

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

July 9, 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

July 2, 2025

Board of Supervisors
TSR Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on July 9, 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. Waterways Update from Aquatics Vendor - Alex Kurth (Premier Lakes)
4. Continued Discussion: FY2026 Budget Proposed Budget
5. Continued Discussion: Amenity Use Policies and Maintenance Area Designations – Carvajal
 - A. Consideration of Resolution 2025-11, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amended Amenity Rules; and Providing an Effective Date
6. Acceptance of Unaudited Financial Statements as of May 31, 2025
7. Approval of Minutes
 - A. June 4, 2025 Workshop
 - B. June 4, 2025 Regular Meeting
8. Action & Completed Items
9. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP highlighting*
 - B. District Engineer: *Johnson Engineering, Inc.*

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

- 4,873 Registered Voters in District as of April 15, 2025
- Operations Report
- UPCOMING MEETINGS
 - August 13, 2025 at 6:00 PM [Adoption of FY2026 Budget]
 - September 10, 2025 at 6:00 PM
 - QUORUM CHECK

SEAT 1	KEVIN KURTZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KAREN ANDERSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MATT BRUNO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARY COMELLA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

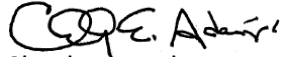
D. Lifestyle Director & Amenity Manager: *Arch Amenities Group*

10. Supervisors' Requests
11. Public Comments (*non-agenda items*) [3 minutes per person]
12. Acceptance of Resignation of Frank Stalzer [Seat 2]
13. Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 2;
Term Expires November 2026
 - Administration of Oath of Office (*the following to be provided under separate cover*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Board Membership, Obligations and Responsibilities
 - C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict
14. Consideration of Resolution 2025-12, Electing and Removing Officers of the District and Providing for an Effective Date

15. Adjournment

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,

A handwritten signature in black ink, appearing to read "C.E. Adams, Jr.", with a stylized flourish at the end.

Chesley E. Adams, Jr.
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
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**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
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 - gross O&M	\$ 4,755,579				\$ 5,170,233
Assessment levy: on-roll - gross trash	373,974				422,982
Allowable discounts (4%)	(205,182)				(223,729)
Assessment levy: on-roll - net	4,924,371	\$4,837,908	\$ 86,463	\$ 4,924,371	5,369,486
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	5,613,386
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	6,600
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	111,864
Total professional & administrative	288,998	212,012	91,531	303,543	301,901

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
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	
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 consulting fees					10,129
Landscape arbor care	155,000	54,198	100,802	155,000	60,000
Wetland maintenance and monitoring	60,000	97,800	-	97,800	114,800
Wetland mitigation reporting	-	5,125	-	5,125	15,945
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	100,000
Porter supplies	-	150	-	150	-
Community trash hauling	375,000	204,082	170,918	375,000	444,000
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	-
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	50,000
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				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
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	75,000
Total field operations	4,869,171	2,264,571	2,787,285	5,051,856	5,327,879
Total expenditures	5,158,169	2,476,583	2,878,816	5,355,399	5,629,780
Net increase/(decrease) of fund balance	(9)	2,643,204	(2,634,866)	8,338	(16,394)
Fund balance - beginning (unaudited)	1,933,194	1,898,951	4,542,155	1,898,951	1,907,289
Fund balance - ending (projected)	\$ 1,933,185	\$ 4,542,155	\$ 1,907,289	\$ 1,907,289	\$ 1,890,895

**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	6,600
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 Grau & Associates 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	111,864
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 Landscaping Maintenance Professionals (LMP) 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	114,800
<p>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. The District has contracted with Premier Lakes and GHS to maintain and report on approximately 65.06 acres of wetlands located around Esplanade. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water.</p>	
Lake maintenance	128,000
<p>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.</p>	
Erosion control and grass carp stock	120,000
<p>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.</p>	
Community trash hauling	444,000
<p>Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.</p>	
Off-duty traffic patrols	15,000
<p>Allows for the hiring of an off duty FHP officers for a 4+1 hour block each week to provide traffic and speed patrol services.</p>	
Repairs & maintenance	
Repairs - general	20,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	20,000
<p>Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	
Plant replacement	120,000
<p>Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year along with any corresponding irrigation modifications..</p>	
Mulch	191,600
<p>Represents supply and install costs for mulching of landscape common areas. and playgrounds</p>	
Sod	20,000
<p>Represents the estimated costs to replace localized areas of sod which have deteriorated or expired.</p>	
Capital projects-future	-
<p>For future landscape improvements.</p>	
Fertilizer/chemicals	12,000
<p>Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	
Irrigation repairs	100,000
<p>The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated and historical costs.</p>	
Irrigation water truck rental	40,000
<p>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.</p>	

**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	50,000
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	75,000
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>\$ 5,519,651</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				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	\$ 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)	\$ 975,279	\$ 1,167,498	\$ 976,973	\$ 976,973	982,004
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					\$ 64,494

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 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	\$ 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)	\$ 989,551	\$ 1,235,976	\$ 991,546	\$ 991,546	1,001,514
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					\$ 55,438

**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 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	\$ 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	1,997.00	179.61	901.00	3,077.61	2,896.64
60	SF 40'	1,997.00	179.61	1,201.00	3,377.61	3,196.64
35	SF 45'	1,997.00	179.61	1,201.00	3,377.61	3,196.64
85	SF 50'	1,997.00	179.61	1,501.00	3,677.61	3,496.64
90	SF 55'	1,997.00	179.61	1,501.00	3,677.61	3,496.64
101	SF 65'	1,997.00	179.61	1,726.00	3,902.61	3,721.64
45	SF 75'	1,997.00	179.61	1,877.00	4,053.61	3,872.64
477						
<u>Village 4 (Series 2015A)</u>						
201	SF 45'	1,997.00	179.61	1,343.00	3,519.61	3,338.64
240	SF 52'	1,997.00	179.61	1,343.00	3,519.61	3,338.64
77	SF 62'	1,997.00	179.61	1,343.00	3,519.61	3,338.64
518						
<u>Village 2, Parcel 7 (Series 2016)</u>						
32	TH	1,997.00	179.61	901.00	3,077.61	2,896.64
58	SF 34'	1,997.00	179.61	1,021.00	3,197.61	3,016.64
29	SF 40'	1,997.00	179.61	1,201.00	3,377.61	3,196.64
114	SF 45'	1,997.00	179.61	1,201.00	3,377.61	3,196.64
68	SF 50'	1,997.00	179.61	1,501.00	3,677.61	3,496.64
107	SF 55'	1,997.00	179.61	1,501.00	3,677.61	3,496.64
93	SF 65'	1,997.00	179.61	1,726.00	3,902.61	3,721.64
501						
<u>NW Area Parcels D E and F (Series 2017)</u>						
43	SF 40'	1,997.00	179.61	1,319.00	3,495.61	3,314.64
25	SF 45'	1,997.00	179.61	1,319.00	3,495.61	3,314.64
23	SF 50'	1,997.00	179.61	1,649.00	3,825.61	3,644.64
24	SF 55'	1,997.00	179.61	1,649.00	3,825.61	3,644.64
208	SF 65'	1,997.00	179.61	1,897.00	4,073.61	3,892.64
141	SF 75'	1,997.00	179.61	2,062.00	4,238.61	4,057.64
464						
<u>NW Area Parcels A B and C (Series 2018)</u>						
56	SF 40'/45'	1,997.00	179.61	1,325.00	3,501.61	3,320.64
137	SF 55'	1,997.00	179.61	1,655.00	3,831.61	3,650.64
200	SF 65'	1,997.00	179.61	1,904.00	4,080.61	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	
		Trash					
Unit Type		O&M	Collection	DS	Total		
<hr/>							
<u>Downtown</u>							
<u>Neighborhood (Series</u>							
<u>2019)</u>							
76	SF 34'	1,997.00	179.61	1,184.00	3,360.61	3,179.64	
50	SF 40'	1,997.00	179.61	1,393.00	3,569.61	3,388.64	
110	SF 50'	1,997.00	179.61	1,742.00	3,918.61	3,737.64	
<hr/>							
236							

TSR

COMMUNITY DEVELOPMENT DISTRICT

5A

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AMENITY RULES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, TSR Community Development District (the “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 (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt the District’s Amended Amenity Rules as follow:

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

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of July, 2025.

