

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

June 4, 2025

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 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:

NOTE: Meeting Time


The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on June 4, 2025 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. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates (*to be provided under separate cover*)
 - A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
4. Waterways Update from Aquatics Vendor - *Alex Kurth (Premier Lakes)*
5. Consideration of Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026 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 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
7. Consideration of Resolution 2025-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date
8. Consideration of Resolution 2025-10, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date

9. Discussion Regarding Amenity Use Policies and Maintenance Area Designations - Carvajal
10. Acceptance of Unaudited Financial Statements as of April 30, 2025
11. Approval of May 14, 2025 Regular Meeting Minutes
12. Action & Completed Items
13. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Operations Report
 - NEXT MEETING DATE: July 9, 2025 at 6:00 PM
 - QUORUM CHECK
 - D. Lifestyle Director & Amenity Manager: *Arch Amenities Group*
14. Supervisors' Requests
15. Public Comments (*non-agenda items*) [3 minutes per person]
16. Adjournment

SEAT 1	KEVIN KURTZ	<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

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114 or Barry Mazzoni at 813-399-0865.

Sincerely,

Chesley E. Adams, Jr.
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

3

**TSR
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-22
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	23
Notes to Required Supplementary Information	24
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	25
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	26-27
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	29-30



Grau & Associates

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of TSR Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 30, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Bhav & Associates

May 30, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of TSR Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$438,250).
- The change in the District's total net position in comparison with the prior fiscal year was \$1,092,485, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$7,457,763, a decrease of (\$48,359), in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, and the remainder is unassigned fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 7,840,786	\$ 7,949,142
Capital assets, net of depreciation	44,324,290	44,323,423
Total assets	52,165,076	52,272,565
Current liabilities	1,334,757	1,401,486
Long-term liabilities	51,268,569	52,401,814
Total liabilities	52,603,326	53,803,300
Net position		
Net investment in capital assets	(6,697,968)	(8,078,391)
Restricted	4,709,151	4,554,530
Unrestricted	1,550,567	1,993,126
Total net position	\$ (438,250)	\$ (1,530,735)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 8,542,817	\$ 8,626,504
Operating grants and contributions	281	275
Capital grants and contributions	12	42
General revenues	81,364	59,152
Unrestricted investment earnings	72,640	-
Total revenues	8,697,114	8,685,973
Expenses:		
General government	401,022	356,576
Maintenance and operations	3,891,270	3,418,586
Recreation	859,898	613,409
Interest	2,452,439	2,536,249
Total expenses	7,604,629	6,924,820
Change in net position	1,092,485	1,761,153
Net position - beginning (as restated)	(1,530,735)	(3,291,888)
Net position - ending	\$ (438,250)	\$ (1,530,735)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$7,604,629. The costs of the District's activities primarily funded by program revenues. Program revenues were comprised primarily of assessments. The majority of the increase in expenses is attributed to an increase in landscape maintenance.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budgeted amounts, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2024 did not exceed appropriations.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$44,411,998 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$87,708 has been taken, which resulted in a net book value of \$44,324,290. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$51,415,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates that operating costs will increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the TSR Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 2,038,042
Accounts receivable	61,456
Assessments receivable	38,628
Prepaid items and deposits	13,583
Restricted assets:	
Investments	5,689,077
Capital assets	
Nondepreciable	44,230,540
Depreciable, net	<u>93,750</u>
Total assets	<u>52,165,076</u>
 LIABILITIES	
Accounts payable	291,686
Due to other	47,238
Accrued interest payable	995,833
Non-current liabilities:	
Due within one year	1,195,000
Due in more than one year	<u>50,073,569</u>
Total liabilities	<u>52,603,326</u>
 NET POSITION	
Net investment in capital assets	(6,697,968)
Restricted for debt service	4,462,840
Restricted for capital projects	246,311
Unrestricted	<u>1,550,567</u>
Total net position	<u><u>\$ (438,250)</u></u>

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	\$ 401,022	\$ 401,022	\$ -	\$ -
Maintenance and operations	3,891,270	3,891,270	-	12
Recreation	859,898	447,342	-	-
Interest on long-term debt	2,452,439	3,803,183	281	-
Total governmental activities	7,604,629	8,542,817	281	12
		General revenues:		
				Unrestricted investment earnings
				72,640
				Miscellaneous revenue
				81,364
				Total general revenues
				154,004
				Change in net position
				1,092,485
				Net position - beginning (as restated)
				(1,530,735)
				Net position - ending
				\$ (438,250)

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 2,038,042	\$ -	\$ -	\$ 2,038,042
Investments	-	5,442,072	247,005	5,689,077
Due from other funds	795	-	-	795
Assessments receivable	21,232	17,396	-	38,628
Accounts receivable	21,605	39,851	-	61,456
Prepaid items and deposits	13,583	-	-	13,583
Total assets	\$ 2,095,257	\$ 5,499,319	\$ 247,005	\$ 7,841,581
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 290,992	\$ -	\$ 694	\$ 291,686
Due to other	47,238	-	-	47,238
Due to other funds	-	795	-	795
Total liabilities	338,230	795	694	339,719
Deferred inflows of resources:				
Unavailable revenue	4,248	39,851	-	44,099
Total deferred inflows of resources	4,248	39,851	-	44,099
Fund balances:				
Nonspendable:				
Prepaid items	13,583	-	-	13,583
Restricted for:				
Debt service	-	5,458,673	-	5,458,673
Capital projects	-	-	246,311	246,311
Unassigned				
General fund	1,739,196	-	-	1,739,196
Total fund balances	1,752,779	5,458,673	246,311	7,457,763
Total liabilities, deferred inflows of resources and fund balances	\$ 2,095,257	\$ 5,499,319	\$ 247,005	\$ 7,841,581

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds	\$ 7,457,763
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	44,411,998	
Accumulated depreciation	<u>(87,708)</u>	44,324,290

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.

44,099

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(995,833)	
Bonds payable	<u>(51,268,569)</u>	<u>(52,264,402)</u>
Net position of governmental activities		<u>\$ (438,250)</u>

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Project	
REVENUES				
Assessments	\$ 4,789,418	\$ 3,803,183	\$ -	\$ 8,592,601
Miscellaneous revenue	81,364	-	-	81,364
Interest	72,640	281	12	72,933
Total revenues	4,943,422	3,803,464	12	8,746,898
EXPENDITURES				
Current:				
General government	342,428	58,594	-	401,022
Maintenance and operations	3,879,513	-	-	3,879,513
Recreation	855,321	-	4,577	859,898
Debt service:				
Principal	-	1,140,000	-	1,140,000
Interest	-	2,502,200	-	2,502,200
Capital outlay	12,624	-	-	12,624
Total expenditures	5,089,886	3,700,794	4,577	8,795,257
Excess (deficiency) of revenues over (under) expenditures	(146,464)	102,670	(4,565)	(48,359)
OTHER FINANCING SOURCES (USES)				
Interfund transfers	-	519	(519)	-
Total other financing sources (uses)	-	519	(519)	-
Net change in fund balances	(146,464)	103,189	(5,084)	(48,359)
Fund balances - beginning (as restated)	1,899,243	5,355,484	251,395	7,506,122
Fund balances - ending	\$ 1,752,779	\$ 5,458,673	\$ 246,311	\$ 7,457,763

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ (48,359)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	12,624
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(11,757)
Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(49,784)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,140,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(6,755)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	56,516
Change in net position of governmental activities	<u>\$ 1,092,485</u>

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

TSR Community Development District ("the District") was created by Ordinance No. 14-14 enacted by the Commission of the Pasco County, Florida on July 8, 2014, under the provisions of the Act. The District is an independent unit of local government created pursuant to, and established in accordance with, the Act enacted in 1980 and otherwise known as Chapter 190, Florida Statutes.

The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements	15
Equipment	5 - 7

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
US Bank	\$ 5,689,077	N/A	N/A
	<u>\$ 5,689,077</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital assets activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 1,938,304	\$ -	\$ -	\$ 1,938,304
Construction in progress	42,292,236	-	-	42,292,236
Total capital assets, not being depreciated	44,230,540	-	-	44,230,540
Capital assets, being depreciated				
Improvements	117,264	-	-	117,264
Equipment	51,570	12,624	-	64,194
Total capital assets, being depreciated	168,834	12,624	-	181,458
Less accumulated depreciation for:				
Improvements	62,544	7,818	-	70,362
Equipment	13,407	3,939	-	17,346
Total accumulated depreciation	75,951	11,757	-	87,708
Total capital assets, being depreciated, net	92,883	867	-	93,750
Governmental activities capital assets	<u>\$ 44,323,423</u>	<u>\$ 867</u>	<u>\$ -</u>	<u>\$ 44,324,290</u>

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$60,586,000 and will be developed in phases. The infrastructure will include roadways, stormwater management system, water/sewer facilities, and parks and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Certain improvements will be conveyed to other entities upon completion of the project.

NOTE 6 – LONG TERM LIABILITIES

Series 2015

On February 27, 2015, the District issued \$9,930,000 of Special Assessment Revenue Bonds (Village 1 Project), Series 2015 consisting of \$875,000 Term Bonds due on November 1, 2020 with a fixed interest rate of 3.625%, \$1,060,000 Term Bonds due on November 1, 2025 with a fixed interest rate of 4.375%, \$3,425,000 due on November 1, 2036 with a fixed interest rate of 5.000%, and \$4,570,000 Term Bonds due on November 1, 2045 with a fixed interest 5.125%. The Bonds were issued to finance the cost of acquisition, construction, installation and equipment for the 2015 Project.

The Series 2015 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2025. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Series 2015A

On October 14, 2015, the District issued \$9,455,000 of Special Assessment Revenue Bonds (Village 4 Project), Series 2015A consisting of \$935,000 Term Bonds due on November 1, 2021 with a fixed interest rate of 4.250%, \$3,635,000 Term Bonds due on November 1, 2035 with a fixed interest rate of 5.375%, and \$4,885,000 due on November 1, 2045 with a fixed interest rate of 5.625%. The Bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2015A Project.

The Series 2015A Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2028. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Series 2016

On October 5, 2016, the District issued \$10,235,000 of Special Assessment Revenue Bonds (2016 Project), Series 2016 consisting of \$745,000 Term Bonds due on November 1, 2021 with a fixed interest rate of 3.500%, \$1,340,000 Term Bonds due on November 1, 2027 with a fixed interest rate of 4.000%, \$3,160,000 due on November 1, 2037 with a fixed interest rate of 4.625%, and \$4,990,000 Term Bonds due on November 1, 2047 with a fixed interest 4.750%. The Bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2016 Project.

The Series 2016 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2026. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Series 2017

On December 12, 2017, the District issued \$12,870,000 of Special Assessment Revenue Bonds Series 2017, consisting of multiple Term Bonds with maturity dates from November 1, 2023 to November 1, 2048, and fixed interest rates ranging from 3.625% to 4.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2019 through November 1, 2048.

The Series 2017 are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Series 2018

On September 26, 2018, the District issued \$9,785,000 of Special Assessment Revenue Bonds Series 2018, consisting of multiple Term Bonds with maturity dates from November 1, 2024 to November 1, 2049, and fixed interest rates ranging from 4% to 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2049.

The Series 2018 are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Series 2019

On October 10, 2019, the District issued \$5,710,000 of Special Assessment Revenue Bonds Series 2019, consisting of multiple Term Bonds with maturity dates from November 1, 2024 to November 1, 2050, and fixed interest rates ranging from 3% to 4%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2021 through November 1, 2050.

The Series 2019 are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term debt transactions

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 8,320,000	\$ -	\$ 200,000	\$ 8,120,000	\$ 210,000
Less: Original issue discount	(47,405)	-	(2,213)	(45,192)	-
Series 2015A	8,300,000	-	190,000	8,110,000	200,000
Less: Original issue discount	(51,995)	-	(2,363)	(49,632)	-
Series 2016	9,290,000	-	210,000	9,080,000	220,000
Series 2017	11,860,000	-	250,000	11,610,000	260,000
Series 2018	9,295,000	-	175,000	9,120,000	185,000
Less: Original issue discount	(79,484)	-	(3,162)	(76,322)	-
Series 2019	5,490,000	-	115,000	5,375,000	120,000
Plus: Original issue premium	25,698	-	983	24,715	-
Total	<u>\$ 52,401,814</u>	<u>\$ -</u>	<u>\$ 1,133,245</u>	<u>\$ 51,268,569</u>	<u>\$ 1,195,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

	Governmental Activities		
Year ending September 30:	Principal	Interest	Total
2025	\$ 1,195,000	\$ 2,453,531	\$ 3,648,531
2026	1,245,000	2,401,291	3,646,291
2027	1,295,000	2,345,431	3,640,431
2028	1,360,000	2,286,238	3,646,238
2029	1,415,000	2,223,519	3,638,519
2030-2034	8,155,000	10,020,150	18,175,150
2035-2039	10,325,000	7,795,444	18,120,444
2040-2044	13,115,000	4,918,194	18,033,194
2045-2049	12,085,000	1,547,156	13,632,156
2050-2051	1,225,000	40,503	1,265,503
Total	<u>\$ 51,415,000</u>	<u>\$ 36,031,457</u>	<u>\$ 87,446,457</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – PRIOR PERIOD ADJUSTMENT

During the current fiscal year, the District recorded the following prior period adjustment:

	Government Wide	General Fund
Net position/fund balance - beginning, as previously stated	(1,584,644)	1,845,334
Overstatement of due to other	53,909	53,909
Net position/fund balance - beginning, as restated	<u>(1,530,735)</u>	<u>1,899,243</u>

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
REVENUES				
Assessments	\$ 4,735,365	\$ 4,771,115	\$ 4,789,418	\$ 18,303
Miscellaneous	37,000	81,364	81,364	-
Interest	2,500	72,932	72,640	(292)
Total revenues	4,774,865	4,925,411	4,943,422	18,011
EXPENDITURES				
Current:				
General government	279,693	282,838	342,428	(59,590)
Maintenance and operations	2,531,955	3,887,520	3,879,513	8,007
Recreation	1,963,221	1,169,340	855,321	314,019
Capital outlay	-	-	12,624	(12,624)
Total expenditures	4,774,869	5,339,698	5,089,886	249,812
Excess (deficiency) of revenues over (under) expenditures	\$ (4)	\$ (414,287)	(146,464)	\$ 267,823
Fund balance - beginning (as restated)			1,899,243	
Fund balance - ending			\$ 1,752,779	

See notes to required supplementary information

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2024 did not exceed appropriations.