ATTEST:

TSR COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2025**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 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	\$ 480,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 480,374
Bank United: ICS	2,650,707	-	-	-	-	-	-	-	2,650,707
BankUnited - 2863	180,000	-	-	-	-	-	-	-	180,000
Investments									
Revenue	-	596,722	486,499	490,644	582,239	442,713	244,920	-	2,843,737
Reserve	-	624,494	650,450	481,322	403,163	320,366	165,100	-	2,644,895
Prepayment	-	2,614	3,585	-	-	-	-	-	6,199
Construction	-	-	-	-	-	-	-	247,019	247,019
Bond redemption	-	-	-	86	-	-	-	-	86
Undeposited funds	319	-	-	-	-	-	-	-	319
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 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	-	1,338	1,346	1,327	1,656	1,325	682	-	7,674
Utility deposit	6,946	-	-	-	-	-	-	-	6,946
Total assets	<u>\$ 3,405,904</u>	<u>\$1,225,168</u>	<u>\$1,141,880</u>	<u>\$ 973,379</u>	<u>\$1,026,909</u>	<u>\$764,404</u>	<u>\$410,702</u>	<u>\$ 247,019</u>	<u>\$ 9,195,365</u>
LIABILITIES									
Liabilities:									
Credit card payable	\$ 1,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,647
Due to Developer	47,210	-	-	-	-	-	-	-	47,210
Due to other	5	-	-	-	-	-	-	-	5
Due to debt service fund 2015	1,338	-	-	-	-	-	-	-	1,338
Due to debt service fund 2015A	1,346	-	-	-	-	-	-	-	1,346
Due to debt service fund 2016	1,327	-	-	-	-	-	-	-	1,327
Due to debt service fund 2017	1,656	-	-	-	-	-	-	-	1,656
Due to debt service fund 2018	1,325	-	-	-	-	-	-	-	1,325
Due to debt service fund 2019	682	-	-	-	-	-	-	-	682
Contracts payable	-	-	-	-	-	-	-	693	693
Accrued taxes payable	306	-	-	-	-	-	-	-	306
Total liabilities	<u>56,842</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>693</u>	<u>57,535</u>
DEFERRED INFLOWS OF RESOURCES									
Deferred receipts	87,547	-	-	-	39,851	-	-	-	127,398
Unearned revenue	957	-	-	-	-	-	-	-	957
Total deferred inflows of resources	<u>88,504</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>128,355</u>
FUND BALANCES									
Restricted for									
Debt service	-	1,225,168	1,141,880	973,379	987,058	764,404	410,702	-	5,502,591
Capital projects	-	-	-	-	-	-	-	246,326	246,326
Unassigned	3,260,558	-	-	-	-	-	-	-	3,260,558
Total fund balances	<u>3,260,558</u>	<u>1,225,168</u>	<u>1,141,880</u>	<u>973,379</u>	<u>987,058</u>	<u>764,404</u>	<u>410,702</u>	<u>246,326</u>	<u>9,009,475</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,405,904</u>	<u>\$1,225,168</u>	<u>\$1,141,880</u>	<u>\$ 973,379</u>	<u>\$1,026,909</u>	<u>\$764,404</u>	<u>\$410,702</u>	<u>\$ 247,019</u>	<u>\$ 9,195,365</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 10,237	\$ 4,927,905	\$ 4,924,371	100%
Trash collection assessments	-	-	17,465	0%
Commercial shared costs	2,281	40,670	123,324	33%
Program revenue	5,384	35,155	20,000	176%
Interest	9,136	57,873	50,000	116%
Misc revenue -Stancil Park Turnover	-	169,253	-	N/A
Specialty program revenue	-	-	6,000	0%
Miscellaneous	-	11,235	17,000	66%
Total revenues	<u>27,038</u>	<u>5,242,091</u>	<u>5,158,160</u>	102%
EXPENDITURES				
Professional & administrative				
Supervisors	1,076	8,181	12,600	65%
Management	3,506	28,047	42,070	67%
Legal	3,973	14,635	25,000	59%
Engineering	1,100	3,300	25,000	13%
Assessment administration	833	6,667	10,000	67%
Audit	-	6,600	4,570	144%
Arbitrage rebate calculation	750	2,000	3,000	67%
Dissemination agent	1,083	8,667	13,000	67%
Trustee	-	35,019	35,000	100%
Telephone	21	167	250	67%
Postage	190	1,072	1,500	71%
Printing & binding	167	1,333	2,000	67%
Legal advertising	61	660	1,000	66%
Annual special district fee	-	175	175	100%
Insurance	-	7,114	6,900	103%
Other current charges	203	1,341	2,000	67%
Office supplies	-	663	750	88%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	150	687	22%
Tax collector	199	116,686	102,591	114%
Total professional & administrative	<u>13,162</u>	<u>242,477</u>	<u>288,998</u>	84%
Field operations				
Contract services				
Field services	2,360	18,883	28,325	67%
Landscape maintenance	312,057	1,058,362	1,875,000	56%
Landscape consulting	-	32,700	65,400	50%
Landscape arbor care	-	56,956	155,000	37%
Wetland maintenance	4,500	106,800	60,000	178%
Wetland mitigation reporting	-	7,725	-	N/A
Lake maintenance	10,250	104,220	128,000	81%
Hurricane clean-up	21,571	222,744	-	N/A
Porter supplies	-	150	-	N/A
Community trash hauling	39,258	282,599	375,000	75%
Off-duty traffic patrols	1,525	8,625	15,000	58%
Wildhog removal	-	400	10,000	4%
Repairs & maintenance				
Repairs - general	3,020	8,725	15,000	58%
Operating supplies	5,044	15,005	20,000	75%
Plant replacement	2,270	116,768	120,000	97%

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2025

	Current Month	Year to Date	Budget	% of Budget
Mulch	-	152,349	150,000	102%
Playground mulch	-	11,616	-	N/A
Capital projects - future	-	-	172,000	0%
Fertilizer/chemicals	-	37,553	50,000	75%
Irrigation repairs	9,236	68,628	100,000	69%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	7,525	12,254	1,500	817%
Road & sidewalk	-	15,535	60,000	26%
Signage maintenance	128	3,163	-	N/A
Common area signage	-	1,045	3,000	35%
Pressure washing	-	169	80,000	0%
SOD	-	1,925	-	N/A
Bridge & deck maintenance	-	34,406	60,000	57%
Utilities - common area				
Electric	2,485	9,139	14,500	63%
Streetlights	34,729	243,165	390,000	62%
Irrigation - reclaimed water	3,538	49,680	70,000	71%
Gas	105	675	450	150%
Recreation facilities				
Amenity management staff/contract	42,263	306,903	414,291	74%
Office operations	9,875	99,633	131,225	76%
Janitorial	2,000	4,000	-	N/A
Park A/C repairs & maintenance	623	5,026	5,000	101%
Pool operations	7,416	57,633	95,000	61%
Pool - signage maintenance	-	350	-	N/A
Pool permits	-	985	-	N/A
Pest services	-	1,836	1,700	108%
Insurance	-	86,394	90,000	96%
Cable/internet/telephone	715	7,513	10,000	75%
Access cards	-	674	1,000	67%
Activities	3,771	37,062	30,000	124%
Stancil park projects	148,221	148,221	-	N/A
Specialty programming	-	-	6,000	0%
Recreational repairs	206	10,552	2,500	422%
Pool signage	-	-	1,000	0%
Holiday decorations	-	15,000	15,000	100%
Other				
Contingency	126	1,803	20,000	9%
Capital outlay - splash pad referb.	-	26,286	26,000	101%
Total field operations	<u>674,817</u>	<u>3,491,835</u>	<u>4,869,171</u>	72%
Total expenditures	<u>687,979</u>	<u>3,734,312</u>	<u>5,158,169</u>	72%
Net increase/(decrease) of fund balance	(660,941)	1,507,779	(9)	
Fund balance - beginning (unaudited)	<u>3,921,499</u>	<u>1,752,779</u>	<u>1,933,194</u>	
Fund balance - ending (projected)	<u>\$ 3,260,558</u>	<u>\$ 3,260,558</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 MAY 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,364	\$ 656,815	\$ 661,099	99%
Interest	6	41	50	82%
Total revenues	<u>1,370</u>	<u>656,856</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	199,809	199,809	100%
Tax collector	26	13,122	13,773	95%
Total expenditures	<u>199,835</u>	<u>627,334</u>	<u>627,985</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(198,465)	29,522	33,164	
Fund balance:				
Net increase/(decrease) in fund balance	(198,465)	29,522	33,164	
Beginning fund balance (unaudited)	1,423,633	1,195,646	1,189,691	
Ending fund balance (projected)	<u>\$ 1,225,168</u>	<u>\$1,225,168</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 MAY 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,373	\$ 660,958	\$ 665,268	99%
Interest	6	38	-	N/A
Total revenues	<u>1,379</u>	<u>660,996</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	218,650	218,650	100%
Tax collector	27	13,205	13,860	95%
Total expenditures	<u>218,677</u>	<u>655,880</u>	<u>656,535</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(217,298)	5,116	8,733	
Fund balance:				
Net increase/(decrease) in fund balance	(217,298)	5,116	8,733	
Beginning fund balance (unaudited)	<u>1,359,178</u>	<u>1,136,764</u>	<u>1,129,615</u>	
Ending fund balance (projected)	<u><u>\$1,141,880</u></u>	<u><u>\$1,141,880</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 MAY 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,353	\$ 651,418	\$ 655,667	99%
Interest	5	33	-	N/A
Total revenues	<u>1,358</u>	<u>651,451</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	205,788	205,788	100%
Tax collector	26	13,014	13,660	95%
Total expenditures	<u>205,814</u>	<u>648,990</u>	<u>649,636</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(204,456)	2,461	6,031	
Fund balance:				
Net increase/(decrease) in fund balance	(204,456)	2,461	6,031	
Beginning fund balance (unaudited)	<u>1,177,835</u>	<u>970,918</u>	<u>969,248</u>	
Ending fund balance (projected)	<u><u>\$ 973,379</u></u>	<u><u>\$ 973,379</u></u>	<u><u>\$ 975,279</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,689	\$ 813,110	\$ 818,412	99%
Interest	5	33	-	N/A
Total revenues	<u>1,694</u>	<u>813,143</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	263,481	263,481	100%
Tax collector	33	16,245	17,050	95%
Total expenditures	<u>263,514</u>	<u>808,570</u>	<u>809,375</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(261,820)	4,573	9,037	
Fund balance:				
Net increase/(decrease) in fund balance	(261,820)	4,573	9,037	
Beginning fund balance (unaudited)	<u>1,248,878</u>	<u>982,485</u>	<u>980,514</u>	
Ending fund balance (projected)	<u>\$ 987,058</u>	<u>\$ 987,058</u>	<u>\$ 989,551</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,351	\$ 650,225	\$ 654,466	99%
Interest	4	26	-	N/A
Total revenues	<u>1,355</u>	<u>650,251</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	223,822	223,822	100%
Tax collector	26	12,991	13,635	95%
Total expenditures	<u>223,848</u>	<u>649,335</u>	<u>649,979</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(222,493)	916	4,487	
Fund balance:				
Net increase/(decrease) in fund balance	(222,493)	916	4,487	
Beginning fund balance (unaudited)	986,897	763,488	761,913	
Ending fund balance (projected)	<u>\$ 764,404</u>	<u>\$ 764,404</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 MAY 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 696	\$ 335,019	\$ 337,204	99%
Interest	2	13	-	N/A
Total revenues	<u>698</u>	<u>335,032</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	102,600	102,600	100%
Tax collector	13	6,693	7,025	95%
Total expenditures	<u>102,613</u>	<u>333,693</u>	<u>334,025</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(101,915)	1,339	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	(101,916)	1,334	3,179	
Beginning fund balance (unaudited)	<u>512,618</u>	<u>409,368</u>	<u>407,887</u>	
Ending fund balance (projected)	<u>\$410,702</u>	<u>\$ 410,702</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 MAY 31, 2025

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 8
Total revenues	<u>1</u>	<u>8</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	8
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	5
Total other financing sources/(uses)	<u>1</u>	<u>5</u>
Net change in fund balance	2	13
Beginning fund balance (unaudited)	246,324	246,313
Ending fund balance (projected)	<u><u>\$ 246,326</u></u>	<u><u>\$ 246,326</u></u>

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TSR CDD
Check Detail
May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	05/07/2025	DEX IMAGING		101.002 · Suntrust #570803-Operating ...		-240.11
Bill	AR13163577	05/06/2025			572.701 · Office Operations	-240.11	240.11
TOTAL						-240.11	240.11
Bill Pmt -Check	CBI	05/07/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-7,255.48
Bill	8703 0061 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0178 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0269 043025	05/06/2025			531.307 · Street Lights	-30.80	30.80
Bill	8703 0326 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0425 050225	05/06/2025			531.307 · Street Lights	-917.75	917.75
Bill	8703 0566 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0722 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0805 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0847 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	5641 1687 060625	05/06/2025			531.307 · Street Lights	-614.80	614.80
Bill	8712 3049 050525	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8712 3081 050225	05/06/2025			531.307 · Street Lights	-946.35	946.35
Bill	8712 3156 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8712 3320 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	3807 5598 050525	05/06/2025			572.711 · Pool Operations	-464.89	464.89
Bill	6305 7442 050625	05/06/2025			531.301 · Electric	-23.90	23.90
Bill	8702 7826 050225	05/06/2025			531.307 · Street Lights	-1,862.22	1,862.22
Bill	8702 7991 043025	05/06/2025			531.301 · Electric	-38.54	38.54
Bill	8702 8059 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8322 050225	05/06/2025			531.307 · Street Lights	-1,619.09	1,619.09
Bill	8702 8471 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8554 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8629 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8702 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8786 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8869 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8942 043025	05/06/2025			531.301 · Electric	-59.54	59.54
Bill	8702 9109 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9430 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9696 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9836 043025	05/06/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9951 043025	05/06/2025			531.301 · Electric	-30.80	30.80
TOTAL						-7,255.48	7,255.48

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TSR CDD
Check Detail
May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	CBI	05/13/2025	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-1,872.89
					204.300 · Credit Card - SunTrust	-1,872.89	1,872.89
TOTAL						-1,872.89	1,872.89
Bill Pmt -Check	CBI	05/14/2025	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-355.00
Bill	14149540050725	05/13/2025			572.416 · Amenity Cable/Internet	-165.00	165.00
Bill	1415019050525	05/13/2025			572.416 · Amenity Cable/Internet	-190.00	190.00
TOTAL						-355.00	355.00
Bill Pmt -Check	CBI	05/14/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-19,603.46
Bill	8703 0681 050825	05/13/2025			531.307 · Street Lights	-288.09	288.09
Bill	8712 3429 050925	05/13/2025			531.301 · Electric	-373.66	373.66
Bill	8702 8140 050725	05/13/2025			531.307 · Street Lights	-12,978.97	12,978.97
Bill	8702 8223 050925	05/13/2025			572.711 · Pool Operations	-1,206.96	1,206.96
Bill	8702 8413 050725	05/13/2025			531.307 · Street Lights	-2,577.71	2,577.71
Bill	8702 9216 051225	05/13/2025			531.307 · Street Lights	-1,347.05	1,347.05
Bill	8702 9761 050825	05/13/2025			531.307 · Street Lights	-831.02	831.02
TOTAL						-19,603.46	19,603.46
Check	CBI	05/20/2025	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-3,508.24
					204.300 · Credit Card - SunTrust	-3,508.24	3,508.24
TOTAL						-3,508.24	3,508.24
Bill Pmt -Check	CBI	05/20/2025	CITY OF CLEARW...		101.002 · Suntrust #570803-Operating ...		-104.66
Bill	4224446 051325	05/20/2025			532.306 · Propane Services - Gas	-29.70	29.70
Bill	4304296 051325	05/20/2025			532.306 · Propane Services - Gas	-74.96	74.96
TOTAL						-104.66	104.66

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Check Detail
May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	05/20/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-12,438.54
Bill	8703 0516 052025	05/20/2025			531.307 · Street Lights	-1,604.62	1,604.62
Bill	8703 0938 051625	05/20/2025			531.307 · Street Lights	-3,593.96	3,593.96
Bill	8712 3263 051425	05/20/2025			572.711 · Pool Operations	-1,329.51	1,329.51
Bill	8702 7933 051625	05/20/2025			531.307 · Street Lights	-3,392.60	3,392.60
Bill	8702 9274 051525	05/20/2025			531.301 · Electric	-1,312.01	1,312.01
Bill	8702 9365 051525	05/20/2025			531.307 · Street Lights	-488.44	488.44
Bill	8702 9620 051425	05/20/2025			531.307 · Street Lights	-717.40	717.40
TOTAL						-12,438.54	12,438.54
Bill Pmt -Check	CBI	05/20/2025	WELLS FARGO V...		101.002 · Suntrust #570803-Operating ...		-399.83
Bill	5034373222	05/20/2025			572.701 · Office Operations	-399.83	399.83
TOTAL						-399.83	399.83
Bill Pmt -Check	CBI	05/21/2025	SMARTSOLUTIONS		101.002 · Suntrust #570803-Operating ...		-6,517.49
Bill	STV35042	05/21/2025			572.907 · Security System	-6,517.49	6,517.49
TOTAL						-6,517.49	6,517.49
Bill Pmt -Check	CBI	05/27/2025	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-220.00
Bill	1436734051725	05/27/2025			572.416 · Amenity Cable/Internet	-220.00	220.00
TOTAL						-220.00	220.00
Bill Pmt -Check	CBI	05/27/2025	DEX IMAGING		101.002 · Suntrust #570803-Operating ...		-240.10
Bill	AR13310916	05/27/2025			572.701 · Office Operations	-240.10	240.10
TOTAL						-240.10	240.10
Bill Pmt -Check	CBI	05/27/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-917.75
Bill	5357 9828 052325	05/27/2025			531.307 · Street Lights	-917.75	917.75
TOTAL						-917.75	917.75

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Check Detail
May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12244	05/07/2025	BARRY MAZZONI		101.002 · Suntrust #570803-Operating ...		-35.25
Bill	043025	05/06/2025			538.618 · Operating Supplies	-35.25	35.25
TOTAL						-35.25	35.25
Bill Pmt -Check	12245	05/07/2025	BIG DOG LEO SE...		101.002 · Suntrust #570803-Operating ...		-150.00
Bill	050125	05/06/2025			538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL						-150.00	150.00
Bill Pmt -Check	12246	05/07/2025	BUSINESS OBSE...		101.002 · Suntrust #570803-Operating ...		-61.25
Bill	25-00859P	05/06/2025			513.801 · Legal Advertising	-61.25	61.25
TOTAL						-61.25	61.25
Bill Pmt -Check	12247	05/07/2025	FEDEX		101.002 · Suntrust #570803-Operating ...		-30.98
Bill	8-853-17522	05/06/2025			519.410 · Postage	-30.98	30.98
TOTAL						-30.98	30.98
Bill Pmt -Check	12248	05/07/2025	GENTRY SR INVE...		101.002 · Suntrust #570803-Operating ...		-7,199.17
Bill	1027	05/06/2025			572.701 · Office Operations	-7,199.17	7,199.17
TOTAL						-7,199.17	7,199.17
Bill Pmt -Check	12249	05/07/2025	GRAU AND ASSO...		101.002 · Suntrust #570803-Operating ...		-750.00
Bill	27367	05/06/2025			513.203 · Arbitrage Rebate Calculation	-750.00	750.00
TOTAL						-750.00	750.00
Bill Pmt -Check	12250	05/07/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-550.00
Bill	043025	05/06/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	042625	05/06/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-550.00	550.00