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	7
Employee compensation	\$0.00
Independent contractor compensation	\$748,040
Construction projects to begin on or after October 1, (\$65,000)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non Ad valorem special assessments:	
Special assessment rate	Operation and Maintenance \$1,705.41
	Debt Service \$901.00 - \$2,062
Special assessment collected	O&M and DS \$8,592,601.00
Outstanding Bonds:	see Note 6 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of TSR Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon May 30, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bhav & Associates

May 30, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

We have examined TSR Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of TSR Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

May 30, 2025



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of TSR Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024 and have issued our report thereon dated May 30, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 30, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of TSR Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank TSR Community Development District, St Lucie County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

May 30, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.
2. There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.
2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

TSR

COMMUNITY DEVELOPMENT DISTRICT

3A

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2024;

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

1. The Audited Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 4th day of June, 2025.

ATTEST:

**TSR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 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, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); 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 2025/2026 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 4TH DAY OF JUNE, 2025.

ATTEST:

**TSR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

**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
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
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
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
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
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
		O&M	Trash Collection	DS	Total	
<u>Downtown</u>	Unit Type					
<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
236						

TSR

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-08

**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 2025/2026 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 2025/2026 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 4th day of June, 2025.

Attest:

TSR COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2025	Regular Meeting	6:00 PM
November 12, 2025	Regular Meeting	6:00 PM
December 10, 2025	Regular Meeting	6:00 PM
January 14, 2026	Regular Meeting	6:00 PM
February 11, 2026	Regular Meeting	6:00 PM
March 11, 2026	Regular Meeting	6:00 PM
April 8, 2026	Regular Meeting	6:00 PM
May 13, 2026	Regular Meeting	6:00 PM
June 10, 2026	Regular Meeting	6:00 PM
July 8, 2026	Regular Meeting	6:00 PM
August 12, 2026	Regular Meeting	6:00 PM
September 9, 2026	Regular Meeting	6:00 PM

TSR

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TSR COMMUNITY DEVELOPMENT DISTRICT, APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of TSR Community Development District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1 9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

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

1. **RECITALS.** The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.
2. **APPROVAL OF AGREEMENT.** The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.
3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 4th day of June, 2025.

ATTEST:

TSR COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The "Division" is the Florida Division of Emergency Management.
- C. A "Requesting Party" to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An "Assisting Party" to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The "Period of Assistance" is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A "Mission" is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A "local government" is any educational district, special district, or any entity that is a "local governmental entity" within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An "educational district" is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A "special district" is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A "tribal council" is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An "interlocal agreement" is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A "Resource Support Agreement" as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. "Proof of work" as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals' emergency response activity at a tactical level.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Management's Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chair

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY STATE COLLEGE, COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
STATE COLLEGE, COMMUNITY
COLLEGE, or STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

TSR

COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: **06/04/2025**

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT **Encompassed Entities**

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management (“the Division”) which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

_____	_____
_____	_____
_____	_____
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_____	_____
_____	_____

TSR

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2025-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR
COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE
AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR
BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30,
2024; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, on August 9, 2023, pursuant to Resolution 2023-07, the Board of Supervisors (“Board”) of the TSR Community Development District (“District”), adopted a Budget for Fiscal Year 2023/2024; and

WHEREAS, on May 14, 2025, pursuant to Resolution 2025-05, the Board amended the previously adopted budget for Fiscal Year 2023/2024; and

WHEREAS, the Board desires to further amend the previously amended budget for Fiscal Year 2023/2024.

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

Section 1. The Fiscal Year 2023/2024 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2024 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 4th day of June, 2025.

ATTEST:

**TSR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**TSR
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

	FY 2024 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2024 Amended Budget
REVENUES					
Assessment levy: on-roll - net	4,642,165	\$4,597,709	\$ (44,456)	\$ 44,456	4,642,165
Trash collection assessments	3,221	17,465	14,244	(14,244)	3,221
Commerical shared costs	144,031	120,191	(23,840)	23,840	144,031
Program revenue	28,898	14,000	(14,898)	14,898	28,898
Interest	72,932	2,500	(70,432)	70,432	72,932
Specialty program revenue	-	6,000	6,000	(6,000)	-
Miscellaneous-rental revenue	52,466	17,000	(35,466)	35,466	52,466
Total revenues	<u>4,943,713</u>	<u>4,774,865</u>	<u>(168,848)</u>	<u>168,848</u>	<u>4,943,713</u>
EXPENDITURES					
Professional & administrative					
Supervisors	9,258	10,200	942	(942)	9,258
Management	42,070	42,070	-	-	42,070
Legal	39,874	30,000	(9,874)	9,874	39,874
Engineering	23,875	20,000	(3,875)	3,875	23,875
Assessment administration	10,000	10,000	-	-	10,000
Audit	6,500	4,570	(1,930)	1,930	6,500
Arbitrage rebate calculation	3,250	3,000	(250)	250	3,250
Dissemination agent	13,000	13,000	-	-	13,000
Trustee	35,019	35,000	(19)	19	35,019
Telephone	250	250	-	-	250
Postage	5,347	1,500	(3,847)	3,847	5,347
Printing & binding	2,000	2,000	-	-	2,000
Legal advertising	3,202	1,000	(2,202)	2,202	3,202
Annual special district fee	175	175	-	-	175
Insurance	6,690	6,800	110	(110)	6,690
Other current charges	1,725	2,000	275	(275)	1,725
Office supplies	623	750	127	(127)	623
Website	-				
Hosting & maintenance	705	705	-	-	705
ADA compliance	210	200	(10)	10	210
Property taxes	2,558	687	(1,871)	1,871	2,558
Property appraiser & tax collector	76,507	95,786	19,279	(19,279)	76,507
Total professional & administrative	<u>282,838</u>	<u>279,693</u>	<u>(3,145)</u>	<u>3,145</u>	<u>282,838</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

	FY 2024 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2024 Amended Budget
Field operations					
Contract services					
Field services	28,325	28,325	-	-	28,325
Landscape maintenance	1,670,383	1,760,000	89,617	(89,617)	1,670,383
Landscape consulting	94,875	65,400	(29,475)	29,475	94,875
Landscape arbor care	54,006	155,000	100,994	(100,994)	54,006
Wetland maintenance	-	30,000	30,000	(30,000)	-
Wetland mitigation reporting	47,940	4,500	(43,440)	43,440	47,940
Lake maintenance	138,256	100,000	(38,256)	38,256	138,256
Community trash hauling	345,790	375,000	29,210	(29,210)	345,790
Off-duty traffic patrols	15,425	20,000	4,575	(4,575)	15,425
Wildhog removal	18,835	16,000	(2,835)	2,835	18,835
Repairs & maintenance					
Repairs - general	12,182	15,000	2,818	(2,818)	12,182
Operating supplies	22,199	13,000	(9,199)	9,199	22,199
Plant replacement	218,948	70,000	(148,948)	148,948	218,948
Mulch	141,128	200,000	58,872	(58,872)	141,128
Playground mulch	11,616	18,000	6,384	(6,384)	11,616
Sod	154,735	200,000	45,265	(45,265)	154,735
Fertilizer/chemicals	86,216	30,000	(56,216)	56,216	86,216
Irrigation repairs	170,337	30,000	(140,337)	140,337	170,337
Irrigation monitoring	-	2,280	2,280	(2,280)	-
Security/alarms/camera/repair	-	1,500	1,500	(1,500)	-
Road & sidewalk	78,255	40,000	(38,255)	38,255	78,255
Common area signage	4,612	3,000	(1,612)	1,612	4,612
Bridge & deck maintenance	44,023	60,000	15,977	(15,977)	44,023
Utilities - common area					
Electric	14,964	14,500	(464)	464	14,964
Streetlights	433,685	370,000	(63,685)	63,685	433,685
Irrigation - reclaimed water	79,815	70,000	(9,815)	9,815	79,815
Gas	970	450	(520)	520	970

**TSR
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

	FY 2024 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2024 Amended Budget
Recreation facilities					
Amenity management staff/contract	395,883	404,861	8,978	(8,978)	395,883
Office operations	135,767	128,780	(6,987)	6,987	135,767
Amenity repairs & maintenance	6,534	-	(6,534)	6,534	6,534
Park A/C repairs and maintenance	5,348	5,000	(348)	348	5,348
Pool operations	131,957	79,194	(52,763)	52,763	131,957
Pool fence & gate repairs	4,197	-	(4,197)	4,197	4,197
Pool permits and licensing	985	-	(985)	985	985
Pest services	1,630	500	(1,130)	1,130	1,630
Insurance	83,819	69,706	(14,113)	14,113	83,819
Cable/internet/telephone/software	11,903	10,000	(1,903)	1,903	11,903
Access cards	1,521	2,000	479	(479)	1,521
Activities	32,345	30,000	(2,345)	2,345	32,345
Security	10,308	-	(10,308)	10,308	10,308
Specialty programming	26,221	6,000	(20,221)	20,221	26,221
Recreational repairs	-	2,500	2,500	(2,500)	-
Pool signage	-	1,000	1,000	(1,000)	-
Holiday decorations	8,300	8,000	(300)	300	8,300
Other					
Contingency	62,622	55,680	(6,942)	256,942	312,622
Total field operations	4,806,860	4,495,176	(311,684)	561,684	5,056,860
Total expenditures	5,089,698	4,774,869	(314,829)	564,829	5,339,698
Net increase/(decrease) of fund balance	(145,985)	(4)	145,981	(145,981)	(395,985)
Fund balance - beginning (unaudited)*	1,898,951	2,030,713	131,762	(131,762)	1,898,951
Fund balance - ending (projected)	<u>\$ 1,752,966</u>	<u>\$ 2,030,709</u>	<u>\$ 277,743</u>	<u>\$ (277,743)</u>	<u>\$ 1,502,966</u>

*FY 2024 beginning fund balance is \$53,909 higher than audited fund balance to account for the due to Developer reduction.