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TSR CDD
Check Detail
May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12251	05/07/2025	JOHNSON ENGIN...		101.002 · Suntrust #570803-Operating ...		-1,100.00
Bill	5209	05/06/2025			519.320 · Engineering	-1,100.00	1,100.00
TOTAL						-1,100.00	1,100.00
Bill Pmt -Check	12252	05/07/2025	PREMIER LAKES		101.002 · Suntrust #570803-Operating ...		-14,750.00
Bill	2320	05/06/2025			538.615 · Wetland Maintenance	-4,500.00	4,500.00
Bill	2359	05/06/2025			538.700 · Lake Maintenance	-10,250.00	10,250.00
TOTAL						-14,750.00	14,750.00
Bill Pmt -Check	12253	05/07/2025	SMARTSOLUTIONS		101.002 · Suntrust #570803-Operating ...		-1,007.50
Bill	INV. 23	05/06/2025			572.907 · Security System	-1,007.50	1,007.50
TOTAL						-1,007.50	1,007.50
Bill Pmt -Check	12254	05/07/2025	SUNCOAST POOL...		101.002 · Suntrust #570803-Operating ...		-4,415.00
Bill	11118	05/06/2025			572.711 · Pool Operations	-1,600.00	1,600.00
Bill	11106	05/06/2025			572.711 · Pool Operations	-1,520.00	1,520.00
Bill	11119	05/06/2025			572.711 · Pool Operations	-1,295.00	1,295.00
TOTAL						-4,415.00	4,415.00
Bill Pmt -Check	12255	05/07/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-21,529.92
Bill	12419267	05/06/2025			538.121 · Amenity Management	-4,685.00	4,685.00
Bill	12419481	05/06/2025			538.121 · Amenity Management	-375.00	375.00
Bill	12419614	05/06/2025			538.121 · Amenity Management	-15,819.98	15,819.98
Bill	12419783	05/06/2025			579.799 · Miscellaneous Contingencies	-96.60	96.60
					572.300 · Amenity Management - Activiti...	-179.00	179.00
					538.618 · Operating Supplies	-131.96	131.96
					538.618 · Operating Supplies	-79.89	79.89
					538.618 · Operating Supplies	-75.76	75.76
					538.618 · Operating Supplies	-56.96	56.96
Bill	12419863	05/06/2025			579.799 · Miscellaneous Contingencies	-29.77	29.77
TOTAL						-21,529.92	21,529.92

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TSR CDD
Check Detail
May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	12256	05/07/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-10,418.14
					207.201 · Due to Debt Service Fund-2015	-10,418.14	10,418.14
TOTAL						-10,418.14	10,418.14
Check	12257	05/07/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-10,483.84
					207.202 · Due to Debt Service Fund-201...	-10,483.84	10,483.84
TOTAL						-10,483.84	10,483.84
Check	12258	05/07/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-10,332.53
					207.203 · Due to debt service fund - 2016	-10,332.53	10,332.53
TOTAL						-10,332.53	10,332.53
Check	12259	05/07/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-12,897.21
					207.204 · Due to debt service fund - 2017	-12,897.21	12,897.21
TOTAL						-12,897.21	12,897.21
Check	12260	05/07/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-10,313.60
					207.205 · .Due to debt service fund -2018	-10,313.60	10,313.60
TOTAL						-10,313.60	10,313.60
Check	12261	05/07/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-5,313.93
					207.206 · Due to Debt Service Fund - 20...	-5,313.93	5,313.93
TOTAL						-5,313.93	5,313.93
Bill Pmt -Check	12262	05/14/2025	AMITY LOCK & SA...		101.002 · Suntrust #570803-Operating ...		-1,478.69
Bill	074450	05/13/2025			538.618 · Operating Supplies	-1,478.69	1,478.69
TOTAL						-1,478.69	1,478.69

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TSR CDD
Check Detail
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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12263	05/14/2025	BARRY MAZZONI		101.002 · Suntrust #570803-Operating ...		-220.00
Bill	051325	05/13/2025			539.622 · Hurricane Clean-Up	-220.00	220.00
TOTAL						-220.00	220.00
Bill Pmt -Check	12264	05/14/2025	COASTAL WASTE...		101.002 · Suntrust #570803-Operating ...		-39,258.32
Bill	SW0000946059	05/13/2025			534.000 · Garbage/Solid Waste Contr S...	-38,835.00	38,835.00
Bill	SW0000946259	05/13/2025			534.000 · Garbage/Solid Waste Contr S...	-423.32	423.32
TOTAL						-39,258.32	39,258.32
Bill Pmt -Check	12265	05/14/2025	FAIRY DUST HOU...		101.002 · Suntrust #570803-Operating ...		-2,500.00
Bill	INV00049	05/13/2025			572.301 · Janitorial Service	-2,000.00	2,000.00
Bill	INV00048	05/13/2025			572.702 · Oper Mgr - Office Supplies	-500.00	500.00
TOTAL						-2,500.00	2,500.00
Bill Pmt -Check	12266	05/14/2025	FEDEX		101.002 · Suntrust #570803-Operating ...		-11.68
Bill	8-860-45546	05/13/2025			519.410 · Postage	-11.68	11.68
TOTAL						-11.68	11.68
Bill Pmt -Check	12267	05/14/2025	J.B. EDWARDS		101.002 · Suntrust #570803-Operating ...		-2,389.41
Bill	614874	05/13/2025			572.300 · Amenity Management - Activiti...	-2,389.41	2,389.41
TOTAL						-2,389.41	2,389.41
Bill Pmt -Check	12268	05/14/2025	KUTAK ROCK LLP		101.002 · Suntrust #570803-Operating ...		-3,973.00
Bill	3564675 20923-1	05/13/2025			514.007 · District Counsel	-3,973.00	3,973.00
TOTAL						-3,973.00	3,973.00

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TSR CDD
Check Detail
May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12269	05/14/2025	LANDSCAPE MAI...		101.002 · Suntrust #570803-Operating ...		-470,061.17
Bill	315481	05/13/2025		538.604 · Landscape Maintenance - Con...		-156,028.42	156,028.42
Bill	0425	05/13/2025		538.609 · Irrigation Repairs & Maint		-153.93	153.93
				538.609 · Irrigation Repairs & Maint		-201.91	201.91
				538.609 · Irrigation Repairs & Maint		-133.45	133.45
				538.609 · Irrigation Repairs & Maint		-177.09	177.09
				538.609 · Irrigation Repairs & Maint		-149.88	149.88
				538.609 · Irrigation Repairs & Maint		-167.28	167.28
				538.609 · Irrigation Repairs & Maint		-167.68	167.68
				538.609 · Irrigation Repairs & Maint		-133.45	133.45
				538.609 · Irrigation Repairs & Maint		-213.46	213.46
				538.609 · Irrigation Repairs & Maint		-368.20	368.20
				538.609 · Irrigation Repairs & Maint		-133.45	133.45
				538.609 · Irrigation Repairs & Maint		-548.09	548.09
				538.609 · Irrigation Repairs & Maint		-334.43	334.43
				538.609 · Irrigation Repairs & Maint		-1,821.43	1,821.43
				538.609 · Irrigation Repairs & Maint		-133.45	133.45
				538.609 · Irrigation Repairs & Maint		-225.16	225.16
				538.609 · Irrigation Repairs & Maint		-141.78	141.78
				538.609 · Irrigation Repairs & Maint		-173.76	173.76
				538.609 · Irrigation Repairs & Maint		-434.66	434.66
				538.609 · Irrigation Repairs & Maint		-107.55	107.55
				538.609 · Irrigation Repairs & Maint		-231.00	231.00
				538.609 · Irrigation Repairs & Maint		-594.10	594.10
				538.609 · Irrigation Repairs & Maint		-327.78	327.78
				538.609 · Irrigation Repairs & Maint		-275.52	275.52
				538.609 · Irrigation Repairs & Maint		-343.69	343.69
				538.609 · Irrigation Repairs & Maint		-343.43	343.43
				538.609 · Irrigation Repairs & Maint		-539.00	539.00
				538.609 · Irrigation Repairs & Maint		-123.32	123.32
				538.609 · Irrigation Repairs & Maint		-368.20	368.20
				538.609 · Irrigation Repairs & Maint		-169.71	169.71
Bill	332740	05/13/2025		538.604 · Landscape Maintenance - Con...		-156,028.42	156,028.42
Bill	327946	05/13/2025		572.805 · Stansil Park Projects		-20,703.30	20,703.30
Bill	0425	05/13/2025		572.805 · Stansil Park Projects		-1,023.49	1,023.49
				572.805 · Stansil Park Projects		-41,211.25	41,211.25
				572.805 · Stansil Park Projects		-64,435.25	64,435.25
				572.805 · Stansil Park Projects		-1,911.00	1,911.00
Bill	043025	05/13/2025		539.622 · Hurricane Clean-Up		-2,575.00	2,575.00
				539.622 · Hurricane Clean-Up		-2,295.00	2,295.00
				539.622 · Hurricane Clean-Up		-2,460.00	2,460.00
				572.805 · Stansil Park Projects		-2,363.20	2,363.20
				539.622 · Hurricane Clean-Up		-1,451.00	1,451.00
				539.622 · Hurricane Clean-Up		-6,070.00	6,070.00
				538.651 · Replace Plants, Shrubs, Trees		-2,270.00	2,270.00
TOTAL						-470,061.17	470,061.17

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12270	05/14/2025	MCWILLIAMS & S...		101.002 · Suntrust #570803-Operating ...		-460.00
Bill	05072025	05/13/2025			572.312 · Park A/C R&M	-460.00	460.00
TOTAL						-460.00	460.00
Bill Pmt -Check	12271	05/14/2025	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-1,930.89
Bill	22330272	05/13/2025			536.301 · Irrigation - Reclaimed Water	-25.11	25.11
Bill	22330281	05/13/2025			536.301 · Irrigation - Reclaimed Water	-34.02	34.02
Bill	22330285	05/13/2025			536.301 · Irrigation - Reclaimed Water	-59.94	59.94
Bill	22330640	05/13/2025			536.301 · Irrigation - Reclaimed Water	-42.39	42.39
Bill	22330649	05/13/2025			536.301 · Irrigation - Reclaimed Water	-68.85	68.85
Bill	22330720	05/13/2025			536.301 · Irrigation - Reclaimed Water	-31.59	31.59
Bill	22332345	05/13/2025			536.301 · Irrigation - Reclaimed Water	-1,530.48	1,530.48
Bill	22332368	05/13/2025			536.301 · Irrigation - Reclaimed Water	-14.58	14.58
Bill	22332369	05/13/2025			536.301 · Irrigation - Reclaimed Water	-51.84	51.84
Bill	22332374	05/13/2025			536.301 · Irrigation - Reclaimed Water	-67.23	67.23
Bill	22332951	05/13/2025			536.301 · Irrigation - Reclaimed Water	-2.43	2.43
Bill	22332967	05/13/2025			536.301 · Irrigation - Reclaimed Water	-2.43	2.43
TOTAL						-1,930.89	1,930.89
Bill Pmt -Check	12272	05/14/2025	SUNSCAPE CONS...		101.002 · Suntrust #570803-Operating ...		-16,573.23
Bill	13619	05/13/2025			572.805 · Stansil Park Projects	-10,989.14	10,989.14
Bill	13665	05/13/2025			572.805 · Stansil Park Projects	-5,450.00	5,450.00
Bill	13708	05/13/2025			572.805 · Stansil Park Projects	-134.09	134.09
TOTAL						-16,573.23	16,573.23
Bill Pmt -Check	12273	05/14/2025	WRATHELL, HUN...		101.002 · Suntrust #570803-Operating ...		-7,970.42
Bill	2025-3248	05/13/2025			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

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TSR CDD
Check Detail
May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Paycheck	12274	05/16/2025	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	12275	05/16/2025	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	12276	05/16/2025	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
Paycheck	12277	05/16/2025	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

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TSR CDD
Check Detail
May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					215.000 · Accrued Taxes Payable	2.90	-2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	12278	05/16/2025	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	12279	05/20/2025	FEDEX		101.002 · Suntrust #570803-Operating ...		-135.15
Bill	8-867-88021	05/20/2025			519.410 · Postage	-135.15	135.15
TOTAL						-135.15	135.15
Bill Pmt -Check	12280	05/20/2025	FLORIDA STATE F...		101.002 · Suntrust #570803-Operating ...		-9,519.60
Bill	158302	05/20/2025			538.601 · General Repair & Maintenance	-3,019.60	3,019.60
Bill	158303	05/20/2025			539.622 · Hurricane Clean-Up	-6,500.00	6,500.00
TOTAL						-9,519.60	9,519.60
Bill Pmt -Check	12281	05/20/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-550.00
Bill	051525	05/20/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	051425	05/20/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-550.00	550.00
Bill Pmt -Check	12282	05/20/2025	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-943.76
Bill	22369611	05/20/2025			536.301 · Irrigation - Reclaimed Water	-943.76	943.76
TOTAL						-943.76	943.76

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Check Detail
May 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12283	05/20/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-21,143.18
Bill	12420490	05/20/2025			538.121 · Amenity Management	-16,458.18	16,458.18
Bill	12420686	05/20/2025			538.121 · Amenity Management	-4,685.00	4,685.00
TOTAL						-21,143.18	21,143.18
Bill Pmt -Check	12284	05/21/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-385.00
Bill	12420814	05/21/2025			572.300 · Amenity Management - Activiti...	-385.00	385.00
TOTAL						-385.00	385.00
Bill Pmt -Check	12285	05/27/2025	FEDEX		101.002 · Suntrust #570803-Operating ...		-11.76
Bill	8-874-69058	05/27/2025			519.410 · Postage	-11.76	11.76
TOTAL						-11.76	11.76
Bill Pmt -Check	12286	05/27/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-275.00
Bill	052325	05/27/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	12287	05/27/2025	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-663.08
Bill	22392884	05/27/2025			536.301 · Irrigation - Reclaimed Water	-663.08	663.08
TOTAL						-663.08	663.08

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

A

DRAFT
MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the TSR Community Development District held a Workshop on June 4, 2025 at 4:00 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
Pete Soety (via Zoom)	SunScape Consulting, Inc., (SCI)
Rene Hlebak	WTS/AAG Starkey Ranch Lifestyle Director
Bill Conrad	Landscape Maintenance Professionals (LMP)
Paul Gomez	Landscape Maintenance Professionals (LMP)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Mazzoni called the workshop to order at 4:02 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

No members of the public

THIRD ORDER OF BUSINESS

Discussion: Fiscal Year 2025/2026 Proposed Budget

Mr. Mazzoni stated that he will make any edits in the proposed Fiscal Year 2026 Budget as it is presented.

Ms. Comella stated that she and Mr. Mazzoni met with County Staff and the County Commissioner, who proposed the CDD split the cost to construct a new bridge, which the County believes will cost about \$5 million, instead of the CDD's proposed \$2 million. She asked the Board to keep in mind expensive projects like the bridge, the staging area for the landscapers and potentially incurring costs to remediate hurricane damage when reviewing the budget. Due to

***Disclaimer:** These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken.*

the age of the CDD, she thinks it is important for the CDD to spend funds so it remains a premier neighborhood and property values increase. She believes the trees in Trinity are dying because they are not being trimmed properly. Regarding the bridge, Mr. Mazzoni stated the County will give the CDD how much it will cost them to construct a new bridge and the process it would take; the CDD would have to do the same.

Mr. Stalzer recalled the prior Board rejecting his request to conduct a Reserve Study, at a cost of about \$50,000. He advised the Board that he spoke to Mr. Adams about implementing a three to five-year long range projects list and building a capital fund balance for capital improvements, as he thinks the projects should not be funded from the general fund. Ms. Comella agreed with Mr. Stalzer completely, as well as Mr. Kurtz.

Mr. Mazzoni presented the proposed Fiscal Year 2026 budget line items, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget. He was asked to research the purpose of the “trash collection assessments” line item and how the “Property appraiser & tax collector” amount is calculated.

Discussion ensued regarding the Board determining whether to increase or decrease certain budget items and the reason for purchasing another golf cart.

The following changes to the proposed Fiscal Year 2026 budget and final assessment amount will be presented for consideration at the Regular Meeting later today:

Page 1, Audit: Change “\$4,570” to “\$6,600”

Page 2, Contract Services: Add “Landscape consulting fees” line item for \$10,129

Page 2, Wetland maintenance and monitoring: Change “\$130,200” to “\$114,200”

Page 2, Wetland mitigation reporting: Insert “\$15,945”

Page 2, Hurricane clean-up: Insert \$100,000

Page 2, Community trash hauling: Change “\$375,000” to “\$444,000”

Page 2: Delete “Capital Projects-future” line item and re-assign the \$25,000 to the “Contingency” line item

Mr. Mazzoni was asked to incorporate the new “Irrigation water truck rental” item into the current Fiscal Year 2025 budget and reallocate costs from the contingency line item.

Page 2, Security/alarms/camera: Change “\$30,000” to “\$50,000”

Page 3, Contract Services line items:

Page 3: Based on the above changes, change "Contingency" line from "\$50,000" to \$75,000"

Mr. Adams stated that the proposed O&M General Fund 002 assessments will increase from \$1,836.84 to \$1,942.47.

Mr. Stalzer asked if the amount in the "trash collection assessment" line item, on Page 23, should be increased from \$158.80 to \$169.95, to align with the CDD's costs, since that amount has not changed in over three years. Mr. Adams replied affirmatively. Mr. Mazzoni will email the proposed changes to Mr. Adams to incorporate into the proposed Fiscal Year 2026 budget.

Mr. Adams responded to questions, noting that the CDD fund balance should be kept at 30% and 40% of its annual revenue. He discussed the process of designating assigned and unassigned surplus fund balance.

FOURTH ORDER OF BUSINESS

UPCOMING MEETING DATES

- June 4, 2025 at 6:00 PM
- July 9, 2025 at 6:00 PM
- QUORUM CHECK

FIFTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Anderson and seconded by Mr. Stalzer, with all in favor, the meeting adjourned at 5:37 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on June 4, 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
Alex Kurth (via Zoom)	Premier Lakes, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
David Caplivski (via Zoom)	CPA - Grau & Associates (GRAU)
Raisa Carvajal	Resident
Roberto Alejandro	Resident
Other Resident	

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 6:01 p.m. All Supervisors were present.