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	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 2019	Total Governmental Funds
ASSETS									
Cash									
Truist: operating	\$ 551,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 551,580
Bank United: ICS	3,291,584	-	-	-	-	-	-	-	3,291,584
BankUnited - 2863	180,000	-	-	-	-	-	-	-	180,000
Investments									
Revenue	-	786,104	694,657	686,091	832,818	432,396	342,204	-	3,774,270
Reserve	-	624,494	650,450	481,322	403,163	320,366	165,100	-	2,644,895
Prepayment	-	2,614	3,585	-	-	-	-	-	6,199
Construction	-	-	-	-	-	-	-	247,017	247,017
Interest	-	3	3	3	-	223,822	-	-	223,831
Bond redemption	-	-	-	86	-	-	-	-	86
Undeposited funds	169	-	-	-	-	-	-	-	169
Due from SMC Starkey LLC	7,962	-	-	-	-	-	-	-	7,962
Due from FRMF-Odessa LLC	49,002	-	-	-	-	-	-	-	49,002
Due from Byron-Odessa LLC	4,268	-	-	-	-	-	-	-	4,268
Due from Starkey Ranch Asset	18,833	-	-	-	-	-	-	-	18,833
Due from R&C Pine Gap	2,281	-	-	-	-	-	-	-	2,281
Due from Coronado Group LLC	2,471	-	-	-	-	-	-	-	2,471
Due from Bromadnic Real Estate	3,694	-	-	-	-	-	-	-	3,694
Due from Homes by West Bay	-	-	-	-	39,851	-	-	-	39,851
Due from other	1,328	-	-	-	-	-	-	-	1,328
Due from general fund	-	10,418	10,484	10,333	12,897	10,314	5,314	-	59,760
Utility deposit	7,096	-	-	-	-	-	-	-	7,096
Total assets	<u>\$ 4,120,268</u>	<u>\$1,423,633</u>	<u>\$1,359,179</u>	<u>\$1,177,835</u>	<u>\$1,288,729</u>	<u>\$986,898</u>	<u>\$512,618</u>	<u>\$ 247,017</u>	<u>\$11,116,177</u>
LIABILITIES									
Liabilities:									
Credit card payable	\$ 852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 852
Due to Developer	47,210	-	-	-	-	-	-	-	47,210
Due to other	8	-	-	-	-	-	-	-	8
Due to debt service fund 2015	10,418	-	-	-	-	-	-	-	10,418
Due to debt service fund 2015A	10,484	-	-	-	-	-	-	-	10,484
Due to debt service fund 2016	10,333	-	-	-	-	-	-	-	10,333
Due to debt service fund 2017	12,897	-	-	-	-	-	-	-	12,897
Due to debt service fund 2018	10,314	-	-	-	-	-	-	-	10,314
Due to debt service fund 2019	5,314	-	-	-	-	-	-	-	5,314
Contracts payable	-	-	-	-	-	-	-	693	693
Accrued taxes payable	153	-	-	-	-	-	-	-	153
Total liabilities	<u>107,983</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>693</u>	<u>108,676</u>
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	957	-	-	-	-	-	-	-	957
Deferred receipts	89,829	-	-	-	39,851	-	-	-	129,680
Total deferred inflows of resources	<u>90,786</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>130,637</u>
FUND BALANCES									
Restricted for									
Debt service	-	1,423,633	1,359,179	1,177,835	1,248,878	986,898	512,618	-	6,709,041
Capital projects	-	-	-	-	-	-	-	246,324	246,324
Unassigned	3,921,499	-	-	-	-	-	-	-	3,921,499
Total fund balances	<u>3,921,499</u>	<u>1,423,633</u>	<u>1,359,179</u>	<u>1,177,835</u>	<u>1,248,878</u>	<u>986,898</u>	<u>512,618</u>	<u>246,324</u>	<u>10,876,864</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,120,268</u>	<u>\$1,423,633</u>	<u>\$1,359,179</u>	<u>\$1,177,835</u>	<u>\$1,288,729</u>	<u>\$986,898</u>	<u>\$512,618</u>	<u>\$ 247,017</u>	<u>\$11,116,177</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING APRIL 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 79,760	\$ 4,917,667	\$ 4,924,371	100%
Trash collection assessments	-	-	17,465	0%
Commercial shared costs	1,786	38,389	123,324	31%
Program revenue	2,599	29,770	20,000	149%
Interest	11,121	48,738	50,000	97%
Misc revenue -Stancil Park Turnover	-	169,253	-	N/A
Specialty program revenue	-	-	6,000	0%
Miscellaneous	-	11,235	17,000	66%
Total revenues	95,266	5,215,052	5,158,160	101%
EXPENDITURES				
Professional & administrative				
Supervisors	1,076	7,105	12,600	56%
Management	3,506	24,541	42,070	58%
Legal	2,901	10,662	25,000	43%
Engineering	-	2,200	25,000	9%
Assessment administration	833	5,833	10,000	58%
Audit	-	6,600	4,570	144%
Arbitrage rebate calculation	-	1,250	3,000	42%
Dissemination agent	1,083	7,583	13,000	58%
Trustee	5,388	35,019	35,000	100%
Telephone	21	146	250	58%
Postage	163	882	1,500	59%
Printing & binding	167	1,167	2,000	58%
Legal advertising	191	599	1,000	60%
Annual special district fee	-	175	175	100%
Insurance	-	7,114	6,900	103%
Other current charges	229	1,138	2,000	57%
Office supplies	-	663	750	88%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	150	150	687	22%
Tax collector	1,595	116,487	102,591	114%
Total professional & administrative	17,303	229,314	288,998	79%
Field operations				
Contract services				
Field services	2,360	16,523	28,325	58%
Landscape maintenance	-	746,305	1,875,000	40%
Landscape consulting	5,450	32,700	65,400	50%
Landscape arbor care	2,758	56,956	155,000	37%
Wetland maintenance	4,500	102,300	60,000	171%
Wetland mitigation reporting	2,600	7,725	-	N/A
Lake maintenance	10,250	93,970	128,000	73%
Hurricane clean-up	75,955	201,173	-	N/A
Porter supplies	-	150	-	N/A
Community trash hauling	39,258	243,341	375,000	65%
Off-duty traffic patrols	700	7,100	15,000	47%
Wildhog removal	-	400	10,000	4%
Repairs & maintenance				
Repairs - general	298	5,705	15,000	38%
Operating supplies	1,051	9,960	20,000	50%
Plant replacement	111,573	114,498	120,000	95%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Mulch	152,349	152,349	150,000	102%
Playground mulch	-	11,616	-	N/A
Capital projects - future	-	-	172,000	0%
Fertilizer/chemicals	10,232	37,553	50,000	75%
Irrigation repairs	5,076	59,392	100,000	59%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	4,729	1,500	315%
Road & sidewalk	-	15,535	60,000	26%
Signage maintenance	1,956	3,035	-	N/A
Common area signage	-	1,045	3,000	35%
Pressure washing	-	169	80,000	0%
SOD	-	1,925	-	N/A
Bridge & deck maintenance	207	34,406	60,000	57%
Utilities - common area				
Electric	1,150	6,653	14,500	46%
Streetlights	34,109	208,437	390,000	53%
Irrigation - reclaimed water	18,046	46,142	70,000	66%
Gas	94	571	450	127%
Recreation facilities				
Amenity management staff/contract	41,567	264,640	414,291	64%
Office operations	9,557	89,759	131,225	68%
Janitorial	2,000	2,000	-	N/A
Park A/C repairs & maintenance	1,791	4,403	5,000	88%
Pool operations	9,160	50,217	95,000	53%
Pool - signage maintenance	350	350	-	N/A
Pool permits	985	985	-	N/A
Pest services	1,296	1,836	1,700	108%
Insurance	-	86,394	90,000	96%
Cable/internet/telephone	896	6,798	10,000	68%
Access cards	-	674	1,000	67%
Activities	4,873	33,290	30,000	111%
Specialty programming	-	-	6,000	0%
Recreational repairs	-	10,346	2,500	414%
Pool signage	-	-	1,000	0%
Holiday decorations	-	15,000	15,000	100%
Other				
Contingency	-	1,677	20,000	8%
Capital outlay - splash pad referb.	-	26,286	26,000	101%
Total field operations	<u>552,447</u>	<u>2,817,018</u>	<u>4,869,171</u>	58%
Total expenditures	<u>569,750</u>	<u>3,046,332</u>	<u>5,158,169</u>	59%
Net increase/(decrease) of fund balance	(474,484)	2,168,720	(9)	
Fund balance - beginning (unaudited)	4,395,983	1,752,779	1,933,194	
Fund balance - ending (projected)	<u>\$ 3,921,499</u>	<u>\$ 3,921,499</u>	<u>\$ 1,933,185</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING APRIL 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 10,631	\$ 655,451	\$ 661,099	99%
Interest	6	35	50	70%
Total revenues	<u>10,637</u>	<u>655,486</u>	<u>661,149</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	210,000	210,000	100%
Interest - 11/1	-	204,403	204,403	100%
Interest - 5/1	-	-	199,809	0%
Tax collector	213	13,096	13,773	95%
Total expenditures	<u>213</u>	<u>427,499</u>	<u>627,985</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	10,424	227,987	33,164	
Fund balance:				
Net increase/(decrease) in fund balance	10,424	227,987	33,164	
Beginning fund balance (unaudited)	1,413,209	1,195,646	1,189,691	
Ending fund balance (projected)	<u>\$ 1,423,633</u>	<u>\$ 1,423,633</u>	<u>\$ 1,222,855</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING APRIL 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 10,698	\$ 659,585	\$ 665,268	99%
Interest	6	33	-	N/A
Total revenues	<u>10,704</u>	<u>659,618</u>	<u>665,268</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	224,025	224,025	100%
Interest - 5/1	-	-	218,650	0%
Tax collector	214	13,178	13,860	95%
Total expenditures	<u>214</u>	<u>437,203</u>	<u>656,535</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	10,490	222,415	8,733	
Fund balance:				
Net increase/(decrease) in fund balance	10,490	222,415	8,733	
Beginning fund balance (unaudited)	<u>1,348,689</u>	<u>1,136,764</u>	<u>1,129,615</u>	
Ending fund balance (projected)	<u><u>\$1,359,179</u></u>	<u><u>\$1,359,179</u></u>	<u><u>\$1,138,348</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 APRIL 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 10,543	\$ 650,065	\$ 655,667	99%
Interest	5	28	-	N/A
Total revenues	<u>10,548</u>	<u>650,093</u>	<u>655,667</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	220,000	220,000	100%
Interest - 11/1	-	210,188	210,188	100%
Interest - 5/1	-	-	205,788	0%
Tax collector	211	12,988	13,660	95%
Total expenditures	<u>211</u>	<u>443,176</u>	<u>649,636</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	10,337	206,917	6,031	
Fund balance:				
Net increase/(decrease) in fund balance	10,337	206,917	6,031	
Beginning fund balance (unaudited)	1,167,498	970,918	969,248	
Ending fund balance (projected)	<u>\$1,177,835</u>	<u>\$1,177,835</u>	<u>\$ 975,279</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING APRIL 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 13,160	\$ 811,420	\$ 818,412	99%
Interest	5	28	-	N/A
Total revenues	<u>13,165</u>	<u>811,448</u>	<u>818,412</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	260,000	260,000	100%
Interest - 11/1	-	268,844	268,844	100%
Interest - 5/1	-	-	263,481	0%
Tax collector	263	16,211	17,050	95%
Total expenditures	<u>263</u>	<u>545,055</u>	<u>809,375</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	12,902	266,393	9,037	
Fund balance:				
Net increase/(decrease) in fund balance	12,902	266,393	9,037	
Beginning fund balance (unaudited)	<u>1,235,976</u>	<u>982,485</u>	<u>980,514</u>	
Ending fund balance (projected)	<u><u>\$1,248,878</u></u>	<u><u>\$1,248,878</u></u>	<u><u>\$ 989,551</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 APRIL 30, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 10,524	\$ 648,874	\$ 654,466	99%
Interest	4	22	-	N/A
Total revenues	<u>10,528</u>	<u>648,896</u>	<u>654,466</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	185,000	185,000	100%
Interest - 11/1	-	227,522	227,522	100%
Interest - 5/1	-	-	223,822	0%
Tax collector	210	12,964	13,635	95%
Total expenditures	<u>210</u>	<u>425,486</u>	<u>649,979</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	10,318	223,410	4,487	
Fund balance:				
Net increase/(decrease) in fund balance	10,318	223,410	4,487	
Beginning fund balance (unaudited)	976,580	763,488	761,913	
Ending fund balance (projected)	<u>\$ 986,898</u>	<u>\$ 986,898</u>	<u>\$ 766,400</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING APRIL 30, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 5,422	\$ 334,323	\$ 337,204	99%
Interest	2	12	-	N/A
Total revenues	<u>5,424</u>	<u>334,335</u>	<u>337,204</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	120,000	120,000	100%
Interest - 11/1	-	104,400	104,400	100%
Interest - 5/1	-	-	102,600	0%
Tax collector	108	6,680	7,025	95%
Total expenditures	<u>108</u>	<u>231,080</u>	<u>334,025</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	5,316	103,255	3,179	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(5)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(5)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	5,315	103,250	3,179	
Beginning fund balance (unaudited)	507,303	409,368	407,887	
Ending fund balance (projected)	<u>\$512,618</u>	<u>\$ 512,618</u>	<u>\$ 411,066</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING APRIL 30, 2025

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 7
Total revenues	<u>1</u>	<u>7</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	7
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>1</u>	<u>5</u>
Total other financing sources/(uses)	<u>1</u>	<u>5</u>
Net change in fund balance	2	12
Beginning fund balance (unaudited)	246,322	246,312
Ending fund balance (projected)	<u><u>\$ 246,324</u></u>	<u><u>\$ 246,324</u></u>

4:28 PM
05/27/25

TSR CDD
Check Detail
April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	CBI	04/01/2025	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-4,405.55
					204.300 · Credit Card - SunTrust	-4,405.55	4,405.55
TOTAL						-4,405.55	4,405.55
Bill Pmt -Check	CBI	04/01/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-771.34
Bill	8703 0061 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0178 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0269 033125	04/01/2025			531.307 · Street Lights	-30.80	30.80
Bill	8703 0326 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0566 040125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0722 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0805 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0847 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8712 3156 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8712 3320 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 7991 033125	04/01/2025			531.301 · Electric	-37.03	37.03
Bill	8702 8059 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8471 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8554 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8629 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8702 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8786 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8869 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8942 033125	04/01/2025			531.301 · Electric	-56.71	56.71
Bill	8702 9109 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9430 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9696 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9836 033125	04/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9951 033125	04/01/2025			531.301 · Electric	-30.80	30.80
TOTAL						-771.34	771.34
Bill Pmt -Check	CBI	04/09/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-22,717.50
Bill	8703 0425 040225	04/08/2025			531.307 · Street Lights	-893.09	893.09
Bill	8703 0681 040825	04/08/2025			531.307 · Street Lights	-280.39	280.39
Bill	5641 1687 040425	04/08/2025			531.307 · Street Lights	-554.30	554.30
Bill	8712 3049 040325	04/08/2025			531.301 · Electric	-30.80	30.80
Bill	8712 3081 040225	04/08/2025			531.307 · Street Lights	-920.92	920.92
Bill	3807 5598 040325	04/08/2025			572.711 · Pool Operations	-427.64	427.64
Bill	6305 7442 040425	04/08/2025			531.301 · Electric	-23.42	23.42
Bill	8702 7826 040225	04/08/2025			531.307 · Street Lights	-1,812.13	1,812.13
Bill	8702 8140 040725	04/08/2025			531.307 · Street Lights	-12,855.66	12,855.66
Bill	8702 8322 040225	04/08/2025			531.307 · Street Lights	-1,588.26	1,588.26