All recited the Pledge of Allegiance.

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

SECOND ORDER OF BUSINESS**Public Comments (agenda items) [3 minutes per person]**

No members of the public spoke.

THIRD ORDER OF BUSINESS**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates (to be provided under separate cover)**

Mr. Caplivski noted the pertinent information in the Audited Financial Report for the Fiscal Year Ending September 30, 2024. He discussed the Auditor's responsibilities and the purpose of the Report. There were no findings, recommendations, deficiencies on internal control or instances of noncompliance; it was an unmodified opinion, known as a clean audit.

Mr. Stalzer asked what is considered a reasonable amount of time to remove the \$47,238 "Due to other" liability, which dates back to 2021. Mr. Caplivski stated he would be comfortable removing it from the next audit, with the understanding that the parties might ask for the funds in the future. St. Lucie County referenced in the Management Letter will be corrected.

A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

FOURTH ORDER OF BUSINESS**Waterways Update from Aquatics Vendor – Alex Kurth (Premier Lakes)**

Mr. Kurth reviewed actions taken to treat algae blooms, catching up on shoreline grass work and controlling torpedo grass in preparation for the rainy season. Lake 5A was added to the dye program, due to reoccurring algae blooms.

Mr. Kurth reviewed the prior vendor's Water Testing Report and suggested implementing nutrient remediation techniques, such as aeration or a phosphorous binding product program for Lakes 5-A, 16-3 and 16-4 or anywhere that the dye and bacteria program is not working.

Mr. Kurth discussed his reason for assigning \$100,000 towards erosion, \$20,000 towards water quality testing and stocking the lakes with grass carp. He suggests starting with stocking grass carp, as needed and with erosion repairs, as water quality testing would only be beneficial if there is a plan to take action, which would require adding a new budget line item for nutrient remediation. The ShoreSox® project they did several years ago in another CDD looks the same as the day it was installed.

In response to a question about what happens if the CDD does not address shoreline erosion, Mr. Kurth stated the property line will continue eroding and landscaping and landscape equipment might fall into the lake. The permit criteria requires a 4:1 slope or no more than a 9" vertical drop; the existing littorals on Lake 15-2 doubled since Premier was awarded the contract and that might be the reason for fewer algae blooms.

FIFTH ORDER OF BUSINESS

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

This item was presented following the Tenth Order of Business.

SIXTH ORDER OF BUSINESS

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

Mr. Mazzoni presented Resolution 2025-08.

The following change will be made to the Fiscal Year 2026 Meeting Schedule.

TIME Change "6:00 PM" to "5:30 PM"

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, Resolution 2025-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

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

Mr. Mazzone presented Resolution 2025-10. The Amended Fiscal Year 2024 budget reflects adjustments to the Fiscal Year 2024 beginning and ending fund balances.

On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, 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, was adopted.

NINTH ORDER OF BUSINESS

Discussion Regarding Amenity Use Policies and Maintenance Area Designations

Resident Raisa Carvajal proposed holding a fishing event at Huckleberry Pond to instill community connection and help offset the negative perception of teenagers and the perception that no fishing is allowed.

Ms. Carvajal and resident Roberto Alejandro distributed photos and questioned why the CDD designated a public CDD area as a restricted area for maintenance purposes and installed a fence, which they believe was to appease certain Esplanade homeowner requests for privacy, instead of the homeowners installing a fence on their own property. Since the May 2022 meeting minutes did not specify the reason for designating the area as a maintenance area and the approval process for such, and being told that what happened to their son and his friend while fishing at Huckleberry Pond was a civil and criminal matter and not a CDD matter, they think the same should have been said to the Esplanade residents.

Ms. Comella asked Ms. Willson to provide an opinion on whether the CDD is required to remove the fence. Ms. Carvajal and Mr. Alejandro were told that they can speak to Ms. Helbak regarding holding a fishing event. Mr. Mazzoni stated that the incident referenced did not occur in the maintenance area.

Discussion ensued regarding the CDD's action of restricting public areas, recalling the original reason the fence and gate were installed was to prevent vehicles from accessing and further damaging CDD property. The fishing rules, holding events at Cuningham Park or where there is parking and other amenities available and being inclusive to all residents in the community, were discussed.

Mr. Mazzoni stated the Esplanade, MPOA and CDD Rules as to restrictions on fishing in the different areas and use of the ponds are generally the same. He highlighted the MPOA Rules about entering individual properties.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

Mr. Mazzoni stated that the \$169,253 in the "Special Program Revenue" budget line item was moved to the new "Misc revenue-Stancil Park Turnover" budget line item.

Mr. Stalzer asked if the penalty clause was included in the commercial property invoices so Staff checks on the status of the payments and works with Accounting to ensure regular monthly invoices are processed timely. Mr. Adams stated the CDD received several payments in May. He noted the difficulty determining the correct entity, since they have been split up.

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

- **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**

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

Mr. Adams stated that he incorporated the changes to the proposed Fiscal Year 2026 budget that were discussed at the workshop earlier today, which matched Mr. Mazzoni's calculations, with the exception of the "Property appraiser & tax collector" line item increasing a few thousand dollars and the recently adopted Fiscal Year 2024 budget amendment changing the beginning and ending fund balance. The overall changes resulted in the General Fund 002 assessments increasing from \$1,836.84 in Fiscal Year 2025 to \$1,997 in Fiscal Year 2026, which is an overall increase of about \$160.16 per unit. The newly updated proposed Fiscal Year 2026 budget will be emailed to the Board; the items highlighted in yellow depict the differences between the budget that is in the agenda and the changes proposed at the workshop.

Mr. Adams responded to questions regarding the overall Operations and Maintenance (O&M) expenditures and trash collection amounts and how much assessments increased from Fiscal Year 2024 to Fiscal Year 2025.

Ms. Comella asked if the Board wants to add any other projects to the budget before setting the maximum assessment level.

On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor, Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026, as

amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 13, 2025 at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS**Approval of May 14, 2025 Regular Meeting Minutes**

The following change was made:

Line 234: Change "Mr. Kurtz" to "Mr. Bruno"

On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor, the May 14, 2025 Regular Meeting Minutes, as amended, were approved.

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

Items 2, 4, 6, 8, 9, 11, 12 and 13 were completed.

Item 1: Ms. Willson stated that she is working with the Developer on providing additional items pertaining to the Trust Indenture for the District Engineer to review before he issues the Certificate of Completion for the 2019 Bond issue.

Item 3: Staff is meeting in June and expect to submit documents to Ms. Willson for review before placing this item on the agenda.

Item 8: The SunScape Standard Form of Agreement will be executed tonight.

Ms. Comella asked about the status of the County repairing Rangeland Boulevard. Mr. Mazzoni stated that the work is being performed today; the Board previously approved the work. Ms. Comella voiced her opinion that this should have been brought back to the Board to reconsider. Going forward, she does not want the CDD to incur any costs just because the County delays repairing Rangeland Boulevard.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock, LLP**

Ms. Willson stated she will review the items from this meeting and will follow up with the Developer on the final 2019 bond requisition. The Legislative session is being monitored and will give final updates on items that might require updating the CDD's Rules of Procedure Policy.

Mr. Kurtz asked about Special Counsel addressing the issue with the County regarding Rangeland Boulevard. Mr. Mazzoni thought the meeting he and the Chair attended with County Staff regarding the bridge was successful. The County offered potential solutions and is determining the cost to replace the bridge and if there is potential for cost-sharing. He was asked to obtain a quote to replace the Rangeland bridge. Ms. Comella recalled the County expressing willingness to pay for half or some of the cost to replace the bridge, if the CDD contracts the project, as the County's approval process would take much longer than the CDD.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **Operations Report**

Mr. Mazzoni presented the Monthly Operations Report. He reported the following:

- The Sidewalk Common Area Pressure Washing Project is expected to be completed by the end of the week; the curbs will be next. He expects the work to be completed within seven to ten days. The post-inspection is scheduled for Tuesday, June 17, 2025.

- He will be on site with the contractor when the Rangeland Bridge Repair Project commences in June to inspect, take photos and provide updates to the Board.

- Any new sidewalk/asphalt maintenance repair items will be incorporated into the Fiscal Year 2026 budget.

- **Consideration of Allowing Resident of 3895 Edgar Avenue to Engage Vendor to Repair CDD Landscaping Damaged in the Process of Constructing a Pool**

This item was an addition to the agenda.

Mr. Mazzoni stated that the resident of 3895 Edgar Avenue is obtaining approvals to install a pool but, since the project involves damaging CDD landscaping in the buffer zone, the CDD's permission to proceed is needed. The resident will engage a vendor and incur the cost to

replace the damaged landscaping. The Board agreed to the request, subject to Mr. Mazzoni providing the resident a proposal from LMP to complete the repairs.

- **NEXT MEETING DATE: July 9, 2025 at 6:00 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the July 9, 2025 meeting.

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak stated that the Lifestyle Team's duty is to promote fun and to enforce rules, as needed; however, some residents' perceive their duty to include security at the pools and to monitor resident behavior at all hours. She discussed a Facebook post about an after-hours incident at the pool and, at the same time, handling an issue that involved the Fire and Police Departments, which resulted a filing a police report.