4:28 PM
05/27/25

TSR CDD
Check Detail
April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	8702 8413 040725	04/08/2025			531.307 · Street Lights	-2,508.35	2,508.35
Bill	8702 9761 040825	04/08/2025			531.307 · Street Lights	-822.54	822.54
TOTAL						-22,717.50	22,717.50
Bill Pmt -Check	CBI	04/09/2025	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-1,932.29
Bill	21999657 0975135	04/08/2025			536.301 · Irrigation - Reclaimed Water	-336.87	336.87
Bill	21999660 0975225	04/08/2025			536.301 · Irrigation - Reclaimed Water	-42.76	42.76
Bill	21999661 0975230	04/08/2025			536.301 · Irrigation - Reclaimed Water	-279.04	279.04
Bill	22000070 0996115	04/08/2025			536.301 · Irrigation - Reclaimed Water	-449.45	449.45
Bill	22000071 0996135	04/08/2025			536.301 · Irrigation - Reclaimed Water	-397.78	397.78
Bill	220001356 1140530	04/08/2025			536.301 · Irrigation - Reclaimed Water	-426.39	426.39
TOTAL						-1,932.29	1,932.29
Check	CBI	04/15/2025	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-3,334.12
					204.300 · Credit Card - SunTrust	-3,334.12	3,334.12
TOTAL						-3,334.12	3,334.12
Bill Pmt -Check	CBI	04/16/2025	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-355.00
Bill	14149540040725	04/15/2025			572.416 · Amenity Cable/Internet	-165.00	165.00
Bill	1415019040525	04/15/2025			572.416 · Amenity Cable/Internet	-190.00	190.00
TOTAL						-355.00	355.00
Bill Pmt -Check	CBI	04/16/2025	FLORIDA DEPT. O...		101.002 · Suntrust #570803-Operating ...		-985.35
Bill	51-60-1593933 2026	04/15/2025			572.713 · Pool/Spa Permits	-145.35	145.35
Bill	51-60-1593936 2026	04/15/2025			572.713 · Pool/Spa Permits	-280.00	280.00
Bill	51-60-1728284 2026	04/15/2025			572.713 · Pool/Spa Permits	-280.00	280.00
Bill	51-60-2297987 2026	04/15/2025			572.713 · Pool/Spa Permits	-280.00	280.00
TOTAL						-985.35	985.35

4:28 PM
05/27/25

TSR CDD
Check Detail
April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	04/16/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-12,118.38
Bill	8703 0938 031725	04/15/2025		531.307 · Street Lights		-3,593.96	3,593.96
Bill	8712 3263 041425	04/15/2025		572.711 · Pool Operations		-1,128.28	1,128.28
Bill	8712 3429 040925	04/15/2025		531.301 · Electric		-291.78	291.78
Bill	8702 7933 041625	04/15/2025		531.307 · Street Lights		-3,309.37	3,309.37
Bill	8702 8223 040925	04/15/2025		572.711 · Pool Operations		-1,247.49	1,247.49
Bill	8702 9216 041025	04/15/2025		531.307 · Street Lights		-1,310.83	1,310.83
Bill	8702 9274 041425	04/15/2025		531.301 · Electric		-63.20	63.20
Bill	8702 9365 041525	04/15/2025		531.307 · Street Lights		-475.34	475.34
Bill	8702 9620 041425	04/15/2025		531.307 · Street Lights		-698.13	698.13
TOTAL						-12,118.38	12,118.38
Check	CBI	04/21/2025	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-2,439.46
				204.300 · Credit Card - SunTrust		-2,439.46	2,439.46
TOTAL						-2,439.46	2,439.46
Bill Pmt -Check	CBI	04/23/2025	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-229.99
Bill	1436734041725	04/22/2025		572.416 · Amenity Cable/Internet		-229.99	229.99
TOTAL						-229.99	229.99
Bill Pmt -Check	CBI	04/23/2025	CITY OF CLEARW...		101.002 · Suntrust #570803-Operating ...		-93.75
Bill	4224446 041425	04/22/2025		532.306 · Propane Services - Gas		-29.70	29.70
Bill	4304296 041425	04/22/2025		532.306 · Propane Services - Gas		-64.05	64.05
TOTAL						-93.75	93.75
Bill Pmt -Check	CBI	04/23/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-1,561.46
Bill	8703 0516 042125	04/22/2025		531.307 · Street Lights		-1,561.46	1,561.46
TOTAL						-1,561.46	1,561.46
Bill Pmt -Check	CBI	04/23/2025	WELLS FARGO V...		101.002 · Suntrust #570803-Operating ...		-399.83
Bill	5034000736	04/22/2025		572.701 · Office Operations		-399.83	399.83
TOTAL						-399.83	399.83

4:28 PM
05/27/25

TSR CDD
Check Detail
April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	04/30/2025	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-311.19
Bill	1420332 042425	04/29/2025			572.416 · Amenity Cable/Internet	-311.19	311.19
TOTAL						-311.19	311.19
Bill Pmt -Check	CBI	04/30/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-893.09
Bill	5357 9828 042425	04/29/2025			531.307 · Street Lights	-893.09	893.09
TOTAL						-893.09	893.09
Bill Pmt -Check	12197	04/01/2025	FLORIDA NATIVE...		101.002 · Suntrust #570803-Operating ...		-2,600.00
Bill	19985	04/01/2025			538.616 · Wetland Mitigation report	-2,600.00	2,600.00
TOTAL						-2,600.00	2,600.00
Bill Pmt -Check	12198	04/01/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-275.00
Bill	032525	04/01/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	12199	04/01/2025	KUTAK ROCK LLP		101.002 · Suntrust #570803-Operating ...		-2,901.00
Bill	3540872 20923-1	04/01/2025			514.007 · District Counsel	-2,901.00	2,901.00
TOTAL						-2,901.00	2,901.00
Bill Pmt -Check	12200	04/01/2025	MIKE WELLS PRO...		101.002 · Suntrust #570803-Operating ...		-150.00
Bill	25093	04/01/2025			519.950 · Appraisal	-150.00	150.00
TOTAL						-150.00	150.00
Bill Pmt -Check	12201	04/09/2025	A TOTAL SOLUTI...		101.002 · Suntrust #570803-Operating ...		-298.00
Bill	i1264	04/08/2025			538.601 · General Repair & Maintenance	-298.00	298.00
TOTAL						-298.00	298.00

4:28 PM
05/27/25

TSR CDD
Check Detail
April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12202	04/09/2025	BARRY MAZZONI		101.002 · Suntrust #570803-Operating ...		-1,956.00
Bill	04042025	04/08/2025			538.621 · Signage Maintenance	-1,956.00	1,956.00
TOTAL						-1,956.00	1,956.00
Bill Pmt -Check	12203	04/09/2025	BIG DOG LEO SE...		101.002 · Suntrust #570803-Operating ...		-150.00
Bill	04012025	04/08/2025			538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL						-150.00	150.00
Bill Pmt -Check	12204	04/09/2025	COASTAL WASTE...		101.002 · Suntrust #570803-Operating ...		-39,258.32
Bill	SW0000914922	04/08/2025			534.000 · Garbage/Solid Waste Contr S...	-38,835.00	38,835.00
Bill	SW0000915120	04/08/2025			534.000 · Garbage/Solid Waste Contr S...	-423.32	423.32
TOTAL						-39,258.32	39,258.32
Bill Pmt -Check	12205	04/09/2025	FAIRY DUST HOU...		101.002 · Suntrust #570803-Operating ...		-2,500.00
Bill	INV00047	04/08/2025			572.301 · Janitorial Service	-2,000.00	2,000.00
Bill	INV00046	04/08/2025			572.702 · Oper Mgr - Office Supplies	-500.00	500.00
TOTAL						-2,500.00	2,500.00
Bill Pmt -Check	12206	04/09/2025	FEDEX		101.002 · Suntrust #570803-Operating ...		-124.44
Bill	8-823-74771	04/08/2025			519.410 · Postage	-124.44	124.44
TOTAL						-124.44	124.44
Bill Pmt -Check	12207	04/09/2025	GENTRY SR INVE...		101.002 · Suntrust #570803-Operating ...		-7,199.17
Bill	1026	04/08/2025			572.701 · Office Operations	-7,199.17	7,199.17
TOTAL						-7,199.17	7,199.17

4:28 PM
05/27/25

TSR CDD
Check Detail
April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12208	04/09/2025	LANDSCAPE MAI...		101.002 · Suntrust #570803-Operating ...		-111,336.58
Bill	040825	04/08/2025		538.609 · Irrigation Repairs & Maint		-167.68	167.68
				538.609 · Irrigation Repairs & Maint		-315.20	315.20
				538.609 · Irrigation Repairs & Maint		-236.13	236.13
				538.609 · Irrigation Repairs & Maint		-141.55	141.55
				538.609 · Irrigation Repairs & Maint		-101.25	101.25
				538.609 · Irrigation Repairs & Maint		-146.05	146.05
				538.609 · Irrigation Repairs & Maint		-178.26	178.26
				538.609 · Irrigation Repairs & Maint		-133.45	133.45
				538.609 · Irrigation Repairs & Maint		-189.56	189.56
				538.609 · Irrigation Repairs & Maint		-131.16	131.16
				538.609 · Irrigation Repairs & Maint		-144.03	144.03
				538.609 · Irrigation Repairs & Maint		-531.51	531.51
				538.609 · Irrigation Repairs & Maint		-167.68	167.68
				538.609 · Irrigation Repairs & Maint		-312.05	312.05
				538.609 · Irrigation Repairs & Maint		-96.64	96.64
				538.609 · Irrigation Repairs & Maint		-131.16	131.16
				538.609 · Irrigation Repairs & Maint		-167.68	167.68
				538.609 · Irrigation Repairs & Maint		-103.73	103.73
				538.609 · Irrigation Repairs & Maint		-133.45	133.45
				538.609 · Irrigation Repairs & Maint		-143.38	143.38
				538.609 · Irrigation Repairs & Maint		-103.73	103.73
				538.609 · Irrigation Repairs & Maint		-154.41	154.41
				538.609 · Irrigation Repairs & Maint		-146.95	146.95
				538.609 · Irrigation Repairs & Maint		-184.33	184.33
				538.609 · Irrigation Repairs & Maint		-131.16	131.16
				538.609 · Irrigation Repairs & Maint		-243.41	243.41
				538.609 · Irrigation Repairs & Maint		-440.54	440.54
Bill	040825	04/08/2025		538.651 · Replace Plants, Shrubs, Trees		-17,434.24	17,434.24
				538.651 · Replace Plants, Shrubs, Trees		-21,263.27	21,263.27
				538.651 · Replace Plants, Shrubs, Trees		-7,972.00	7,972.00
				538.651 · Replace Plants, Shrubs, Trees		-5,007.43	5,007.43
				538.651 · Replace Plants, Shrubs, Trees		-4,452.46	4,452.46
				538.651 · Replace Plants, Shrubs, Trees		-4,628.69	4,628.69
				538.651 · Replace Plants, Shrubs, Trees		-11,976.25	11,976.25
				538.651 · Replace Plants, Shrubs, Trees		-14,945.81	14,945.81
				538.651 · Replace Plants, Shrubs, Trees		-6,210.30	6,210.30
				538.651 · Replace Plants, Shrubs, Trees		-12,370.00	12,370.00
TOTAL						-111,336.58	111,336.58
Bill Pmt -Check	12209	04/09/2025	LARRY SEKELY		101.002 · Suntrust #570803-Operating ...		-200.00
Bill	42525	04/08/2025		572.300 · Amenity Management - Activiti...		-200.00	200.00
TOTAL						-200.00	200.00