Ms. Hlebak presented the May 2025 Monthly Summary Report. She will work with the Environmental Club on scheduling a fishing event.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Stalzer stated he thinks the CDD might exceed budget projections for Fiscal Year 2025 and asked Mr. Adams to ensure all expenses through September 30, 2025 are posted when presenting the Financials at the November 2025 meeting and to present a Fiscal Year 2025 Budget Amendment at the January or February 2026 meeting.

FIFTEENTH ORDER OF BUSINESS

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

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, the meeting adjourned at 7:38 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

ACTION & COMPLETED ITEMS

TSR CDD
ACTION & COMPLETED ITEMS LIST
06.04.25 for 07.09.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	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. 06.04.25 Ms. Willson: Work with Developer on obtaining add'l docs.	X			
2	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. 06.04.25 Staff meeting in June & will submit docs to Ms. Willson to review. Planned for August Agenda.	X			
3	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 after 06.04.25 mtg	
4	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			
5	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			
6	06.04.25	ACTION	Ms. Willson: Provide opinion on whether the CDD is required to remove the maintenance fence at Huckleberry Pond.	X			
7	06.04.25	ACTION	Mr. Mazzoni/Mr. Adams: Check status of CDD receiving commercial property payments; check if the penalty clause was included in the CDD invoices to the property owners, and work with the Accounting Dept. to ensure regular monthly invoices are processed timely.		X		
8	06.04.25	ACTION	Mr. Adams: Email newly approved updated Fiscal Year 2026 Budget to the BOS; explain purpose of the "trash collection assessments" budget line item.			X after 06.04.25 mtg	
9	06.04.25	ACTION	Mr. Mazzoni: Obtain proposal to replace the CDD bridge from the same vendor who replaced the bridge in Community Park.	X			
10	06.04.25	ACTION	Mr. Mazzoni: Obtain proposal from LMP to replace damaged CDD landscaping and provide to resident on Edgar Ave.			X after 06.04.25 mtg	
11	06.04.25	ACTION	Ms. Hlebak: Work w/ Environmental Club to schedule a fishing event.	X			

TSR CDD
ACTION & COMPLETED ITEMS LIST
06.04.25 for 07.09.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
12	06.04.25	ACTION	Mr. Adams: Ensure all expenses through September 30, 2025 are posted when Financials presented at Nov 2025 mtg. Present FY25 budget amendment at Jan or Feb 2026 mtg.	X			

TSR CDD
ACTION & COMPLETED ITEMS LIST
06.04.25 for 07.09.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	09.11.24	ACTION	Mr. Adams: Ensure Accounting recodes "Pool fence & gate" expenses.			X	01.08.25
2	11.13.24	ACTION	12.11.24: Inspect line of sight issues.			X	01.08.25
3	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
4	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
5	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
6	12.11.24	ACTION	Ms. Hlebak: Inspect/improve maintenance at Whitfield Park dog park.			X	01.08.25
7	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
8	11.13.24	ACTION	Mr. Mazzoni: Present proposal to repair hurricane-damaged Lake M10-C			X	02.12.25
9	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
10	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
11	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
12	01.08.25	ACTION	Mr. Mazzoni/Ms. Hlebak: Prep, subject to Board approval, e-blast informing residents regarding unbudgeted expenditures.			X	02.12.25
13	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
14	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
15	01.08.25	ACTION	Mr. Mazzoni: Ensure all requests are placed on Actions Items List.			X	02.12.25
16	01.08.25	ACTION	Ms. Hlebak: Report on canoe/kayak rentals over last 12 months.			X	02.12.25
17	01.08.25	ACTION	Mr. Mazzoni: Monitor hogs. Report any significant CDD property damage.			X	02.12.25

TSR CDD
ACTION & COMPLETED ITEMS LIST
06.04.25 for 07.09.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
18	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
19	01.08.25	ACTION	Mr. Kurth: Present proposal to add Triploid Grass Carp into CDD lakes.			X	02.12.25
20	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
21	01.08.25	ACTION	Ms. Hlebak/Mr. Mazzoni: Inspect bike park. Report findings at nxt mtg.			X	02.12.25
22	09.11.24	ACTION	Mr. Mazzoni: Inspect grass covered drain Mr. Hudak observed Davey Tree crews damage & street drain.			X	03.12.25
23	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
24	02.12.25	ACTION/ AGENDA	Mr. Mazzoni: Obtain addtl proposals and Florida State Fence proposals for Starkey Wall repair and installing fence and gate at Huckleberry Pond.			X	03.12.25
25	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
26	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
27	02.12.25	ACTION	Ms. Willson: Revise Rangeland Blvd Bridge Ltr. Mr. Mazzoni: Send to Co.			X	03.12.25
28	02.12.25	ACTION	Mr. Mazzoni: Ask County to remove debris on Co Road.			X	03.12.25
29	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
30	02.12.25	ACTION	Ms. Willson: Email Agrmt w/ Water Mgmt Dist & County to Board.			X	04.09.25
31	02.12.25	ACTION	Management: Fix FY2025 Mtg Schedule re: 12.11.25 cx mtg that was held.			X	04.09.25
32	02.12.25	ACTION	Ms. Hlebak: Close canoe, kayaks and other ancillary rental items.			X	04.09.25
33	02.12.25	ACTION	Mr. Mazzoni: Get new speed limit & remembrance signs for Night Star Tr.			X	04.09.25
34	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
35	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

TSR CDD
ACTION & COMPLETED ITEMS LIST
06.04.25 for 07.09.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
36	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
37	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
38	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
39	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
40	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
41	03.12.25	ACTION	check on the status of the payments after incorporating lines items for light-duty golf cart, landscape maint. area, etc.			X	05.14.25
42	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
43	04.09.25	ACTION	Mr. Mazzoni: Email prior vendor's nutrient test results to Premier.			X	05.14.25
44	04.09.25	ACTION	Mr. Mazzoni: Find status of land Developer was to give to CDD or County.			X	05.14.25
45	04.09.25	ACTION	Mr. Mazzoni: Have Agenda Item 12E moved under 12C.			X	05.14.25
46	04.09.25	ACTION	Mr. Mazzoni: Send letter notifying 3936 Barbour Trail residents of 30-day suspension of amenity privileges.			X	05.14.25
47	04.09.25	ACTION	Mr. Mazzoni: Tell Commissioner Starkey of CDD issue with County not recognizing County-owned road.			X	05.14.25
48	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
49	04.09.25	ACTION	Mr. Mazzoni: Notify Mrs. Deenihan about installing traffic sign in remembrance of Mr. Deenihan.			X	05.14.25
50	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	06.04.25
51	02.12.25	ACTION	Mr. Mazzoni: Seek reimbursement to repair gabion basket damaged in traffic accident on Longspur.			X	06.04.25

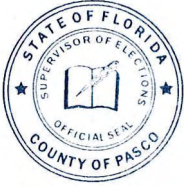
TSR CDD
ACTION & COMPLETED ITEMS LIST
06.04.25 for 07.09.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
52	04.09.25	ACTION	Mr. Mazzoni: Ensure FY2026 Meeting Schedule has a 5:30 p.m. start time.			X	06.04.25
53	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	06.04.25
54	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	06.04.25
55	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	06.04.25
56	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	06.04.25
57	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	06.04.25

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
C**



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 23, 2025

Daphne Gillyard
Director of Administrative Services
2300 Glades Rd Suite 410W
Boca Raton FL 33431

Dear Daphne Gillyard:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

• Avalon Park West Community Development District	988
• Del Webb River Reserve Community Development District	0
• Harvest Hills Community Development District	0
• Heritage Pines Community Development District	1,943
• KD52 Community Development District No. 1	0
• KD52 Community Development District No. 2	0
• Kenton Community Development District	1
• Magnolia Island Community Development District	0
• Parkview at Long Lake Ranch Community Development District	390
• Pasadena Ridge Community Development District	0
• Preserve at Legends Pointe Community Development District	0
• PTC Community Development District	2
• Riverwood Estates Community Development District	19
• Silverado Community Development District	752
• Summerstone Community Development District	601
• Towns at Woodsdale Community Development District	70
• TSR Community Development District	4,873
• Vidas Way Community Development District	11
• Westwood of Pasco Community Development District	76
• Whispering Pines Community Development District	285
• Woodcreek Community Development District	133

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer



Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: June 27th, 2025
SUBJECT: Status Report – Field Operations

WATERWAY & MITIGATION UPDATES:

- **JUNE AQUATIC SERVICE REPORTS FROM PREMIER LAKES:** Attached are the service reports from Premier Lakes for the Board's review.
- **COMMON AREA PRESSURE WASHING:** Operations reviewed the progress of American Power Washing on the pressure washing project on 6/25. The project was not completed as of the date of this report. Operations will provide a status update on this project at the July 9th meeting.
- **ROAD / WAYFINDING SIGNAGE:** Fast Signs straightened and put back up five (5) signs in the District on 6/10.



- **SIDEWALK / ASPHALT MAINTENANCE:** Rose Paving Completed their work between June 2nd and June 13th. Operations completed its review of the work on 6/25. There were no missed items or follow-up items necessary. Barring an emergency, this completes all planned sidewalk and road projects for the FY 2025 budget.
- **STANSIL PARK:** Taylor Morrison Homes has completed the painting of the Stop bars and crosswalks in Stansil Park. This Action Item has been resolved.