4:28 PM
05/27/25

TSR CDD
Check Detail
April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12210	04/09/2025	PREMIER LAKES		101.002 · Suntrust #570803-Operating ...		-14,750.00
Bill	2239	04/08/2025			538.700 · Lake Maintenance	-10,250.00	10,250.00
Bill	2265	04/08/2025			538.615 · Wetland Maintenance	-4,500.00	4,500.00
TOTAL						-14,750.00	14,750.00
Bill Pmt -Check	12211	04/09/2025	SUNCOAST POOL...		101.002 · Suntrust #570803-Operating ...		-4,415.00
Bill	11039	04/08/2025			572.711 · Pool Operations	-1,520.00	1,520.00
Bill	11049	04/08/2025			572.711 · Pool Operations	-1,600.00	1,600.00
Bill	11050	04/08/2025			572.711 · Pool Operations	-1,295.00	1,295.00
TOTAL						-4,415.00	4,415.00
Bill Pmt -Check	12212	04/09/2025	SUNSCAPE CONS...		101.002 · Suntrust #570803-Operating ...		-10,763.02
Bill	13563	04/08/2025			538.606 · Landscape Consulting	-5,450.00	5,450.00
Bill	13608	04/08/2025			538.651 · Replace Plants, Shrubs, Trees	-5,313.02	5,313.02
TOTAL						-10,763.02	10,763.02
Bill Pmt -Check	12213	04/09/2025	TIMES PUBLISHIN...		101.002 · Suntrust #570803-Operating ...		-191.00
Bill	TB308282	04/08/2025			513.801 · Legal Advertising	-191.00	191.00
TOTAL						-191.00	191.00
Bill Pmt -Check	12214	04/09/2025	WRATHELL, HUN...		101.002 · Suntrust #570803-Operating ...		-7,970.42
Bill	2025-2994	04/08/2025			513.100 · District Management	-3,505.84	3,505.84
					513.310 · Assessment Roll Preparation	-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

4:28 PM
05/27/25

TSR CDD
Check Detail
April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12215	04/09/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-21,964.55
Bill	12417645	04/08/2025			538.121 · Amenity Management	-4,685.00	4,685.00
Bill	12417737	04/08/2025			572.312 · Park A/C R&M	-342.00	342.00
					538.618 · Operating Supplies	-16.28	16.28
					538.618 · Operating Supplies	-45.81	45.81
					539.600 · Pest Services	-1,296.00	1,296.00
Bill	12417803	04/08/2025			538.121 · Amenity Management	-15,579.46	15,579.46
TOTAL						-21,964.55	21,964.55
Check	12216	04/09/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-4,650.40
					207.201 · Due to Debt Service Fund-2015	-4,650.40	4,650.40
TOTAL						-4,650.40	4,650.40
Check	12217	04/09/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-4,679.73
					207.202 · Due to Debt Service Fund-201...	-4,679.73	4,679.73
TOTAL						-4,679.73	4,679.73
Check	12218	04/09/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-4,612.18
					207.203 · Due to debt service fund - 2016	-4,612.18	4,612.18
TOTAL						-4,612.18	4,612.18
Check	12219	04/09/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-5,756.99
					207.204 · Due to debt service fund - 2017	-5,756.99	5,756.99
TOTAL						-5,756.99	5,756.99
Check	12220	04/09/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-4,603.74
					207.205 · .Due to debt service fund -2018	-4,603.74	4,603.74
TOTAL						-4,603.74	4,603.74

4:28 PM
05/27/25

TSR CDD
Check Detail
April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	12221	04/09/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-2,372.01
					207.206 · Due to Debt Service Fund - 20...	-2,372.01	2,372.01
TOTAL						-2,372.01	2,372.01
Paycheck	12222	04/11/2025	Frank Stalzer		101.002 · Suntrust #570803-Operating ...		-184.70
					511.110 · Supervisor's Fees	-200.00	200.00
					511.110 · Supervisor's Fees	-12.40	12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					511.110 · Supervisor's Fees	-2.90	2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	12223	04/11/2025	Karen Anderson		101.002 · Suntrust #570803-Operating ...		-184.70
					511.110 · Supervisor's Fees	-200.00	200.00
					511.110 · Supervisor's Fees	-12.40	12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					511.110 · Supervisor's Fees	-2.90	2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	12224	04/11/2025	Kevin Kurtz		101.002 · Suntrust #570803-Operating ...		-184.70
					511.110 · Supervisor's Fees	-200.00	200.00
					511.110 · Supervisor's Fees	-12.40	12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					511.110 · Supervisor's Fees	-2.90	2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
TOTAL						-184.70	184.70

4:28 PM
05/27/25

TSR CDD
Check Detail
April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Paycheck	12225	04/11/2025	Mary E Comella		101.002 · Suntrust #570803-Operating ...		-184.70
				511.110 · Supervisor's Fees		-200.00	200.00
				511.110 · Supervisor's Fees		-12.40	12.40
				215.000 · Accrued Taxes Payable		12.40	-12.40
				215.000 · Accrued Taxes Payable		12.40	-12.40
				511.110 · Supervisor's Fees		-2.90	2.90
				215.000 · Accrued Taxes Payable		2.90	-2.90
				215.000 · Accrued Taxes Payable		2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	12226	04/11/2025	Matthew Bruno		101.002 · Suntrust #570803-Operating ...		-184.70
				511.110 · Supervisor's Fees		-200.00	200.00
				511.110 · Supervisor's Fees		-12.40	12.40
				215.000 · Accrued Taxes Payable		12.40	-12.40
				215.000 · Accrued Taxes Payable		12.40	-12.40
				511.110 · Supervisor's Fees		-2.90	2.90
				215.000 · Accrued Taxes Payable		2.90	-2.90
				215.000 · Accrued Taxes Payable		2.90	-2.90
TOTAL						-184.70	184.70
Bill Pmt -Check	12227	04/16/2025	FEDEX		101.002 · Suntrust #570803-Operating ...		-11.68
Bill	8-831-55625	04/15/2025			519.410 · Postage	-11.68	11.68
TOTAL						-11.68	11.68
Bill Pmt -Check	12228	04/16/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-275.00
Bill	040725	04/15/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	12229	04/16/2025	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-16,059.33
Bill	22168601	04/15/2025			536.301 · Irrigation - Reclaimed Water	-263.64	263.64
Bill	22168600	04/15/2025			536.301 · Irrigation - Reclaimed Water	-155.52	155.52
Bill	22168599	04/15/2025			536.301 · Irrigation - Reclaimed Water	-491.27	491.27
Bill	22168602	04/15/2025			536.301 · Irrigation - Reclaimed Water	-659.18	659.18
Bill	22168606	04/15/2025			536.301 · Irrigation - Reclaimed Water	-807.41	807.41
Bill	22168607	04/15/2025			536.301 · Irrigation - Reclaimed Water	-406.30	406.30
Bill	22168609	04/15/2025			536.301 · Irrigation - Reclaimed Water	-102.22	102.22
Bill	22168610	04/15/2025			536.301 · Irrigation - Reclaimed Water	-199.34	199.34

4:28 PM
05/27/25

TSR CDD
Check Detail
April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	22168612	04/15/2025			536.301 · Irrigation - Reclaimed Water	-456.76	456.76
Bill	22168613	04/15/2025			536.301 · Irrigation - Reclaimed Water	-193.27	193.27
Bill	22168710	04/15/2025			536.301 · Irrigation - Reclaimed Water	-942.76	942.76
Bill	22168711	04/15/2025			536.301 · Irrigation - Reclaimed Water	-729.24	729.24
Bill	22168772	04/15/2025			536.301 · Irrigation - Reclaimed Water	-659.26	659.26
Bill	22168773	04/15/2025			536.301 · Irrigation - Reclaimed Water	-42.53	42.53
Bill	22168775	04/15/2025			536.301 · Irrigation - Reclaimed Water	-35.17	35.17
Bill	22168781	04/15/2025			536.301 · Irrigation - Reclaimed Water	-917.22	917.22
Bill	22168828	04/15/2025			536.301 · Irrigation - Reclaimed Water	-255.15	255.15
Bill	22168833	04/15/2025			536.301 · Irrigation - Reclaimed Water	-209.87	209.87
Bill	22168835	04/15/2025			536.301 · Irrigation - Reclaimed Water	-37.50	37.50
Bill	22168945	04/15/2025			536.301 · Irrigation - Reclaimed Water	-648.03	648.03
Bill	22168967	04/15/2025			536.301 · Irrigation - Reclaimed Water	-1,082.45	1,082.45
Bill	22168968	04/15/2025			536.301 · Irrigation - Reclaimed Water	-421.93	421.93
Bill	22168973	04/15/2025			536.301 · Irrigation - Reclaimed Water	-869.05	869.05
Bill	22168975	04/15/2025			536.301 · Irrigation - Reclaimed Water	-923.08	923.08
Bill	22168976	04/15/2025			536.301 · Irrigation - Reclaimed Water	-138.43	138.43
Bill	22168977	04/15/2025			536.301 · Irrigation - Reclaimed Water	-266.49	266.49
Bill	22168978	04/15/2025			536.301 · Irrigation - Reclaimed Water	-117.05	117.05
Bill	22168979	04/15/2025			536.301 · Irrigation - Reclaimed Water	-562.31	562.31
Bill	22169046	04/15/2025			536.301 · Irrigation - Reclaimed Water	-112.59	112.59
Bill	22169388	04/15/2025			536.301 · Irrigation - Reclaimed Water	-857.46	857.46
Bill	22169389	04/15/2025			536.301 · Irrigation - Reclaimed Water	-961.31	961.31
Bill	22169933	04/15/2025			536.301 · Irrigation - Reclaimed Water	-104.57	104.57
Bill	22170671	04/15/2025			536.301 · Irrigation - Reclaimed Water	-893.94	893.94
Bill	22170695	04/15/2025			536.301 · Irrigation - Reclaimed Water	-258.39	258.39
Bill	22170696	04/15/2025			536.301 · Irrigation - Reclaimed Water	-64.80	64.80
Bill	22170702	04/15/2025			536.301 · Irrigation - Reclaimed Water	-164.43	164.43
Bill	22171282	04/15/2025			536.301 · Irrigation - Reclaimed Water	-2.43	2.43
Bill	22171283	04/15/2025			536.301 · Irrigation - Reclaimed Water	-5.67	5.67
Bill	22171284	04/15/2025			536.301 · Irrigation - Reclaimed Water	-12.96	12.96
Bill	22171286	04/15/2025			536.301 · Irrigation - Reclaimed Water	-2.43	2.43
Bill	22171301	04/15/2025			536.301 · Irrigation - Reclaimed Water	-9.72	9.72
Bill	22171302	04/15/2025			536.301 · Irrigation - Reclaimed Water	-16.20	16.20
TOTAL						-16,059.33	16,059.33
Bill Pmt -Check	12230	04/16/2025	SUNCOAST POOL...		101.002 · Suntrust #570803-Operating ...		-1,942.00
Bill	11052	04/15/2025			572.711 · Pool Operations	-1,942.00	1,942.00
TOTAL						-1,942.00	1,942.00

4:28 PM
05/27/25

TSR CDD
Check Detail
April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12231	04/16/2025	THE DAVEY TREE...		101.002 · Suntrust #570803-Operating ...		-88,326.00
Bill	919283175	04/15/2025			538.320 · Landscape Arbor Care	-2,139.00	2,139.00
Bill	919268926	04/15/2025			538.611 · Fertilizer/Chemicals	-10,232.00	10,232.00
Bill	919028326	04/15/2025			539.622 · Hurricane Clean-Up	-75,955.00	75,955.00
TOTAL						-88,326.00	88,326.00
Bill Pmt -Check	12232	04/16/2025	U.S. BANK		101.002 · Suntrust #570803-Operating ...		-5,387.50
Bill	7692450	04/15/2025			513.105 · Trustee Fees	-5,387.50	5,387.50
TOTAL						-5,387.50	5,387.50
Bill Pmt -Check	12233	04/16/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-835.48
Bill	12418099	04/15/2025			572.300 · Amenity Management - Activiti...	-155.48	155.48
Bill	12418322	04/15/2025			572.300 · Amenity Management - Activiti...	-680.00	680.00
TOTAL						-835.48	835.48
Bill Pmt -Check	12234	04/23/2025	EVERGLADES PIN...		101.002 · Suntrust #570803-Operating ...		-152,348.70
Bill	6061	04/22/2025			538.607 · Landscape - Mulch	-152,348.70	152,348.70
TOTAL						-152,348.70	152,348.70
Bill Pmt -Check	12235	04/23/2025	FEDEX		101.002 · Suntrust #570803-Operating ...		-27.19
Bill	8-837-85579	04/22/2025			519.410 · Postage	-27.19	27.19
TOTAL						-27.19	27.19
Bill Pmt -Check	12236	04/23/2025	MCWILLIAMS & S...		101.002 · Suntrust #570803-Operating ...		-950.00
Bill	46822	04/22/2025			572.701 · Office Operations	-950.00	950.00
TOTAL						-950.00	950.00
Bill Pmt -Check	12237	04/23/2025	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-53.94
Bill	22218981	04/22/2025			536.301 · Irrigation - Reclaimed Water	-53.94	53.94
TOTAL						-53.94	53.94

4:28 PM
05/27/25

TSR CDD
Check Detail
April 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12238	04/23/2025	SUNSCAPE CONS...		101.002 · Suntrust #570803-Operating ...		-618.55
Bill	13612	04/22/2025			538.320 · Landscape Arbor Care	-618.55	618.55
TOTAL						-618.55	618.55
Bill Pmt -Check	12239	04/23/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-15,947.73
Bill	12418628	04/22/2025			538.121 · Amenity Management	-15,888.19	15,888.19
Bill	12418802	04/22/2025			538.121 · Amenity Management	-59.54	59.54
TOTAL						-15,947.73	15,947.73
Liability Check	12240	04/17/2025	UNITED STATES T...		101.002 · Suntrust #570803-Operating ...		-428.40
					215.000 · Accrued Taxes Payable	-40.60	40.60
					215.000 · Accrued Taxes Payable	-40.60	40.60
					215.000 · Accrued Taxes Payable	-173.60	173.60
					215.000 · Accrued Taxes Payable	-173.60	173.60
TOTAL						-428.40	428.40
Bill Pmt -Check	12241	04/30/2025	ABBY DENNY		101.002 · Suntrust #570803-Operating ...		-240.00
Bill	SRAPR25	04/29/2025			572.300 · Amenity Management - Activiti...	-240.00	240.00
TOTAL						-240.00	240.00
Bill Pmt -Check	12242	04/30/2025	J.B. EDWARDS		101.002 · Suntrust #570803-Operating ...		-4,884.55
Bill	614810	04/29/2025			538.121 · Amenity Management	-4,884.55	4,884.55
TOTAL						-4,884.55	4,884.55
Bill Pmt -Check	12243	04/30/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-945.00
Bill	12419187	04/29/2025			572.300 · Amenity Management - Activiti...	-945.00	945.00
TOTAL						-945.00	945.00

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 May 14, 2025 at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

Present:

Mary Comella	Chair
Frank Stalzer	Vice Chair
Matt Bruno	Assistant Secretary
Karen Anderson	Assistant Secretary
Kevin Kurtz	Assistant Secretary

Also present:

Chuck Adams (via Zoom)	District Manager
Barry Mazzoni	Operations Manager
Alyssa Willson (via Zoom)	District Counsel
Mark Yahn (via Zoom)	SunScape Consulting, Inc., (SCI)
Pete Soety (via Zoom)	SunScape Consulting, Inc., (SCI)
Renee Hlebak	AAG - Starkey Ranch Lifestyle Director
Erin Swanson	Pasco County Transportation Project Mgr.
Carol Hamilton	Resident
Raisa Carvajal	Resident
Kurt Naser	Resident
Other Residents	

The names of all attendees, residents and/or members of the public are not included in these meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on an attendee sign in sheet, their name was not listed.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Mazzoni called the meeting to order at 6:00 p.m. All Supervisors were present.

All recited the Pledge of Allegiance.

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.

No members of the public spoke.

THIRD ORDER OF BUSINESS**Presentation of Pasco County: Starkey Ranch MPUD Frontage Trail along SR 54**

Ms. Erin Swanson discussed her position as the Pasco County Transportation Engineering Department Project Manager for the Orange Belt Trail and Signal on Silver Springs in Trinity project.

She gave a PowerPoint presentation on the Starkey Ranch Master Planned Unit Development (MPUD) Frontage Trail along SR 54 from inception to the present. The County is asking for confirmation that the CDD is okay with the County designing and constructing the Orange Belt Trail in front of the CDD, as displayed in the existing plans that the MPUD developed.

Ms. Swanson stated this project would require the CDD to issue a Temporary Construction Easement. The area would be returned to the CDD to maintain its portion of the trail. There are other options such as a Perpetual Use Agreement. Ms. Comella stated she prefers the County maintain the CDD portion of the trail via a Perpetual Use Agreement.

In response to questions about liability and maintenance responsibilities, Ms. Swanson stated the owner of the pavement would be responsible for both.

The Board consensus was to approve the County designing the trail, subject to the County building and maintaining it.

Mr. Mazzoni and Ms. Willson will prepare a formal response to Ms. Swanson. Ms. Willson stated the Board can express preliminary support to Pasco County subject to confirmation of all Agreements, etc., discussed with the County Real Property Division and as otherwise stated.

On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, authorizing preliminary support and for District Staff and the Chair to prepare and provide written support, if the County requests it, was approved.

FOURTH ORDER OF BUSINESS**Consideration of SunScape Consulting Landscape Maintenance Services Agreement**

Mr. Yahn presented the SunScape Consulting Landscape Maintenance Services (SunScape) Project Management Agreement and Fees. The base and management fees remain unchanged from the original Agreement negotiated with the prior Board about four years ago.

Mr. Stalzer proposed coding SunScape's Management fees differently and asked if the CDD is getting its monies worth on the \$40,000 cost of the water truck. Mr. Yahn stated the water trucks are the only way the CDD is getting by. He questioned whether this method is sustainable. He discussed his conversations with Mr. Mazzoni about alternatives and the County and St. Johns River offering the CDD the option to drill deep wells versus using reclaimed water, which it has chosen to do. After speaking to Mr. Gomez, he thinks the CDD should explore other options instead of waiting on the County to improve its reclaimed water and based on the lack of it around the State and cost.

Mr. Mazzoni stated that he, Mr. Soety, Paul and Alex on Paul's team discussed obtaining proposals to install moisture managers for next spring, which helps stretch the water material and combine with a water truck. Wells might or might not be the ultimate answer.

Ms. Willson stated she will prepare the CDD's standard form of Agreement and will keep the same scope of work in the SunScape Agreement.

On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor, the SunScape Consulting Landscape Maintenance Services Agreement, was approved.

FIFTH ORDER OF BUSINESS

Waterways Update from Aquatics Vendor – Alex Kurth (Premier Lakes)

Mr. Mazzoni, on behalf of Mr. Kurth, discussed actions taken to date, including spraying and keeping up with weed growth on the banks while managing algae blooms, which is included in the Operations Report. The main goal is to ensure torpedo grass is under control before the water levels rise. Ms. Anderson stated Lake 5A was treated yesterday and is now covered with algae blooms and emitting a foul odor. Mr. Mazzoni will ask Mr. Kurth to inspect the area.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date

Mr. Mazzoni presented Resolution 2025-05. Mr. Adams presented the Amended Fiscal Year 2024 budget. This is necessary due to expenditures exceeding budget and to avoid a finding

in the audit currently being finalized. He explained the process in determining if a budget amendment is necessary which is done at the end of a fiscal year, once all the expenditures are processed.

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, Resolution 2025-05, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion: Storm Drain and Inlet Repair

Mr. Mazzoni discussed his, the District Engineer and District Counsel's conversation about issues in Chapin Pass, Barn Cat Run and Lyon Pine. The District Engineer thinks there is an issue and has a geotechnical crew inspecting the area and the storm drain to see if there is any commonality with anything that the CDD already commonly repaired. He is also retrieving historical records for the original installation.

In response to a question, Ms. Willson discussed protocol to hear public comments and the Board's discretion to modify that approach.

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

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

Resident Carol Hamilton asked who to speak to for permission to install four permanent hurricane shutters on four 30' high windows. She was told to contact the MPOA and the Architectural Review Committee (ARC); MPOA guidelines are posted on its website.

Resident Raisa Carvajal stated that she took an adult Esplanade Member to court for physically attaching her 13-year-old son for fishing in Huckleberry pond. She asked how fencing can be installed on public property. She asked for this to be on the next agenda. She stated the golf cart users are driving her insane. Mr. Mazzoni stated that the CDD installed a maintenance fence and gate to prevent vehicle access and further damage to the pathway.

Discussion ensued regarding similar incidents in Esplanade.

Ms. Comella stated this will be a discussion item on the next agenda. Mr. Mazzoni stated, on behalf of the CDD, the Lifestyle Team sent a reminder about the fishing rules. Ms. Carvajal stated her son is doing well and that person no longer resides in Esplanade.

Resident Kurt Naser asked the Board to contact the County with safety and security concerns about the effects of the Rangeland Extension, which he thinks goes beyond the wooden bridge. He encouraged the Board Members to contact the Bexley CDD community leaders to obtain further leverage with the County. Mr. Mazzoni stated he attended a County meeting of neighboring leaders and conveyed conversations with a Bexley CDD Member, the Manager from the Preserves, the County Traffic Division and Commissioner Starkey regarding this project. The CDD engaged Special Counsel with this expertise. The County Project is set for 2029; the CDD's intent is to see what it can get the County to address, since the project is most likely proceeding.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

Mr. Stalzer asked for the Accounting Department to move the \$169,253 in the "Special program revenue" budget line item to the appropriate "Taylor Morrison" settlement line item. Mr. Mazzoni stated he already submitted a request.

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

NINTH ORDER OF BUSINESS**Approval of April 9, 2025 Regular Meeting
Minutes**

The following changes were made:

Line 131: Change "POA" to "MPOA"

Line 194: Change "Cars" to "bars"

On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor, the April 9, 2025 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS**Action & Completed Items**

Items 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 were completed.

Item 3: The updated Amenity Policy will be placed on the June or July agenda.

Item 5: Taylor Morrison Homes agreed to fund the cost to finish the stop bars and crosswalks in Stansil Park. An e-blast will be sent once the project is scheduled.

Completed Item 7: The Developer declined the request to give the CDD the right of first refusal to purchase the Welcome Center.

Completed Item 14: It was reported that the high bushes at the large electrical box at the corner of Lake Blanche and Monroe Meadows need trimming again.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

Ms. Willson stated certain bills that passed in the legislation session do not have major impact to Special Districts. She is continuing to monitor certain for bills that might affect CDDs.

B. District Engineer: Johnson Engineering, Inc.

Mr. Mazzoni reported on this item earlier in the meeting.

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

- **Operations Report**

The Operations Report was included for informational purposes. Mr. Mazzoni reported on the following:

- Woofield Dog Park: All sod installation is on hold due to watering constraints.
- The Common Area Pressure Washing Project is expected to be completed within the next two to three weeks.
- The Rose Paving Agreement for the amenity sidewalk will be executed today; notices will be sent to the Lifestyle Team.
- The SR 54 Fence Repair & Huckelberry Pond Installation projects were completed.
- MPOA Management will contact him once the Violation Notice regarding fencing along Pond 17-3 is issued.

- **NEXT MEETING DATE: June 4, 2025 at 6:00 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the June 4, 2025 meeting.

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the April 2025 Monthly Summary Report.

- **Consideration of Natural Trailbuilding Proposal #00022 to Rebuild and Repair the Dirt Park and Kids Area**

This item was an addition to the agenda.

Ms. Hlebak presented Proposal #00022.

Discussion ensued regarding adding a new proposed Fiscal Year 2026 budget line item, whether the Board wants to keep and maintain the amenity or remove it altogether and amenity usage.

This item was tabled; Staff will continue to keep the area clean.

- **Consideration of Smart Solutions Quote SSQ-1951 to Install and Program (2) New Door Locks (Key Fobs) on the Bathroom Doors at Albritton, Whitfield and Homestead Park**

This item was an addition to the agenda.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, Smart Solutions Quote SSQ-1951 to Install and Program (2) New Door Locks (Key Fobs) on the Bathroom Doors at Albritton, Whitfield and Homestead Park, in a not-to-exceed amount of \$8,535.31, was approved.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Kurtz asked who is responsible for addressing the trailers and RVs that are parking on Long Spur. Mr. Mazzoni replied that the MPOA is responsible for parking enforcement. Commissioner Starkey discussed this at his event last night and the County is looking to change the Parking Ordinance within the next 90 days.

THIRTEENTH ORDER OF BUSINESS

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

A resident asked why the meeting location changed from Cuningham Park to the Welcome Center and if the CDD is purchasing the building. Mr. Mazzoni stated it was moved because of the poor acoustics at the prior location; no one was able to hear what the speakers were saying. The CDD is leasing the Welcome Center for the next five years.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the meeting adjourned at 8:22 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

254
255
256
257
258

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

ACTION & COMPLETED ITEMS

TSR CDD
ACTION & COMPLETED ITEMS LIST
05.14.25 for 06.04.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOIN G	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETE D
1	07.10.24	ACTION	Mr. Adams: Ensure all 2019 bond requisitions submitted before issuing Certs of Completion. 01.08.25 Mr. Liquori: Submit final requisition.	X			
2	01.08.25	ACTION	Mr. Mazzoni/Mr. Kurth: Prep shoreline restoration projects schedule. 02.12.25 Work on staging & directing traffic. Perform on-site inspections once first project is completed & incorporate in FY26 budget.	X			
3	01.08.25	ACTION/ AGENDA	Hlebak/Willson: Update Amenity Policy to remove fire pit; 02.12.25 canoe, kayak, rentals. Prep Memo re classifying & selling surplus property.	X			
4	02.12.25	ACTION	Mr. Mazzoni: Seek reimbursement to repair gabion basket damaged in traffic accident on Longspur.		X		
5	04.09.25	ACTION	Mr. Mazzoni: Work w/ Developer to use retainer from TM to fund \$1,700 for stop bars, missing crosswalks & striping on Stevenson. 05.14.25 TM will fund costs to finish the stop bars and crosswalks in Stansil Park.		X		
6	04.09.25	ACTION	Mr. Mazzoni: Ensure FY2026 Meeting Schedule has a 5:30 p.m. start time.	X			
7	05.14.25	ACTION	Mr. Mazzoni/Ms. Willson: Prepare formal response to Pasco County to its request for CDD approval to design and construct the Orange Belt Trail, subject to certain constraints.		X		
8	05.14.15	ACTION	Ms. Willson: Prepare the CDD's standard form of Agreement and will keep the same scope of work in the SunScape Agreement.		X		
9	05.14.15	ACTION	Mr. Mazzoni: Ask Mr. Kurth to inspect Lake 5A as area is covered with algae blooms and omitting a foul odor.			X after 05.14.25 mtg	
10	05.14.15	ACTION	District Eng: Provide geotechnical crew report on Chapin Pass, Barn Cat Run and Lyon Pine and storm drain inspection to determine if there is any commonality with anything that the CDD already repaired, as well as the historical records on the original installation.	X			
11	05.14.15	ACTION/ AGENDA	Mr. Mazzoni: Place topic of "Resident Raisa Carvajal Discussion of Son's incident of fishing on Huckleberry Pond "on next agenda.		X by 6.04.25		
12	05.14.15	ACTION	Mr. Mazzoni: Have the high bushes at the large electrical box at the corner of Lake Blanche and Monroe Meadows trimmed again.			X after 05.14.25 mtg	
13	05.14.15	ACTION	Mr. Mazzoni: Have Lifestyle Teams e-blast about Rose Paving project to repair amenity sidewalk, once the project is scheduled.	X			

TSR CDD
ACTION & COMPLETED ITEMS LIST
05.14.25 for 06.04.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOIN G	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETE D
1	04.10.24	ACTION	Mazzoni/Willson: 08.14.24 Stansil Park turnover. Present proposals at next mtg & punch list items, like depression in Park & on Stansil Ave & prep preview letter Agrmt, like Homes By West Bay letter.			X	12.11.24
2	11.13.24	ACTION	Mr. Mazzoni: Distribute map of lake access points and present ShoreSox® erosion control systems proposal to repair 100" of shoreline at Gavin lake.			X	12.11.24
3	11.13.24	ACTION	Mr. Mazzoni: Create "Lake bank repair" unfunded budget line item.			X	12.11.24
4	11.13.24	ACTION	Ms. Willson: Prep send demand letter to guest damaging Night Start Trail and Barbour Trail.			X	12.11.24
5	11.13.24	ACTION	Mr. Mazzoni: Mr. Mazzoni speak to the Architectural Review Committee about French drains causing erosion issues.			X	12.11.24
6	09.11.24	ACTION	Mr. Adams: Ensure Accounting recodes "Pool fence & gate" expenses.			X	01.08.25
7	11.13.24	ACTION	12.11.24: Inspect line of sight issues.			X	01.08.25
8	11.13.24	ACTION	Mr. Mazzoni: Advertise 12.11.24 Reg Mtg & 01.09.25 Wkshp. 12.11.24: Advertise January for 01.08.25 at 4:00 p.m.			X	01.08.25
9	11.13.24	ACTION	Mr. Mazzoni/Mr. Soety: Inspect line of site issues at median on Gun Highway and Longspur and Rangeland and Gun Highway.			X	01.08.25
10	12.11.24	ACTION	Ms. Willson: Draft separate Agreement for multiple Premier Lakes, Inc. One-Time Work Order Agreements for SOX Shoreline Restoration.			X	01.08.25
11	12.11.24	ACTION	Ms. Hlebak: Inspect/improve maintenance at Whitfield Park dog park.			X	01.08.25
12	09.11.24	ACTION	Mr. Mazzoni: District Eng assisting w how to handle repeating drainage and pavement cracking in the future.			X	02.12.25
13	11.13.24	ACTION	Mr. Mazzoni: Present proposal to repair hurricane-damaged Lake M10-C			X	02.12.25
14	11.13.24	ACTION	12.11.24: Trim high bushes at the large electrical box at the corner of Lake Blanche and Monroe Meadows.			X	02.12.25
15	01.08.25	ACTION	Mr. Mazzoni/Hlebak: Prep e-blast advising residents of open Board seat and to submit resume/letter of interest in advance & to attend nxt mtg. Board Members: Contact people interested in the Board position.			X	02.12.25

TSR CDD
ACTION & COMPLETED ITEMS LIST
05.14.25 for 06.04.25 MEETING

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16	01.08.25	ACTION	Mr. Yahn/Board/LMP: Present FY25 Landscape & Irrigation Enhancement Projects list, excluding Rangeland East/West. BOS: Email Mr. Mazzoni of areas they do not want to proceed with. He will pass on to SCI Staff.			X	02.12.25
17	01.08.25	ACTION	Mr. Mazzoni/Ms. Hlebak: Prep, subject to Board approval, e-blast informing residents regarding unbudgeted expenditures.			X	02.12.25
18	01.08.25	ACTION	Mr. Yahn: Present tree replacement proposals & map of what SCI & LMP propose to replace. Prep letter re: hurricane damage costs, for nxt mtg.			X	02.12.25
19	01.08.25	ACTION	Mr. Adams: Confirm Controller writes down \$53,000 Due to Developer & if CDD can transfer \$2 million of CDD excess funds to the ISC Account.			X	02.12.25
20	01.08.25	ACTION	Mr. Mazzoni: Ensure all requests are placed on Actions Items List.			X	02.12.25
21	01.08.25	ACTION	Ms. Hlebak: Report on canoe/kayak rentals over last 12 months.			X	02.12.25
22	01.08.25	ACTION	Mr. Mazzoni: Monitor hogs. Report any significant CDD property damage.			X	02.12.25
23	01.08.25	ACTION	Mr. Mazzoni: Inform the three property owners of the situation and the CDD disconnecting its own irrigation system.			X	02.12.25
24	01.08.25	ACTION	Mr. Kurth: Present proposal to add Triploid Grass Carp into CDD lakes.			X	02.12.25
25	01.08.25	ACTION	Mr. Mazzoni: Add budget line item to track Stancil Park costs. Proceed with irrigation repairs. Work w/ SCI. Draft Landscape Plant Replacement Plan w/ SCI's Landscape Architect redlining original TM Landscape Plan.			X	02.12.25
26	01.08.25	ACTION	Ms. Hlebak/Mr. Mazzoni: Inspect bike park. Report findings at nxt mtg.			X	02.12.25
27	09.11.24	ACTION	Mr. Mazzoni: Inspect grass covered drain Mr. Hudak observed Davey Tree crews damage & street drain.			X	03.12.25
28	12.11.24	ACTION	Mr. Mazzoni: Gather more info & consult w/ District Engineer regarding Stabilization Repair for fence along SR-54.			X	03.12.25
29	02.12.25	ACTION/ AGENDA	Mr. Mazzoni: Obtain addt'l proposals and Florida State Fence proposals for Starkey Wall repair and installing fence and gate at Huckleberry Pond.			X	03.12.25
30	02.12.25	ACTION	Mr. Mazzoni and Mr. Soety: Determine percentage to code pine straw expense to the "Stansil Park" budget line item.			X	03.12.25
31	02.12.25	ACTION/ AGENDA	Ms. Willson: Review Welcome Center Lease re: can Developer can break the lease and if the CDD has the right of first refusal, for the nxt mtg.			X	03.12.25
32	02.12.25	ACTION	Ms. Willson: Revise Rangeland Blvd Bridge Ltr. Mr. Mazzoni: Send to Co.			X	03.12.25

TSR CDD
ACTION & COMPLETED ITEMS LIST
05.14.25 for 06.04.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOIN G	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETE D
33	02.12.25	ACTION	Mr. Mazzoni: Ask County to remove debris on Co Road.			X	03.12.25
34	01.08.25	ACTION/ AGENDA	Mr. Yahn: Comment on LMP's Landscape contract 3% increase or to go out to bid. 03.12.25 Negotiate w/ LMP & present final bid.			X	04.09.25
35	02.12.25	ACTION	Ms. Willson: Email Agrmt w/ Water Mgmt Dist & County to Board.			X	04.09.25
36	02.12.25	ACTION	Management: Fix FY2025 Mtg Schedule re: 12.11.25 cx mtg that was held.			X	04.09.25
37	02.12.25	ACTION	Ms. Hlebak: Close canoe, kayaks and other ancillary rental items.			X	04.09.25
38	02.12.25	ACTION	Mr. Mazzoni: Get new speed limit & remembrance signs for Night Star Tr.			X	04.09.25
39	02.12.25	ACTION	Mr. Mazzoni: Schedule May budget wkshp. 03.12.25 Advertise budget wkshp at 4 on 06.04.25 and move 06.11.25 Reg Mtg to 06.04.25 at 6 p.m.			X	04.09.25
40	03.12.25	ACTION	Ms. Willson: Seek additional proposals for legal consultation and assistance in addressing the bridge with the County.			X	04.09.25
41	03.12.25	ACTION	Mr. Mazzoni: Send 30-day suspension warning and hearing letter to 3936 Barbour Trail to attend the April meeting			X	04.09.25
42	03.12.25	ACTION	Mr. Mazzoni: Inspect/determine if striping Stevenson to direct off-street parking & at all stop signs is needed & if bushes at electrical box at Lake Blanche & Monroe Meadows need additional trimming.			X	04.09.25
43	03.12.25	ACTION	Mr. Mazzoni: Inspect/determine if common area flower beds need to have the broken concrete removed and mulch laid.			X	04.09.25
44	03.12.25	ACTION	Mr. Mazzoni/Hlebak: Prep e-blast advising residents of Juniper working on Stansil Park Phases 1& 2 Landscaping Projects.			X	04.09.25
45	02.12.25	ACTION	Mr. Mazzoni: Schedule May budget wkshp. 03.12.25 Advertise budget wkshp at 4 on 06.04.25 and move 06.11.25 Reg Mtg to 06.04.25 at 6 p.m.			X	05.14.25
46	03.12.25	ACTION	Email proposed FY26 budget to BOS after incorporating lines items for light-duty golf cart, landscape maint. area, etc.			X	05.14.25
47	03.12.25	ACTION	Ms. Willson: Ask Developer to give CDD right of first refusal to purchase Welcome Center & revise lease. 05.14.25 Developer declined request.			X	05.14.25
48	04.09.25	ACTION	Mr. Mazzoni: Email prior vendor's nutrient test results to Premier.			X	05.14.25
49	04.09.25	ACTION	Mr. Mazzoni: Find status of land Developer was to give to CDD or County.			X	05.14.25
50	04.09.25	ACTION	Mr. Mazzoni: Have Agenda Item 12E moved under 12C.			X	05.14.25

TSR CDD
ACTION & COMPLETED ITEMS LIST
05.14.25 for 06.04.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOIN G	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETE D
51	04.09.25	ACTION	Mr. Mazzoni: Send letter notifying 3936 Barbour Trail residents of 30-day suspension of amenity privileges.			X	05.14.25
52	04.09.25	ACTION	Mr. Mazzoni: Tell Commissioner Starkey of CDD issue with County not recognizing County-owned road.			X	05.14.25
53	04.09.25	ACTION	Mr. Mazzoni: Have Acct combine budget line items "Hurricane recovery" & "Hurricane clean-up" and the 2 "Pressure washing" budget line items			X	05.14.25
54	04.09.25	ACTION	Mr. Mazzoni: Notify Mrs. Deenihan about installing traffic sign in remembrance of Mr. Deenihan.			X	05.14.25

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
C**

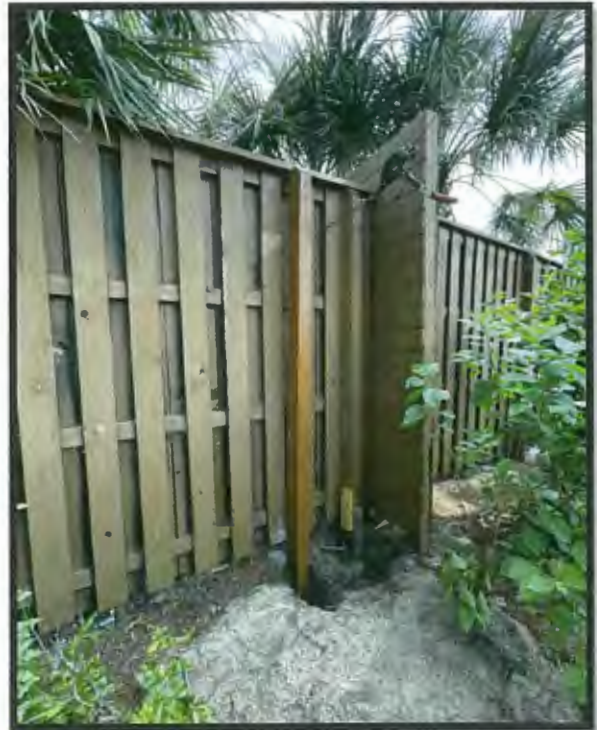


Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: May 26th, 2025
SUBJECT: Status Report – Field Operations

WATERWAY & MITIGATION UPDATES:

- **MAY AQUATIC SERVICE REPORTS FROM PREMIER LAKES:** Attached are the service reports from Premier Lakes for the Board's review.
- **COMMON AREA PRESSURE WASHING:** American Power Washing is continuing their work on this project. Operations will provide an update on this item at the June meeting.
- **ROAD / WAYFINDING SIGNAGE:** There are Five (5) signs requiring maintenance across the District. A request has been sent to FastSigns for a quote.
- **SIDEWALK / ASPHALT MAINTENANCE:** The agreement has been executed by Rose Paving. There was an opportunity to schedule the work to commence on 5/28/25, but Operations requested that Rose Paving schedule the work to occur after school ends for the year. Operations provided the trash and recycling pickup schedule to the vendor so we can limit any potential service impacts.
- **STANSIL PARK:** Taylor Morrison Homes has committed to painting the missing stop bars and crosswalk stripping in this area of the community. We are currently awaiting a scheduled date of service for this item.
- **ADDITIONAL SR-54 FENCE REPAIR:** An additional issue was noted on the fence along SR-54. There was a separation between the fence panel and the divider between two properties. Steve and Scott from the Lifestyle team were able to address the issue by winching the section back up and adding an additional post, which has been cemented into position. This section has been restored. Our thanks to Steve, Scott, and Renee for their invaluable assistance with this project.





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CUSTOMER

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mazzonib@whhassociates.com

SERVICE LOCATION

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TSR CDD Welcome Center
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JOB DETAILS

Annual Lake Maintenance - Extra Visit

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Applied Beneficial Bacteria and Dye.
Dye: 1A, 4A, 4B, 5A, 12-1, 16-3, 16-4, 17-2, 5-5B
Bacteria: 1-B, 5-5B, 16-3, 16-4, 5-3A, Stancil A

Work Order

DATE

05/21/2025 -

TECH(S)

Alex Kurth

JOB #

1067434969



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SERVICE LOCATION

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Work Order

DATE	05/20/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264296

PREVIOUS

Annual Lake Maintenance - Weekly

REASON

Annual Lake Maintenance

COMPLETION NOTES

Treated Algae on ponds 17-3,16-1,16-3,16-4,12-4,11-1,3-3,5-5a5-5b. Grasses on ponds 16-2,16-5,13-2,12-4,12-5.



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SERVICE LOCATION

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Work Order

DATE	05/19/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264340

JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Treated grasses on ponds 3-3,m22c,m22b,11-2,m14b,14-1,m14a,11-1,11-2,m11a,d-1,d-2,5-3a. Algae on ponds 4a,esp3a,3b,1b,17-3.



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Work Order

DATE	05/13/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264295

CUSTOMER
TSR CDD Barry Mazzoni 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865 mazzonib@whhassociates.com

SERVICE LOCATION
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JOB DETAILS	Annual Lake Maintenance - Weekly
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated grasses on ponds 16-1,16-2,16-3,16-4,16-5,13-1,13-2,13-4,12-3,m12a,b-3,m10d,m10b,10-2. Algae on ponds 17-b,16-3,16-4,14-1,m14a,3-3,18-9,18-10,15-5,m14g,4-a.
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1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

Work Order

DATE	05/06/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264294

CUSTOMER
TSR CDD Barry Mazzoni 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865 mazzonib@whhassociates.com

SERVICE LOCATION
TSR CDD TSR CDD Welcome Center 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865 mazzonib@whhassociates.com

JOB DETAILS	Annual Lake Maintenance - Weekly
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JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	Treated Algae on ponds 5-3,5-5a,3-2,4-1,14-1,m14g,m14a. Grasses on ponds stancil a,b,c,d.
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1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735.
CustomerSupport@PremierLakesFL.com

Work Order

DATE	05/05/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264338

CUSTOMER
TSR CDD Barry Mazzoni 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865 mazzonib@whhassociates.com

SERVICE LOCATION
TSR CDD TSR CDD Welcome Center 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865 mazzonib@whhassociates.com

JOB DETAILS	Annual Lake Maintenance - Weekly
-------------	----------------------------------

JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	Treated Algae and grasses on ponds 4a,4b,5a,esp3a,3b,2b,2a,1a. And grasses on huckleberry.
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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

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

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 4,415,306				\$ 4,755,579
Assessment levy: on-roll - gross trash	373,974				373,974
Allowable discounts (4%)	(191,571)				(205,182)
Assessment levy: on-roll - net	4,597,709	\$4,602,692	\$ -	\$ 4,602,692	4,924,371
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	50,000
Specialty program revenue	6,000	-	-	-	6,000
Miscellaneous-rental revenue	17,000	39,159	8,500	47,659	17,000
Total revenues	4,774,865	4,727,279	34,894	4,762,173	5,158,160
EXPENDITURES					
Professional & administrative					
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	102,591
Total professional & administrative	279,693	202,410	79,616	282,026	288,998

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

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
Field operations					
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	1,875,000
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 and monitoring	30,000	-	30,000	30,000	60,000
Wetland mitigation reporting	4,500	24,490	-	24,490	-
Lake maintenance	100,000	51,794	48,206	100,000	128,000
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	15,000
Wildhog removal	16,000	5,885	-	5,885	10,000
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	120,000
Mulch	200,000	32,834	110,000	142,834	150,000
Playground mulch	18,000	-	18,000	18,000	-
Capital Projects-Future	200,000	146,970	-	146,970	172,000
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	-	-	-	-	80,000
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				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
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	131,225
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	15,000
Other					
Capital outlay - splash pad refurb.	-	-	-	-	26,000
Contingency	55,680	1,943	53,737	55,680	20,000
Total field operations	<u>4,495,176</u>	<u>2,284,658</u>	<u>2,082,350</u>	<u>4,367,008</u>	<u>4,869,171</u>
Total expenditures	<u>4,774,869</u>	<u>2,487,068</u>	<u>2,161,966</u>	<u>4,649,034</u>	<u>5,158,169</u>
Net increase/(decrease) of fund balance	(4)	2,240,211	(2,127,072)	113,139	(9)
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>\$ 1,933,185</u>

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
D**



Monthly Summary Report

May 2025

Submitted by:

Renee Hlebak, Starkey Ranch Lifestyle Director
Alex Murphy, Operations Director



MAY PROGRAM HIGHLIGHTS

Kona Ice

Memorial Day May 26th

Homestead Park: 11:30 PM

Whitfield Park: 12 PM

Albritton Park: 12:30 PM

*times are subject to change based on

customer traffic and are weather dependen



KONA ICE

MOTHER'S DAY BRUNCH

MAY 11, 2025

11AM - 1PM

CUNNINGHAM HALL

Come on out to enjoy Mom-osa's and an elegant

Brunch from Vesh Catering!

Brunch will include:

Breakfast Pastries, Classic Bruschetta, Fresh Fruit

Kebobs, Hickory Smoked Bacon, Home Fries,

Scrambled Eggs, Pancakes, and Bourbon Meatballs

Moms and Grandmas Free!

\$15 per adult, \$10 per child

RSVP: FUN@OURSTARKEYRANCH.COM

BE SAFE AROUND THE WATER THIS SUMMER!

Personalized instruction- fun environment-flexible schedual

Start your swimmer of any level in our 1:1 lessons at any of our 3 pools!!!

Individual \$45

5 pack \$215

10 Pack \$410

Swim@ourstarkeyranch.com

PROGRAM
One Blood Bus
Vax-on-site
Harry Potter Day
May the 4 th be with You
Kids Night Out
Cinco de Mayo Grab Bags
Sound Healing Meditation
Mother's Day Brunch
Hurricane Prep Seminar
Gift Card Bingo
Kona Ice in the Parks
Food Truck Friday
Coffee in the Park
Yoga Classes
3D Mammography Bus
Swim Lessons

JUNE PROGRAM FORECAST



STARKEY RANCH SUMMER CAMP

STARKEY RANCH HAS PARTNERED UP ONCE AGAIN WITH BCE PARTIES AND COACH H TO BRING SUMMER CAMP TO OUR COMMUNITY IN ALBRITTON PARK!

JUNE 2 - 5 (M-TH)
4 DAY CAMP - \$100/WEEK OR \$30 PER DAY

JUNE 16 - 19 (M-TH)
4 DAY CAMP - \$100/WEEK OR \$30 PER DAY

JULY 28, 30 & AUG 1 (MWF)
3 DAY CAMP - \$75/WEEK OR \$30 PER DAY

AGES 6-12

TIME 8:30AM - 12PM

RSVP: FUN@OURSTARKEYRANCH.COM

Join us for a
FATHER'S DAY
lunch!

Sunday, June 15
11am - 1pm
Cunningham Hall

Let's celebrate dads with a fun lunch from Vesh Catering!

Lunch will include:
Pulled Pork Sliders, Baked Potato Bar, Wings, Chicken Tenders, Mac-n-Cheese, Bourbon Meatballs, Select Beers and much more!

Dads and Grandpas Free!
\$15 per adult, \$10 per child

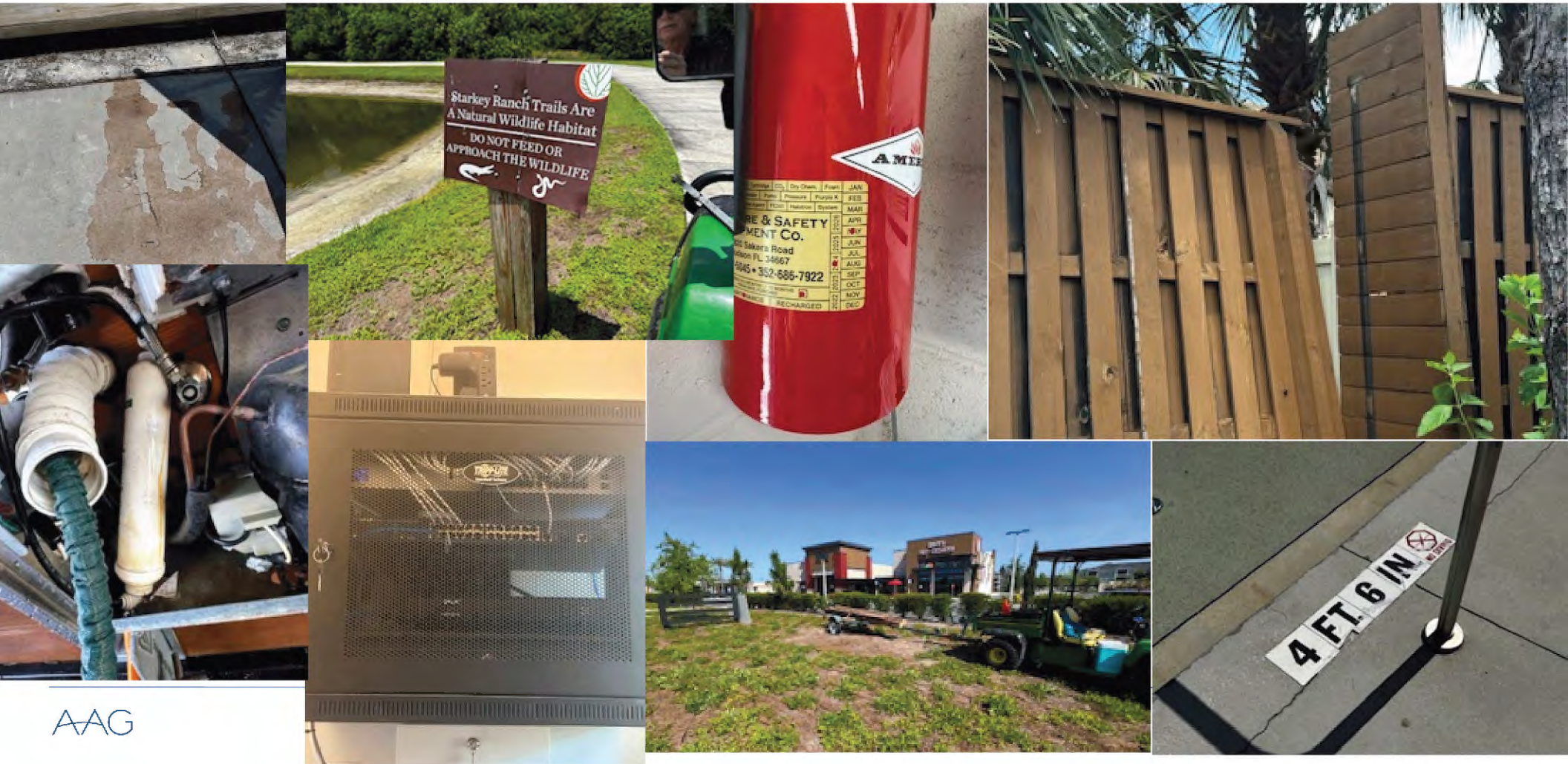
RSVP: FUN@OURSTARKEYRANCH.COM

PROGRAM
One Blood Bus
Vax-on-site
Starkey Summer Camp
Kids Night Out
i9 Sports Camps
Father's Day Lunch
Brudder's Books Painting Classes
Sound Healing Meditation
Kid's Canvas Pillow Workshop
Drink This, Make That
K-Splitz in the Parks
Food Truck Friday
Coffee in the Park
Yoga Classes
Kona Ice in the Parks
Swim Lessons

MAY AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	6 Days/23 Hours	\$1150
Whitfield Park Pavilion	1 Day/5 Hours	\$75
Homestead Park Pavilion	2 Days/6 Hours	\$90
Albritton Park Pavilion	4 Days/16 Hours	\$240
Rentals usually take place Friday – Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident's request.		

FACILITY OPERATIONS & MAINTENANCE





707.526.8888
www.starkeyranch.com

Starkey Ranch

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