- **UPDATE FROM PC TRAFFIC OPERATIONS**

At District Operation's request, Pasco County Traffic Operations has agreed to add the two intersections (Gunn Hwy/ Rangeland and Gunn Hwy/ Long Spur) to their traffic data collection list. This will happen once the schools reopen for Fall. They are looking for solutions to improve turns and movement in this area.

The Pasco County Traffic Operations team is currently reviewing the existing signage to see if there is any additional signage needed to increase the driver awareness without entering into sign pollution stage. Additional updates will be provided as they become available. Our thanks and appreciation to Pasco County Traffic Operations for their help resolving these concerns.



- **RANGELAND BRIDGE WOOD REPLACEMENT**

Operations met with Southern Land Services team during the quarterly service on the Rangeland bridge to review the issue with the stringer board. These are the boards that run east/ west that the wear layer, the layer cars drive on, screws into. The stringer boards are splitting due to their age and the replacement of the top layer over time. This is normal wear, and this type of maintenance is expected.

- SLS projects that approximately 16 to 20 stringer boards will require replacement during the scheduled maintenance in October. In speaking with Jared of SLS, he feels that the District has budgeted adequately for the replacement of these boards, to his best estimate. This work will be part of the FY2026 Bridge & Deck Maintenance projects.



Florida

[Home](#) / [FL](#)

Map released: Thurs. June 19, 2025

Data valid: June 17, 2025 at 8 a.m. EDT

Intensity

- None
- D0 (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Exceptional Drought)
- No Data

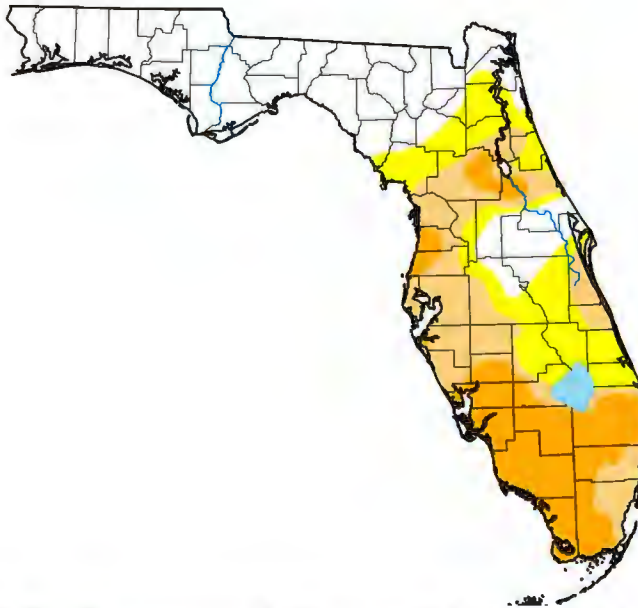
Authors

United States and Puerto Rico Author(s):

[Brad Rippey](#), U.S. Department of Agriculture

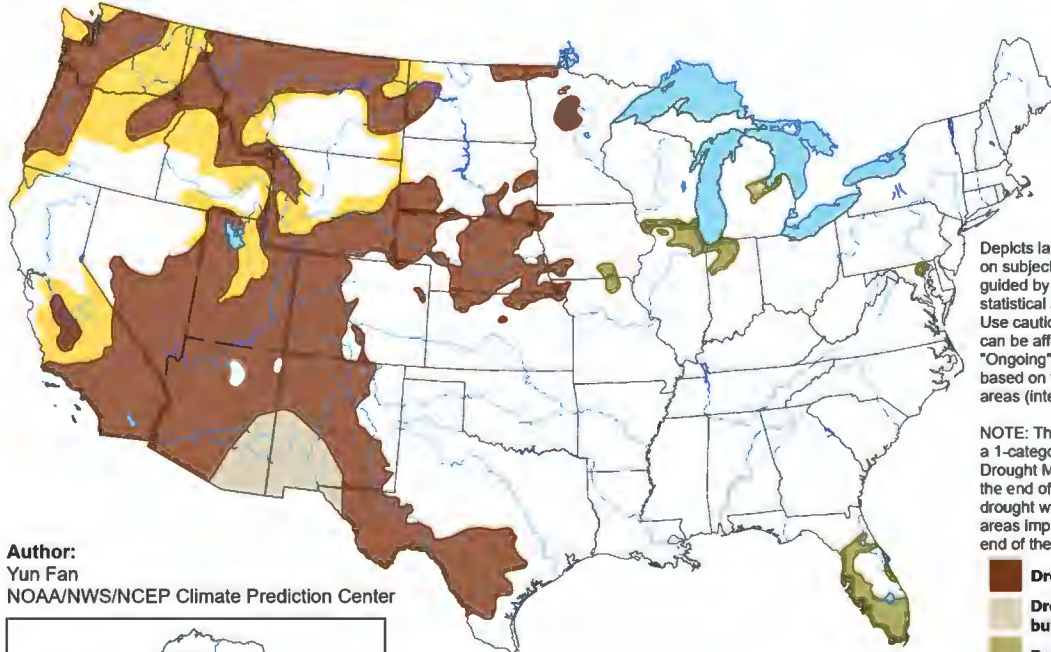
Pacific Islands and Virgin Islands Author(s):

[Lindsay Johnson](#), National Drought Mitigation Center

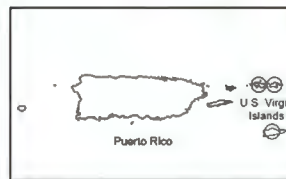


U.S. Seasonal Drought Outlook Drought Tendency During the Valid Period

Valid for June 19 - September 30, 2025
Released June 19, 2025



Author:
Yun Fan
NOAA/NWS/NCEP Climate Prediction Center



Depicts large-scale trends based on subjectively derived probabilities guided by short- and long-range statistical and dynamical forecasts. Use caution for applications that can be affected by short lived events. "Ongoing" drought areas are based on the U.S. Drought Monitor areas (intensities of D1 to D4).

NOTE: The tan areas imply at least a 1-category improvement in the Drought Monitor intensity levels by the end of the period, although drought will remain. The green areas imply drought removal by the end of the period (D0 or none).

- Drought persists
- Drought remains, but improves
- Drought removal likely
- Drought development likely
- No drought



<https://go.usa.gov/3eZ73>



1936 Bruce B. Downs Blvd Suite 308
West y Chapel FL 33 43
(844) 2 -373 ,
CustomerSupport@PremierLakesFL.com

Work Order

DATE	06/02/202 -
TECH(S)	Bill Kurth
JOB #	1062264342

CUSTOMER

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Barry Mazzini
200 Hart Pin Av
Odessa, Florida, 336-3462
(813) 399-086

mazznib@whhassiat.com

SERVICE LOCATION

TSR C
TSR C Wd meCenter
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mazznib@whhassiat.com

JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Treated Lakes 14-1, Stanley A, 7-1B for sludge and algae using nontoxic herbicides. Applied Sonar herbicide to Lakes 3-3, M22C for hydrilla and naiads. Sonar for SSR in Lakes 18-9, M14G, 1-3, M14



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Work Order

DATE	06/09/2022 -
TECH(S) ID	av Smallridge
JOB #	1062264298

CUSTOMER

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(813) 399-086

mazzini@whhassiat.com

JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Tracked grasses and disjuncts - a, - b, 17-2, 17-3, 12-4, 12-3, 12-2, 12- , 12-6, m12a.



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TSR CDD Welcome Center
2500 Heart Pine Ave
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(813) 399-0865

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JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Treated grasses and weeds on ponds connan, B3,m10d,5-7,m6c,m8b.

Work Order

DATE	06/10/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264343



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mazzonib@whhassociates.com

JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Treated grasses on ponds 9-2,m9d,7-1b, stancil a,b,c,d. Algae 1-2,1-3.

Work Order

DATE	06/17/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264344



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mazzonib@whhassociates.com

Work Order

DATE	06/16/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264299

LOCATION

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2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

Annual Lake Maintenance - Weekly

Annual Lake Maintenance

COMPLETION NOTES

Treated grasses on ponds esp1a,1b,2a,2b,5b,16-1,26-3,16-4,16-5,13-1,23-2. Algae on ponds 16-1,16-3,16-4,16-5.



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Work Order

DATE	06/23/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264300

CUSTOMER

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(813) 399-0865

mazzonib@whhassociates.com

JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Treated grasses and weeds on ponds 18-9,18-10,esp1a,1b,2a,3b,3a3b,5a,5b,4a,4b,, 12-5,12-4.



1936 Bruce B Downs Blvd Suite 308
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Work Order

DATE	06/24/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264345

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JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Treated grasses and weeds on ponds 12-1,m10c,10-2,m10b,b-3,m10d,m3a,3-1,3-2,4-1,m5b,5-1,5-2,5-4. Algae on ponds 5-3a,3-2,4-1.

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 dependent



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





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TSR

COMMUNITY DEVELOPMENT DISTRICT

13

**TSR COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF TSR COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of TSR Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

TSR

COMMUNITY DEVELOPMENT DISTRICT

14

RESOLUTION 2025-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR
COMMUNITY DEVELOPMENT DISTRICT ELECTING AND
REMOVING OFFICERS OF THE DISTRICT 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; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove certain Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective July 9, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of July 9, 2025:

Frank Stalzer Vice Chair

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chesley “Chuck” Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 9th day of July, 2025.

ATTEST:

**TSR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors