

# **TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**September 10, 2025**

**BOARD OF SUPERVISORS  
PUBLIC HEARING AND  
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**

September 3, 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 Public Hearing and Regular Meeting on September 10, 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. Public Hearing on Rule Relating to Amenity Policy and Fees
  - A. Affidavits of Publication
  - B. Amenity Policy Revisions and Documents
    - I. Policy Revisions Summary
    - II. Amenity Policy Review Draft
    - III. Amenity Rental Documents
  - C. Consideration of Resolution 2025-15, Adopting Revised Amenity Policies and Fees; Providing Severability Clause; and Providing an Effective Date
5. Discussion: Resident Maintenance Requests for Bonfire Drive Lots 1, 17, and 48
6. Discussion/Consideration: Reserve Advisors Reserve Study Proposal
7. Discussion: Land Clearing Group Proposal for Land Clearing [Forestry Mulching Services]
8. Consideration of Resolution 2025-16, Electing Officer(s) of the District and Providing for an Effective Date [Barry Mazzoni]
9. Consideration of Taylor Morrison of Florida, Inc Invoice # - StarkeyRanchCDDUtilities

10. Acceptance of Unaudited Financial Statements as of July 31, 2025
11. Approval of August 13, 2025 Public Hearings and Regular Meeting Minutes
12. Action & Completed Items
13. Staff Reports

- A. District Counsel: *Kutak Rock, LLP*
- B. District Engineer: *Johnson Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- Operations Report
- NEXT MEETING DATE: October 8, 2025 at 5:30 PM

○ QUORUM CHECK

SEAT 1	KEVIN KURTZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	WILLIAM DAVID JACKSON	<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*

14. Supervisors' Requests
15. Public Comments (*non-agenda items*) [3 minutes per person]
16. 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,



Barry Mazzoni  
District Manager



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4**

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4A**

49339

## Tampa Bay Times

Published Daily

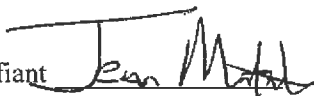
STATE OF FLORIDA } ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Notice of Rule Development was published in said newspaper by print in the issues of 08/03/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

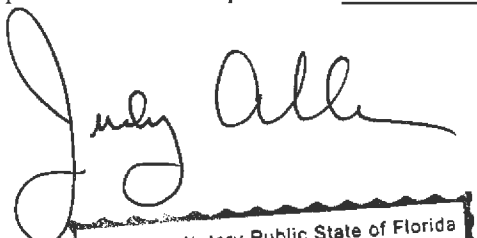
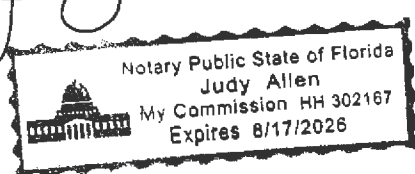


Sworn to and subscribed before me this 08/03/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced \_\_\_\_\_

### NOTICE OF RULE DEVELOPMENT BY THE TSR COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the TSR Community Development District (the "District") hereby gives notice of its intention to develop Revised Amenity Policies and Fees to govern the operations of the District. The proposed rule number is 2025-15.

The Revised Amenity Policies and Fees will address such areas as (i) policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) violation and penalty policies (collectively, the "Revised Amenity Policies and Fees").

The purpose and effect of the Revised Amenity Policies and Fees is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, *Florida Statutes*. The specific grant of rulemaking authority for the adoption of the proposed Revised Amenity Policies and Fees includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the proposed Revised Amenity Policies and Fees include, but are not limited to, Sections 120.54, 120.69, 120.81, 190.035 and 190.041, *Florida Statutes*.

A copy of the proposed Revised Amenity Policies and Fees and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0016.

Chuck Adams, District Manager  
TSR Community Development District

Published: August 3, 2025

(49339h)

**Tampa Bay Times**

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF PASCO County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter NOTICE OF RULEMAKING was published in said newspaper by print in the issues of 08/10/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

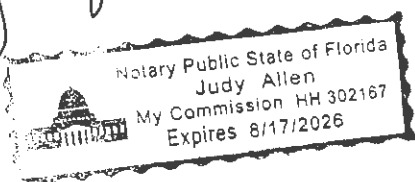
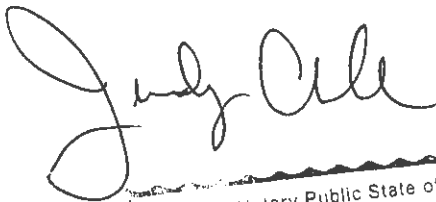
Signature of Affiant

Sworn to and subscribed before me this **08/10/2025**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced \_\_\_\_\_

**NOTICE OF RULEMAKING REGARDING THE REVISED AMENITY POLICIES AND FEES OF THE TSR COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Revised Amenity Policies and Fees (the "Proposed Rule"). The Proposed Rule number is 2025-15. Prior notice of rule development relative to the Proposed Rule was published in the Tampa Bay Times on August 3, 2025.

A public hearing will be conducted by the Board of Supervisors (the "Board") of the TSR Community Development District (the "District") on **September 10, 2025, at 6:00 p.m. at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 120.54, 120.69, 120.81, 190.035 and 190.041, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Phone (561) 571-0010, [adamisc@whhassociates.com](mailto:adamisc@whhassociates.com) (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Chuck Adams, District Manager  
TSR Community Development District

Published: August 10, 2025

(49932h)

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4B**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**4BI**

**TSR-CDD**  
**PROPOSED CHANGES TO AMENITY POLICY**  
**SEPTEMBER 2025**

- |                              |                                                                                                                                     |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 1. INTRODUCTION              | Removed this page for redundancy                                                                                                    |
| 2. COMMUNITY CONTACTS        | Updated all contact information                                                                                                     |
| 3. FIRE PITS                 | Adjusted verbiage to only allow them to be used from dusk to 10pm.                                                                  |
| 4. AMENITY RENTAL PROCEDURES | Updated email address<br>Added language about when rental availability is released<br>Added reference to rental guidelines document |
| 5. CUNNINGHAM PARK           | Removed all references to canoe and kayak rental<br>Added language for approval of equipment                                        |
| 6. RENTALS                   | Changed Cunningham Hall max from 100 to 75                                                                                          |
| 7. SUSPENSION POLICY         | Added this entire section for board review                                                                                          |

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**4BII**





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# **TSR Community Development District Amenity Policy & Fees**

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**Adopted August 23, 2016**

Revised: April 22, 2025(or whatever date approved)

**Resident Services / Lifestyle & Amenity Management:**

2500 Heart Pine Avenue, Odessa, FL 33556

813.925.9777

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

**CDD Offices & District Manager:**

2300 Glades Road Suite 410W

Boca Raton, FL 33431

877.276.0889

[info@tsrcdd.com](mailto:info@tsrcdd.com)

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## Definitions

**“Amenity Facilities” or “Amenity”** shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, pools, playgrounds, multi-purpose fields and dog parks, together with their appurtenant facilities and areas.

**“Amenity Facilities Policies” or “Policies”** shall mean these Amenity Facilities Policies of the TSR Community Development District, as amended from time to time.

**“Amenity Manager”** shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisor.

**“Annual User Fee”** shall mean the fee established by the District or any person that is not a Resident and wishes to become a Non-Resident User. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

**“Board of Supervisors” or “Board”** shall mean the TSR Community Development District’s Board of Supervisors.

**“Guest”** shall mean any person or persons who are invited by a Resident or Non-Resident User to participate in the use of Amenity Facilities.

**“District”** shall mean the TSR Community Development District.

**“District Manager”** shall mean the professional management company with which the District has contracted to provide management services to the District.

**“Non-Resident User”** shall mean any person or family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

**“Patron” or “Patrons”** shall mean Residents, Guests and Non-Resident Users who are eighteen (18) years of age and older.

**“Property Owner”** shall mean that person or persons having fee simple ownership of land within the TSR Community Development District.

**“Renter”** shall mean any tenant residing in a Property Owner’s home pursuant to a valid rental or lease agreement.

**“Resident”** shall mean any person or persons residing in a home within the TSR Community Development District that is a Property Owner or a Renter assigned user privileges pursuant to the policies set forth herein.



## Sunshine Law Disclosure

Under Florida law, emails to and from district officials and employees are considered public record. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the office by phone or in writing (as per Florida Statute 119).

## Amenity Management

Arch Amenities Group dba WTS International Inc., a globally recognized leisure management firm; manages amenities owned and operated by the TSR Community Development District. For questions or concerns regarding usage of your facilities, please contact the Amenity Manager's Office via email at [fun@ourstarkeyranch.com](mailto:fun@ourstarkeyranch.com) or by calling 813-925-9777.

## Community Contacts

### **TSR Community Development District**

2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

877.276.0889

[www.TSRCDD.com](http://www.TSRCDD.com)

Chuck Adams, District Manager, [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)  
Barry Mazzoni, Operations Manager, [mazzonib@whhassociates.com](mailto:mazzonib@whhassociates.com)

### **Resident Services & Amenity Manager's Office**

2500 Heart Pine Avenue  
Odessa, Florida 33556

Phone: 813-925-9777  
Renee C. Gillooly-Hlebak  
Lifestyle Director & Amenity Manager, [rhlebak@ourstarkeyranch.com](mailto:rhlebak@ourstarkeyranch.com)

## **1. Facility Access Cards**

1. Access Cards may be issued to all members of each Resident's household and/or Non-Resident Members.
2. Two Access Cards will be issued pre household at no charge, each additional card beyond the two will be a \$10 charge per Access Card. Replacement of lost or stolen cards will be a \$10 charge per Access Card. Renters are required to pay \$10 for all Access Cards issued to their household. See Renter's Privileges for information on Renter's Amenity Access and qualification requirements.
3. All Residents and Non-Resident Members 16 years of age or older are required to have an Access Card for Facility Access. Access Cards are issued to individuals and can only be used by the individual Resident or Non-Resident Member Listed on the Access Card. Bluetooth or Smart Phone App Access will only be issued to those with approved and active Access Cards.
4. All Patrons will be required to sign a waiver of liability before using the District Amenities.
5. Patrons and Guests may be required to present ID Cards or Guest Passes upon request by staff at any Amenity Facility. Access Cards are required at the Pools and Splash Pad Facilities at all times.

## **2. Non-Resident Annual User Fee**

1. The Annual User Fee for any Non-Resident is \$3,000.00 per fiscal year (October 1 – September 30). This payment must be paid in full at time of completion of the Non-Resident user application and the corresponding agreement. This fee includes usage for four persons total. This fee will permit the use of all Amenity Facilities for one (1) fiscal year, pro-rated if applicable. Each subsequent annual membership fee shall be paid in full by October 1<sup>st</sup>. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of amenity facilities. This membership is not available for commercial purposes.

## **3. Guest Policies**

1. Residents must accompany their guests at all times while using the Amenity Facilities.
2. All guests, regardless of age, must complete a Guest Waiver located next to each access gate of the pools prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the guest must be present upon visiting the Amenity Facilities and sign off on the waiver.
3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.
4. Each household/dwelling unit will be permitted to bring up to five (5) guests per day to the aquatic facilities and splash pad. In no event shall the number of guests per household/dwelling unit exceed five (5) per day.

## 4. Renter's Privileges

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use. Those Residents must complete an Amenity Facility Right of Use Assignment Form and provide a copy of an executed lease agreement.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as obtain an ID/Access card. Renters are required to pay \$10 for all Access Cards issued to their household. Replacement of lost or stolen cards will be a \$25 charge per Access Card.
3. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
4. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
5. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
6. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

## 5. General Facility Provisions

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
  - a. The Amenity Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly-noticed Board meeting.
2. All residents and guests may be required to present their Resident ID/Access Cards in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities, will be established and published by the District and Amenity Manager.
4. Dogs or other pets (with the exception of "Service Animal(s)" trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public facilities including, but not limited to, amenity buildings (offices, social halls), pools, , or related improvements, with the exception of the dog parks. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

If the Service Animal is out of control and the handler does not take effective measures to control it; If the Service Animal is not housebroken; or, If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

In the event of a special event or activity occurring outdoors, the Amenity Manager may allow leashed and well-behaved dogs. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to others.

5. Vehicles must be parked in designated areas. Motorized vehicles, including golf carts, are not allowed on any trails or sidewalks at any time. Golf cart operation on public roads must conform to §316.212 of Florida Statutes.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their ID cards or guest passes upon request by staff at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen Resident ID/Access Cards or access devices should be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards.
11. Smoking and the use of electronic smoking devices is not permitted at any of the TSR CDD facilities. This includes facilities used during private rentals as well as all entrances to facilities and within parks.
12. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
13. Aquatic facilities, including splash pad, rules that are posted in appropriate areas must be observed.
14. Patrons and their Guests shall treat all staff members with courtesy and respect.
15. Off-road motorbikes and/or vehicles, including golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
16. Children must be attended to at all times while utilizing Amenity Facilities. District staff will not offer childcare services.
17. Skateboarding is not allowed on the Amenity Facilities property at anytime.
18. The Amenity Manager must approve performances at any Amenity Facility, including those by outside entertainers, in advance.
19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
20. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
21. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in accordance with Florida law.
22. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of



- these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
23. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
  24. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
  25. There shall be no overnight parking in the Amenity Facility parking lots unless owner of vehicle notifies Amenity Manager and obtains a 24-hour parking pass from the Amenity Facility parking lot only.
  26. When using outdoor Amenity Facilities, including trails and open spaces, please adhere to the following guidelines:
    - a. Non-domesticated animals ("wild animals") encountered on trails and in other areas are wild and should never be approached. Never leave small children unattended.
    - b. Never feed wild animals, or leave food/garbage unattended.
    - c. Please see Attachments A-C for more information regarding interaction with wild animals from the Florida Fish and Wildlife Conservation Commission.

## **6. Loss or Destruction of Property or Instances of Personal Injury**

1. Each patron and each Guest assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron or Guest or family member(s).
3. Any Patron, Guests or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facilities' premises shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees representatives, contractor or agents. Any patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employees representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

## 7. General District Amenity Facility Policy

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies.

**Hours:** The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager.

**Emergencies:** After contacting 9-1-1 if required, all emergencies and injuries must be reported to the Amenity Manager (phone 813-925-9777), email [rhlebak@ourstarkeyranch.com](mailto:rhlebak@ourstarkeyranch.com), who will notify the District Manager when appropriate. If during normal business hours, please notify District staff at 813-925-9777.

**District Equipment:** Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guests will be responsible to the District for any cost associated with repair or replacement of that equipment.

**Please note that certain Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk.**

## 8. Aquatic Facility & Splashpad Rules

### No lifeguard on duty – swim at your own risk.

Starkey Ranch features neighborhood pool facilities to improve the leisure time of our residents. In order to enjoy a safe and enjoyable environment within these facilities, please adhere to the following guidelines and policies.

#### **Usage Guidelines**

1. Swim at your own risk. Lifeguards do not supervise the pool areas during operating hours.
2. Pool and splashpad hours are as follows:
  - a. March through September: 7:00am to 8:30 pm or Dusk, whichever is earlier
  - b. October through February: 7:00am to 6:00pm or Dusk, whichever is earlier
3. No one under the age of 16 is allowed in the area alone unless accompanied by a person 16 years and older. Residents are not permitted to “drop off” their children/grandchildren without specific supervision from a person 16 years and older.
4. Children under the age of 10 must be directly supervised by a person 16 years or older in the water or from the deck at all times. A single individual may be responsible for supervising a maximum of four (4) children at any given time.
5. Flotation devices are permitted, but their use by non-swimmers requires direct supervision in the water by a person 16 years of age or older.
6. Persons unable to swim 25 yards without stopping and unable to handle themselves well in the water are not permitted in water above their shoulders.

7. To prevent accidental loss or damage, we recommend that personal pool toys, large flotation devices, pop up tents, and cornhole boards be left at home.
8. No bicycles, scooters, roller skates, roller blades or skate boards are permitted on the pool deck or anywhere within the gates of the pool area
9. Strollers are allowed on the deck, as long as they are kept a minimum of three (3) feet from the pool edge and are maintained in a locked position.
10. Alcohol, glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms. This is per State regulations. Food and drink are not permitted within 4 feet of the pool.
11. All swimmers must shower before initially entering the pool.
12. Persons with open cuts, wounds, sores or blisters may not use the pool.
13. No person should use the pool with or suspected of having a communicable disease that could be transmitted through the use of the pool.
14. Appropriate swimming attire (swimsuits) must be worn at all times.
15. Infants/children not toilet trained and incontinent adults must wear swimsuit diapers or snug plastic pants under their swim suits. Diapers (cloth and disposable) are prohibited.
16. Animals are not permitted in the pool or wet areas.
17. Sitting on or hanging from pool ladders is not allowed.
18. No diving is permitted.
19. Back dives, flips, back jumps or other dangerous actions from the side of the pool are prohibited.
20. Only authorized staff members are allowed in the filter rooms, chemical storage rooms, first aid station and staff office area.
21. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
22. The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately when instructed to do so by the staff.
24. All swim instructors must be approved, certified and employed by the Amenity Manager.
25. All other general facility rules apply.

## **9. Starkey Ranch District Park Usage**

This property is a County facility that is operated through a License Agreement with a contracted agency.

## 10. Event Lawns, Pavilions and Other Outdoor Areas

The outdoor areas of Starkey Ranch are maintained for the usage of residents of the community. The policies below adhere to pavilions, outdoor patios, grilling areas, pool cabanas and event lawns managed by the CDD.

The event lawn and patio areas are available for use by residents and their guests on a first come, first serve basis. Private rentals may be reserved through the Amenity Manager's office.

1. Pavilions may be rented as per the Rental Section of this guide.
2. Residents on a first-come, first-served basis may utilize the pavilion grills.
3. Residents are responsible for cleaning the -pavilion grills after use.
4. No one under the age of 16 is allowed in the area alone unless accompanied by a person 16 years and older. Residents are not permitted to "drop off" their children/grandchildren without specific supervision from a person 16 years or older.
5. Bikes, rollerblades, skateboards and equipment with wheels are prohibited, with the exception of the paved trails.
6. Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be utilized.
7. Pets must be kept on leash and residents must pick up and dispose of pet waste in appropriate receptacles. Residents are encouraged to utilize the dog parks.
8. Profanity, fighting or disruptive behavior will not be tolerated.
9. Smoking and the use of electronic smoking devices is not permitted in public spaces.
10. All instructors and coaches must be approved, certified and employed by the Amenity Manager.
11. Picnic areas are available on a first come first serve basis. Private rentals may be reserved through the Amenity Manager's office and is subject to appropriate fees as approved by the Board. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.
12. Amplified sound systems and DJs are prohibited unless it is an approved program or event..
13. Residents must clean up after themselves and dispose of trash in the appropriate receptacles.
14. Removal of tables and grills from the picnic area is prohibited.
15. The consumption of alcohol is prohibited in public spaces.
16. The event lawns, playgrounds, pavilions and other park areas close at dusk unless otherwise approved by the Amenity Manager.
17. All other general facility rules apply.

## 11. Fire Pit

The Fire Pit located at Whitfield Park is use at your own risk on a first come, first serve availability and are not available for private rentals.

1. The fire pit may be utilized by adult residents only. Anyone under the age of 18 may not use the fire pit unsupervised.
2. The fires may be lit at anytime, but turned off no later than 10pm.
3. Residents are responsibility for shutting off any fire that is lit.
4. Landscaping in the surrounding areas are not to be used as accelerants.

## 12. Dog Parks

Dog parks are available within Starkey Ranch, for the enjoyment of residents and their four-legged friends.

1. Residents and their pets may utilize the dog park at their own risk. Owners are responsible and liable for the actions and behavior of their dogs at all times.
2. The dog park may only be reserved for a community approved program or event. All scheduled events will be posted.
3. Owners are limited to 3 dogs per visit.
4. No one under the age of 16 is allowed in the area alone unless accompanied by a person 16 years and older. Residents are not permitted to "drop off" their children/grandchildren without specific supervision from an adult.
5. Female dogs in heat and dogs under the age of four months are prohibited.
6. Owners must keep dogs in sight and under voice control at all times.
7. All pets must be licensed and vaccinated.
8. Only friendly and non-aggressive dogs are permitted in the dog park. If a dog becomes unruly or plays rough, it must be leashed immediately.
9. Owners must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.
10. Owners must keep dogs in the designated off-leash areas. In all other areas, dogs must be on their leash.
11. Owners must pick up and dispose of dog waste in appropriate receptacles.
12. It is recommended that a parent or guardian supervise children.
13. Barker Park located at 2890 Heart Pine Avenue is designated for dogs 25 pounds and under.
14. All other general facility rules apply.

## **13. Trails**

1. Trails are open to all forms of non-motorized transportation.
2. Golf carts are not permitted on any trail.
3. Pedestrians have the right-of-way on trails unless otherwise posted.
4. Bicycles, in-line skaters and other "wheeled" travelers must yield to hikers.
5. Downhill traffic must yield to uphill traffic.
6. All events, races, and competitions must be approved programs.
7. Proper control must be maintained at all times. Speed should be restricted to safe levels appropriate for existing trail conditions.
8. Faster users should pass on left and announce their intention before passing.
9. Trail users must stay on existing designated trails.
10. Avoid single-tracks when raining or muddy; traffic on wet trails causes damage.
11. Do not disturb vegetation or wildlife.
12. The staff should be notified if any trail requires maintenance or any strange behavior is witnessed on the trails.

## **14. Lakes, Ponds, and Natural Areas Within District**

The lakes and ponds throughout the community are beautifully designed and maintained for the

enjoyment of our community.

“Catch and release” fishing is permitted in District-managed bodies of water, however residents shall not trespass on private property of another resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are natural habitats to wildlife living within our community. Anyone taking part in activity in or near said water bodies are doing so at their own risk. District waterbodies may be deep and those participating in recreational activities in District waterbodies do so at their own risk. District recommends use of appropriate safety equipment during any such activities.

Non-motorized recreational watercraft is permitted in Cannon Lake only from Dawn to Dusk. No watercrafts of any kind are allowed in any other body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Pasco County and the Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature’s process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner’s property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Pasco County and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Pasco County and/or SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas.

In the event that a tree does fall onto another’s property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

## 15. Wildlife and Contacts

**In the event of an emergency situation, please call 911.**

For situations involving wildlife that may be encroaching property, please contact the Amenity Manager’s office at 813-925-9777 or by email at [fun@ourstarkeyranch.com](mailto:fun@ourstarkeyranch.com) and action, when deemed appropriate, will be taken. Please note not all wildlife can and will be addressed.

**Please do not disturb or agitate wildlife encountered while in the community.**

For any stray domestic animals, please contact Pasco County Animal Services at 352-521-5194 for assistance.

## 16. Amenity Rental Procedures

Staff will take reservations in advance for the Amenity Facilities, as per District approval. Reservations are on a first-come, first-served basis and can be made by emailing [rentals@ourstarkeyranch.com](mailto:rentals@ourstarkeyranch.com). Reservations must include a completed request form. Reservations must be made at least thirty (30) days in advance, no further than ninety (90) days in advance. Rental dates are released once all other Events, Programs, Association Meetings, District Recognized Clubs, and Governing Entities have been scheduled and confirmed.

There are no personal “standing” reservations allowed for the facilities listed in the reservation policy.

Fees associated with renting of Amenity Facilities shall be decided upon by the Amenity Manager and with approval of the District Manager and Board. These fees may increase from time to time to correspond with increased operating costs for the Amenity Facilities.

Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

Additional rules and requirements for amenity rentals are included in the reservation guidelines.

## 17. Cunningham Park

Cunningham hall and the surrounding park are maintained for the usage of residents of the community. The policies below adhere to the hall and outdoor spaces at Cunningham Park are managed by the CDD.

1. Cunningham Hall is available for use by residents and their guests during structured programs, classes or community events.
2. Private rentals may be reserved through the Amenity Manager’s office per the amenity rental section of this policy. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.
3. Residents must accompany their guests at all times and adhere to the CDD guest policy: Each household/dwelling unit will be permitted to bring up to five (5) guests per day.
4. Residents must have at all times in their possession their access card for identification to enter and utilize the amenities.
5. Residents under twenty-one (21) years of age may not consume alcohol on property at any time without prior approval from the Amenity Manager. The serving of alcohol must be conducted by a licensed bar service for all private rentals.
6. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the facility.
7. All members utilize the amenities at their own risk. Assumption of risk and liability forms must be signed and on file before utilizing the amenity areas.
8. A schedule of activities will be posted in the building and updated by the staff.
9. No one under the age of 16 is allowed in the area alone unless accompanied by a person (16 years and older). Residents are not permitted to “drop off” their children/grandchildren without specific supervision from a person 16 years or older.
10. Bicycle, skateboard, rollerblade and other vehicle use is limited to designated outdoor areas only such as the paved parking lot and trails.
11. With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors unless it is an authorized event.
12. Profanity, fighting or disruptive behavior will not be tolerated.
13. Smoking and the use of electronic smoking devices is not permitted at any of the TSR CDD Facilities. This includes facilities used during private rentals.
14. All programs and services including but not limited to personal training, group exercise, and instructional programs must be conducted by an approved and certified employee of the

Amenity Manager.

15. Amplified sound systems and DJs are prohibited unless it is an approved program, event or private rental. Excessive noise that will disturb other residents and guests is not permitted.
16. Residents must clean up after themselves and dispose of trash in the appropriate receptacles.
17. All equipment and supplies provided for use of the amenities must be returned in good condition after use. Removal of any equipment or supplies from the building is prohibited. Any equipment brought in not belonging to the District is subject to proper insurance and must be approved by the Amenity Manager.
18. Cunningham Hall must be vacated and secured by staff no later than 10pm unless approved by the Amenity Manager.
19. The facility and staff are not responsible for lost or stolen items. All found items should be turned in to the Welcome Center or Lifestyle Staff. Any items left in public areas will be stored for up to one week in a secured lost and found location.
20. All other general facility rules apply. Rules are subject to change as deemed necessary by the TSR-CDD.

## 18. Rental Fees for Amenity Facilities

### Outdoor – Minimum rental of 2 hours

Area and Location	Description	Fees
Cunningham Hall <i>This includes use of the adjacent catering kitchen. Special requests will need to be made to use outside lawn/event space.</i>	<ul style="list-style-type: none"><li>Maximum attendees is 60.</li></ul>	\$50 per hour. *2-hour minimum <i>This does not include time for breakdown or set-up. Please ensure that your rental times include this.</i> Requires a \$250 deposit
Pavilions <i>We make every effort to ensure that picnic tables/benches remain within the Pavilions, however, you are encouraged to plan accordingly in case tables are removed or relocated due to another community event or program.</i>	<ul style="list-style-type: none"><li>Maximum attendees is 30.</li></ul>	\$15 per hour *2-hour minimum  <i>This does not include time for breakdown or set-up. Please ensure that your rental times include this.</i>

The Amenity Manager approves reservations on a first-come, first-served basis. All organized usage of any District-owned property must be approved through an executed rental agreement between the Resident and District. Please speak to the Amenity Manager's office for further information regarding rental procedures and to file an application for rental.

The Amenity Manager has the authority to approve, deny or restrict rentals within District-owned or leased property, for the best interest of Residents and their Guests. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

Rental fees do not include additional fees that may be charged as direct result of additional staffing, usage or equipment required by Amenity Manager.

Local civic service organizations (i.e. Rotary Club, Kiwanis) may rent park amenities (with the exception of any facility requiring key card access) on a case-by-case basis through the Amenity Manager's office, for co-sponsored District events. The Amenity Manager has the right to approve or deny these rentals, based upon the needs of the community and Amenity event calendar.



## 19. Bike Park

All users must be a resident of or current paid non-resident user for the TSR Community Development District (the “District”) or a guest of a member and have a signed release and waiver in the form below on file with the District prior to entering the park. Prior to use of the bike park participants under 18 years of age must have a waiver signed by a parent or legal guardian in the presence of a District staff member or a notary public. Proper I.D. is required.

### Florida State Statute:

In accordance with Section 316.0085, Florida Statutes, any person who participates in or assists in off-road biking, skateboarding or in-line skating assumes the known and unknown inherent risks in these activities irrespective of age, and is legally responsible for all damages, injury or death to himself or herself or other persons or property which result from these activities. Any person who observes biking, skateboarding or in-line skating assumes the known and unknown in the inherent risks in these activities irrespective of age and is legally responsible for all damages, injury or death to himself or herself which result from these activities.

1. We are a family of riders. We care for the safety of others.
2. Use of the park is at your own risk. Know your own abilities and limits.
3. This is a hazardous sport. Use of the park may expose the user to serious injury or death, including but not limited to broken bones or paralysis.
4. Adult supervision is strongly recommended for riders age 13 and under and adult supervision is required for those ages 9 and under.
5. Riding in the park is permitted from dawn to dusk only. Trespassers will be prosecuted.
6. Before riding, inspect all surfaces before park use and report any trash, debris, erosion, or other problems with the surface to District staff immediately.
7. No riding during rain, lightning, or maintenance periods. Ride with the flow of other riders. Do not proceed over obstacles or around course until it is clear of other riders.
8. Only BMX or Mountain bikes are permitted in the active riding area.
9. No motorized vehicles (Golf Cart / Mini Bike / Dirt Bike / ATV / 4 Wheelers) are permitted in the bike park or on the single-track trails.
10. Bikes with training wheels are not permitted in the bike park. Pedal cars or tricycles are not permitted in the bike park.
11. All riders must wear an American National Standards Institute (ANSI)-approved helmet with securely fastened chinstrap and closed-toe shoes. It is strongly suggested that riders wear elbow pads, kneepads and wrist guards.
12. Destruction of obstacles, vandalism, graffiti, or other types of damage to the facility shall be governed in accordance with the District’s Suspension and Termination of Amenity Privileges Policy and may result in the loss of use of the facility.
13. No animals allowed in the active riding areas.
14. No music boxes or speaker systems are allowed.
15. Absolutely no alcohol, drugs, smoking, or vaping allowed in the active riding area.
16. We value kindness. No profanity or abusive language will be tolerated

## 20. Suspension Policy

**1. Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (“Amenities” or “Amenity”).

**2. General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District's Amenities.

**3. Access Cards / Key Fobs.** Access cards and key fobs are the property of the District. The District may request surrender of, or may deactivate, a person's access card or key fob for violation of the District's rules and policies established for the safe operations of the District's Amenities.

**4. Suspension and Termination of Rights.** The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a "Violation"), depending on the severity of the Violation:

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a key fob or access card or otherwise facilitating or allowing unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Rules);
- g. Treating the District's staff, contractors, representatives, residents, landowners, Patrons or guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons or guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons or guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household committing any of the above Violations.

Termination of Amenity access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a

termination of Amenity access.

**5. Administrative Reimbursement.** The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

**6. Property Damage Reimbursement.** If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who is responsible of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

**7. Removal from Amenities.** The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

**8. Initial Suspension from Amenities.** The District Manager, General Manager, Amenity Manager, or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

**9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.**

a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.

b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions

c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

**10. Suspension by the Board.** The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.

**11. Automatic Extension of Suspension for Non-Payment.** Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

**12. Appeal of Board Suspension.** After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the Board's determination of amount of an Administrative Reimbursement and/or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, Appeal Request filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage,

no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

**13. Legal Action; Criminal Prosecution; Trespass.** If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

**14. Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**4BIII**

**TSR-CDD**  
**Amenity Rental Spaces & Documents**

- **Park Pavilions – Albritton, Homestead & Whitfield**
- **Cunningham Hall – Cunningham Park (Hall Only)**
- **Pocket Parks – (Spread throughout the Community)**
- **Hall Table Set Up Options**
- **Credit Card Authorization Forms**
- **Check Out Lists/Reminders**



## TSR Community Development District Amenity Rental Policies

### Rental Areas and Fees

#### **Pavilions**

There are four (4) pavilions currently available to rent within the Starkey Ranch community, which are restricted to use by residents of the district only. This includes the following:

Albritton Park  
Homestead Park  
Whitfield Park – EAST Pavilion (closer to Berrypick Trail)  
Whitfield Park – WEST Pavilion (near the playground, with grills)

- Pavilion rentals at any of the parks **DO NOT INCLUDE POOLS/SPLASH PAD AREAS**. Subject to amenity guest policy the pools are limited to a "5" guests per household policy.
- The Pavilions within Whitfield Park's pool is not rentable due to the restriction this will place on resident usage.

Current fee for Pavilion Rental is \$15 per hour, with a two-hour minimum. Payment is due upon request.

The pavilions are for groups of **NO MORE THAN 30**. Large events are subject to a different approval process, which may also require permits to be filed with Pasco County Zoning.

*\*\*Rental rates are subject to change without notice and You will receive confirmation once your rental is booked and paid.*

All rentals are reviewed and approved by the Amenity Management Team. Residents must book all rentals 30 days in advance for the approval process to take place once forms are submitted.

#### Rental Procedures for all amenities

Rental requests may be made by following the procedures below:

1. Email **rentals@ourstarkeyranch.com** to confirm the availability of your desired rental date.
2. Complete and submit the Rental Request Form to the Welcome Center or send to **rentals@ourstarkeyranch.com**. This date will not be confirmed until the resident submits required forms and deposits if equitable. The Amenity Management Team must approve all submissions.
3. Please allow seven (7) business days for the Amenity Management Teams office to communicate with you. If approved, you will be required to pay any amount due in order to confirm. If insurance requirements (noted below) are not met prior to rental, you will be refunded your fees and your rental will be canceled.
4. Rental reservations may be requested 2-4 months in advance. Not all dates and times are available.
5. The resident must confirm all plans with the Amenity Management 30 days prior to the facility's use and pay the total amount of rental. Adjustments to the reservation cannot be made within 10 days of the reservation date. The Amenity Management will determine whether confirmation will require a one-on-one meeting with the resident.



### **General Amenity Guidelines**

1. Residents and their guests must follow all amenity policies and procedures.
2. Any event requesting reserved space at a facility must be scheduled and approved through the Amenity Management. This includes usage of common area/CDD property or space or adjacent for vendors of any kind.
3. Residents of Starkey Ranch must be over the age of 18 to be eligible for amenity rental privileges.
4. Please be aware that Facilities within Starkey Ranch are restricted to usage by residents and their guests only. Access gates and doors are not to be propped open for free entry/exit.
5. The amenities may be scheduled for use for approved programs and events planned by the Lifestyle Team as well as CDD, MPOA and HOA meetings. These events take precedence over private rentals. At times then Amenity facility may be used by Government Entities such as Board of Elections and First responder.
6. Rentals will start and conclude at the time you designated on the Rental Request & Waiver, as long as the Amenity Management has approved it. Once your rental concludes, all residents and their guests must vacate the facility.
7. The Amenity Management or CDD Personnel will conduct a pre-event inspection and post-event inspection. This individual will assess the condition of the facilities before and after the rental, and they will be responsible for determining whether the deposit will be returned.
8. Hosts reserving any facility must provide one (1) chaperone for every ten (10) attendees under 18 years of age.
9. ALL decorations and trash inside and outside the facility must be removed prior to vacating the premises.
10. All chairs, tables, and equipment shall be returned to original setup following each reserved use, and under no circumstances shall chairs, tables, or other equipment be removed from the center.
11. All unused food and drink must be removed from premises to avoid additional charges and/or loss of deposit being held.
12. All facilities will be CLOSED and LOCKED no later than 10:00PM. All CDD Parks are open Dawn to Dusk Pavilion rental times are subject to change due to Daylight savings.
13. Amplified music and or DJs must be approved and are subject to the noise ordinances of the community.
14. Neither admission fees nor any fund transfers which might be construed as admission fees whatsoever shall be collected by the resident unless it is part of an approved program or event.
15. The resident **MUST** be in attendance throughout the entire length of the rental. If the resident leaves the event, the contract will become null and void and any deposit being held will not be returned and further action may be taken by CDD and the board.
16. Any damage to the facility or property, whether the resident is in attendance or not, will be the responsibility of the resident and will be charged against the refundable deposit. Any damage over the deposit amount or if there is no deposit those damages will be additionally charged to the resident. The resident accepts full responsibility for the conduct of all event guests, adults, as well as minors.
17. The facility and surrounding areas are non-smoking and non-vaping if caught smoking the refundable deposit will not be returned and additional charges, fines and penalties may be assessed if damages occur as a result of a violation of this policy.
18. Basic cleanup of the facility is the responsibility of the resident and includes, but may not be limited to, wiping down tables and removal of all trash and debris. If an outside caterer is used for the event, it is the resident's responsibility to assure that the caterer or member cleans all kitchen facilities and equipment used for the event. Any clean-up costs from the event over the deposit amount are incurred by the staff due to the resident's failure to complete cleanup

requirements, funds will be retained from the deposit. If there is no deposit the amount will be additionally charged to the resident's credit card.

19. The community reserves the right to require security staff for any event deemed necessary by the amenity manager and CDD board. Residents may be required to hire security during the entire event, including one hour prior to the start and one hour after the conclusion of the event (or the actual time required for tear down and/or clean-up).
20. Proper attire, including shirts and shoes, must be worn at all times. No party poppers/confetti may be thrown in or around the facility (including gender reveals). Rose petals will be permitted, provided there is complete cleanup. Personal belongings of the member and member's guests are the sole responsibility of the individual and the community is not responsible for loss or damage of these items.
21. The use of Alcohol will only be approved with the booking of Cunningham Hall. Alcohol is only permitted with a Licensed, Certified, and Approved bar service. If alcohol is served, it is the undersigned's responsibility for any and all actions of the guests and invitees. Any guest of the resident who becomes incapable of reasonable control of their actions from alcohol consumption or otherwise as determined by a staff member will be required to leave the facility. Any violations of the rules of this agreement or the facility rented will cause the undersigned to lose all of a portion of their security deposit.  
**REMINDER:** NO Alcohol is permitted in ANY CDD park.
22. The Amenity Management Team must approve any/ all vendors. This includes but is not limited to (i.e., DJ, caterer, bar service, bounce houses, sporting groups, food trucks, etc.). Proper proof of insurance must be submitted to the office 10 days prior to your rental. This includes all outside commercial vendors. Insurance must be for a minimum of \$1M per occurrence and list the following under  
"Additional Insured:"

**TSR Community Development District**  
**Arch Amenities Group DBA WTS International, Inc.**  
**2500 Heart Pine Avenue**  
**Odessa, Florida 33556**

23. At NO time will water slides or foam parties be approved. Vendors MUST provide a generator, there is no electrical access granted to vendors
24. **Cancellations:** Residents may terminate their agreement up to 10 days prior to the scheduled use, and the deposit will be refunded. If a termination by the resident occurs less than 10 days prior to the scheduled use, the deposit will not be returned unless the facility is used by a third party on the reservation date at a rental amount equal to or greater than that amount specified in this agreement.
25. The community reserves the right to cancel any rental or use due to "Acts of God", such as, but not limited to; Hurricanes, earthquakes, floods, and/or fire. All deposits and fees will be refunded.



## District Amenity Rental Request

Thank you for your interest in renting a facility within our community. This Request Form and Waiver must be completed for all facility rentals.  
Residents must read and agree to follow the Facility Rental Guidelines.

### RENTER INFORMATION

Full Name \_\_\_\_\_

Address \_\_\_\_\_  
*Street Address*

Home Phone (     ) \_\_\_\_\_ Alternate Phone (     ) \_\_\_\_\_

E-mail \_\_\_\_\_

### RENTAL INFORMATION

Event Description \_\_\_\_\_

Date Desired \_\_\_\_\_ Alternate Date \_\_\_\_\_

Start Time (includes set up) \_\_\_\_\_ ☐ a.m. ☐ p.m.

End Time (includes clean up) \_\_\_\_\_ ☐ a.m. ☐ p.m.

Expected Attendance \_\_\_\_\_

Will there be a bounce house or other athletic activities? ☐ YES ☐ NO

Will there be a vendor or food truck? ☐ YES ☐ NO

**If YES for either:**

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

COI: \_\_\_\_\_

**Area requested:**

☐ Albritton Park

☐ Homestead Park

☐ Whitfield Park East

☐ Whitfield Park West

## STATEMENT OF UNDERSTANDING AND WAIVER OF LIABILITY

I, \_\_\_\_\_, the undersigned, have read and agree to follow the Rental Usage Guidelines for reserving the Facilities. I understand and agree that any damages to the Facility will be deducted from my deposit and any damages in excess of the deposit will be charged to me. The Amenity Manager retains the right to suspend my use privileges without reimbursement until such damages are paid.

I also understand and agree that I am solely responsible for any liability resulting from the use of the Facilities by myself and/or my guests. I hereby release, indemnify, and hold harmless the TSR Community Development District, its employees, contractors, and affiliates, from, and against any and all claims, demands, actions, causes of actions, suits, liabilities, damages, losses and costs of any kind or nature, including attorneys' fees, costs and expenses, arising from the use of the Facilities.

**I have also read and understand the adopted Amenity Policies of the TSR Community Development District.**

\_\_\_\_\_  
Renter Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

## OFFICE USE ONLY

Application Received by: \_\_\_\_\_ on \_\_\_\_\_

\_\_\_\_\_ Residency Confirmed

\_\_\_\_\_ Fees

\_\_\_\_\_ Entered into Lifestyle System

\_\_\_\_\_ Resident Notified via Email by \_\_\_\_\_ on \_\_\_\_\_, 20\_\_\_\_

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## INSPECTION REPORT

Inspected On \_\_\_\_\_

Inspected by \_\_\_\_\_

Description \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



# PAVILLION RENTAL MAINTANENCE CHECKLIST

RESIDENT NAME: \_\_\_\_\_ DATE of USE: \_\_\_\_\_

\_\_\_\_\_ Personal items removed

\_\_\_\_\_ Food removed from pavilion & grills

\_\_\_\_\_ Pavilion & surrounding areas clear of garbage & decorating materials

\_\_\_\_\_ Bounce Houses & Vendors have removed their property

\_\_\_\_\_ All trash is properly in trash cans

----- **FOR STAFF USE ONLY** -----

☐ No issues

☐ Damage

☐ Garbage/Cleaning Neglected

Description of damage/other issues: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

INSPECTED BY: \_\_\_\_\_ DATE/TIME: \_\_\_\_\_

Lifestyle Staff



## TSR Community Development District Amenity Rental Policies

### **Rental Areas and Fees:**

#### **Cunningham Hall**

Cunningham Hall is available for rent with a maximum capacity of 75 people and includes tables and chairs for up to 75 guests. The hall does not include Linen/Tablecloths.

A \$250 deposit check is required for all rentals of Cunningham Hall. Deposit is Due at the time of your rental request. The current fee to rent the hall is \$50 per hour and a minimum of a 2-hour rental. An additional fee of \$15 per hour may be applied from September through May after 6pm - 9pm.

During your rental you are provided with Kitchen Space including Freezer, Refrigerator, Ice machine, you are also provided with trash bags and cleaning supplies

*\*\*Rental rates are subject to change without notice and you will receive confirmation once your rental is booked and your deposit has been received.\*\**

All rentals are reviewed and approved by the Amenity Management Team. Residents must book all rentals 30 days in advance for the approval process to take place once forms are submitted. Rental Procedures for all amenities Rental requests may be made by following the procedures below:

1. Email **rentals@ourstarkeyranch.com** to confirm the availability of your desired rental date.
2. Complete and submit the Rental Request Form to the Welcome Center or send to **rentals@ourstarkeyranch.com**. This date will not be confirmed until the resident submits required forms and deposits if equitable. The Amenity Management Team must approve all submissions.
3. Please allow seven (7) business days for the Amenity Management Teams office to communicate with you. If approved, you will be required to pay any amount due in order to confirm. If insurance requirements (noted below) are not met prior to rental, you will be refunded your fees and your rental will be canceled.
4. Rental reservations may be requested 2-4 months in advance. Not all dates and times are available.
5. The resident must confirm all plans with the Amenity Management 30 days prior to the facility's use and pay the total amount of rental. Adjustments to the reservation cannot be made within 10 days of the reservation date. The Amenity Management will determine whether confirmation will require a one-on-one meeting with the resident.

## General Amenity Guidelines:

1. Residents and their guests must follow all amenity policies and procedures.
2. Any event requesting reserved space at a facility must be scheduled and approved through the Amenity Management. This includes usage of common area/CDD property or space or adjacent for vendors of any kind.
3. Residents of Starkey Ranch must be over the age of 18 to be eligible for amenity rental privileges.
4. Please be aware that Facilities within Starkey Ranch are restricted to usage by residents and their guests only. Access gates and doors are not to be propped open for free entry/exit.
5. The amenities may be scheduled for use for approved programs and events planned by the Lifestyle Team as well as CDD, MPOA and HOA meetings. These events take precedence over private rentals. At times then Amenity facility may be used by Government Entities such as Board of Elections and First responder.
6. Rentals will start and conclude at the time you designated on the Rental Request & Waiver, as long as the Amenity Management has approved it. Once your rental concludes, all residents and their guests must vacate the facility.
7. The Amenity Management or CDD Personnel will conduct a pre-event inspection and post-event inspection. This individual will assess the condition of the facilities before and after the rental, and they will be responsible for determining whether the deposit will be returned.
8. Hosts reserving any facility must provide one (1) chaperone for every ten (10) attendees under 18 years of age.
9. ALL decorations and trash inside and outside the facility must be removed prior to vacating the premises.
10. All chairs, tables, and equipment shall be returned to original setup following each reserved use, and under no circumstances shall chairs, tables, or other equipment be removed from the center.
11. All unused food and drink must be removed from premises to avoid additional charges and/or loss of deposit being held.
12. All facilities will be CLOSED and LOCKED no later than 10:00PM. All CDD Parks are open Dawn to Dusk Pavilion rental times are subject to change due to Daylight savings.
13. Amplified music and or DJs must be approved and are subject to the noise ordinances of the community.
14. Neither admission fees nor any fund transfers which might be construed as admission fees whatsoever shall be collected by the resident unless it is part of an approved program or event.
15. The resident **MUST** be in attendance throughout the entire length of the rental. If the resident leaves the event, the contract will become null and void and any deposit being held will not be returned and further action may be taken by CDD and the board.
16. Any damage to the facility or property, whether the resident is in attendance or not, will be the responsibility of the resident and will be charged against the refundable deposit. Any damage over the deposit amount or if there is no deposit those damages will be additionally charged to the resident. The resident accepts full responsibility for the conduct of all event guests, adults, as well as minors.
17. The facility and surrounding areas are non-smoking and non-vaping if caught smoking the refundable deposit will not be returned and additional charges, fines and penalties may be assessed if damages occur as a result of a violation of this policy.

18. Basic cleanup of the facility is the responsibility of the resident and includes, but may not be limited to, wiping down tables and removal of all trash and debris. If an outside caterer is used for the event, it is the resident's responsibility to assure that the caterer or member cleans all kitchen facilities and equipment used for the event. Any clean-up costs from the event over the deposit amount are incurred by the staff due to the resident's failure to complete cleanup requirements, funds will be retained from the deposit. If there is no deposit the amount will be additionally charged to the resident's credit card.
19. The community reserves the right to require security staff for any event deemed necessary by the amenity manager and CDD board. Residents may be required to hire security during the entire event, including one hour prior to the start and one hour after the conclusion of the event (or the actual time required for tear down and/or clean-up).
20. Proper attire, including shirts and shoes, must be worn at all times. No party poppers/confetti may be thrown in or around the facility (including gender reveals). Rose petals will be permitted, provided there is complete cleanup. Personal belongings of the member and member's guests are the sole responsibility of the individual and the community is not responsible for loss or damage of these items.
21. The use of Alcohol will only be approved with the booking of Cunningham Hall. Alcohol is only permitted with a Licensed, Certified, and Approved bar service. If alcohol is served, it is the undersigned's responsibility for any and all actions of the guests and invitees. Any guest of the resident who becomes incapable of reasonable control of their actions from alcohol consumption or otherwise as determined by a staff member will be required to leave the facility. Any violations of the rules of this agreement or the facility rented will cause the undersigned to lose all of a portion of their security deposit.

**REMINDER:** NO Alcohol is permitted in ANY CDD parks

22. The Amenity Management Team must approve any/ all vendors. This includes but is not limited to (i.e., DJ, caterer, bar service, bounce houses, sporting groups, food trucks, etc.). Proper proof of insurance must be submitted to the office 10 days prior to your rental. This includes all outside commercial vendors. Insurance must be for a minimum of \$1M per occurrence and list the following under  
"Additional Insured:"

**TSR Community Development District  
Arch Amenities Group DBA WTS International Inc.  
2500 Heart Pine Avenue  
Odessa, Florida 33556**

23. At NO time will water slides or foam parties be approved. Vendors MUST provide a generator, there is no electrical access granted to vendors
24. **Cancellations:** Residents may terminate their agreement up to 10 days prior to the scheduled use, and the deposit will be refunded. If a termination by the resident occurs less than 10 days prior to the scheduled use, the deposit will not be returned unless the facility is used by a third party on the reservation date at a rental amount equal to or greater than that amount specified in this agreement.
25. The community reserves the right to cancel any rental or use due to "Acts of God", such as, but not limited to; Hurricanes, earthquakes, floods, and/or fire. All deposits and fees will be refund





## District Amenity Rental Request

Thank you for your interest in renting a facility within our community. This Request Form and Waiver must be completed for all facility rentals.

Residents must read and agree to follow the Facility Rental Guidelines.

### RENTER INFORMATION

Full Name

---

Address

---

*Street Address*

Home Phone ( )

Alternate Phone ( )

---

E-mail

---

### RENTAL INFORMATION

Event Description

---

Date Desired

---

Alternate Date

---

Start Time (includes set up)

---

☐ a.m. ☐ p.m.

End Time (includes clean up)

---

☐ a.m. ☐ p.m.

Expected Attendance

---

Will alcohol be served?

☐ YES ☐ NO (Subject to additional fees, security and permits)

Will a caterer be used?

☐ YES ☐ NO

If YES,

Caterer Name

---

Caterer License and COI

---

**All Cunningham Hall Rentals  
Require a security deposit check to secure date prior to request  
approval.**

## STATEMENT OF UNDERSTANDING AND WAIVER OF LIABILITY

I, \_\_\_\_\_, the undersigned, have read and agree to follow the Rental Usage Guidelines for reserving the Facilities. I understand and agree that any damages to the Facility will be deducted from my deposit and any damages in excess of the deposit will be charged to me. The Amenity Manager retains the right to suspend my use privileges without reimbursement until such damages are paid.

I also understand and agree that I am solely responsible for any liability resulting from the use of the Facilities by myself and/or my guests. I hereby release, indemnify, and hold harmless the TSR Community Development District, its employees, contractors, and affiliates, from, and against any and all claims, demands, actions, causes of actions, suits, liabilities, damages, losses and costs of any kind or nature, including attorneys' fees, costs and expenses, arising from the use of the Facilities.

**I have also read and understand the adopted Amenity Policies of the TSR Community Development District.**

-----  
Renter Signature

Date

\_\_\_\_\_  
Printed Name  
-----

## OFFICE USE ONLY

Application Received by: \_\_\_\_\_ on \_\_\_\_\_

\_\_\_\_\_ Residency Confirmed

\_\_\_\_\_ Deposit

\_\_\_\_\_ Entered into Lifestyle System

\_\_\_\_\_ Resident Notified via Email by \_\_\_\_\_ on \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_ Fees

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

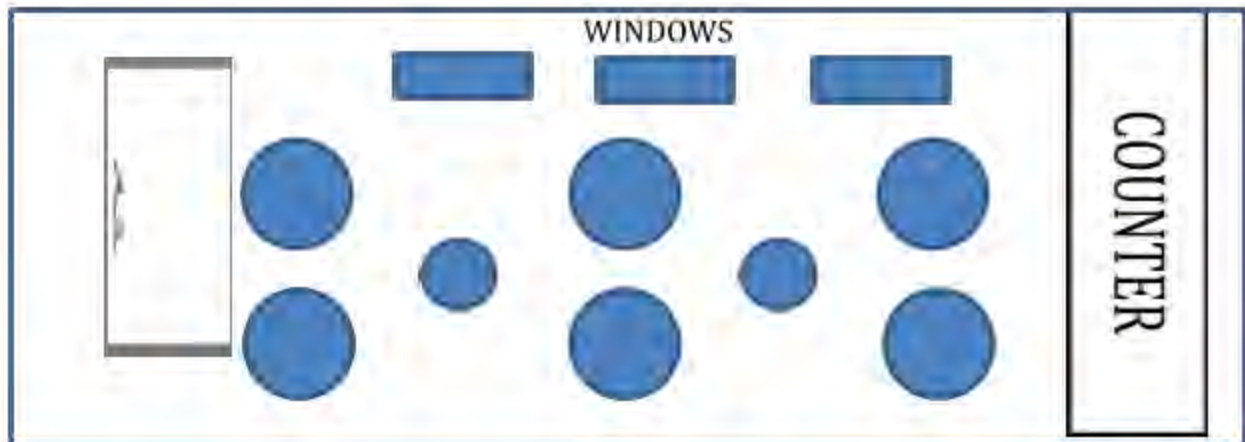
### INSPECTION REPORT

Inspected On \_\_\_\_\_

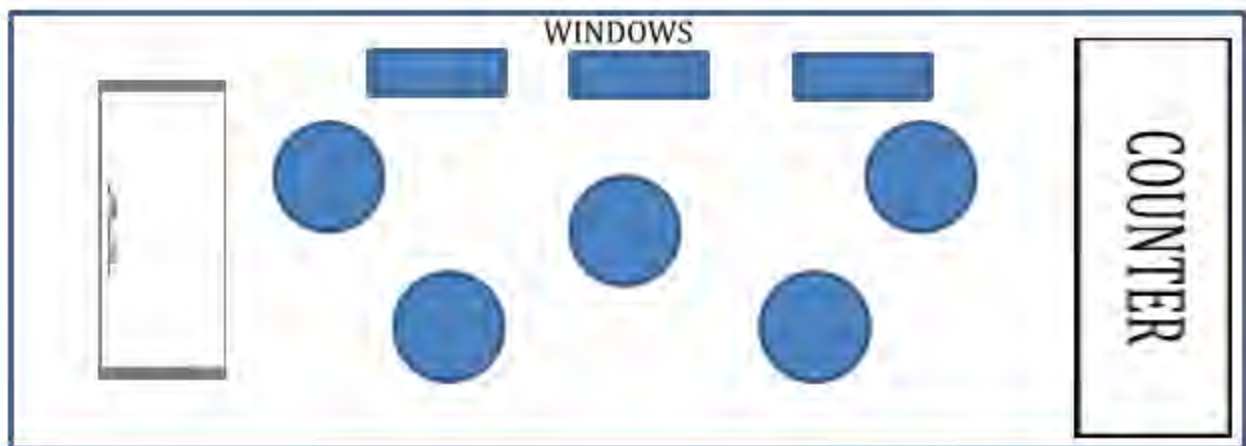
Inspected by \_\_\_\_\_

Description \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

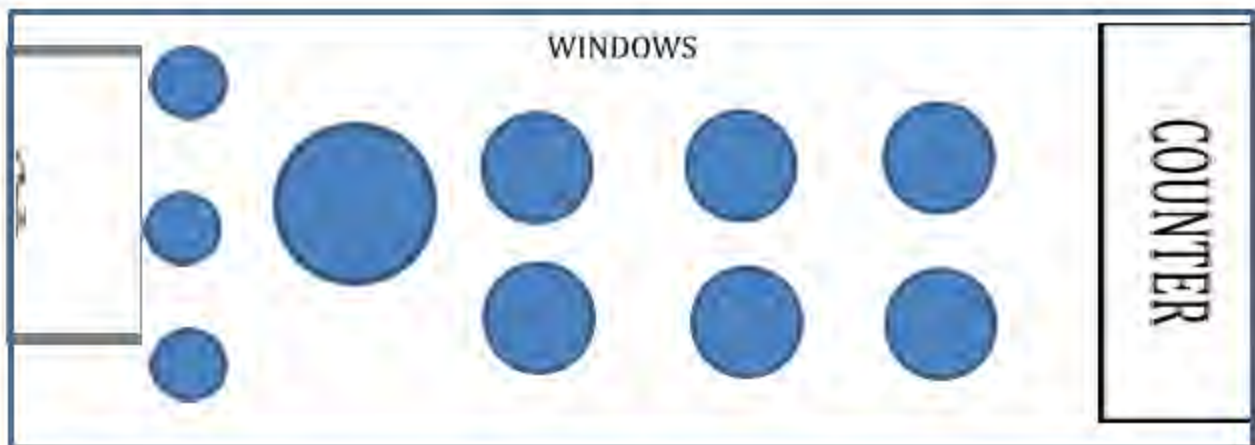
A. Seats 50-55: 8 chairs per large table, 4 chairs per small table



B. Seats 40: 8 chairs per large table



C. Seats 75: 8 to 10 chairs per large table, 4 chairs per small table





## CUNNINGHAM HALL RENTAL MAINTENANCE CHECKLIST

RESIDENT NAME: \_\_\_\_\_ DATE of USE: \_\_\_\_\_

*To receive your deposit refund, Starkey Ranch CDD staff will inspect the hall after your event and check off that your group completed the following items. Cleaning supplies are located in the cabinet when entering the Kitchen. Failure to complete the tasks below may result in reduction of your security/cleaning deposit refund.*

\_\_\_\_\_ Personal items removed

\_\_\_\_\_ Food removed from refrigerator, freezer, cabinets & microwave

\_\_\_\_\_ Grass area & decks clear of garbage & decorating materials

\_\_\_\_\_ Kitchen counters, microwave and sink cleaned

\_\_\_\_\_ Decorating materials including tape removed from Hall and surrounding area.

\_\_\_\_\_ Garbage taken to outside to dumpster

\_\_\_\_\_ Restrooms presentable and trash removed

\_\_\_\_\_ Floors swept thoroughly

\_\_\_\_\_ Tables & chairs cleaned & placed back in original setup

\_\_\_\_\_ Cabinets, walls, floors, etc free of marks, holes and any other damages.

\_\_\_\_\_ Doors locked

### ----- FOR STAFF USE ONLY -----

☐ No issues

☐ Damage

☐ Garbage/Cleaning Neglected

Description of damage/other issues: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

INSPECTED BY: \_\_\_\_\_ DATE/TIME: \_\_\_\_\_

Lifestyle Staff



### **LIFETYLE PROGRAM CREDIT CARD AUTHORIZATION**

Credit Card Type: VISA    MASTERCARD    AMEX    DISCOVER

Account Number \_\_\_\_\_

Expiration Date \_\_\_\_\_

-----  
(Tear here)

Name on Card \_\_\_\_\_

Billing Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone \_\_\_\_\_

### **AUTHORIZATION OF CARD USE**

*I, \_\_\_\_\_, authorize the Starkey Ranch Lifestyle Team & TSR-CDD to hold my credit card information on file and charge my account and all sub-accounts for family members, at the time of service for program and event transactions as well as fitness and aquatics services. Programs and special events may be billed up to 48 hours prior to the event (after the cancellation period).*

Signature \_\_\_\_\_ Date \_\_\_\_\_



## TSR Community Development District Pocket Park Event Use Request

### REQUESTOR INFORMATION

Full Name \_\_\_\_\_

Address \_\_\_\_\_  
*Street Address*

Home Phone (     ) \_\_\_\_\_ Alternate Phone (     ) \_\_\_\_\_

E-mail \_\_\_\_\_

### EVENT INFORMATION

Event Description \_\_\_\_\_

Date Desired \_\_\_\_\_ Alternate Date \_\_\_\_\_

Start Time (includes set up) \_\_\_\_\_ ☐ a.m. ☐ p.m.

End Time (includes clean up) \_\_\_\_\_ ☐ a.m. ☐ p.m.

Expected Attendance \_\_\_\_\_

Will Commercial vendors be contracted: ☐ Yes ☐ No

If yes, please specify where specifically in the park rented equipment and vendors will set up:

Who will set up any rented equipment: \_\_\_\_\_

Pocket Park requested: ☐ 1. Monroe Commons ☐ 2. Heart Pine Parks ☐ 3. Chapin & Lyon Pine ☐ 4. Ryders & Lyon Pine  
☐ 5. Night Star & Barbour ☐ 6. Barbour N ☐ 7. Barbour S

See map attached for location details. Requestor is encouraged to request pocket park adjacent to their home address.

### STATEMENT OF UNDERSTANDING AND WAIVER OF LIABILITY

I, the undersigned, have read and agree to follow the Pocket Park Use Procedures & Policies for hosting an event at the pocket parks.

I also understand and agree that I am solely responsible for any liability resulting from the use of the TSR Community Development District ("District") property and facilities by myself and/or my guests. I hereby release, indemnify, and hold harmless the TSR Community Development District, its employees, contractors, and affiliates, from, and against any and all claims, demands, actions, causes of actions, suits, liabilities, damages, losses and costs of any kind or nature, including attorneys' fees, costs and expenses, arising from the use of the District property and facilities.

I have also read and understand the adopted Amenity Policies of the TSR Community Development District.

\_\_\_\_\_  
Renter Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

### OFFICE USE ONLY

Application Received by: \_\_\_\_\_ on \_\_\_\_\_

\_\_\_\_\_  
Resident or non-resident user

\_\_\_\_\_  
Event Approved

\_\_\_\_\_  
Requestor Notified via email by \_\_\_\_\_ on \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Event Denied (Reason: \_\_\_\_\_)



## TSR Community Development District Pocket Park Use Procedures & Policies

### Procedures

Requests may be made by following the procedures below:

1. Complete and submit the Request Form to the Welcome Center or send to [rentals@ourstarkeyranch.com](mailto:rentals@ourstarkeyranch.com).
2. Rental reservations may be requested 2-4 months in advance.
3. Please allow seven (7) business days for the Amenity Manager's office to communicate with you.
4. The requestor must confirm all plans with the amenity manager 30 days prior to the facilities use. Adjustments to the reservation cannot be made within 10 days of the reservation date. The amenity manager will determine whether confirmation will require a one on one meeting with the resident.

### General Usage Guidelines

- Residents or non-resident users of Starkey Ranch and over the age of 18 are eligible for amenity rental privileges.
- The amenities may be scheduled for use for approved programs and events planned by the Lifestyle Office as well as CDD and HOA events. These events take precedence over individual resident use.
- Residents and their guest must follow all amenity policies and procedures.
- All parks are open from dawn to dusk, park usage must remain within this time frame.
- ALL decorations and trash inside and outside the facility must be removed prior to vacating the premises, immediately following the event.
- Neither admission fees nor any fund transfers which might be construed as admission fees whatsoever shall be collected by the requestor.
- The requestor will be in attendance throughout the entire length of the event.
- Amplified music of any kind is not permitted.
- Please abide by good neighbor policies for noise and hours of use.
- **Parks are not reservable for exclusive use. This is a common area, and neighbors will still have access.**
- Any bounce houses and inflatables must be provided by a licensed and insured company and should be supervised by a responsible adult aware of the appropriate use, associated hazards, and safety precautions.
- The Amenity Manager must approve any bounce house rental or any other vendor or commercial usage and proper proof of insurance must be submitted to the office prior to utilization. This includes all outside commercial vendors.

Insurance must be for a minimum of \$1M per occurrence and list the following under "Additional Insured:"

**TSR Community Development District  
Arch Amenities Group DBA WTS International, Inc.  
2500 Heart Pine Avenue  
Odessa, Florida 33556**

- No wet inflatables or water slides may be used.
- Power and water are not available for use.



## POCKET PARK RENTAL MAINTENANCE CHECKLIST

RESIDENT NAME: \_\_\_\_\_ DATE of USE: \_\_\_\_\_

\_\_\_\_\_ Personal items removed

\_\_\_\_\_ No visible damage to park area

\_\_\_\_\_ Surrounding areas clear of garbage & decorating materials

\_\_\_\_\_ Bounce Houses & Vendors have removed their property

\_\_\_\_\_ All trash is properly in trash cans

----- **FOR STAFF USE ONLY** -----

☐ No issues

☐ Damage

☐ Garbage/Cleaning Neglected

Description of damage/other issues: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

INSPECTED BY: \_\_\_\_\_ DATE/TIME: \_\_\_\_\_

Lifestyle Staff



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4C**

## RESOLUTION 2025-15

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED AMENITY POLICIES AND FEES; PROVIDING SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the 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 in Pasco County, Florida; and

**WHEREAS**, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business and further provide that the District may adopt policies related thereto by resolution or motion; and

**WHEREAS**, the District previously adopted a resolution adopting an amenity policy and fees (the "Prior Amenity Policies"); and

**WHEREAS**, by motion of the District's Board of Supervisors (the "Board") at the July 9, 2025 Board meeting a public hearing was set to adopt revised Amenity Policies and Fees, attached hereto as **Exhibit A** and incorporated herein by this reference (the "Revised Amenity Policies"); and

**WHEREAS**, the District Secretary caused to be published the notice of rulemaking and notice of rule development to adopt the Revised Amenity Policies; and

**WHEREAS**, after providing notice pursuant to Florida law, and after holding a public hearing thereon, the Board finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution the Revised Amenity Policies, attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application; and

**WHEREAS**, the Board finds that the Revised Amenity Policies outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; (ii) the average number of persons residing or working in or otherwise occupying the premises served; and upon (iii) other factors affecting the use of the facilities furnished.

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

**SECTION 1.** The above stated recitals are true and correct and by this reference are hereby incorporated into this resolution.

**SECTION 2.** The Revised Amenity Policies as set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Revised Amenity Policies shall replace the Prior Amenity Policies imposed by the district and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, Florida Statutes.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of September, 2025.

ATTEST:

**TSR COMMUNITY DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Revised Amenity Policies

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**

# BONFIRE/ BARBOUR TRAIL MAP





21-26-17-0130-00200-0010

DAOUD RAMZY IBRAHIM RAMZY

4226 BONFIRE DR

Values	
Acres:	0.27
Land Ag:	\$0.00
Land Market:	\$147,075.00
Building:	\$569,938.00
Features:	\$2,203.00
Appraised:	<b>\$719,216.00</b>
Class	Tax Area
001	UF
Res Code	Comm Code
STRV	STRV

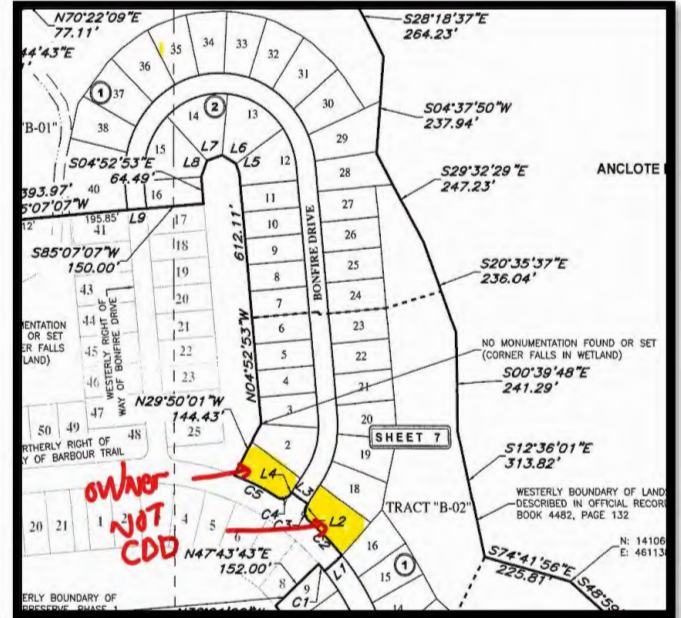
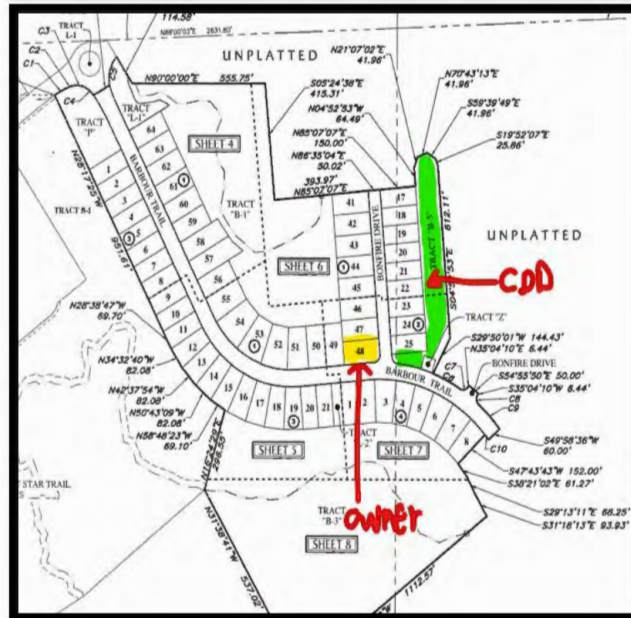
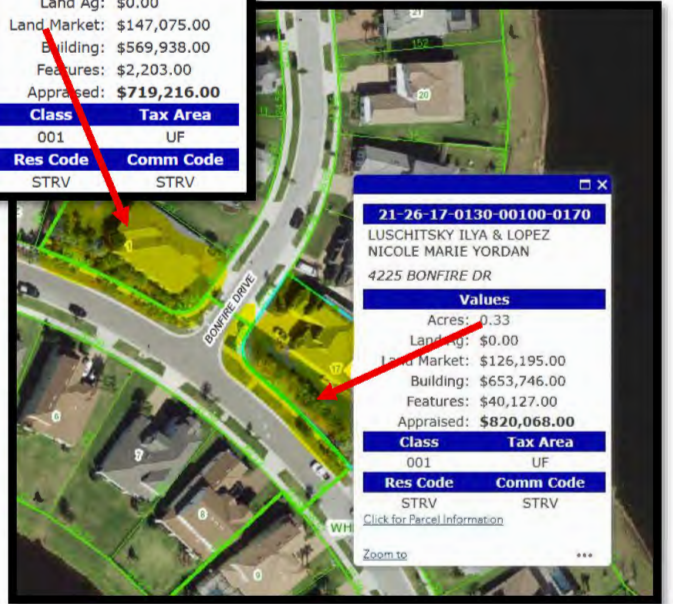
21-26-17-0130-00100-0170

LUSCHITSKY ILYA &amp; LOPEZ

NICOLE MARIE YORDAN

4225 BONFIRE DR

Values	
Acres:	0.33
Land:	\$0.00
Land Market:	\$126,195.00
Building:	\$653,746.00
Features:	\$40,127.00
Appraised:	<b>\$820,068.00</b>
Class	Tax Area
001	UF
Res Code	Comm Code
STRV	STRV



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6**



# Property Wellness Reserve Study Program Proposal Level I Reserve Study

TSR Community Development District  
Odessa, FL

Matt Kuisle, Regional Executive Director  
(813) 536-7201  
[matt@reserveadvisors.com](mailto:matt@reserveadvisors.com)





## Reserve Advisors

### Your Property Wellness Consultants



### Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



## A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



### Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.



## Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

**37,000+**

**RESERVE STUDIES CONDUCTED**

**19,000+**

**ASSOCIATIONS SERVED**

**3,950,000+**

**RESIDENTS SERVED**

## Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

## Your Trusted Neighborhood Partner



## Hear What Our Clients Say



"Tamara is very communicative and easy to talk to. She always answers my questions and continues to take my calls. She showed authentic empathy for our homeowners and worked with us to adjust the report due to the upcoming work we have going on at my property. Based on my experience with her alone, I would recommend Reserve Advisors."

**Keanna Moss, General Manager**  
*Ventana Condominium Association, Inc.*  
*Tampa, Florida*



"Taylor was extremely helpful and knowledgeable in all aspects of our assets, infrastructure, roads, etc. He was quick to respond with questions, requests and concerns. And, he took his time with us during our initial meeting and was sure to answer all of our questions"

**Candy Bailey-Gray, Treasurer**  
*Paradise Island Co-Op, Inc.*  
*Largo, Florida*

## Level I Full Reserve Study



	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	★ RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

# Property Wellness Reserve Study Program

**Reserve Advisors will perform a Level I Reserve Study** in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

**Physical Analysis:** The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

**Financial Analysis:** The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

## Property Description

We've identified and will include the following reserve components:

Fences, Irrigation System, Monuments, Landscaping, Signage, Perimeter Walls/Fences, Retaining Walls, Sidewalks, Pond(s), Playground(s), Pool House(s), Pool(s) including Fence, Deck, Mechanicals, etc., Trails and Paths, Service Roads, Cunningham Hall, Homestead Park, Whitfield Park, and Albritton Park, and other property specifically identified that you'd like us to include.

*Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.*

# Key Elements of Your Property Wellness Reserve Study Program

## Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



### Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

[View Example](#)

### Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)

### Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)

### Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)

### Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.



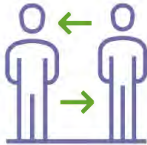
## For Confidence in All Decisions



### Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



### Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



### Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



### Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.



RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.

**Ellen C. | Treasurer**





# The Time to Protect Your Property's Long-Term Health is Now

This proposal, dated 8/29/2025, for a Reserve Study, is valid for 90 days.

## To Start Your Property Wellness Reserve Study Program Today:

### 1. Select the service options below to confirm scope of engagement

Service	Price
<b>Reserve Study (Level I)</b> This service includes a pre-project meeting to discuss your unique needs and priorities with our engineer. You'll receive: 1) a PDF report with 30-year expenditure and funding plan tables, 2) Excel spreadsheet with formulas, and 3) Complimentary support with implementation of your study and ongoing guidance.	\$8,400.00
We provide ongoing, tailored support—at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions—ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.	

**Total** **\$8,400.00**

### 2. Sign below

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

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

Date: \_\_\_\_\_

For: TSR Community Development District

Ref: 253064

**3. Pay 50% retainer.** An invoice will be emailed to you upon project authorization.

**Mailing Address**  
Reserve Advisors, LLC  
PO Box 88955  
Milwaukee, WI 53288-8926

**ACH**  
**Send Remittances** to 'accounting@reserveadvisors.com' at time of payment  
**Checking Account Number:** 151391168  
**Routing Number:** 075905787  
**Financial Institution:** First Business Bank  
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

*You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 8/29/2025, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.*

## Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase I report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the subject property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide any invasive testing whatsoever (including, without limitation, on any mechanical systems that provide energy to the property), nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report may contain opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

## Professional Service Conditions - Continued

**Report** - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

**Your Obligations** - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

**Use of Our Report and Your Name** - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be** used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA.**

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

**Payment Terms, Due Dates and Interest Charges** - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

**Miscellaneous** - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **7**

# LAND CLEARING GROUP

1780 Quiet Forest Trail, Chuluota, FL 32766  
407-979-9797  
Landclearinggroup.com

## OWNER INFORMATION

TSR CDD  
c/o Barry Mazzoni  
Gladstone Dr.  
Odessa, Florida 33556

## PROPOSAL FOR LAND CLEARING

Item	Description	Quantity	Unit Price	Dollar Amount
1	Building Permit - Supplied by Owner (if necessary)	1	N/A	N/A
2	Engineering / Survey - Supplied by Owner (if necessary)	1	N/A	N/A
3	Forestry Mulching Services (per discussion)	1	N/A	N/A
	- Upto 4 Acres (\$2,500/Acre) - Mulching services include all brush and trees upto ~4" in diameter.	N/A	N/A	
	Total Contract Price (Not to Exceed)			\$10,000

**Payment Terms and Conditions:** All prior negotiations, proposals, correspondence and memorandum between OWNER and Land Clearing Group (LCG) are superseded by this Proposal. This Proposal, in its entirety, shall be made an integral part and incorporated into any purchase order, proposal, understanding, or contract agreement resulting from it. Payment is due to LCG upon receipt of an invoice from LCG; however, LCG reserves the right to invoice based upon the completion of the different stages of the project. LCG shall provide a list of each stage of the project prior to commencement of labor. LCG agrees to work with the Owner to invoice the insurance company or mortgage company for payment(s), but ultimately all payments due are the responsibility of the OWNER. LCG requires startup funds for 1/2 of this total contract amount. Any monies above and beyond the stated contract price will be returned to the homeowner. The startup fee and progress payments may be waived at the discretion of LCG according to the restraints/requirements of your insurance company and/or mortgage company. It is understood that all payments for the full amount of this contract are the sole responsibility of the OWNER and not that of LCG. If the startup payment and subsequent progress payments are waived by LCG, the full amount of this contract is due immediately, following the completion of all work outlined within this contract. Should payment not be received when due, LCG may also collect attorney's fees for filing a lawsuit, bringing the issue on appeal, expert fees, and paralegal fees, if required, for collection purposes. Interest of ten percent (10%) of the balance due per annum will be charged every twenty

(20) days on balances over twenty (20) days past due. An additional fee of 3.5% of the total cost will be added to all payments being made by credit/debit card.

**Permits:** LCG works in compliance with government requirements. If applicable, a permit will be obtained from the governing agency prior to initiation of our work. In the event this agreement cannot be performed due to permit restrictions and circumstances beyond the control of LCG, OWNER agrees to pay all extra expenses and fees in order to obtain such permits. In the event that the applicable government agency will not issue a permit, LCG shall provide written notice to OWNER within twenty (20) calendar days of receipt of notification. OWNER agrees to reimburse LCG for any and all fees and expenses associated with job preparation including but not limited to administrative, governmental, engineering, site preparation, etc.

**Price:** OWNER has furnished information used in planning the work covered in this proposal to LCG and LCG assumes no responsibility for its accuracy; if the conditions are not in accordance with the information supplied to LCG by the OWNER, or others, the recommended procedures and scope of work of this proposal may not necessarily apply, and the OWNER will reimburse any additional expenses incurred by LCG as a result of this difference to LCG. It is understood that while performing work, other conditions that were hidden may become known. Such consequences will be beyond LCG's control, and LCG assumes no responsibility for such consequences, although LCG will use reasonable efforts and expertise to avoid or minimize these consequences. If work is being performed and there arise unforeseen conditions not anticipated by LCG, we will stop work at no cost to the Owner and establish a change order for approval by the Owner. LCG will price additional work consistently with the unit pricing. If the parties do not agree on the terms and conditions of a change order, the parties agree that the work will not be performed and LCG will be relieved of all contractual obligations under this contract.

**Owner Obligations:** OWNER shall provide the following: A safe and secure working environment (with a minimum of ten (10) feet of uninterrupted work space in any direction from the Site) and continuous access to the Project Site for the duration of the Project until completion; any cosmetic or structural repairs, features, or designs not specifically described in this proposal.

**LC Obligations:** LCG shall provide the following: a professional atmosphere in compliance with all local, state, and federal government requirements; All material needed to perform and complete the project. Any items of work not specifically included in this proposal, shall not be the responsibility of LCG.

**Liquidated Damages:** By signing below, it is understood that OWNER's decision to cancel this Agreement after the Rescission Period will cause LCG to incur substantial economic damages and losses of types and in amounts which are impossible to compute and ascertain with certainty as a basis for recovery by LCG of actual damages, and that liquidated damages represent a fair, reasonable and appropriate estimate thereof. Accordingly, in the event of OWNER's cancellation of this agreement after the Rescission Period, the damages will be considered liquidated in the following cases: (1) When an OWNER cancels the contract after the Rescission Period regardless of whether work has commenced; (2) When the damages are uncertain and not capable of being ascertained by any satisfactory or known rule; (3) When, from the nature of the case and the tenor of the agreement, it is clear that the damages have been the subject of actual and fair calculation and adjustment between the parties. Liquidated damages shall be a minimum of 1.5% of the Contract Price or \$3,000.00, whichever is greater. Such liquidated damages are intended to represent estimated actual damages and are not intended as a penalty, and OWNER shall pay them to LCG without limiting LCG's right to terminate this agreement or to collect actual, measurable damages (including expert and engineering fees or attorneys fees and court costs).

**Lien Rights:** It is mutually agreed that LCG shall retain all rights conferred upon by the lien status of any State, Federal, or Territorial Government. If LCG is not paid when required by this Agreement, any and all warranties shall be void.

**Complete Agreement:** This Agreement constitutes the complete understanding between the parties, all prior representations or agreements having been merged into this Agreement.

**Ownership:** OWNER warrants and represents that no one other than OWNER owns any interest in the real property which is the subject of the Proposal. In the event any other person owns any interest in said real property, OWNER hereby warrants

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Initials: \_\_\_\_\_ / \_\_\_\_\_

and represents that OWNER is the agent of all other owner(s) and that OWNER is expressly authorized by such owners to enter into and execute this agreement on their behalf.

**Applicable Law and Venue:** The provisions of this Agreement shall be construed in accordance with the laws of the State of Florida and the exclusive venue for any action brought to enforce this Agreement shall be the Circuit Court of Hernando County, Florida. In any action arising out of or related to the terms of this Agreement, mandatory mediation shall be held in Hernando County, Florida. The parties hereby agree to first mediate such dispute in good faith and for each party to bear the costs of mediation equally; if any party(ies) fail to mediate prior to the initiation of litigation, then such party(ies) shall be obligated to pay the attorney's fees of the participating party(ies) regardless of whether those participating party(ies) prevail at trial.

**Acceptance of Contract:** This Proposal is submitted for acceptance by OWNER and is valid for ten (10) days from the date hereof. If this proposal is not accepted in writing within ten (10) days, LCG reserves the right to re visit and change pricing and/or terms according to current industry conditions. By their signatures below, both OWNER and LCG agree to the Price, specifications, terms, and conditions set forth in this Proposal and, upon acceptance of these terms by both OWNER and LCG, this Proposal shall be deemed a binding contract and OWNER's signature below authorizes LCG to perform the work identified herein. Florida law allows OWNER the right to cancel this contract within 72 (seventy-two) hours from signature and date below (the "Rescission Period") without penalty. All information contained within this contract is considered LCG proprietary information.

IN WITNESS WHEREOF and by signing below, the parties agree that the terms of the above Proposal have been reviewed and accepted by both parties and that these terms govern the relationship between the parties. OWNER shall have seventy-two (72) hours to rescind this Agreement and that after the Rescission Period, this Agreement will be binding upon the OWNER.

"Land Clearing Group"

X \_\_\_\_\_

Print Name: Michael L. Turner

Date: August 18, 2025

"PROPERTY OWNER(S)"

X \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

X \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Initials: \_\_\_\_\_ / \_\_\_\_\_







## OPERATIONS PROPOSED PLAN FROM 2024

Elements of this plan would be used to design the landscaping maintenance area, but with the District clearing and constructing the area, instead of the District's Landscaping vendor. The area then could be contracted to be used by the landscaping vendor.

### **SITE PREPERATION:**

Contractor will Clear and Grub approximately 1.5 acres for landscape maintenance area and access roads, at their expense. All cleared areas to be graded and compacted. All material cleared will be hauled off-site and disposed of properly. The procurement and cost of any permits required for removing trees or clearing the designated areas will be borne by the Contractor.

### **FENCING / GATES:**

Contractor will install, at their expense:

- 8'h Black Chain Link Commercial Grade, complete with top rail and bottom tension wire.
- 10'w x 8'h Commercial Chain Link Double Drive Gates (Quantity x2)
- Landscaping Maintenance Area will be enclosed with fencing listed above, on three sides (minimum), as illustrated in Exhibit A. Contractor may choose to fence the rear section, at their cost.

### **GRAVEL/ SITE DRESSING:**

**Access Roads:** Contractor will install, at their expense, a base material and top layer material leading up to the entrance drive gates. This area will be a minimum of 10' x 10', and the base material can consist of crusher run, limestone, traffic bond gravel, flexbase, or another alternative material, as approved in advance by the District. The top layer of the entrance path will have a crushed stone finish, with #57 granite, #57 limestone, #67 granite, #67 limestone, 3/4" river gravel, or another alternative material, if approved in advance by the District.

**Within Fenced Area:** Contractor will install, at their expense, a base material and top layer material within the fenced area. The base material can consist of crusher run, limestone, traffic bond gravel, flexbase, or another alternative material, as approved in advance by the District. The top layer of the entrance path will have a crushed stone finish, with #57 granite, #57 limestone, #67 granite, #67 limestone, 3/4" river gravel, or another alternative material, if approved in advance by the District.

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **8**

## RESOLUTION 2025-16

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICER(S) 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 certain Officer(s) 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 September 10, 2025:

Barry Mazzoni is elected Assistant Secretary

**SECTION 2.** The following prior appointments by the Board remain unaffected by this Resolution:

Mary Comella is Chair

Karen Anderson is Vice Chair

Kevin Kurtz is Assistant Secretary

Matthew Bruno is Assistant Secretary

William David Jackson is Assistant Secretary

Chesley “Chuck” Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED** this 10th day of September, 2025.

ATTEST:

**TSR COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **9**

<b>Taylor Morrison of Florida, Inc</b>			
10210 Highland Manor Suite 400A Tampa, FL 33601 Attn: Corrin Godlevske			
<b>Invoice # - StarkeyRanchCDDUtilities</b>			
<b>Payee Name:</b>	Starkey Ranch CDD	<b>Job Name:</b>	Starkey Ranch CDD Reimbursement
<b>Contact Name:</b>	Barry Mazzoni		
<b>Email:</b>	<a href="mailto:mazzonib@whhassociates.com">mazzonib@whhassociates.com</a>	<b>City / State:</b>	Odessa, Florida
		<b>Invoice Date:</b>	09/02/2025
<b>Comments:</b>	Reimbursement of utilities paid for by Taylor Morrison, after the turnover of Common Area in Whitfield and Starkey Ranch Common Area		

Invoice Date	Invoice Name	Account/Bill Number	Total
1.1.25 - 1.22.25	Pasco County Utilities: Whitfield Parcel E	21854829	139.99
1.22.25-2.20.25	Pasco County Utilities: Whitfield Parcel E	22000233	152.28
2.20.25 - 3.21.25	Pasco County Utilities: Whitfield Parcel E	22169551	96.76
3.21.25 - 4.22.25	Pasco County Utilities: Whitfield Parcel E	22331223	225.18
4.22.25 - 5.22.25	Pasco County Utilities: Whitfield Parcel E	22504289	539.3
5.22.25 - 6.23.25	Pasco County Utilities: Whitfield Parcel E	22663325	337.77
6.23.25 - 7.23.25	Pasco County Utilities: Whitfield Parcel E	22824642	27.70
1.1.25 - 1.30.25	Duke Energy	9100 8286 0110	33.61
1.30.25 - 1.27.25	Duke Energy	9101 8286 0110	114.74
2.28.25 - 3.27.25	Duke Energy	9102 8286 0110	0
3.28.25 - 4.28.25	Duke Energy	9103 8286 0110	28.25
4.29.25 - 5.28.25	Duke Energy	9104 8286 0110	66.50
5.29.25 - 5.26.25	Duke Energy	9105 8286 0110	38.25
6.27.25 - 7.29.25	Duke Energy	9106 8286 0110	76.50
7.30.25 - 8.11.25	Duke Energy	9107 8286 0110	52.66
1.1.25 - 1.22.25	Pasco County Utilities: 2715 Cattle Cap TRL Reclaimed #2	21855802	71.85
1.22.25 - 2.20.25	Pasco County Utilities: 2715 Cattle Cap TRL Reclaimed #2	22001211	89.10
2.20.25-3.21.25	Pasco County Utilities: 2715 Cattle Cap TRL Reclaimed #2	22170525	112.59
3.21.25-4.22.25	Pasco County Utilities: 2715 Cattle Cap TRL Reclaimed #2	22332201	444.69
4.22.25-5.22.25	Pasco County Utilities: 2715 Cattle Cap TRL Reclaimed #2	22505263	473.04
5.22.25-6.23.25	Pasco County Utilities: 2715 Cattle Cap TRL Reclaimed #2	22664300	934.25
6.23.25-7.23.27	Pasco County Utilities: 2715 Cattle Cap TRL Reclaimed #2	22825619	722.92
1.1.25-1.22.25	Pasco County Utilities: 12670 Wetmore CT	21856110	52.81
1.22.25-2.20.25	Pasco County Utilities: 12670 Wetmore CT	22001520	50.22
2.20.25-3.21.25	Pasco County Utilities: 12670 Wetmore CT	22170839	72.09
3.21.25-4.22.25	Pasco County Utilities: 12670 Wetmore CT	22332508	108.54
4.22.25-5.22.25	Pasco County Utilities: 12670 Wetmore CT	22505569	157.95
5.22.25-6.23.25	Pasco County Utilities: 12670 Wetmore CT	22664608	347.9
6.23.25-7.23.25	Pasco County Utilities: 12670 Wetmore CT	22825927	130.41
1.3.25-2.3.25	Duke Energy	9100 9115 7511	38.09
2.4.25-3.3.25	Duke Energy	9101 9115 7511	33.09
3.4.25-4.1.25	Duke Energy	9102 9115 7511	71.18
4.2.25-5.1.25	Duke Energy	9103 9115 7511	76.18
5.2.25-6.2.25	Duke Energy	9104 9115 7511	76.49
6.3.25-7.1.25	Duke Energy	9105 9115 7511	76.80
7.2.25-8.1.25	Duke Energy	9106 9115 7511	38.40
8.2.25-8.11.25	Duke Energy	9107 9115 7511	49.54
1.1.25-22.25	Pasco County Utilities: 13549 Stevenson Lane	21856450	380.83
1.22.25-2.20.25	Pasco County Utilities: 13549 Stevenson Lane	22001857	1547.45
2.20.20-3.21.25	Pasco County Utilities: 13549 Stevenson Lane	22171180	1223.68
5.22.25-6.23.25	Pasco County Utilities: 13549 Stevenson Lane	22664946	1796.50
1.1.25-1.22.25	Pasco County Utilities: 13676 Cannon Dr	21855922	90.87
1.22.25-2.20.25	Pasco County Utilities: 13676 Cannon Dr	22001332	147.53
2.20.25-3.21.25	Pasco County Utilities: 13676 Cannon Dr	22170646	134.90
5.22.25-6.23.25	Pasco County Utilities: 13676 Cannon Dr	2264421	658.38
1.1.25-1.29.25	Duke Energy	9100 8286 1294	24.71
1.30.25-2.27.25	Duke Energy	9101 8286 1294	32.99
2.28.25-3.27.25	Duke Energy	9102 8286 1294	38.09
3.28.25-4.28.25	Duke Energy	9103 8286 1294	76.19
4.29.25-5.28.25	Duke Energy	9104 8286 1294	76.19
5.29.25-6.26.25	Duke Energy	9105 8286 1294	76.50
6.27.25-7.29.25	Duke Energy	9106 8286 1294	76.80
7.30.25-8.11.25	Duke Energy	9107 8286 1294	52.87
1.3.25-2.3.25	Duke Energy	9101 6996 9702	189.64
2.4.25-3.3.25	Duke Energy	9102 6996 9702	215.48
3.4.25-4.1.25	Duke Energy	9103 6996 9702	337.64
5.2.25-6.2.25	Duke Energy	9104 6996 9702	316.44
6.3.25-7.1.25	Duke Energy	9105 6996 9702	295.35
7.2.25-8.1.25	Duke Energy	9106 6996 9702	274.08
8.2.25-8.11.25	Duke Energy	9107 6996 9702	266.99

<b>TOTAL:</b> <b>14487.72</b>
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1383 1 1  
34-41450

WHITFIELD PRESERVE PARCEL E

Service Address: 4040 BARBOUR IRRIGATION TRAIL

Bill Number: 21854829

Billing Date: 2/12/2025

Billing Period: 12/23/2024 to 1/22/2025

Routing Code 0110

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18605313	12/23/2024	27485	1/22/2025	27702	30	217

Usage History

	Reclaimed
January 2025	217
December 2024	417
November 2024	431
October 2024	337
September 2024	605
August 2024	311
July 2024	0
June 2024	119
May 2024	57

Transactions

Previous Bill	214.98
Payment 02/07/25	-214.98 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	217 Thousand Gals X \$0.81 175.77
Adjustments	
Late Payment Charge	21.50
<b>Total Current Transactions</b>	197.27
<b>TOTAL BALANCE DUE</b>	<b>\$197.27</b>

197.27/31 days = 6.3635

Jan 1 - Jan 22 = 139.99



Please return this portion with payment

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☐ Check this box if entering change of mailing address on back.

Account # 1001990  
Customer # 01378282  
Balance Forward 0.00  
Current Transactions 197.27

<b>Total Balance Due</b>	<b>\$197.27</b>
<b>Due Date</b>	<b>3/3/2025</b>

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

WHITFIELD PRESERVE PARCEL E  
TAYLOR MORRISON OF FLORIDA  
10210 HIGHLAND MANOR DR SUITE 400A  
TAMPA FL 33610

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013782827100199002185482990000197276



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1371 1 1  
34-41450

WHITFIELD PRESERVE PARCEL E

Service Address: **4040 BARBOUR IRRIGATION TRAIL**

Bill Number: 22000233

Billing Date: 3/11/2025

Billing Period: 1/22/2025 to 2/20/2025

**Routing Code 0110**

Account #	Customer #
1001990	01378282
Please use the 15-digit number below when making a payment through your bank	
100199001378282	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18605313	1/22/2025	27702	2/20/2025	27890	29	188

Usage History

Reclaimed

February 2025  
January 2025  
December 2024  
November 2024  
October 2024  
September 2024  
August 2024  
July 2024  
June 2024  
May 2024

188  
217  
417  
431  
337  
605  
311  
0  
119  
57

Transactions

Previous Bill	197.27
Payment	-197.27 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	188 Thousand Gals X \$0.81 152.28
<b>Total Current Transactions</b>	152.28
<b>TOTAL BALANCE DUE</b>	<b>\$152.28</b>



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☐ Check this box if entering change of mailing address on back.

Account # 1001990  
Customer # 01378282  
Balance Forward 0.00  
Current Transactions 152.28

**Total Balance Due \$152.28**  
**Due Date 3/28/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

WHITFIELD PRESERVE PARCEL E  
TAYLOR MORRISON OF FLORIDA  
10210 HIGHLAND MANOR DR SUITE 400A  
TAMPA FL 33610

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1368 1 1  
34-41450

Routing Code 0110  
Routing Code 0110

WHITFIELD PRESERVE PARCEL E

Service Address: 4040 BARBOUR IRRIGATION TRAIL

Bill Number: 22169551

Billing Date: 4/8/2025

Billing Period: 2/20/2025 to 3/21/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.  
Please visit blt.ly/pcurates for details.

Account #	Customer #
1001990	01378282
Please use the 15-digit number below when making a payment through your bank	
100199001378282	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18605313	2/20/2025	27890	3/21/2025	28065	29	175

#### Usage History

##### Reclaimed

March 2025	175
February 2025	188
January 2025	217
December 2024	417
November 2024	431
October 2024	337
September 2024	605
August 2024	311
July 2024	0
June 2024	119
May 2024	57

#### Transactions

Previous Bill	152.28
Payment 03/19/25	-197.27 CR
<b>Balance Forward</b>	<b>-44.99 CR</b>
Current Transactions	
Reclaimed	
Reclaimed	175 Thousand Gals X \$0.81 141.75
<b>Total Current Transactions</b>	<b>141.75</b>
<b>TOTAL BALANCE DUE</b>	<b>\$96.76</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasy pay.pascocountyfl.net](https://pascoeasy pay.pascocountyfl.net)

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Account #	1001990
Customer #	01378282
Balance Forward	-44.99 CR
Current Transactions	141.75

**Total Balance Due \$96.76**  
**Due Date 4/25/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

WHITFIELD PRESERVE PARCEL E  
TAYLOR MORRISON OF FLORIDA  
10210 HIGHLAND MANOR DR SUITE 400A  
TAMPA FL 33610

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013782827100199002216955170000096762



PASCO COUNTY UTILITIES  
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Pay By Phone: 1-855-786-5344



1352 1 1  
34-41450

**Routing Code 0110**

WHITFIELD PRESERVE PARCEL E

Service Address: **4040 BARBOUR IRRIGATION TRAIL**

Bill Number: 22331223

Billing Date: 5/7/2025

Billing Period: 3/21/2025 to 4/22/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
1001990	01378282
Please use the 15-digit number below when making a payment through your bank	
100199001378282	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18605313	3/21/2025	28065	4/22/2025	28343	32	278

Usage History

Reclaimed

April 2025	278
March 2025	175
February 2025	188
January 2025	217
December 2024	417
November 2024	431
October 2024	337
September 2024	605
August 2024	311
July 2024	0
June 2024	119
May 2024	57

Transactions

Previous Bill	96.76
Payment	-96.76 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	278 Thousand Gals X \$0.81 225.18
<b>Total Current Transactions</b>	<b>225.18</b>
<b>TOTAL BALANCE DUE</b>	<b>\$225.18</b>

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a paper copy, please call (813) 929-2733.



Please return this portion with payment!

TO PAY ONLINE, VISIT [pascoeasy pay.pascocountyfl.net](http://pascoeasy pay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1001990  
Customer # 01378282  
Balance Forward 0.00  
Current Transactions 225.18

**Total Balance Due \$225.18**  
**Due Date 5/27/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

WHITFIELD PRESERVE PARCEL E  
TAYLOR MORRISON OF FLORIDA  
10210 HIGHLAND MANOR DR SUITE 400A  
TAMPA FL 33610

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013782827100199002233122380000225186



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
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LAND O' LAKES  
NEW PORT RICHEY  
DADE CITY

(813) 235-6012  
(727) 847-8131  
(352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344



1351 1 1  
34-41450

WHITFIELD PRESERVE PARCEL E

Service Address: **4040 BARBOUR IRRIGATION TRAIL**

Bill Number: 22504289

Billing Date: 6/6/2025

Billing Period: 4/22/2025 to 5/22/2025

Routing Code 0110

Account #	Customer #
1001990	01378282
Please use the 15-digit number below when making a payment through your bank	
100199001378282	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18605313	4/22/2025	28343	5/22/2025	28703	30	360

#### Usage History

##### Reclaimed

May 2025	360
April 2025	278
March 2025	175
February 2025	188
January 2025	217
December 2024	417
November 2024	431
October 2024	337
September 2024	605
August 2024	311
July 2024	0
June 2024	119

#### Transactions

Previous Bill	225.18
Past Due	225.18
Current Transactions	
Reclaimed	
Reclaimed	360 Thousand Gals X \$0.81 291.60
Adjustments	
Late Payment Charge	22.52
Total Current Transactions	314.12
<b>TOTAL BALANCE DUE</b>	<b>\$539.30</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a paper copy, please call (813) 929-2733.



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Account # 1001990  
Customer # 01378282

Past Due 225.18  
Current Transactions 314.12

**Total Balance Due \$539.30**  
**Due Date 6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

WHITFIELD PRESERVE PARCEL E  
TAYLOR MORRISON OF FLORIDA  
10210 HIGHLAND MANOR DR SUITE 400A  
TAMPA FL 33610

PASCO COUNTY UTILITIES  
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013782827100199002250428980000539300



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DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)

Pay By Phone: 1-855-786-5344



1352 1 1

34-41450

WHITFIELD PRESERVE PARCEL E

Service Address: **4040 BARBOUR IRRIGATION TRAIL**

Bill Number: 22663325

Billing Date: 7/8/2025

Billing Period: 5/22/2025 to 6/23/2025

**Pending Board of County Commissioners approval new rates, fees, and charges  
take effect Oct. 1, 2025.**

Account #	Customer #
1001990	01378282
Please use the 15-digit number below when making a payment through your bank	
100199001378282	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18605313	5/22/2025	28703	6/23/2025	29120	32	417

Usage History

Reclaimed

June 2025	417
May 2025	360
April 2025	278
March 2025	175
February 2025	188
January 2025	217
December 2024	417
November 2024	431
October 2024	337
September 2024	605
August 2024	311
July 2024	0

Transactions

Previous Bill	539.30
Payment 06/11/25	-225.18 CR
Payment	-314.12 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	417 Thousand Gals X \$0.81 337.77
<b>Total Current Transactions</b>	337.77
<b>TOTAL BALANCE DUE</b>	<b>\$337.77</b>

Annual Water Quality Report: The 2024 Consumer Confidence  
Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a  
paper copy, please call (813) 929-2733.



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TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1001990  
Customer # 01378282  
Balance Forward 0.00  
Current Transactions 337.77

**Total Balance Due \$337.77**  
**Due Date 7/25/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up

WHITFIELD PRESERVE PARCEL E  
TAYLOR MORRISON OF FLORIDA  
10210 HIGHLAND MANOR DR SUITE 400A  
TAMPA FL 33610

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

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CUSTOMER INFORMATION & SERVICES  
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LAND O' LAKES (813) 235-6012  
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DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)

Pay By Phone: 1-855-786-5344



1353 1 1

34-41450

WHITFIELD PRESERVE PARCEL E

Service Address: 4040 BARBOUR IRRIGATION TRAIL

Bill Number: 22824642

Billing Date: 8/7/2025

Billing Period: 6/23/2025 to 7/23/2025

**Routing Code 0110**

**Pending Board of County Commissioners approval new rates, fees, and charges  
take effect Oct. 1, 2025.**

Account #	Customer #
1001990	01378282
Please use the 15-digit number below when making a payment through your bank	
100199001378282	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18605313	6/23/2025	29120	7/23/2025	29542	30	422

Usage History

Reclaimed

July 2025	422
June 2025	417
May 2025	360
April 2025	278
March 2025	175
February 2025	188
January 2025	217
December 2024	417
November 2024	431
October 2024	337
September 2024	605
August 2024	311

Transactions

Previous Bill	337.77
Payment 07/31/25	-651.89 CR
<b>Balance Forward</b>	-314.12 CR
Current Transactions	
Reclaimed	
Reclaimed	422 Thousand Gals X \$0.81 341.82
<b>Total Current Transactions</b>	341.82
<b>TOTAL BALANCE DUE</b>	<b>\$27.70</b>

Annual Water Quality Report: The 2024 Consumer Confidence  
Report is available online at [bit.ly/PascoRegional2024](https://bit.ly/PascoRegional2024). To request a  
paper copy, please call (813) 929-2733.



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TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](https://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1001990  
Customer # 01378282

Balance Forward -314.12 CR  
Current Transactions 341.82

**Total Balance Due \$27.70**  
**Due Date 8/25/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

WHITFIELD PRESERVE PARCEL E  
TAYLOR MORRISON OF FLORIDA  
10210 HIGHLAND MANOR DR SUITE 400A  
TAMPA FL 33610

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
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## Your Energy Bill

Page 1 of 3

**Service address**

TAYLOR MORRISON OF FL - MAITLAND  
3722 BARBOUR TRL  
IRRIGATION

**Bill date** Jan 31, 2025

**For service** Dec 28 - Jan 29  
33 days

**Account number** 9100 8286 0110

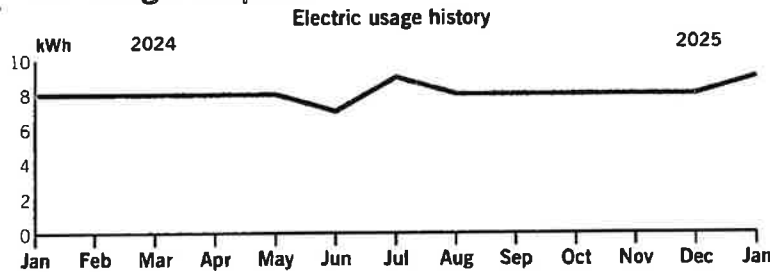
### Billing summary

Previous Amount Due	\$76.50
Payment Received	0.00
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.25
<b>Total Amount Due Feb 21</b>	<b>\$114.75</b>

38.25/33 days = 1.1591

29 days = 33.61

### Your usage snapshot



**Average temperature in degrees**

61° 62° 70° 73° 82° 83° 84° 84° 82° 76° 72° 64° 57°

	Current Month	Jan 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	9	8	97	8
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8286 0110**

**\$114.75**  
by Feb 21

After Feb 21, the amount due will increase to \$119.75.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

000955 000014368



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

88910082860110000660000007650000000382500000114750



duke-energy.com  
877.372.8477

Account number **9100 8286 0110**

### Your usage snapshot - Continued

Current electric usage for meter number 8278348	
Actual reading on Jan 29	455
Previous reading on Dec 28	- 446
<hr/>	
Energy Used	9 kWh
Billed kWh	9.000 kWh

### Billing details - Electric

Billing Period - Dec 28 24 to Jan 29 25	
Meter - 8278348	
Customer Charge	\$17.23
Energy Charge	
9.000 kWh @ 9.302c	0.83
Fuel Charge	
9.000 kWh @ 3.925c	0.35
Asset Securitization Charge	
9.000 kWh @ 0.197c	0.02
Minimum Bill Adjustment	11.57
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Other Charges and Credits

Late Fee	\$5.00
<hr/>	
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

### Billing details - Taxes

State And Other Taxes	\$2.14
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.31
<hr/>	
<b>Total Taxes</b>	<b>\$3.25</b>





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## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
3722 BARBOUR TRL  
IRRIGATION

### Bill date

Mar 3, 2025  
For service Jan 30 - Feb 27  
29 days

Account number **9100 8286 0110**

### Billing summary

Previous Amount Due	\$114.75
Payment Received Jan 31	-38.25
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.24
<b>Total Amount Due Mar 24</b>	<b>\$114.74</b>

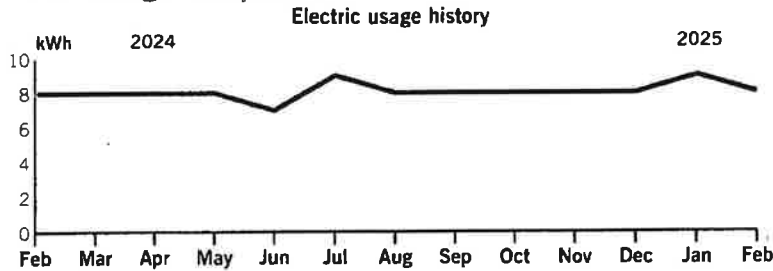


Thank you for your payment.

Your account has past due amount of \$76.50 and electric service may be disconnected. Please pay immediately.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

### Your usage snapshot



#### Average temperature in degrees

62° 70° 73° 82° 83° 84° 84° 82° 76° 72° 64° 56° 69°

	Current Month	Feb 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8	8	97	8
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8286 0110**

**\$114.74**  
by Mar 24

After Mar 24, the amount due  
will increase to \$119.74.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light **Amount enclosed**

001225 000013998



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

88910082860110000660000007650000000382400000114747





duke-energy.com  
877.372.8477

Account number **9100 8286 0110**

## Your usage snapshot - Continued

Current electric usage for meter number 8278348	
Actual reading on Feb 27	463
Previous reading on Jan 30	- 455
<hr/>	
Energy Used	8 kWh
Billed kWh	8.000 kWh

## Billing details - Electric

Billing Period - Jan 30 25 to Feb 27 25	
Meter - 8278348	
Customer Charge	\$17.23
Energy Charge	
8.000 kWh @ 9.302c	0.74
Fuel Charge	
8.000 kWh @ 3.925c	0.31
Asset Securitization Charge	
8.000 kWh @ 0.197c	0.02
Minimum Bill Adjustment	11.70
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

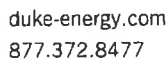
## Billing details - Other Charges and Credits

Late Fee	\$5.00
<hr/>	
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

## Billing details - Taxes

State And Other Taxes	\$2.14
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.30
<hr/>	
<b>Total Taxes</b>	<b>\$3.24</b>





Bill date Mar 31, 2025

For service Feb 28 - Mar 27

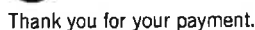
28 days

## IRRIGATION

Account number **9100 8286 0110**

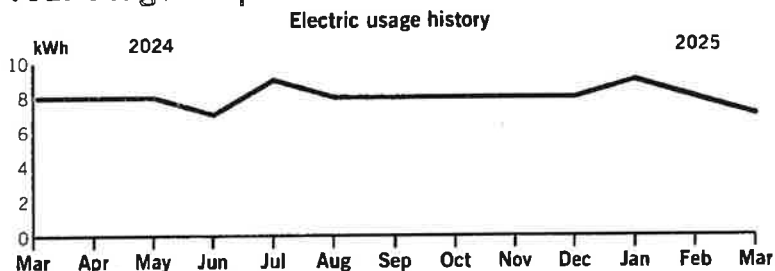
## Billing summary

Previous Amount Due	\$114.74
<i>Payment Received Mar 27</i>	-152.99
Current Electric Charges	30.00
Taxes	3.25
<b>Credit Amount. Do Not Pay</b>	<b>\$-5.00</b>



Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot



**Average temperature in degrees**

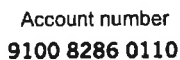
70° 73° 82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 67°

	Current Month	Mar 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	7	8	96	8
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.**

Please return this portion with your payment. Thank you for your business.



**\$0.00**

No payment is required at this time.

Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a **Amount enclosed**  
contribution to Share the Light

000959 000014345



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136

[illegible]

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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duke-energy.com  
877.372.8477

Account number **9100 8286 0110**

## Your usage snapshot - Continued

Current electric usage for meter number 8278348	
Actual reading on Mar 27	470
Previous reading on Feb 28	- 463
Energy Used	7 kWh
Billed kWh	7.000 kWh

## Billing details - Electric

Billing Period - Feb 28 25 to Mar 27 25	
Meter - 8278348	
Customer Charge	\$17.23
Energy Charge	
7.000 kWh @ 12.130c	0.85
Fuel Charge	
7.000 kWh @ 3.925c	0.27
Asset Securitization Charge	
7.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	11.64
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$2.15
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.30
<b>Total Taxes</b>	<b>\$3.25</b>





duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
3722 BARBOUR TRL  
IRRIGATION

### Bill date

Apr 30, 2025  
For service Mar 28 - Apr 28  
32 days

Account number **9100 8286 0110**

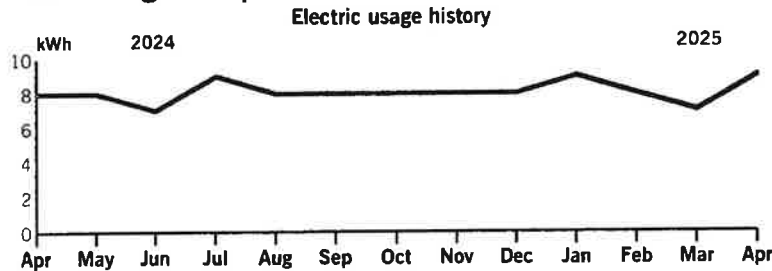
## Billing summary

Previous Amount Due	\$-5.00
Payment Received	0.00
Current Electric Charges	30.00
Taxes	3.25
<b>Total Amount Due May 21</b>	<b>\$28.25</b>

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit [sunshine811.com](http://sunshine811.com).

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to [duke-energy.com/FreeBizCheck](http://duke-energy.com/FreeBizCheck) or email [prescriptiveincentives@duke-energy.com](mailto:prescriptiveincentives@duke-energy.com).

## Your usage snapshot



### Average temperature in degrees

73° 82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 74°

	Current Month	Apr 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	9	8	97	8
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing).** Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8286 0110**

**\$28.25**  
by May 21

After May 21, the amount due  
will increase to \$33.25.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light  
**Amount enclosed**

000931 000014009



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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duke-energy.com  
877.372.8477

Account number **9100 8286 0110**

## Your usage snapshot - Continued

Current electric usage for meter number 8278348	
Actual reading on Apr 28	479
Previous reading on Mar 28	- 470
<hr/>	
Energy Used	9 kWh
Billed kWh	9.000 kWh

## Billing details - Electric

Billing Period - Mar 28 25 to Apr 28 25	
Meter - 8278348	
Customer Charge	\$17.23
Energy Charge	
9.000 kWh @ 12.130c	1.08
Fuel Charge	
9.000 kWh @ 3.925c	0.35
Asset Securitization Charge	
9.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	11.32
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$2.15
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.30
<hr/>	
<b>Total Taxes</b>	<b>\$3.25</b>





duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
3722 BARBOUR TRL  
IRRIGATION

Bill date May 30, 2025

For service Apr 29 - May 28  
30 days

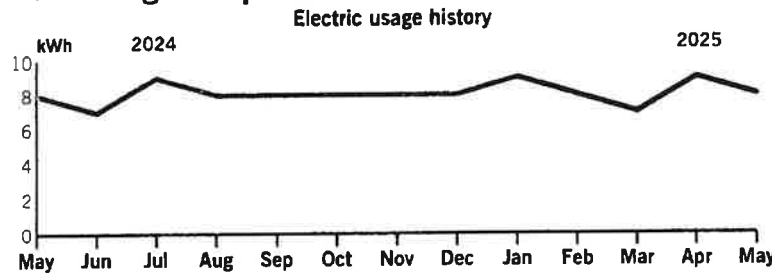
Account number **9100 8286 0110**

### Billing summary

Previous Amount Due	\$28.25
Payment Received	0.00
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.25
<b>Total Amount Due Jun 20</b>	<b>\$66.50</b>

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

### Your usage snapshot



#### Average temperature in degrees

82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 79°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8	8	97	8
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8286 0110**

**\$66.50**  
by Jun 20

After Jun 20, the amount due  
will increase to \$71.50.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed

001203 000013992



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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fb.def/duke bills 20250520215049.81.afp-2405-000013992



duke-energy.com  
877.372.8477

Account number **9100 8286 0110**

## Your usage snapshot - Continued

<b>Current electric usage for meter number 8278348</b>	
Actual reading on May 28	487
Previous reading on Apr 29	- 479
<hr/>	
Energy Used	8 kWh
Billed kWh	8.000 kWh

## Billing details - Electric

<b>Billing Period - Apr 29 25 to May 28 25</b>	
<b>Meter - 8278348</b>	
Customer Charge	\$17.23
Energy Charge	
8.000 kWh @ 12.130c	0.97
Fuel Charge	
8.000 kWh @ 3.925c	0.31
Asset Securitization Charge	
8.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	11.48
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Other Charges and Credits

Late Fee	\$5.00
<hr/>	
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

## Billing details - Taxes

State And Other Taxes	\$2.15
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.30
<hr/>	
<b>Total Taxes</b>	<b>\$3.25</b>



Service address

TAYLOR MORRISON OF FL - MAITLAND  
3722 BARBOUR TRL  
IRRIGATION

Bill date Jun 30, 2025

For service May 29 - Jun 26  
29 days

Account number **9100 8286 0110**

## Billing summary

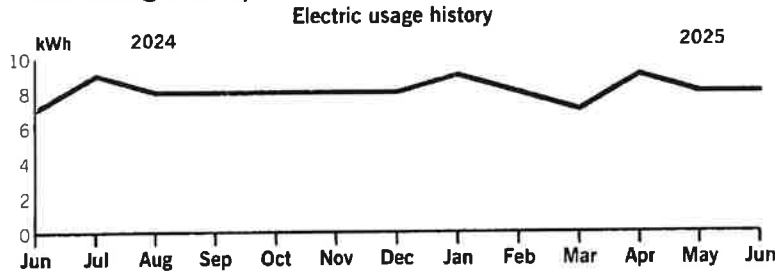
Previous Amount Due	\$66.50
<i>Payment Received Jun 27</i>	-66.50
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.25
<b>Total Amount Due Jul 21</b>	<b>\$38.25</b>



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit [duke-energy.com/lightrepair](http://duke-energy.com/lightrepair) 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

## Your usage snapshot



### Electric usage history

**Average temperature in degrees**

83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8	7	98	8
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.**

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8286 0110**

**\$38.25**  
by Jul 21

After Jul 21, the amount due will increase to \$43.25.

\$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light

Amount enclosed



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094



001428 000013687



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136

**88910082860110000660000000000000000382500000038259**

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duke-energy.com  
877.372.8477

Account number **9100 8286 0110**

### Your usage snapshot - Continued

<b>Current electric usage for meter number 8278348</b>	
Actual reading on Jun 26	495
Previous reading on May 29	- 487
<hr/>	
Energy Used	8 kWh
Billed kWh	8.000 kWh

### Billing details - Electric

<b>Billing Period - May 29 25 to Jun 26 25</b>	
<b>Meter - 8278348</b>	
Customer Charge	\$17.23
Energy Charge	
8.000 kWh @ 12.130c	0.97
Fuel Charge	
8.000 kWh @ 3.925c	0.31
Asset Securitization Charge	
8.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	11.48
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Other Charges and Credits

Late Fee	\$5.00
<hr/>	
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

### Billing details - Taxes

State And Other Taxes	\$2.15
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.30
<hr/>	
<b>Total Taxes</b>	<b>\$3.25</b>





duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
3722 BARBOUR TRL  
IRRIGATION

Bill date Jul 31, 2025

For service Jun 27 - Jul 29

33 days

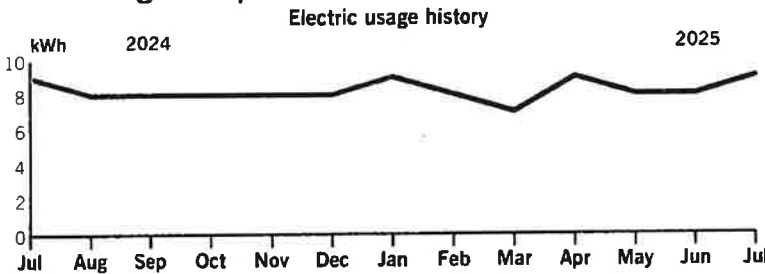
Account number **9100 8286 0110**

### Billing summary

Previous Amount Due	\$38.25
Payment Received	0.00
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.25
<b>Total Amount Due Aug 21</b>	<b>\$76.50</b>

To help us repair malfunctioning streetlights, quickly: 1. Visit [duke-energy.com/lightrepair](http://duke-energy.com/lightrepair) 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

### Your usage snapshot



#### Average temperature in degrees

84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 83°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	9	9	98	8
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8286 0110**

**\$76.50**  
by Aug 21

After Aug 21, the amount due  
will increase to \$81.50.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light **Amount enclosed**

029436 000000126



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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duke-energy.com  
877.372.8477

Account number **9100 8286 0110**

### Your usage snapshot - Continued

Current electric usage for meter number 8278348	
Actual reading on Jul 29	504
Previous reading on Jun 27	- 495
<hr/>	
Energy Used	9 kWh
Billed kWh	9.000 kWh

### Billing details - Electric

Billing Period - Jun 27 25 to Jul 29 25	
Meter - 8278348	
Customer Charge	\$17.23
Energy Charge	
9.000 kWh @ 12.130c	1.08
Fuel Charge	
9.000 kWh @ 3.925c	0.35
Asset Securitization Charge	
9.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	11.32
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Other Charges and Credits

Late Fee	\$5.00
<hr/>	
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

### Billing details - Taxes

State And Other Taxes	\$2.15
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.30
<hr/>	
<b>Total Taxes</b>	<b>\$3.25</b>

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duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
3722 BARBOUR TRL  
IRRIGATION

Bill date Aug 13, 2025

For service Jul 30 - Aug 11  
13 days

Account number **9100 8286 0110**

### Billing summary - Final Bill

Previous Amount Due	\$76.50
Payment Received Aug 07	-38.25
Current Electric Charges	13.00
Taxes	1.41
<b>Total Amount Due Sep 03</b>	<b>\$52.66</b>



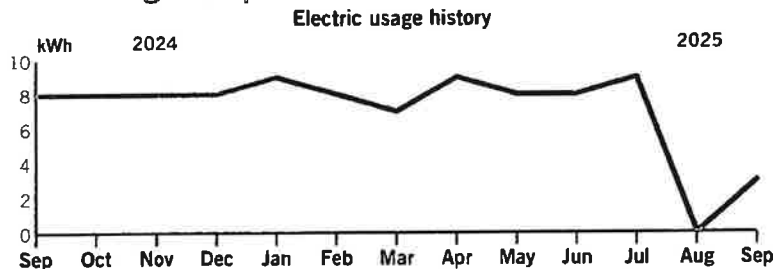
Thank you for your payment.

Please note that all unpaid balances are transferred to a third-party collection agency along with account contact information, which may include email. If the email address we have on file is accessible by others (i.e., family members, employees, etc.) it's possible they could view any future correspondence from this third-party. To opt-out of email communications, please contact Duke Energy within thirty-five days from the date this bill was issued.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit [duke-energy.com/MyBundle](http://duke-energy.com/MyBundle) today.

### Your usage snapshot



#### Average temperature in degrees

82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 84° 0°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	8	85	7
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing).** Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8286 0110**

**\$52.66**  
by Sep 3

### Final Bill

*This is your final bill.*

\$

Add here, to help others with a contribution to Share the Light

\$

Amount enclosed



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094



24

030421 000000182



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136

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duke-energy.com  
877.372.8477

Account number **9100 8286 0110**

## Your usage snapshot - Continued

Current electric usage for meter number 8278348	
Actual reading on Aug 11	507
Previous reading on Jul 30	- 504
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

Billing Period - Jul 30 25 to Aug 11 25	
Meter - 8278348	
Customer Charge	\$7.51
Energy Charge	
3.000 kWh @ 12.173c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	5.00
<hr/>	
<b>Total Current Charges</b>	<b>\$13.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$0.93
Regulatory Assessment Fee	0.01
Gross Receipts Tax	0.33
County Optional Tax	0.14
<hr/>	
<b>Total Taxes</b>	<b>\$1.41</b>





PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES  
NEW PORT RICHEY  
DADE CITY

(813) 235-6012  
(727) 847-8131  
(352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344



1453 1 1  
34-41450

TAYLOR MORRISON OF FLORIDA INC.

Service Address: **2715 CATTLE GAP TRL RECLAIMED #2**

Bill Number: 21855802

Billing Date: 2/12/2025

Billing Period: 12/23/2024 to 1/22/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
1096245	01305475
Please use the 15-digit number below when making a payment through your bank	
109624501305475	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190364262	12/23/2024	10726	1/22/2025	10837	30	111

#### Usage History

##### Reclaimed

January 2025	111
December 2024	140
November 2024	120
October 2024	401
September 2024	251
August 2024	252
July 2024	515
June 2024	265
May 2024	236
April 2024	461
March 2024	240
February 2024	83

#### Transactions

Previous Bill	123.12
Payment 02/07/25	-123.12 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	111 Thousand Gals X \$0.81 89.91
Adjustments	
Late Payment Charge	11.34
<b>Total Current Transactions</b>	101.25
<b>TOTAL BALANCE DUE</b>	<b>\$101.25</b>

101.25/31 days = 3.2661

Jan 1 - Jan 22 = 71.85



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1096245  
Customer # 01305475  
Balance Forward 0.00  
Current Transactions 101.25

<b>Total Balance Due</b>	<b>\$101.25</b>
<b>Due Date</b>	<b>3/3/2025</b>

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

TAYLOR MORRISON OF FLORIDA INC.  
POBOX 5136  
PORTLAND OR 97208

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013054751109624572185580210000101259



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net  
Pay By Phone: 1-855-786-5344



1446 1 1  
34-41450

TAYLOR MORRISON OF FLORIDA INC.

Service Address: 2715 CATTLE GAP TRL RECLAIMED #2

Bill Number: 22001211

Billing Date: 3/11/2025

Billing Period: 1/22/2025 to 2/20/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.  
Please visit bit.ly/pcurates for details.

Account #	Customer #
1096245	01305475
Please use the 15-digit number below when making a payment through your bank	
109624501305475	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190364262	1/22/2025	10837	2/20/2025	10947	29	110

#### Usage History

##### Reclaimed

February 2025	110
January 2025	111
December 2024	140
November 2024	120
October 2024	401
September 2024	251
August 2024	252
July 2024	515
June 2024	265
May 2024	236
April 2024	461
March 2024	240

#### Transactions

Previous Bill	101.25
Payment 03/06/25	-101.25 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	110 Thousand Gals X \$0.81 89.10
<b>Total Current Transactions</b>	89.10
<b>TOTAL BALANCE DUE</b>	<b>\$89.10</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascocountyfl.net](https://pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1096245  
Customer # 01305475  
Balance Forward 0.00  
Current Transactions 89.10

**Total Balance Due \$89.10**  
**Due Date 3/28/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

TAYLOR MORRISON OF FLORIDA INC.  
POBOX 5136  
PORTLAND OR 97208

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
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PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES  
NEW PORT RICHEY  
DADE CITY

(813) 235-6012  
(727) 847-8131  
(352) 521-4285

UtilCustServ@MyPasco.net  
Pay By Phone: 1-855-786-5344



1442 1 1

34-41450

TAYLOR MORRISON OF FLORIDA INC.

Service Address: 2715 CATTLE GAP TRL RECLAIMED #2

Bill Number: 22170525

Billing Date: 4/8/2025

Billing Period: 2/20/2025 to 3/21/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
1096245	01305475
Please use the 15-digit number below when making a payment through your bank	
109624501305475	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190364262	2/20/2025	10947	3/21/2025	11086	29	139

Usage History  
Reclaimed

March 2025	139
February 2025	110
January 2025	111
December 2024	140
November 2024	120
October 2024	401
September 2024	251
August 2024	252
July 2024	515
June 2024	265
May 2024	236
April 2024	461

Transactions

Previous Bill	89.10
Payment 04/03/25	-89.10 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	139 Thousand Gals X \$0.81 112.59
<b>Total Current Transactions</b>	112.59
<b>TOTAL BALANCE DUE</b>	<b>\$112.59</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1096245  
Customer # 01305475

Balance Forward 0.00  
Current Transactions 112.59

**Total Balance Due \$112.59**  
**Due Date 4/25/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

TAYLOR MORRISON OF FLORIDA INC.  
POBOX 5136  
PORTLAND OR 97208

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34-41450

TAYLOR MORRISON OF FLORIDA INC.

Service Address: **2715 CATTLE GAP TRL RECLAIMED #2**

Bill Number: 22332201

Billing Date: 5/7/2025

Billing Period: 3/21/2025 to 4/22/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
1096245	01305475
Please use the 15-digit number below when making a payment through your bank	
109624501305475	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190364262	3/21/2025	11086	4/22/2025	11635	32	549

Usage History

Reclaimed

April 2025	549
March 2025	139
February 2025	110
January 2025	111
December 2024	140
November 2024	120
October 2024	401
September 2024	251
August 2024	252
July 2024	515
June 2024	265
May 2024	236

Transactions

Previous Bill	112.59
Payment 05/01/25	-112.59 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	549 Thousand Gals X \$0.81 444.69
<b>Total Current Transactions</b>	444.69
<b>TOTAL BALANCE DUE</b>	<b>\$444.69</b>

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Account # 1096245  
Customer # 01305475  
Balance Forward 0.00  
Current Transactions 444.69

**Total Balance Due \$444.69**  
**Due Date 5/27/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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TAYLOR MORRISON OF FLORIDA INC.

Service Address: **2715 CATTLE GAP TRL RECLAIMED #2**

Bill Number: 22505263

Billing Date: 6/6/2025

Billing Period: 4/22/2025 to 5/22/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
1096245	01305475
Please use the 15-digit number below when making a payment through your bank	
109624501305475	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190364262	4/22/2025	11635	5/22/2025	12219	30	584

#### Usage History

##### Reclaimed

May 2025	584
April 2025	549
March 2025	139
February 2025	110
January 2025	111
December 2024	140
November 2024	120
October 2024	401
September 2024	251
August 2024	252
July 2024	515
June 2024	265

#### Transactions

Previous Bill	444.69
Payment 05/30/25	-444.69 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	584 Thousand Gals X \$0.81 473.04
<b>Total Current Transactions</b>	473.04
<b>TOTAL BALANCE DUE</b>	<b>\$473.04</b>

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Account # 1096245  
Customer # 01305475

Balance Forward 0.00  
Current Transactions 473.04

**Total Balance Due \$473.04**  
**Due Date 6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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TAYLOR MORRISON OF FLORIDA INC.

Service Address: **2715 CATTLE GAP TRL RECLAIMED #2**

Bill Number: 22664300

Billing Date: 7/8/2025

Billing Period: 5/22/2025 to 6/23/2025

**Pending Board of County Commissioners approval new rates, fees, and charges  
take effect Oct. 1, 2025.**

Account #	Customer #
1096245	01305475
Please use the 15-digit number below when making a payment through your bank	
109624501305475	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	190364262	5/22/2025	12219	6/23/2025	12730	32	511

#### Usage History

##### Reclaimed

June 2025	511
May 2025	584
April 2025	549
March 2025	139
February 2025	110
January 2025	111
December 2024	140
November 2024	120
October 2024	401
September 2024	251
August 2024	252
July 2024	515

#### Transactions

Previous Bill	473.04
<b>Past Due</b>	<b>473.04</b>
Current Transactions	
Reclaimed	
Reclaimed	511 Thousand Gals X \$0.81 413.91
Adjustments	
Late Payment Charge	47.30
<b>Total Current Transactions</b>	<b>461.21</b>

**TOTAL BALANCE DUE \$934.25**

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

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Account # 1096245  
Customer # 01305475  
Past Due 473.04  
Current Transactions 461.21

**Total Balance Due \$934.25**  
**Due Date 7/25/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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TAYLOR MORRISON OF FLORIDA INC.

Service Address: **2715 CATTLE GAP TRL RECLAIMED #2**

Bill Number: 22825619

Billing Date: 8/7/2025

Billing Period: 6/23/2025 to 7/23/2025

**Pending Board of County Commissioners approval new rates, fees, and charges  
take effect Oct. 1, 2025.**

Account #	Customer #
1096245	01305475
Please use the 15-digit number below when making a payment through your bank	
109624501305475	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190364262	6/23/2025	12730	7/23/2025	13002	30	272

Usage History

Reclaimed

July 2025	272
June 2025	511
May 2025	584
April 2025	549
March 2025	139
February 2025	110
January 2025	111
December 2024	140
November 2024	120
October 2024	401
September 2024	251
August 2024	252

Transactions

Previous Bill	934.25
Payment 07/07/25	-473.04 CR
<b>Past Due</b>	<b>461.21</b>
Current Transactions	
Reclaimed	
Reclaimed	272 Thousand Gals X \$0.81 220.32
Adjustments	
Late Payment Charge	41.39
<b>Total Current Transactions</b>	<b>261.71</b>

**TOTAL BALANCE DUE \$722.92**

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

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Account # 1096245  
Customer # 01305475  
Past Due 461.21  
Current Transactions 261.71

**Total Balance Due \$722.92**  
**Due Date 8/25/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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TAYLOR MORRISON OF FLORIDA INC.

Service Address: 12670 WETMORE CT

Bill Number: 21856110

Billing Date: 2/12/2025

Billing Period: 12/23/2024 to 1/22/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.  
Please visit bit.ly/pcurates for details.

Account #	Customer #
1152750	01305475
Please use the 15-digit number below when making a payment through your bank	
115275001305475	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201367767	12/23/2024	14299	1/22/2025	14353	30	54

#### Usage History

##### Reclaimed

January 2025	54
December 2024	112
November 2024	168
October 2024	104
September 2024	116
August 2024	106
July 2024	99
June 2024	47
May 2024	29
April 2024	79
March 2024	101
February 2024	108

#### Transactions

Previous Bill	104.33
Payment 02/07/25	-104.33 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	54 Thousand Gals X \$0.81 43.74
Adjustments	
Late Payment Charge	9.07
<b>Total Current Transactions</b>	52.81
<b>TOTAL BALANCE DUE</b>	<b>\$52.81</b>

52.81/31 days = 1.7035

Jan1 - Jan 22 = 37.47



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Account # 1152750  
Customer # 01305475

Balance Forward 0.00  
Current Transactions 52.81

**Total Balance Due \$52.81**  
**Due Date 3/3/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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TAYLOR MORRISON OF FLORIDA INC.

Service Address: **12670 WETMORE CT**

Bill Number: 22001520

Billing Date: 3/11/2025

Billing Period: 1/22/2025 to 2/20/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](https://bit.ly/pcurates) for details.

Account #	Customer #
1152750	01305475
Please use the 15-digit number below when making a payment through your bank	
115275001305475	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201367767	1/22/2025	14353	2/20/2025	14415	29	62

#### Usage History

##### Reclaimed

February 2025	62
January 2025	54
December 2024	112
November 2024	168
October 2024	104
September 2024	116
August 2024	106
July 2024	99
June 2024	47
May 2024	29
April 2024	79
March 2024	101

#### Transactions

Previous Bill	52.81
Payment 03/06/25	-52.81 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	62 Thousand Gals X \$0.81
<b>Total Current Transactions</b>	50.22
<b>TOTAL BALANCE DUE</b>	<b>\$50.22</b>



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Account # 1152750  
Customer # 01305475

Balance Forward 0.00  
Current Transactions 50.22

**Total Balance Due \$50.22**  
**Due Date 3/28/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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TAYLOR MORRISON OF FLORIDA INC.

Service Address: **12670 WETMORE CT**

Bill Number: 22170839

Billing Date: 4/8/2025

Billing Period: 2/20/2025 to 3/21/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
**Please visit [bit.ly/pcurates](https://bit.ly/pcurates) for details.**

Account #	Customer #
1152750	01305475
Please use the 15-digit number below when making a payment through your bank	
115275001305475	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201367767	2/20/2025	14415	3/21/2025	14504	29	89

#### Usage History

##### Reclaimed

March 2025	89
February 2025	62
January 2025	54
December 2024	112
November 2024	168
October 2024	104
September 2024	116
August 2024	106
July 2024	99
June 2024	47
May 2024	29
April 2024	79

#### Transactions

Previous Bill	50.22
Payment 04/03/25	-50.22 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	89 Thousand Gals X \$0.81 72.09
<b>Total Current Transactions</b>	72.09
<b>TOTAL BALANCE DUE</b>	<b>\$72.09</b>



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Account # 1152750  
Customer # 01305475  
Balance Forward 0.00  
Current Transactions 72.09

**Total Balance Due \$72.09**  
**Due Date 4/25/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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TAYLOR MORRISON OF FLORIDA INC.

Service Address: 12670 WETMORE CT

Bill Number: 22332508

Billing Date: 5/7/2025

Billing Period: 3/21/2025 to 4/22/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
1152750	01305475
Please use the 15-digit number below when making a payment through your bank	
115275001305475	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201367767	3/21/2025	14504	4/22/2025	14638	32	134

#### Usage History

##### Reclaimed

April 2025	134
March 2025	89
February 2025	62
January 2025	54
December 2024	112
November 2024	168
October 2024	104
September 2024	116
August 2024	106
July 2024	99
June 2024	47
May 2024	29

#### Transactions

Previous Bill	72.09
Payment 05/01/25	-72.09 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	134 Thousand Gals X \$0.81 108.54
<b>Total Current Transactions</b>	108.54
<b>TOTAL BALANCE DUE</b>	<b>\$108.54</b>

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Account # 1152750  
Customer # 01305475

Balance Forward 0.00  
Current Transactions 108.54

**Total Balance Due \$108.54**  
**Due Date 5/27/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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TAYLOR MORRISON OF FLORIDA INC.

Service Address: **12670 WETMORE CT**

Bill Number: 22505569

Billing Date: 6/6/2025

Billing Period: 4/22/2025 to 5/22/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
1152750	01305475
Please use the 15-digit number below when making a payment through your bank	
115275001305475	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201367767	4/22/2025	14638	5/22/2025	14833	30	195

Usage History

Reclaimed

May 2025	195
April 2025	134
March 2025	89
February 2025	62
January 2025	54
December 2024	112
November 2024	168
October 2024	104
September 2024	116
August 2024	106
July 2024	99
June 2024	47

Transactions

Previous Bill	108.54
Payment: 05/30/25	-108.54 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	195 Thousand Gals X \$0.81 157.95
<b>Total Current Transactions</b>	157.95
<b>TOTAL BALANCE DUE</b>	<b>\$157.95</b>

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Account # 1152750  
Customer # 01305475

Balance Forward 0.00  
Current Transactions 157.95

**Total Balance Due \$157.95**  
**Due Date 6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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TAYLOR MORRISON OF FLORIDA INC.

Service Address: **12670 WETMORE CT**

Bill Number: 22664608

Billing Date: 7/8/2025

Billing Period: 5/22/2025 to 6/23/2025

**Pending Board of County Commissioners approval new rates, fees, and charges  
take effect Oct. 1, 2025.**

Account #	Customer #
1152750	01305475
Please use the 15-digit number below when making a payment through your bank	
115275001305475	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	201367767	5/22/2025	14833	6/23/2025	15048	32	215

Usage History

Reclaimed

June 2025	215
May 2025	195
April 2025	134
March 2025	89
February 2025	62
January 2025	54
December 2024	112
November 2024	168
October 2024	104
September 2024	116
August 2024	106
July 2024	99

Transactions

Previous Bill	157.95
<b>Past Due</b>	<b>157.95</b>
Current Transactions	
Reclaimed	
Reclaimed	215 Thousand Gals X \$0.81 174.15
Adjustments	
Late Payment Charge	15.80
<b>Total Current Transactions</b>	<b>189.95</b>
<b>TOTAL BALANCE DUE</b>	<b>\$347.90</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

Annual Water Quality Report: The 2024 Consumer Confidence  
Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a  
paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1152750  
Customer # 01305475  
Past Due 157.95  
Current Transactions 189.95

**Total Balance Due \$347.90**  
**Due Date 7/25/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

TAYLOR MORRISON OF FLORIDA INC.  
POBOX 5136  
PORTLAND OR 97208

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013054751115275052266460800000347901



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES  
NEW PORT RICHEY  
DADE CITY

(813) 235-6012  
(727) 847-8131  
(352) 521-4285

UtilCustServ@MyPasco.net  
Pay By Phone: 1-855-786-5344



1433 1 1

34-41450

TAYLOR MORRISON OF FLORIDA INC.

Service Address: **12670 WETMORE CT**

Bill Number: 22825927

Billing Date: 8/7/2025

Billing Period: 6/23/2025 to 7/23/2025

**Pending Board of County Commissioners approval new rates, fees, and charges  
take effect Oct. 1, 2025.**

Account #	Customer #
1152750	01305475
Please use the 15-digit number below when making a payment through your bank	
115275001305475	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201367767	6/23/2025	15048	7/23/2025	15209	30	161

Usage History

Reclaimed

July 2025	161
June 2025	215
May 2025	195
April 2025	134
March 2025	89
February 2025	62
January 2025	54
December 2024	112
November 2024	168
October 2024	104
September 2024	116
August 2024	106

Transactions

Previous Bill	347.90
Payment 07/31/25	-347.90 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	161 Thousand Gals X \$0.81 130.41
<b>Total Current Transactions</b>	130.41
<b>TOTAL BALANCE DUE</b>	<b>\$130.41</b>

Annual Water Quality Report: The 2024 Consumer Confidence  
Report is available online at [bit.ly/PascoRegional2024](https://bit.ly/PascoRegional2024). To request a  
paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](https://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1152750  
Customer # 01305475

Balance Forward 0.00  
Current Transactions 130.41

**Total Balance Due \$130.41**  
**Due Date 8/25/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

TAYLOR MORRISON OF FLORIDA INC.  
POBOX 5136  
PORTLAND OR 97208

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013054751115275052282592790000130411



duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
13549 STEVENSON LN  
ODESSA FL 33556

Bill date Feb 5, 2025  
For service Jan 3 - Feb 3  
32 days

Account number **9100 9115 7511**

### Billing summary

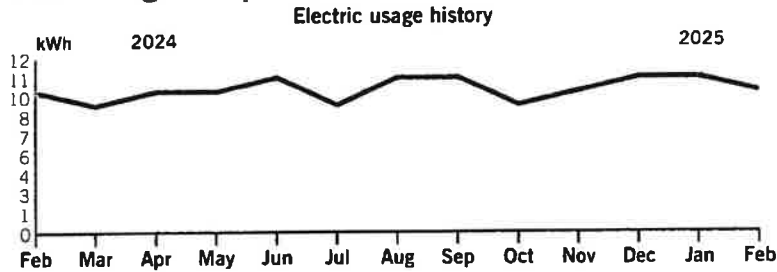
Previous Amount Due	\$38.10
Payment Received Jan 31	-38.10
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.09
<b>Total Amount Due Feb 26</b>	<b>\$38.09</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.2%, Purchased Power 3.8%, Gas 82.7%, Oil 0.1%, Nuclear 0%, Solar 6.2% (For prior 12 months ending December 31, 2024).

### Your usage snapshot



#### Average temperature in degrees

62° 70° 73° 82° 83° 84° 84° 82° 76° 72° 64° 56° 67°

	Current Month	Feb 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	10	10	122	10
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 9115 7511**

**\$38.09**  
by Feb 26

After Feb 26, the amount due  
will increase to \$43.09.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light **Amount enclosed**

001587 000012303



TAYLOR MORRISON OF FL - MAITLAND  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094



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### Your usage snapshot - Continued

Current electric usage for meter number 4003294	
Actual reading on Feb 3	520
Previous reading on Jan 3	- 510
<hr/>	
Energy Used	10 kWh
Billed kWh	10.000 kWh

### Billing details - Electric

Billing Period - Jan 03 25 to Feb 03 25	
Meter - 4003294	
Customer Charge	\$17.23
Energy Charge	
10.000 kWh @ 9.302c	0.93
Fuel Charge	
10.000 kWh @ 3.925c	0.39
Asset Securitization Charge	
10.000 kWh @ 0.197c	0.02
Minimum Bill Adjustment	11.43
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Other Charges and Credits

Late Fee	\$5.00
<hr/>	
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

### Billing details - Taxes

State And Other Taxes	\$2.14
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.15
<hr/>	
<b>Total Taxes</b>	<b>\$3.09</b>





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877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
13549 STEVENSON LN  
ODESSA FL 33556

Bill date Mar 5, 2025

For service Feb 4 - Mar 3  
28 days

Account number **9100 9115 7511**

### Billing summary

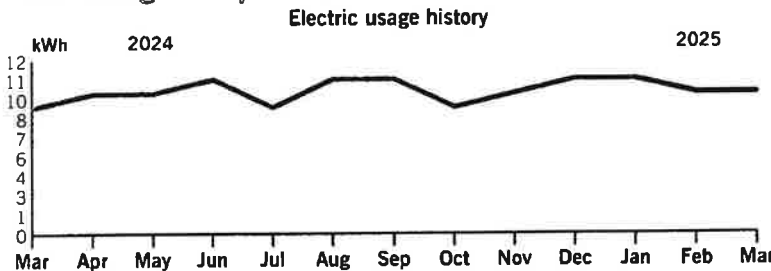
Previous Amount Due	\$38.09
Payment Received Feb 28	-38.09
Current Electric Charges	30.00
Taxes	3.09
<b>Total Amount Due Mar 26</b>	<b>\$33.09</b>



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

### Your usage snapshot



#### Average temperature in degrees

70° 73° 82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 63°

	Current Month	Mar 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	10	9	123	10
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 9115 7511**

**\$33.09**  
by Mar 26

After Mar 26, the amount due  
will increase to \$38.09.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light **Amount enclosed**

000869 000012139



TAYLOR MORRISON OF FL - MAITLAND  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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duke-energy.com  
877.372.8477

Account number **9100 9115 7511**

### Your usage snapshot - Continued

Current electric usage for meter number 4003294	
Actual reading on Mar 3	530
Previous reading on Feb 4	- 520
<hr/>	
Energy Used	10 kWh
Billed kWh	10.000 kWh

### Billing details - Electric

Billing Period - Feb 04 25 to Mar 03 25	
Meter - 4003294	
Customer Charge	\$17.23
Energy Charge	
10.000 kWh @ 12.130c	1.21
Fuel Charge	
10.000 kWh @ 3.925c	0.39
Asset Securitization Charge	
10.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	11.15
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Taxes

State And Other Taxes	\$2.14
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.15
<hr/>	
<b>Total Taxes</b>	<b>\$3.09</b>





duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
13549 STEVENSON LN  
ODESSA FL 33556

Bill date Apr 3, 2025  
For service Mar 4 - Apr 1  
29 days

Account number **9100 9115 7511**

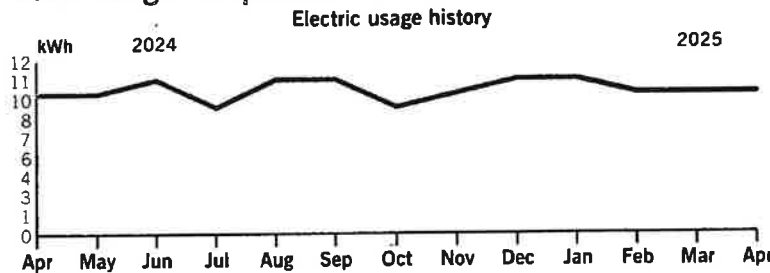
### Billing summary

Previous Amount Due	\$33.09
Payment Received	0.00
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.09
<b>Total Amount Due Apr 24</b>	<b>\$71.18</b>

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit [sunshine811.com](http://sunshine811.com).

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to [duke-energy.com/FreeBizCheck](http://duke-energy.com/FreeBizCheck) or email [prescriptiveincentives@duke-energy.com](mailto:prescriptiveincentives@duke-energy.com).

### Your usage snapshot



#### Average temperature in degrees

73° 82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76°

	Current Month	Apr 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	10	10	123	10
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date or** pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 9115 7511**

**\$71.18**  
by Apr 24

After Apr 24, the amount due  
will increase to \$76.18.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light **Amount enclosed**

001495 000012225



TAYLOR MORRISON OF FL - MAITLAND  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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duke-energy.com  
877.372.8477

Account number **9100 9115 7511**

## Your usage snapshot - Continued

Current electric usage for meter number 4003294	
Actual reading on Apr 1	540
Previous reading on Mar 4	- 530
<hr/>	
Energy Used	10 kWh
Billed kWh	10.000 kWh

## Billing details - Electric

Billing Period - Mar 04 25 to Apr 01 25	
Meter - 4003294	
Customer Charge	\$17.23
Energy Charge	
10.000 kWh @ 12.130c	1.21
Fuel Charge	
10.000 kWh @ 3.925c	0.39
Asset Securitization Charge	
10.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	11.15
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Other Charges and Credits

Late Fee	\$5.00
<hr/>	
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

## Billing details - Taxes

State And Other Taxes	\$2.14
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.15
<hr/>	
<b>Total Taxes</b>	<b>\$3.09</b>





duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
13549 STEVENSON LN  
ODESSA FL 33556

Bill date May 5, 2025  
For service Apr 2 - May 1  
30 days

Account number **9100 9115 7511**

### Billing summary

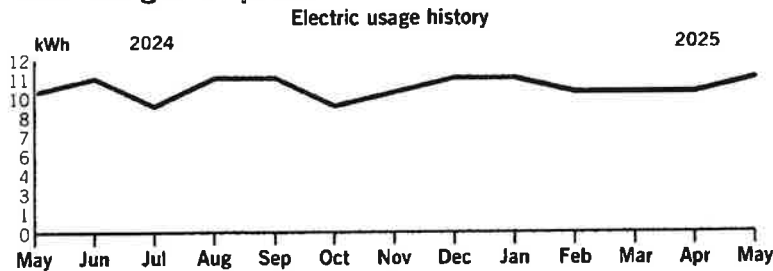
Previous Amount Due	\$71.18
Payment Received Apr 03	-33.09
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.09
<b>Total Amount Due May 27</b>	<b>\$76.18</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

### Your usage snapshot



#### Average temperature in degrees

82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 78°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	11	10	124	10
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing.** Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 9115 7511**

**\$76.18**  
by May 27

After May 27, the amount due will increase to \$81.18.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

001703 000011984



TAYLOR MORRISON OF FL - MAITLAND  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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duke-energy.com  
877.372.8477

Account number **9100 9115 7511**

## Your usage snapshot - Continued

Current electric usage for meter number 4003294	
Actual reading on May 1	551
Previous reading on Apr 2	- 540
<hr/>	
Energy Used	11 kWh
Billed kWh	11.000 kWh

## Billing details - Electric

Billing Period - Apr 02 25 to May 01 25	
Meter - 4003294	
Customer Charge	\$17.23
Energy Charge	
11.000 kWh @ 12.130c	1.33
Fuel Charge	
11.000 kWh @ 3.925c	0.43
Asset Securitization Charge	
11.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	10.99
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Other Charges and Credits

Late Fee	\$5.00
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

## Billing details - Taxes

State And Other Taxes	\$2.14
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.15
<b>Total Taxes</b>	<b>\$3.09</b>





duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
13549 STEVENSON LN  
ODESSA FL 33556

Bill date Jun 4, 2025

For service May 2 - Jun 2  
32 days

Account number **9100 9115 7511**

### Billing summary

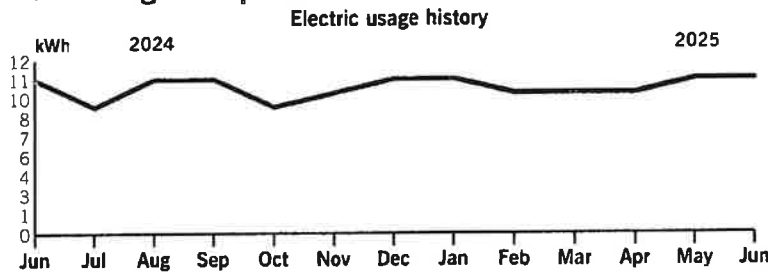
Previous Amount Due	\$76.18
Payment Received May 07	-38.09
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.40
<b>Total Amount Due Jun 25</b>	<b>\$76.49</b>



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit [duke-energy.com/lightrepair](https://duke-energy.com/lightrepair) 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

### Your usage snapshot



#### Average temperature in degrees

83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 80°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	11	11	124	10
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](https://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 9115 7511**

**\$76.49**  
by Jun 25

After Jun 25, the amount due  
will increase to \$81.49.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

001387 000009131



TAYLOR MORRISON OF FL - MAITLAND  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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duke-energy.com  
877.372.8477

Account number **9100 9115 7511**

## Your usage snapshot - Continued

Current electric usage for meter number 4003294	
Actual reading on Jun 2	562
Previous reading on May 2	- 551
Energy Used	11 kWh
Billed kWh	11.000 kWh

## Billing details - Electric

Billing Period - May 02 25 to Jun 02 25	
Meter - 4003294	
Customer Charge	\$17.23
Energy Charge	
11.000 kWh @ 12.130c	1.33
Fuel Charge	
11.000 kWh @ 3.925c	0.43
Asset Securitization Charge	
11.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	10.99
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Other Charges and Credits

Late Fee	\$5.00
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

## Billing details - Taxes

State And Other Taxes	\$2.13
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.47
<b>Total Taxes</b>	<b>\$3.40</b>





duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
13549 STEVENSON LN  
ODESSA FL 33556

Bill date Jul 3, 2025

For service Jun 3 - Jul 1  
29 days

Account number **9100 9115 7511**

### Billing summary

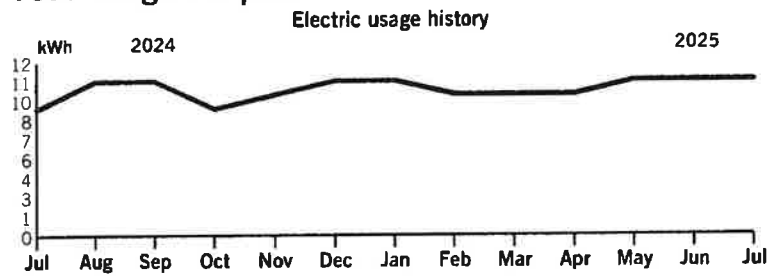
Previous Amount Due	\$76.49
Payment Received Jun 25	-38.09
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.40
<b>Total Amount Due Jul 24</b>	<b>\$76.80</b>



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit [duke-energy.com/lightrepair](https://duke-energy.com/lightrepair) 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

### Your usage snapshot



#### Average temperature in degrees

84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 82°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	11	9	126	11
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](https://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 9115 7511**

**\$76.80**  
by Jul 24

After Jul 24, the amount due  
will increase to \$81.80.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

001681 000011937



TAYLOR MORRISON OF FL - MAITLAND  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094



24

88910091157511000660000003840000000384000000076806

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duke-energy.com  
877.372.8477

Account number **9100 9115 7511**

## Your usage snapshot - Continued

Current electric usage for meter number 4003294	
Actual reading on Jul 1	573
Previous reading on Jun 3	- 562
<hr/>	
Energy Used	11 kWh
Billed kWh	11.000 kWh

## Billing details - Electric

Billing Period - Jun 03 25 to Jul 01 25	
Meter - 4003294	
Customer Charge	\$17.23
Energy Charge	
11.000 kWh @ 12.130c	1.33
Fuel Charge	
11.000 kWh @ 3.925c	0.43
Asset Securitization Charge	
11.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	10.99
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Other Charges and Credits

Late Fee	\$5.00
<hr/>	
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

## Billing details - Taxes

State And Other Taxes	\$2.13
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.47
<hr/>	
<b>Total Taxes</b>	<b>\$3.40</b>









duke-energy.com  
877.372.8477

Account number **9100 9115 7511**

## Your usage snapshot - Continued

Current electric usage for meter number 4003294	
Actual reading on Aug 1	584
Previous reading on Jul 2	- 573
Energy Used	11 kWh
Billed kWh	11.000 kWh

## Billing details - Electric

Billing Period - Jul 02 25 to Aug 01 25	
Meter - 4003294	
Customer Charge	\$17.32
Energy Charge	
11.000 kWh @ 12.173c	1.34
Fuel Charge	
11.000 kWh @ 3.925c	0.43
Asset Securitization Charge	
11.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	10.89
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Other Charges and Credits

Late Fee	\$5.00
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

## Billing details - Taxes

State And Other Taxes	\$2.14
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.46
<b>Total Taxes</b>	<b>\$3.40</b>

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duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
13549 STEVENSON LN  
ODESSA FL 33556

Bill date Aug 13, 2025

For service Aug 2 - Aug 11  
10 days

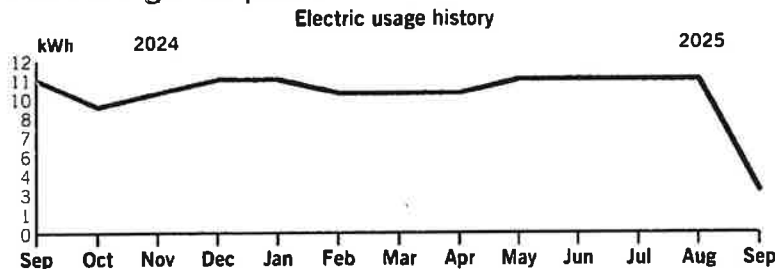
Account number **9100 9115 7511**

### Billing summary - Final Bill

Previous Amount Due	\$38.40
Payment Received	0.00
Current Electric Charges	10.00
Taxes	1.14
<b>Total Amount Due Sep 03</b>	<b>\$49.54</b>

Please note that all unpaid balances are transferred to a third-party collection agency along with account contact information, which may include email. If the email address we have on file is accessible by others (i.e., family members, employees, etc.) it's possible they could view any future correspondence from this third-party. To opt-out of email communications, please contact Duke Energy within thirty-five days from the date this bill was issued.

### Your usage snapshot



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit [duke-energy.com/MyBundle](http://duke-energy.com/MyBundle) today.

### Average temperature in degrees

82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 84° 0°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	11	118	10
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.

### Final Bill



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 9115 7511**

**\$49.54**  
by Sep 3

*This is your final bill.*

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

030383 000000192



TAYLOR MORRISON OF FL - MAITLAND  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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duke-energy.com  
877.372.8477

Account number **9100 9115 7511**

## Your usage snapshot - Continued

### Current electric usage for meter number 4003294

Actual reading on Aug 11	587
Previous reading on Aug 2	- 584
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

### Billing Period - Aug 02 25 to Aug 11 25

#### Meter - 4003294

Customer Charge	\$5.77
Energy Charge	
3.000 kWh @ 12.173c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	3.74
<hr/>	
<b>Total Current Charges</b>	<b>\$10.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$0.71
Regulatory Assessment Fee	0.01
Gross Receipts Tax	0.26
County Optional Tax	0.16
<hr/>	
<b>Total Taxes</b>	<b>\$1.14</b>





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Pay By Phone: 1-855-786-5344



1402 1 1  
34-41450

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2

Service Address: 13549 STEVENSON LANE

Bill Number: 21856450

Billing Date: 2/12/2025

Billing Period: 12/23/2024 to 1/22/2025

Routing Code 0110

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	210141243	12/23/2024	13489	1/22/2025	14043	30	554

Usage History

	Reclaimed
January 2025	554
December 2024	1085
November 2024	1142
October 2024	331
September 2024	1136
August 2024	467
July 2024	703
June 2024	325
May 2024	82
April 2024	112
March 2024	102
February 2024	92

Transactions

Previous Bill	1,857.43
Payment 02/06/25	-971.35 CR
<b>Past Due</b>	886.08
Current Transactions	
Reclaimed	
Reclaimed	554 Thousand Gals X \$0.81 448.74
Adjustments	
Late Payment Charge	87.89
<b>Total Current Transactions</b>	536.63
<b>TOTAL BALANCE DUE</b>	<b>\$1,422.71</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect

536.63/31 days = 17.3106

Jan 1 - Jan 22 = 380.83



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1180470  
Customer # 01398048  
Past Due 886.08  
Current Transactions 536.63

**Total Balance Due \$1,422.71**  
**Due Date 3/3/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2  
3922 COCONUT PALM DR STE108  
TAMPA FL 33619

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Pay By Phone: 1-855-786-5344



1390 1 1  
34-41450

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2

Service Address: 13549 STEVENSON LANE

Bill Number: 22001857

Billing Date: 3/11/2025

Billing Period: 1/22/2025 to 2/20/2025

Routing Code 0110  
Routing Code 0110

Account #	Customer #
1180470	01398048
Please use the 16-digit number below when making a payment through your bank	
118047001398048	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	210141243	1/22/2025	14043	2/20/2025	14197	29	154

Usage History

Reclaimed

February 2025	154
January 2025	554
December 2024	1085
November 2024	1142
October 2024	331
September 2024	1136
August 2024	467
July 2024	703
June 2024	325
May 2024	82
April 2024	112
March 2024	102

Transactions

Previous Bill	1,422.71
Past Due	1,422.71
Current Transactions	
Reclaimed	
Reclaimed	154 Thousand Gals X \$0.81 124.74
Total Current Transactions	124.74
<b>TOTAL BALANCE DUE</b>	<b>\$1,547.45</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account #	1180470
Customer #	01398048
Past Due	1,422.71
Current Transactions	124.74

**Total Balance Due \$1,547.45**  
**Due Date 3/28/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2  
3922 COCONUT PALM DR STE108  
TAMPA FL 33619

PASCO COUNTY UTILITIES  
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013980485118047032200185730001547458



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1387 1 1  
34-41450

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2

Service Address: 13549 STEVENSON LANE

Bill Number: 22171180

Billing Date: 4/8/2025

Billing Period: 2/20/2025 to 3/21/2025

Routing Code 0110

Account #	Customer #
1180470	01398048
Please use the 15-digit number below when making a payment through your bank	
118047001398048	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.  
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	210141243	2/20/2025	14197	3/21/2025	14389	29	192

Usage History

Reclaimed

March 2025	192
February 2025	154
January 2025	554
December 2024	1085
November 2024	1142
October 2024	331
September 2024	1136
August 2024	467
July 2024	703
June 2024	325
May 2024	82
April 2024	112

Transactions

Previous Bill	1,547.45
Payment 03/19/25	-536.63 CR
Past Due	1,010.82
Current Transactions	
Reclaimed	192 Thousand Gals X \$0.81
Adjustments	
Late Payment Charge	57.34
Total Current Transactions	212.86
<b>TOTAL BALANCE DUE</b>	<b>\$1,223.68</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

1047.94 pd  
04/08  
due 1048.94  
886.08 from 10/27/24  
not paid



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasyway.pascocountyfl.net](https://pascoeasyway.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1180470  
Customer # 01398048  
Past Due 1,010.82  
Current Transactions 212.86

**Total Balance Due \$1,223.68**  
**Due Date 4/25/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate In Round-Up.

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2  
3922 COCONUT PALM DR STE108  
TAMPA FL 33619

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Pay By Phone: 1-855-786-5344



1371 1 1

34-41450

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2

Service Address: **13549 STEVENSON LANE**

Bill Number: 22664946

Billing Date: 7/8/2025

Billing Period: 5/22/2025 to 6/23/2025

**Pending Board of County Commissioners approval new rates, fees, and charges  
take effect Oct. 1, 2025.**

Account #	Customer #
1180470	01398048
Please use the 15-digit number below when making a payment through your bank	
118047001398048	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	210141243	5/22/2025	15826	6/23/2025	16444	32	618

Usage History

	Reclaimed
June 2025	618
May 2025	805
April 2025	632
March 2025	192
February 2025	154
January 2025	554
December 2024	1085
November 2024	1142
October 2024	331
September 2024	1136
August 2024	467
July 2024	703

Transactions

Previous Bill	1,230.71
<b>Past Due</b>	<b>missing billing stmts for May &amp; June</b> 1,230.71
Current Transactions	
Reclaimed	
Reclaimed	618 Thousand Gals X \$0.81 500.58
Adjustments	
Late Payment Charge	65.21
<b>Total Current Transactions</b>	<b>565.79</b>
<b>TOTAL BALANCE DUE</b>	<b>\$1,796.50</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

Annual Water Quality Report: The 2024 Consumer Confidence  
Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a  
paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1180470  
Customer # 01398048  
Past Due 1,230.71  
Current Transactions 565.79

**Total Balance Due \$1,796.50**  
**Due Date 7/25/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2  
3922 COCONUT PALM DR STE108  
TAMPA FL 33619

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Pay By Phone: 1-855-786-5344



1401 1 1  
34-41450

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2

Service Address: 13676 CANNON DRIVE - RECLAIM

Bill Number: 21855922

Billing Date: 2/12/2025

Billing Period: 12/23/2024 to 1/22/2025

**Routing Code 0110**

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
1139320	01398048
Please use the 15-digit number below when making a payment through your bank	
113932001398048	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200858988	12/23/2024	3674	1/22/2025	3729	30	55

Usage History

Reclaimed

January 2025	55
December 2024	53
November 2024	41
October 2024	47
September 2024	124
August 2024	129
July 2024	193
June 2024	132
May 2024	64
April 2024	99
March 2024	86
February 2024	21

Transactions

Previous Bill	150.03
Payment 02/06/25	-140.03 CR
<b>Past Due</b>	10.00
Current Transactions	
Reclaimed	
Reclaimed Water Base Charge	12.20
Reclaimed 45 Thousand Gals X \$1.22	54.90
Adjustments	
Backflow Fee	6.64
Late Payment Charge	7.13
<b>Total Current Transactions</b>	80.87
<b>TOTAL BALANCE DUE</b>	<b>\$90.87</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

90.87/31 days = 2.9313

Jan 1 - Jan 22 = 64.48



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1139320  
Customer # 01398048

Past Due 10.00  
Current Transactions 80.87

**Total Balance Due \$90.87**  
**Due Date 3/3/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2  
3922 COCONUT PALM DR STE108  
TAMPA FL 33619

PASCO COUNTY UTILITIES  
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013980485113932032185592260000090870





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Pay By Phone: 1-855-786-5344



1389 1 1  
34-41450

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2

Service Address: 13676 CANNON DRIVE - RECLAIM

Bill Number: 22001332

Billing Date: 3/11/2025

Billing Period: 1/22/2025 to 2/20/2025

**Routing Code 0110**

Account #	Customer #
1139320	01398048
Please use the 15-digit number below when making a payment through your bank	
113932001398048	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.  
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200858988	1/22/2025	3729	2/20/2025	3770	29	41

Usage History

	Reclaimed
February 2025	41
January 2025	55
December 2024	53
November 2024	41
October 2024	47
September 2024	124
August 2024	129
July 2024	193
June 2024	132
May 2024	64
April 2024	99
March 2024	86

Transactions

Previous Bill	90.87
Past Due	90.87
Current Transactions	
Reclaimed	
Reclaimed Water Base Charge	12.20
Reclaimed	31 Thousand Gals X \$1.22
Adjustments	
Backflow Fee	6.64
Total Current Transactions	56.66
<b>TOTAL BALANCE DUE</b>	<b>\$147.53</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](https://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1139320  
Customer # 01398048

Past Due 90.87  
Current Transactions 56.66

**Total Balance Due \$147.53**  
**Due Date 3/28/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2  
3922 COCONUT PALM DR STE108  
TAMPA FL 33619

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013980485113932032200133270000147536



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

UHCustServ@MyPasco.net  
Pay By Phone: 1-855-786-5344



1386 1 1  
34-41450

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2

Service Address: **13676 CANNON DRIVE - RECLAIM**

Bill Number: 22170646

Billing Date: 4/8/2025

Billing Period: 2/20/2025 to 3/21/2025

**Routing Code 0110**

Account #	Customer #
1139320	01398048
Please use the 15-digit number below when making a payment through your bank	
113932001398048	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	200858988	2/20/2025	3770	3/21/2025	3818	29	48

Usage History

Reclaimed

March 2025	48
February 2025	41
January 2025	55
December 2024	53
November 2024	41
October 2024	47
September 2024	124
August 2024	129
July 2024	193
June 2024	132
May 2024	64
April 2024	99

Transactions

Previous Bill	147.53
Payment 03/19/25	-90.87 CR
<b>Past Due</b>	<b>56.66</b>
Current Transactions	
Reclaimed	
Reclaimed Water Base Charge	12.20
Reclaimed 38 Thousand Gals X \$1.22	46.36
Adjustments	
Backflow Fee	6.64
Late Payment Charge	13.04
<b>Total Current Transactions</b>	<b>78.24</b>
<b>TOTAL BALANCE DUE</b>	<b>\$134.90</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1139320  
Customer # 01398048  
Past Due 56.66  
Current Transactions 78.24

**Total Balance Due \$134.90**  
**Due Date 4/25/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2  
3922 COCONUT PALM DR STE108  
TAMPA FL 33619

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013980485113932032217064680000134909



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES  
NEW PORT RICHEY  
DADE CITY

(813) 235-6012  
(727) 847-8131  
(352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)

Pay By Phone: 1-855-786-5344



1370 1 1

34-41450

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2

Service Address: **13676 CANNON DRIVE - RECLAIM**

Bill Number: 22664421

Billing Date: 7/8/2025

Billing Period: 5/22/2025 to 6/23/2025

**Pending Board of County Commissioners approval new rates, fees, and charges  
take effect Oct. 1, 2025.**

Account #	Customer #
1139320	01398048
Please use the 15-digit number below when making a payment through your bank	
113932001398048	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200858988	5/22/2025	4147	6/23/2025	4302	32	155

Usage History

Reclaimed

June 2025	155
May 2025	185
April 2025	144
March 2025	48
February 2025	41
January 2025	55
December 2024	53
November 2024	41
October 2024	47
September 2024	124
August 2024	129
July 2024	193

Transactions

Previous Bill	439.41
<b>Past Due</b> missing invoices for May & June	439.41
Current Transactions	
Reclaimed	
Reclaimed Water Base Charge	12.20
Reclaimed 145 Thousand Gals X \$1.22	176.90
Adjustments	
Backflow Fee	6.64
Late Payment Charge	23.23
<b>Total Current Transactions</b>	<b>218.97</b>
<b>TOTAL BALANCE DUE</b>	<b>\$658.38</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

Annual Water Quality Report: The 2024 Consumer Confidence  
Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a  
paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1139320  
Customer # 01398048  
Past Due 439.41  
Current Transactions 218.97

**Total Balance Due \$658.38**  
**Due Date 7/25/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

STARKEY RANCH PARCEL 8 & 9 PH1 & PH2  
3922 COCONUT PALM DR STE108  
TAMPA FL 33619

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013980485113932032266442190000658384

**Service address**

TAYLOR MORRISON OF FL - MAITLAND  
13688 CANNON DR IRRIGATION  
IRRIGATION

Bill date Jan 31, 2025

For service Dec 28 - Jan 29  
33 days

Account number **9100 8286 1294**

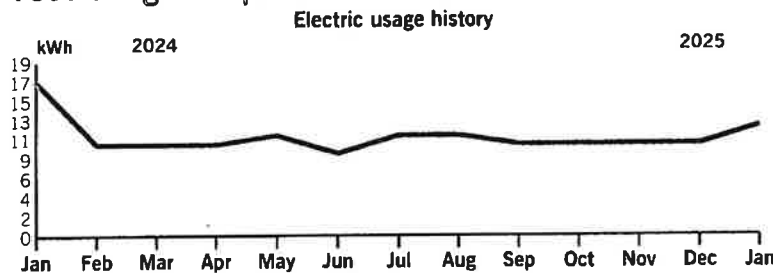
## Billing summary

Previous Amount Due	\$-4.99
<i>Payment Received</i>	0.00
Current Electric Charges	30.00
Taxes	3.11
<b>Total Amount Due Feb 21</b>	<b>\$28.12</b>

28.12/33 days 0.8521

29 days = 24.71

## Your usage snapshot



**Average temperature in degrees**

61° 62° 70° 73° 82° 83° 84° 84° 82° 76° 72° 64° 57°

	Current Month	Jan 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	12	17	124	10
Avg. Daily (kWh)	0	1	0	
12-month usage based on most recent history				

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.**

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8286 1294**

**\$28.12**  
by Feb 21

After Feb 21, the amount due will increase to \$33.12.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094



000957 000014368



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136

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duke-energy.com  
877.372.8477

Account number **9100 8286 1294**

### Your usage snapshot - Continued

Current electric usage for meter number 8278349	
Actual reading on Jan 29	411
Previous reading on Dec 28	- 399
<hr/>	
Energy Used	12 kWh
Billed kWh	12.000 kWh

### Billing details - Electric

Billing Period - Dec 28 24 to Jan 29 25	
Meter - 8278349	
Customer Charge	\$17.23
Energy Charge	
12.000 kWh @ 9.302c	1.10
Fuel Charge	
12.000 kWh @ 3.925c	0.47
Asset Securitization Charge	
12.000 kWh @ 0.197c	0.02
Minimum Bill Adjustment	11.18
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Taxes

State And Other Taxes	\$2.15
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.16
<hr/>	
<b>Total Taxes</b>	<b>\$3.11</b>





duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
13688 CANNON DR IRRIGATION  
IRRIGATION

Bill date Mar 3, 2025

For service Jan 30 - Feb 27  
29 days

Account number **9100 8286 1294**

### Billing summary

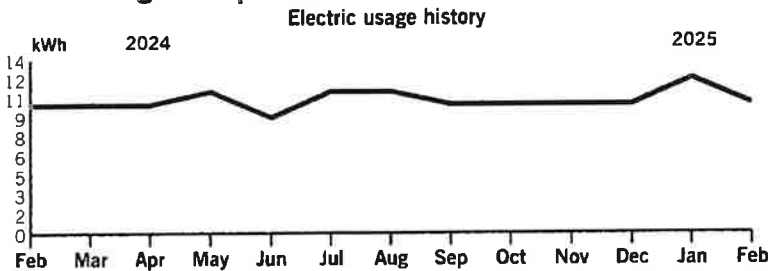
Previous Amount Due	\$28.12
Payment Received Feb 28	-33.22
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.09
<b>Total Amount Due Mar 24</b>	<b>\$32.99</b>



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

### Your usage snapshot



#### Average temperature in degrees

62° 70° 73° 82° 83° 84° 84° 82° 76° 72° 64° 56° 69°

	Current Month	Feb 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	10	10	124	10
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8286 1294**

**\$32.99**  
by Mar 24

After Mar 24, the amount due  
will increase to \$37.99.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light **Amount enclosed**

001217 000014001



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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### Your usage snapshot - Continued

Current electric usage for meter number 8278349	
Actual reading on Feb 27	421
Previous reading on Jan 30	- 411
<hr/>	
Energy Used	10 kWh
Billed kWh	10.000 kWh

### Billing details - Electric

Billing Period - Jan 30 25 to Feb 27 25	
Meter - 8278349	
Customer Charge	\$17.23
Energy Charge	
10.000 kWh @ 9.302c	0.93
Fuel Charge	
10.000 kWh @ 3.925c	0.39
Asset Securitization Charge	
10.000 kWh @ 0.197c	0.02
Minimum Bill Adjustment	11.43
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

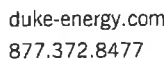
### Billing details - Other Charges and Credits

Late Fee	\$5.00
<hr/>	
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

### Billing details - Taxes

State And Other Taxes	\$2.14
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.15
<hr/>	
<b>Total Taxes</b>	<b>\$3.09</b>





Bill date Mar 31, 2025

For service Feb 28 - Mar 27

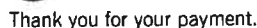
28 days

## IRRIGATION

Account number 9100 8286 1294

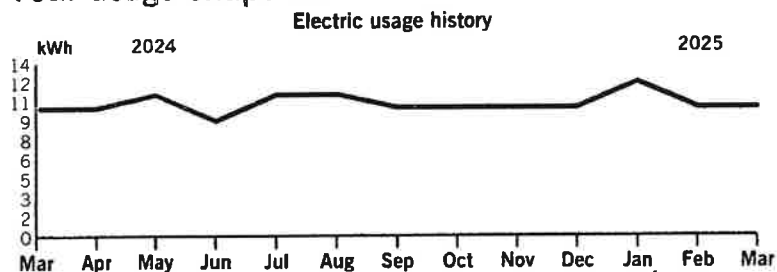
## Billing summary

Previous Amount Due	\$32.99
<i>Payment Received Mar 28</i>	<i>-32.99</i>
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.09
<b>Total Amount Due Apr 21</b>	<b>\$38.09</b>



Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

## Your usage snapshot



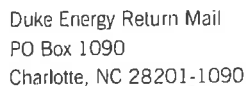
**Average temperature in degrees**

70°    73°    82°    83°    84°    84°    82°    76°    72°    64°    56°    67°    67°

	Current Month	Mar 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	10	10	124	10
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.**

Please return this portion with your payment. Thank you for your business.



Account number  
**9100 8286 1294**

**\$38.09**  
by Apr 21

After Apr 21, the amount due will increase to \$43.09.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

000961 000014345



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



2



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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duke-energy.com  
877.372.8477

Account number **9100 8286 1294**

## Your usage snapshot - Continued

Current electric usage for meter number 8278349	
Actual reading on Mar 27	431
Previous reading on Feb 28	- 421
<hr/>	
Energy Used	10 kWh
Billed kWh	10.000 kWh

## Billing details - Electric

Billing Period - Feb 28 25 to Mar 27 25	
Meter - 8278349	
Customer Charge	\$17.23
Energy Charge	
10.000 kWh @ 12.130c	1.21
Fuel Charge	
10.000 kWh @ 3.925c	0.39
Asset Securitization Charge	
10.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	11.15
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Other Charges and Credits

Late Fee	\$5.00
<hr/>	
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

## Billing details - Taxes

State And Other Taxes	\$2.14
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.15
<hr/>	
<b>Total Taxes</b>	<b>\$3.09</b>





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877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
13688 CANNON DR IRRIGATION  
IRRIGATION

### Bill date

Apr 30, 2025  
For service Mar 28 - Apr 28  
32 days

Account number **9100 8286 1294**

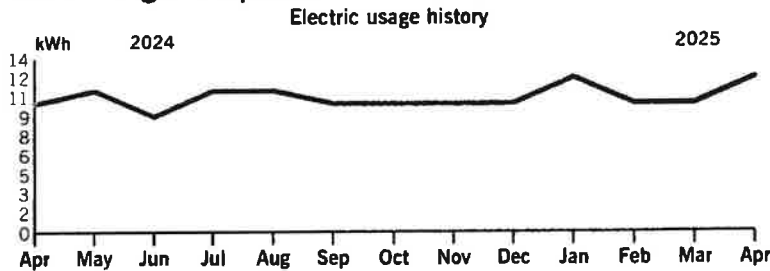
## Billing summary

Previous Amount Due	\$38.09
Payment Received	0.00
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.10
<b>Total Amount Due May 21</b>	<b>\$76.19</b>

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit [sunshine811.com](http://sunshine811.com).

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to [duke-energy.com/FreeBizCheck](http://duke-energy.com/FreeBizCheck) or email [prescriptiveincentives@duke-energy.com](mailto:prescriptiveincentives@duke-energy.com).

## Your usage snapshot



### Average temperature in degrees

73° 82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 74°

	Current Month	Apr 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	12	10	126	11
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8286 1294**

**\$76.19**  
by May 21

After May 21, the amount due  
will increase to \$81.19.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light  
Amount enclosed

000943 000014005



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094



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duke-energy.com  
877.372.8477

Account number 9100 8286 1294

## Your usage snapshot - Continued

Current electric usage for meter number 8278349	
Actual reading on Apr 28	443
Previous reading on Mar 28	- 431
Energy Used	12 kWh
Billed kWh	12.000 kWh

## Billing details - Electric

Billing Period - Mar 28 25 to Apr 28 25	
Meter - 8278349	
Customer Charge	\$17.23
Energy Charge	
12.000 kWh @ 12.130c	1.44
Fuel Charge	
12.000 kWh @ 3.925c	0.47
Asset Securitization Charge	
12.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	10.84
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Other Charges and Credits

Late Fee	\$5.00
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

## Billing details - Taxes

State And Other Taxes	\$2.14
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.16
<b>Total Taxes</b>	<b>\$3.10</b>





duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
13688 CANNON DR IRRIGATION  
IRRIGATION

Bill date May 30, 2025

For service Apr 29 - May 28  
30 days

Account number **9100 8286 1294**

### Billing summary

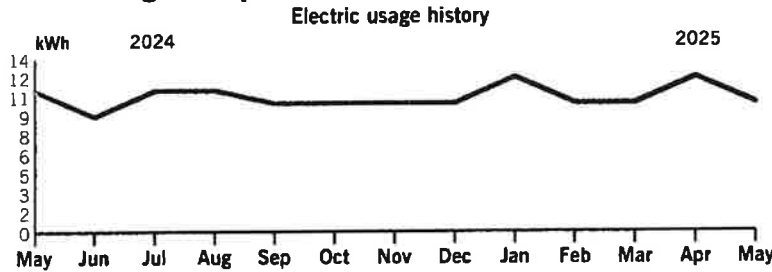
Previous Amount Due	\$76.19
Payment Received May 22	-38.09
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.09
<b>Total Amount Due Jun 20</b>	<b>\$76.19</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

### Your usage snapshot



#### Average temperature in degrees

82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 79°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	10	11	125	10
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](https://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8286 1294**

**\$76.19**  
by Jun 20

After Jun 20, the amount due  
will increase to \$81.19.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

001201 000013992



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

88910082861294000660000003810000000380900000076194



duke-energy.com  
877.372.8477

Account number **9100 8286 1294**

## Your usage snapshot - Continued

Current electric usage for meter number 8278349	
Actual reading on May 28	453
Previous reading on Apr 29	443
<hr/>	
Energy Used	10 kWh
Billed kWh	10.000 kWh

## Billing details - Electric

Billing Period - Apr 29 25 to May 28 25	
Meter - 8278349	
Customer Charge	\$17.23
Energy Charge	
10.000 kWh @ 12.130c	1.21
Fuel Charge	
10.000 kWh @ 3.925c	0.39
Asset Securitization Charge	
10.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	11.15
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Other Charges and Credits

Late Fee	\$5.00
<hr/>	
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

## Billing details - Taxes

State And Other Taxes	\$2.14
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.15
<hr/>	
<b>Total Taxes</b>	<b>\$3.09</b>



## Your Energy Bill

Page 1 of 3

**Service address** **Bill date** Jun 30, 2025  
TAYLOR MORRISON OF FL - MAITLAND **For service** May 29 - Jun 26  
13688 CANNON DR IRRIGATION **29 days**  
IRRIGATION

**Account number** 9100 8286 1294

### Billing summary

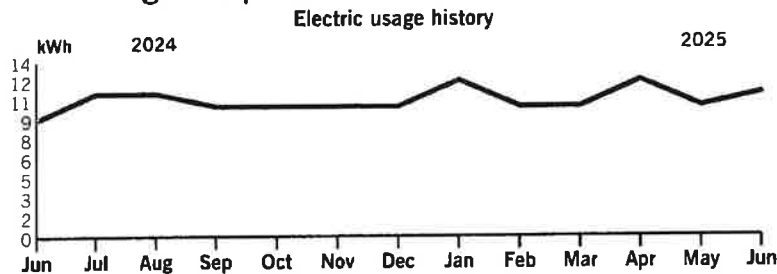
Previous Amount Due	\$76.19
Payment Received Jun 25	-38.09
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.40
<b>Total Amount Due Jul 21</b>	<b>\$76.50</b>



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

### Your usage snapshot



#### Average temperature in degrees

83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	11	9	127	11
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

**Account number**  
9100 8286 1294

**\$76.50**  
by Jul 21

After Jul 21, the amount due will increase to \$81.50.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

001426 000013687



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

88910082861294000660000003810000000384000000076507



duke-energy.com  
877.372.8477

Account number **9100 8286 1294**

## Your usage snapshot - Continued

Current electric usage for meter number 8278349	
Actual reading on Jun 26	464
Previous reading on May 29	- 453
Energy Used	11 kWh
Billed kWh	11.000 kWh

## Billing details - Electric

Billing Period - May 29 25 to Jun 26 25	
Meter - 8278349	
Customer Charge	\$17.23
Energy Charge	
11.000 kWh @ 12.130c	1.33
Fuel Charge	
11.000 kWh @ 3.925c	0.43
Asset Securitization Charge	
11.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	10.99
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Other Charges and Credits

Late Fee	\$5.00
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

## Billing details - Taxes

State And Other Taxes	\$2.13
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.47
<b>Total Taxes</b>	<b>\$3.40</b>





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877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
13688 CANNON DR IRRIGATION  
IRRIGATION

Bill date Jul 31, 2025

For service Jun 27 - Jul 29

33 days

Account number **9100 8286 1294**

### Billing summary

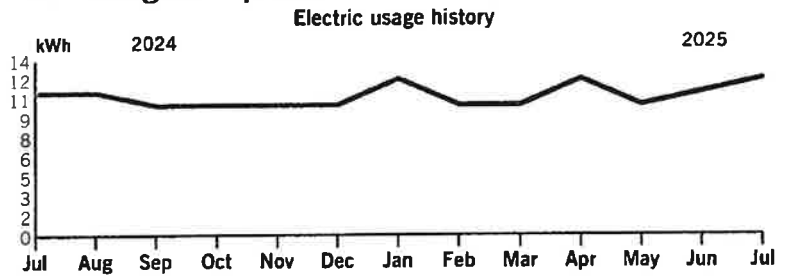
Previous Amount Due	\$76.50
Payment Received Jul 11	-38.10
Current Electric Charges	30.00
Other Charges and Credits	5.00
Taxes	3.40
<b>Total Amount Due Aug 21</b>	<b>\$76.80</b>



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit [duke-energy.com/lightrepair](https://duke-energy.com/lightrepair) 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

### Your usage snapshot



#### Average temperature in degrees

84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 83°

	Current Month	Jul 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	12	11	128	11
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](https://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9100 8286 1294**

**\$76.80**  
by Aug 21

After Aug 21, the amount due will increase to \$81.80.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

029438 000000126



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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**DUKE  
ENERGY**

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877.372.8477

Account number **9100 8286 1294**

## Your usage snapshot - Continued

### Current electric usage for meter number 8278349

Actual reading on Jul 29	476
Previous reading on Jun 27	- 464
<hr/>	
Energy Used	12 kWh
Billed kWh	12.000 kWh

## Billing details - Electric

### Billing Period - Jun 27 25 to Jul 29 25

#### Meter - 8278349

Customer Charge	\$17.23
Energy Charge	
12.000 kWh @ 12.130c	1.44
Fuel Charge	
12.000 kWh @ 3.925c	0.47
Asset Securitization Charge	
12.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	10.84
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Other Charges and Credits

Late Fee	\$5.00
<hr/>	
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

## Billing details - Taxes

State And Other Taxes	\$2.14
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.46
<hr/>	
<b>Total Taxes</b>	<b>\$3.40</b>



**Service address**  
TAYLOR MORRISON OF FL - MAITLAND  
13688 CANNON DR IRRIGATION  
IRRIGATION

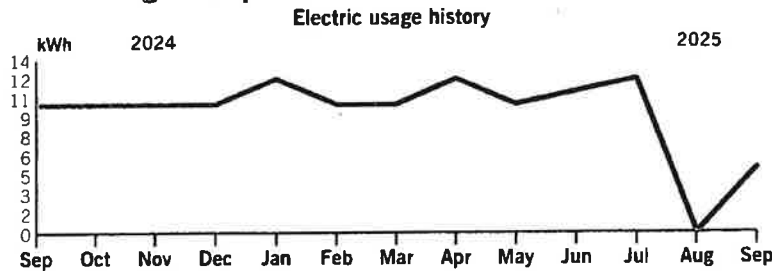
**Bill date** Aug 13, 2025  
**For service** Jul 30 - Aug 11  
13 days

**Account number** 9100 8286 1294

**Billing summary - Final Bill**

Previous Amount Due	\$76.80
Payment Received Aug 07	-38.40
Current Electric Charges	13.00
Taxes	1.47
<b>Total Amount Due Sep 03</b>	<b>\$52.87</b>

**Your usage snapshot**



**Average temperature in degrees**

82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 84° 0°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	10	112	9
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history



Thank you for your payment.

Please note that all unpaid balances are transferred to a third-party collection agency along with account contact information, which may include email. If the email address we have on file is accessible by others (i.e., family members, employees, etc.) it's possible they could view any future correspondence from this third-party. To opt-out of email communications, please contact Duke Energy within thirty-five days from the date this bill was issued.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit [duke-energy.com/MyBundle](http://duke-energy.com/MyBundle) today.

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.**

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

**Account number**  
9100 8286 1294

**\$52.87**  
by Sep 3

**Final Bill**

*This is your final bill.*

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light **Amount enclosed**

030419 000000182



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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duke-energy.com  
877.372.8477

Account number **9100 8286 1294**

## Your usage snapshot - Continued

Current electric usage for meter number 8278349	
Actual reading on Aug 11	481
Previous reading on Jul 30	- 476
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

Billing Period - Jul 30 25 to Aug 11 25	
Meter - 8278349	
Customer Charge	\$7.51
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	4.68
<hr/>	
<b>Total Current Charges</b>	<b>\$13.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$0.92
Regulatory Assessment Fee	0.01
Gross Receipts Tax	0.33
County Optional Tax	0.21
<hr/>	
<b>Total Taxes</b>	<b>\$1.47</b>





duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
2699 CATTLE GAP TRL IRRIGATIO  
ODESSA FL 33556

Bill date Feb 5, 2025  
For service Jan 3 - Feb 3  
32 days

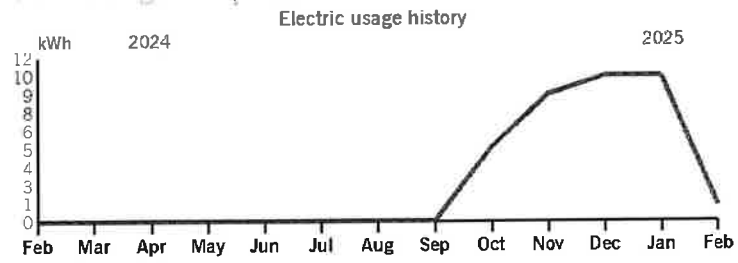
Account number **9101 6996 9702**

### Billing summary

Previous Amount Due	\$163.95
Payment Received	0.00
Current Electric Charges	18.77
Other Charges and Credits	5.00
Taxes	1.92
<b>Total Amount Due Feb 26</b>	<b>\$189.64</b>

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.2%, Purchased Power 3.8%, Gas 82.7%, Oil 0.1%, Nuclear 0%, Solar 6.2% (For prior 12 months ending December 31, 2024).

### Your usage snapshot



#### Average temperature in degrees

62° 70° 73° 82° 83° 84° 84° 82° 76° 72° 64° 56° 67°

	Current Month	Feb 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1	0	N/A	6
Avg. Daily (kWh)	0	0	N/A	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](https://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9101 6996 9702**

**\$189.64**  
by Feb 26

After Feb 26, the amount due  
will increase to \$194.64.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light  
**Amount enclosed**

**TAYLOR MORRISON OF FL - MAITLAND**  
TAYLOR MORRISON OF FL  
2699 CATTLE GAP TRL IRRIGATIO  
ODESSA FL 33556

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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877.372.8477

Account number **9101 6996 9702**

### Your usage snapshot - Continued

#### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8258757	Actual	Jan 3 - Feb 3

#### Usage Values

Billed kWh	11.094 kWh
Billed Demand kW	0.018 kW
Load Factor	80.25 %

### Billing details - Electric

#### Billing Period - Jan 03 25 to Feb 03 25

##### Meter - 8258757

Customer Charge	\$17.75
Energy Charge	
11.094 kWh @ 3.271c	0.36
Fuel Charge	
11.094 kWh @ 3.925c	0.44
Demand Charge	
0.018 kW @ \$9.97 @ 0.90625	0.20
Asset Securitization Charge	
11.094 kWh @ 0.177c	0.02
<b>Total Current Charges</b>	<b>\$18.77</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Other Charges and Credits

Late Fee	\$5.00
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

### Billing details - Taxes

State And Other Taxes	\$1.34
Regulatory Assessment Fee	0.01
Gross Receipts Tax	0.48
County Optional Tax	0.09
<b>Total Taxes</b>	<b>\$1.92</b>



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## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
2699 CATTLE GAP TRL IRRIGATION  
ODESSA FL 33556

### Bill date

Mar 5, 2025  
For service Feb 4 - Mar 3  
28 days

Account number **9101 6996 9702**

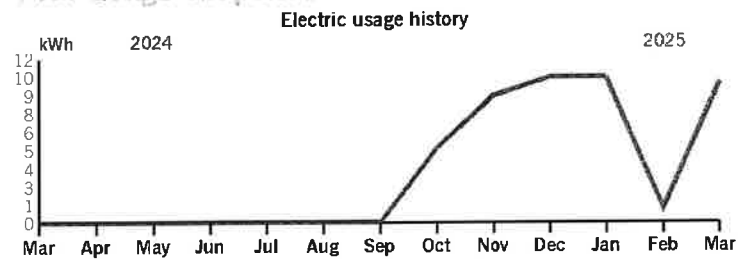
### Billing summary

Previous Amount Due	\$189.64
Payment Received	0.00
Current Electric Charges	18.90
Other Charges and Credits	5.00
Taxes	1.94
<b>Total Amount Due Mar 26</b>	<b>\$215.48</b>

Your account has past due amount of \$189.64 and electric service may be disconnected. Please pay immediately.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

### Your usage snapshot



#### Average temperature in degrees

70° 73° 82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 63°

	Current Month	Mar 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	10	0	N/A	6
Avg. Daily (kWh)	0	0	N/A	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9101 6996 9702**

**\$215.48**  
by Mar 26

After Mar 26, the amount due will increase to \$220.48.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light  
**Amount enclosed**

**TAYLOR MORRISON OF FL - MAITLAND**  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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duke-energy.com  
877.372.8477

Account number **9101 6996 9702**

### Your usage snapshot - Continued

#### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8258757	Actual	Feb 4 - Mar 3
<u>Usage Values</u>		
Billed kWh		9.882 kWh
Billed Demand kW		0.018 kW
Load Factor		81.70 %

### Billing details - Electric

#### Billing Period - Feb 04 25 to Mar 03 25

##### Meter - 8258757

Customer Charge	\$17.75
Energy Charge	
9.882 kWh @ 5.352c	0.53
Fuel Charge	
9.882 kWh @ 3.925c	0.39
Demand Charge	
0.018 kW @ \$11.61	0.21
Asset Securitization Charge	
9.882 kWh @ 0.162c	0.02
<b>Total Current Charges</b>	<b>\$18.90</b>

Your current rate is General Service Demand Sec (GSD-1).

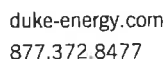
For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - Other Charges and Credits

Late Fee	\$5.00
<b>Total Other Charges and Credits</b>	<b>\$5.00</b>

### Billing details - Taxes

State And Other Taxes	\$1.34
Regulatory Assessment Fee	0.02
Gross Receipts Tax	0.49
County Optional Tax	0.09
<b>Total Taxes</b>	<b>\$1.94</b>



## Page 1 of 3

**Service address**  
TAYLOR MORRISON OF FL - MAITLAND  
2699 CATTLE GAP TRL IRRIGATIO  
ODESSA FL 33556

Bill date Apr 3, 2025  
For service Mar 4 - Apr 1  
29 days

Account number 9101 6996 9702

## Billing summary

Previous Amount Due	\$215.48
<i>Payment Received Mar 28</i>	-241.32
Current Electric Charges	18.92
Taxes	1.94
<b>Credit Amount, Do Not Pay</b>	<b>\$-4.98</b>

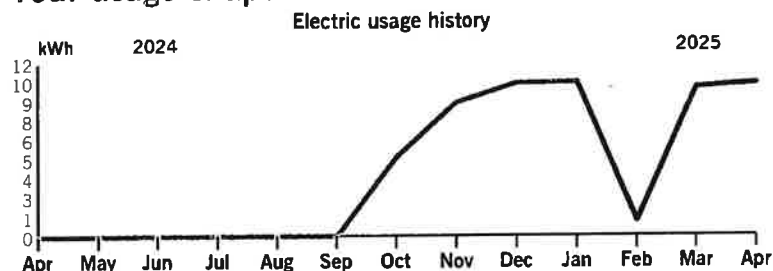


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit [sunshine811.com](http://sunshine811.com).

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to [duke-energy.com/FreeBizCheck](http://duke-energy.com/FreeBizCheck) or email [prescriptiveincentives@duke-energy.com](mailto:prescriptiveincentives@duke-energy.com).

## Your usage snapshot



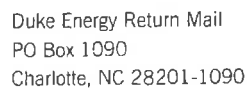
**Average temperature in degrees**

73° 82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76°

	Current Month	Apr 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	10	0	N/A	7
Avg. Daily (kWh)	0	0	N/A	
12-month usage based on most recent history				

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.**

Please return this portion with your payment. Thank you for your business.



Account number  
**9101 6996 9702**

**\$0.00**

*No payment is required at this time.*

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094



001501 000012223



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136

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duke-energy.com  
877.372.8477

Account number **9101 6996 9702**

## Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8258757	Actual	Mar 4 - Apr 1
<u>Usage Values</u>		
Billed kWh		10.167 kWh
Billed Demand kW		0.018 kW
Load Factor		81.15 %

## Billing details - Electric

Billing Period - Mar 04 25 to Apr 01 25	
Meter - 8258757	
Customer Charge	\$17.75
Energy Charge	
10.167 kWh @ 5.352c	0.54
Fuel Charge	
10.167 kWh @ 3.925c	0.40
Demand Charge	
0.018 kW @ \$11.61	0.21
Asset Securitization Charge	
10.167 kWh @ 0.162c	0.02
<b>Total Current Charges</b>	<b>\$18.92</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$1.34
Regulatory Assessment Fee	0.02
Gross Receipts Tax	0.49
County Optional Tax	0.09
<b>Total Taxes</b>	<b>\$1.94</b>

fb.def.duke.bills.20250402211003.27.a/p-3003-00001223







duke-energy.com  
877.372.8477

Account number **9101 6996 9702**

## Your usage snapshot - Continued

### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8258757	Actual	Apr 2 - May 1

### Usage Values

Billed kWh	10.755 kWh
Billed Demand kW	0.018 kW
Load Factor	82.99 %

## Billing details - Electric

### Billing Period - Apr 02 25 to May 01 25

#### Meter - 8258757

Customer Charge	\$17.75
Energy Charge	
10.755 kWh @ 5.352c	0.57
Fuel Charge	
10.755 kWh @ 3.925c	0.42
Demand Charge	
0.018 kW @ \$11.61	0.21
Asset Securitization Charge	
10.755 kWh @ 0.162c	0.02
<b>Total Current Charges</b>	<b>\$18.97</b>

Your current rate is General Service Demand Sec (GSD-1).

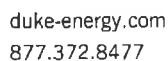
For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

fb.def/duke.bills.20250502214654.16.afp-3399-000011985

## Billing details - Taxes

State And Other Taxes	\$1.36
Regulatory Assessment Fee	0.02
Gross Receipts Tax	0.49
County Optional Tax	0.09
<b>Total Taxes</b>	<b>\$1.96</b>





## Page 1 of 3

TAYLOR MORRISON OF FL - MAITLAND  
2699 CATTLE GAP TRL IRRIGATIO  
ODESSA FL 33556

Bill date Jun 4, 2025  
For service May 2 - Jun 2  
32 days

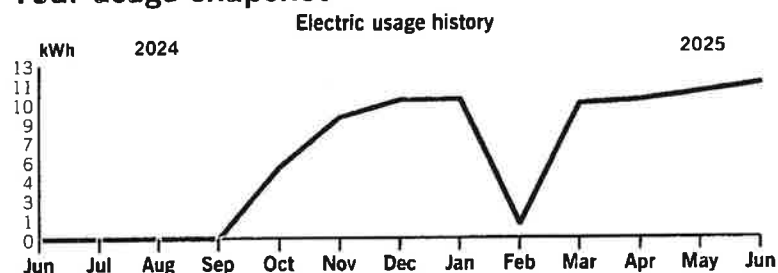
Account number **9101 6996 9702**

## Billing summary

Previous Amount Due	\$-337.64
<i>Payment Received</i>	0.00
Current Electric Charges	19.04
Taxes	2.16
<b>Credit Amount, Do Not Pay</b>	<b>\$-316.44</b>

To help us repair malfunctioning streetlights, quickly: 1. Visit [duke-energy.com/lightrepair](http://duke-energy.com/lightrepair) 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

## Your usage snapshot



**Average temperature in degrees**

83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 80°

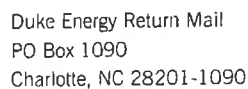
	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	11	0	N/A	8
Avg. Daily (kWh)	0	0	N/A	

12-month usage based on most recent history

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.**

Please return this portion with your payment. Thank you for your business.



Account number  
**9101 6996 9702**

**\$0.00**

No payment is required at this time.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a **Amount enclosed**  
contribution to Share the Light

001385 000009132



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



5



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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duke-energy.com  
877.372.8477

Account number **9101 6996 9702**

## Your usage snapshot - Continued

### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8258757	Actual	May 2 - Jun 2

### Usage Values

Billed kWh	11.376 kWh
Billed Demand kW	0.018 kW
Load Factor	82.29 %

## Billing details - Electric

### Billing Period - May 02 25 to Jun 02 25

#### Meter - 8258757

Customer Charge	\$17.75
Energy Charge	
11.376 kWh @ 5.352c	0.61
Fuel Charge	
11.376 kWh @ 3.925c	0.45
Demand Charge	
0.018 kW @ \$11.61	0.21
Asset Securitization Charge	
11.376 kWh @ 0.162c	0.02
<b>Total Current Charges</b>	<b>\$19.04</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$1.36
Regulatory Assessment Fee	0.02
Gross Receipts Tax	0.49
County Optional Tax	0.29
<b>Total Taxes</b>	<b>\$2.16</b>







duke-energy.com  
877.372.8477

Account number **9101 6996 9702**

## Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8258757	Actual	Jun 3 - Jul 1
<u>Usage Values</u>		
Billed kWh		10.419 kWh
Billed Demand kW		0.018 kW
Load Factor		83.17 %

## Billing details - Electric

Billing Period - Jun 03 25 to Jul 01 25	
<b>Meter - 8258757</b>	
Customer Charge	\$17.75
Energy Charge	
10.419 kWh @ 5.352c	0.56
Fuel Charge	
10.419 kWh @ 3.925c	0.41
Demand Charge	
0.018 kW @ \$11.61	0.21
Asset Securitization Charge	
10.419 kWh @ 0.162c	0.02
<b>Total Current Charges</b>	<b>\$18.95</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$1.34
Regulatory Assessment Fee	0.02
Gross Receipts Tax	0.49
County Optional Tax	0.29
<b>Total Taxes</b>	<b>\$2.14</b>

fb.def.duke.bills.20250702210315.57.a.p-3359-000011938



Service address

TAYLOR MORRISON OF FL - MAITLAND  
2699 CATTLE GAP TRL IRRIGATIO  
ODESSA FL 33556

Bill date Aug 5, 2025

For service Jul 2 - Aug 1  
31 days

Account number **9101 6996 9702**

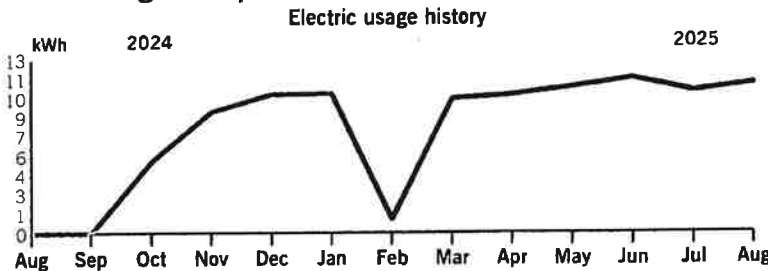
## Billing summary

Previous Amount Due	\$-295.35
<i>Payment Received</i>	0.00
Current Electric Charges	19.10
Taxes	2.17
<b>Credit Amount, Do Not Pay</b>	<b>\$-274.08</b>

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit [duke-energy.com/MyBundle](http://duke-energy.com/MyBundle) today.

## Your usage snapshot



**Average temperature in degrees**

	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°	84°	87°
	Current Month			Aug 2024		12-Month Usage			Avg Monthly Usage				
Electric (kWh)	11			0		99			8				
Avg. Daily (kWh)	0			0		0							
12-month usage based on most recent history													

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.**

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9101 6996 9702**

**\$0.00**

No payment is required at this time.

\$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light

**Amount enclosed**

025777 0000000066



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



24



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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877.372.8477

Account number **9101 6996 9702**

## Your usage snapshot - Continued

### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8258757	Actual	Jul 2 - Aug 1

### Usage Values

Billed kWh	10.961 kWh
Billed Demand kW	0.018 kW
Load Factor	81.85 %

## Billing details - Electric

### Billing Period - Jul 02 25 to Aug 01 25

#### Meter - 8258757

Customer Charge	\$17.85
Energy Charge	
10.961 kWh @ 5.370c	0.59
Fuel Charge	
10.961 kWh @ 3.925c	0.43
Demand Charge	
0.018 kW @ \$11.65	0.21
Asset Securitization Charge	
10.961 kWh @ 0.162c	0.02
<b>Total Current Charges</b>	<b>\$19.10</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

## Billing details - Taxes

State And Other Taxes	\$1.36
Regulatory Assessment Fee	0.02
Gross Receipts Tax	0.49
County Optional Tax	0.30
<b>Total Taxes</b>	<b>\$2.17</b>

fb.def/duke.bills.20250804210637.61.afp-51555-000000066





duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

### Service address

TAYLOR MORRISON OF FL - MAITLAND  
2699 CATTLE GAP TRL IRRIGATION  
ODESSA FL 33556

Bill date Aug 13, 2025

For service Aug 2 - Aug 11  
10 days

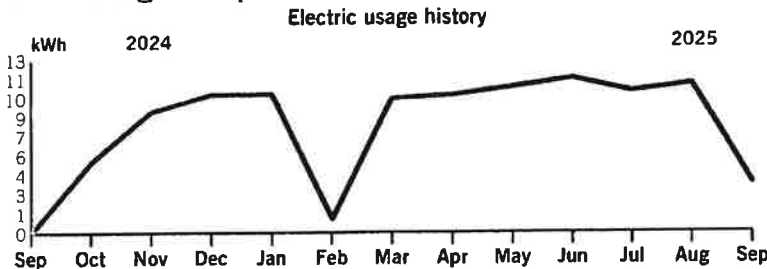
Account number **9101 6996 9702**

### Billing summary - Final Bill

Previous Amount Due	\$-274.08
Payment Received	0.00
Current Electric Charges	6.37
Taxes	0.72
<b>Credit Amount, Do Not Pay</b>	<b>\$-266.99</b>

Please note that all unpaid balances are transferred to a third-party collection agency along with account contact information, which may include email. If the email address we have on file is accessible by others (i.e., family members, employees, etc.) it's possible they could view any future correspondence from this third-party. To opt-out of email communications, please contact Duke Energy within thirty-five days from the date this bill was issued.

### Your usage snapshot



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit [duke-energy.com/MyBundle](http://duke-energy.com/MyBundle) today.

### Average temperature in degrees

82° 76° 72° 64° 56° 67° 68° 76° 81° 82° 84° 84° 0°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4	0	103	9
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing).** Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
**9101 6996 9702**

**\$0.00**

No payment is required at this time.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

030381 000000193



TAYLOR MORRISON OF FL - MAITLAND  
TAYLOR MORRISON OF FL  
C/O A/P ROUTING 0160  
PO BOX 5136  
PORTLAND OR 97208-5136



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

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duke-energy.com  
877.372.8477

Account number **9101 6996 9702**

## Your usage snapshot - Continued

### Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8258757	Actual	Aug 2 - Aug 11

### Usage Values

Billed kWh	3.599 kWh
Billed Demand kW	0.018 kW
Load Factor	83.31 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

## Billing details - Electric

### Billing Period - Aug 02 25 to Aug 11 25

#### Meter - 8258757

Customer Charge	\$5.95
Energy Charge	
3.599 kWh @ 5.370c	0.19
Fuel Charge	
3.599 kWh @ 3.925c	0.14
Demand Charge	
0.018 kW @ \$11.65 @ 0.33333	0.08
Asset Securitization Charge	
3.599 kWh @ 0.162c	0.01
<b>Total Current Charges</b>	<b>\$6.37</b>

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

fb.def.duke.bills.20250813003308.3.afp-60763-000000193

## Billing details - Taxes

State And Other Taxes	\$0.46
Regulatory Assessment Fee	0.01
Gross Receipts Tax	0.16
County Optional Tax	0.09
<b>Total Taxes</b>	<b>\$0.72</b>



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

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

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JULY 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
<b>ASSETS</b>									
Cash									
Truist: operating	\$ 211,706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 211,706
Bank United: ICS	1,864,527	-	-	-	-	-	-	-	1,864,527
BankUnited - 2863	180,000	-	-	-	-	-	-	-	180,000
Investments									
Revenue	-	604,310	494,134	498,168	591,629	450,222	248,787	-	2,887,250
Reserve	-	624,494	650,450	481,322	403,163	320,365	165,100	-	2,644,894
Prepayment	-	2,614	3,585	-	-	-	-	-	6,199
Construction	-	-	-	-	-	-	-	247,023	247,023
Bond redemption	-	-	-	86	-	-	-	-	86
Undeposited funds	269	-	-	-	-	-	-	-	269
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	1,351	-	-	-	-	-	-	-	1,351
Utility deposit	5,870	-	-	-	-	-	-	-	5,870
Total assets	<u>\$ 2,341,991</u>	<u>\$1,231,418</u>	<u>\$1,148,169</u>	<u>\$ 979,576</u>	<u>\$1,034,643</u>	<u>\$770,587</u>	<u>\$413,887</u>	<u>\$ 247,023</u>	<u>\$ 8,167,294</u>
<b>LIABILITIES</b>									
Liabilities:									
Credit card payable	\$ 808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 808
Due to Developer	47,210	-	-	-	-	-	-	-	47,210
Due to other	28	-	-	-	-	-	-	-	28
Contracts payable	-	-	-	-	-	-	-	694	694
Accrued taxes payable	153	-	-	-	-	-	-	-	153
Total liabilities	<u>48,199</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>694</u>	<u>48,893</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>									
Deferred receipts	79,585	-	-	-	39,851	-	-	-	119,436
Unearned revenue	957	-	-	-	-	-	-	-	957
Total deferred inflows of resources	<u>80,542</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>120,393</u>
<b>FUND BALANCES</b>									
Restricted for									
Debt service	-	1,231,418	1,148,169	979,576	994,792	770,587	413,887	-	5,538,429
Capital projects	-	-	-	-	-	-	-	246,329	246,329
Unassigned	2,213,250	-	-	-	-	-	-	-	2,213,250
Total fund balances	<u>2,213,250</u>	<u>1,231,418</u>	<u>1,148,169</u>	<u>979,576</u>	<u>994,792</u>	<u>770,587</u>	<u>413,887</u>	<u>246,329</u>	<u>7,998,008</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,341,991</u>	<u>\$1,231,418</u>	<u>\$1,148,169</u>	<u>\$ 979,576</u>	<u>\$1,034,643</u>	<u>\$770,587</u>	<u>\$413,887</u>	<u>\$ 247,023</u>	<u>\$ 8,167,294</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 4,975,673	\$ 4,924,371	101%
Trash collection assessments	-	-	17,465	0%
Commercial shared costs	-	48,632	123,324	39%
Program revenue	7,309	44,331	20,000	222%
Interest	6,371	71,717	50,000	143%
Misc revenue -Stancil Park Turnover	-	169,253	-	N/A
Specialty program revenue	-	-	6,000	0%
Miscellaneous	100	11,335	17,000	67%
Total revenues	13,780	5,320,941	5,158,160	103%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	1,077	11,411	12,600	91%
Management	3,506	35,058	42,070	83%
Legal	2,943	21,334	25,000	85%
Engineering	100	3,400	25,000	14%
Assessment administration	833	8,333	10,000	83%
Audit	-	6,600	4,570	144%
Arbitrage rebate calculation	-	2,000	3,000	67%
Dissemination agent	1,083	10,833	13,000	83%
Trustee	-	35,019	35,000	100%
Telephone	21	208	250	83%
Postage	153	1,539	1,500	103%
Printing & binding	167	1,667	2,000	83%
Legal advertising	499	1,159	1,000	116%
Annual special district fee	-	175	175	100%
Insurance	-	7,114	6,900	103%
Other current charges	187	1,713	2,000	86%
Office supplies	-	663	750	88%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	150	687	22%
Tax collector	-	118,965	102,591	116%
Total professional & administrative	10,569	267,341	288,998	93%
<b>Field operations</b>				
<b>Contract services</b>				
Field services	2,360	23,604	28,325	83%
Landscape maintenance	156,028	1,526,447	1,875,000	81%
Landscape consulting	5,450	43,600	65,400	67%
Landscape arbor care	1,200	61,148	155,000	39%
Wetland maintenance	4,500	115,800	60,000	193%
Wetland mitigation reporting	1,950	12,275	-	N/A
Lake maintenance	10,250	124,720	128,000	97%
Hurricane clean-up	-	222,744	-	N/A
Porter supplies	-	150	-	N/A
Community trash hauling	39,258	361,116	375,000	96%
Off-duty traffic patrols	1,250	11,400	15,000	76%
Wildhog removal	-	400	10,000	4%
<b>Repairs &amp; maintenance</b>				
Repairs - general	-	12,576	15,000	84%
Operating supplies	1,159	17,577	20,000	88%
Plant replacement	523	125,694	120,000	105%
Mulch	-	154,210	150,000	103%

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

	Current Month	Year to Date	Budget	% of Budget
Playground mulch	-	11,616	-	N/A
Capital projects - future	-	-	172,000	0%
Fertilizer/chemicals	-	37,553	50,000	75%
Irrigation repairs	2,211	86,371	100,000	86%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	1,630	14,180	1,500	945%
Road & sidewalk	77,315	92,849	60,000	155%
Signage maintenance	-	3,163	-	N/A
Common area signage	-	2,090	3,000	70%
Pressure washing	80,000	80,169	80,000	100%
SOD	-	1,925	-	N/A
Bridge & deck maintenance	-	45,807	60,000	76%
Water truck rental	-	34,720	-	N/A
Utilities - common area				
Electric	2,130	13,327	14,500	92%
Streetlights	34,626	312,496	390,000	80%
Irrigation - reclaimed water	9,388	65,935	70,000	94%
Gas	100	876	450	195%
Recreation facilities				
Amenity management staff/contract	44,058	385,520	414,291	93%
Office operations	9,426	118,478	131,225	90%
Janitorial	2,000	8,000	-	N/A
Park A/C repairs & maintenance	1,609	7,085	5,000	142%
Pool operations	15,009	78,876	95,000	83%
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	1,477	10,016	10,000	100%
Access cards	-	674	1,000	67%
Activities	9,412	55,826	30,000	186%
Stancil park projects	-	148,525	-	N/A
Specialty programming	-	-	6,000	0%
Recreational repairs	2,435	13,424	2,500	537%
Pool signage	-	-	1,000	0%
Holiday decorations	-	15,000	15,000	100%
Other				
Contingency	-	19,316	20,000	97%
Capital outlay - splash pad referb.	-	26,286	26,000	101%
Total field operations	<u>516,754</u>	<u>4,593,129</u>	<u>4,869,171</u>	94%
Total expenditures	<u>527,323</u>	<u>4,860,470</u>	<u>5,158,169</u>	94%
Net increase/(decrease) of fund balance	(513,543)	460,471	(9)	
Fund balance - beginning (unaudited)	2,726,793	1,752,779	1,933,194	
Fund balance - ending (projected)	<u>\$ 2,213,250</u>	<u>\$ 2,213,250</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 663,183	\$ 661,099	100%
Interest	5	51	50	102%
Total revenues	<u>5</u>	<u>663,234</u>	<u>661,149</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	210,000	210,000	100%
Interest - 11/1	-	204,403	204,403	100%
Interest - 5/1	-	199,809	199,809	100%
Tax collector	-	13,250	13,773	96%
Total expenditures	<u>-</u>	<u>627,462</u>	<u>627,985</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5	35,772	33,164	
Fund balance:				
Beginning fund balance (unaudited)	1,231,413	1,195,646	1,189,691	
Ending fund balance (projected)	<u>\$ 1,231,418</u>	<u>\$1,231,418</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 667,365	\$ 665,268	100%
Interest	5	48	-	N/A
Total revenues	<u>5</u>	<u>667,413</u>	<u>665,268</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	224,025	224,025	100%
Interest - 5/1	-	218,650	218,650	100%
Tax collector	-	13,333	13,860	96%
Total expenditures	<u>-</u>	<u>656,008</u>	<u>656,535</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5	11,405	8,733	
Fund balance:				
Beginning fund balance (unaudited)	<u>1,148,164</u>	<u>1,136,764</u>	<u>1,129,615</u>	
Ending fund balance (projected)	<u><u>\$1,148,169</u></u>	<u><u>\$1,148,169</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 657,734	\$ 655,667	100%
Interest	4	41	-	N/A
Total revenues	<u>4</u>	<u>657,775</u>	<u>655,667</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	220,000	220,000	100%
Interest - 11/1	-	210,188	210,188	100%
Interest - 5/1	-	205,788	205,788	100%
Tax collector	-	13,141	13,660	96%
Total expenditures	<u>-</u>	<u>649,117</u>	<u>649,636</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	8,658	6,031	
Fund balance:				
Beginning fund balance (unaudited)	<u>979,572</u>	<u>970,918</u>	<u>969,248</u>	
Ending fund balance (projected)	<u><u>\$ 979,576</u></u>	<u><u>\$ 979,576</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 820,992	\$ 818,412	100%
Interest	4	42	-	N/A
Total revenues	<u>4</u>	<u>821,034</u>	<u>818,412</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	260,000	260,000	100%
Interest - 11/1	-	268,844	268,844	100%
Interest - 5/1	-	263,481	263,481	100%
Tax collector	-	16,402	17,050	96%
Total expenditures	<u>-</u>	<u>808,727</u>	<u>809,375</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	12,307	9,037	
Fund balance:				
Beginning fund balance (unaudited)	<u>994,787</u>	<u>982,485</u>	<u>980,514</u>	
Ending fund balance (projected)	<u>\$ 994,791</u>	<u>\$ 994,792</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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 656,528	\$ 654,466	100%
Interest	3	32	-	N/A
Total revenues	<u>3</u>	<u>656,560</u>	<u>654,466</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	185,000	185,000	100%
Interest - 11/1	-	227,522	227,522	100%
Interest - 5/1	-	223,822	223,822	100%
Tax collector	-	13,117	13,635	96%
Total expenditures	<u>-</u>	<u>649,461</u>	<u>649,979</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	3	7,099	4,487	
Fund balance:				
Beginning fund balance (unaudited)	<u>770,584</u>	<u>763,488</u>	<u>761,913</u>	
Ending fund balance (projected)	<u>\$ 770,587</u>	<u>\$ 770,587</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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 338,267	\$ 337,204	100%
Interest	2	17	-	N/A
Total revenues	<u>2</u>	<u>338,284</u>	<u>337,204</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	120,000	120,000	100%
Interest - 11/1	-	104,400	104,400	100%
Interest - 5/1	-	102,600	102,600	100%
Tax collector	-	6,758	7,025	96%
Total expenditures	<u>-</u>	<u>333,758</u>	<u>334,025</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2	4,526	3,179	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	(1)	(7)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(7)</u>	<u>-</u>	N/A
Fund balance:				
Beginning fund balance (unaudited)	413,886	409,368	407,887	
Ending fund balance (projected)	<u>\$413,887</u>	<u>\$ 413,887</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 JULY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 9
Total revenues	<u>1</u>	<u>9</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	9
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	1	7
Total other financing sources/(uses)	<u>1</u>	<u>7</u>
Net change in fund balance	2	16
Beginning fund balance (unaudited)	246,327	246,313
Ending fund balance (projected)	<u>\$ 246,329</u>	<u>\$ 246,329</u>

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TSR CDD  
Check Detail  
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12347	07/01/2025	BIG DOG LEO SE...		101.002 · Suntrust #570803-Operating ...		-150.00
Bill	07012025	07/01/2025			538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL						-150.00	150.00
Bill Pmt -Check	CBI	07/01/2025	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-311.19
Bill	1420332 062425	07/01/2025			572.416 · Amenity Cable/Internet	-311.19	311.19
TOTAL						-311.19	311.19
Bill Pmt -Check	CBI	07/01/2025	DEX IMAGING		101.002 · Suntrust #570803-Operating ...		-240.13
Bill	AR13491794	07/01/2025			572.701 · Office Operations	-240.13	240.13
TOTAL						-240.13	240.13
Bill Pmt -Check	CBI	07/01/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-785.54
Bill	3212 0055 063025	07/01/2025			531.301 · Electric	-19.55	19.55
Bill	8703 0061 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0178 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0269 063025	07/01/2025			531.307 · Street Lights	-30.80	30.80
Bill	8703 0326 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0566 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0722 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0805 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0847 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8712 3156 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8712 3320 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 7991 063025	07/01/2025			531.301 · Electric	-35.86	35.86
Bill	8702 8059 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8471 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8554 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8629 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8702 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8786 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8869 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8942 063025	07/01/2025			531.301 · Electric	-52.53	52.53
Bill	8702 9109 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9430 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9696 063025	07/01/2025			531.301 · Electric	-30.80	30.80



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TSR CDD  
Check Detail  
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	8702 9836 063025	07/01/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9951 063025	07/01/2025			531.301 · Electric	-30.80	30.80
TOTAL						-785.54	785.54
Bill Pmt -Check	12348	07/01/2025	ROSE PAVING LLC		101.002 · Suntrust #570803-Operating ...		-77,314.55
Bill	PS-INV154507	07/01/2025			538.602 · Roads & Sidewalk Maintenance	-77,314.55	77,314.55
TOTAL						-77,314.55	77,314.55
Bill Pmt -Check	12349	07/01/2025	SUNCOAST POOL...		101.002 · Suntrust #570803-Operating ...		-6,845.00
Bill	11190	07/01/2025			572.711 · Pool Operations	-1,960.00	1,960.00
Bill	11191	07/01/2025			572.711 · Pool Operations	-4,885.00	4,885.00
TOTAL						-6,845.00	6,845.00
Bill Pmt -Check	12350	07/01/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-15,859.34
Bill	12422930	07/01/2025			572.300 · Amenity Management - Activiti...	-225.12	225.12
Bill	12422800	07/01/2025			538.121 · Amenity Management	-15,634.22	15,634.22
TOTAL						-15,859.34	15,859.34
Check	12351	07/01/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-5,150.03
					207.201 · Due to Debt Service Fund-2015	-5,150.03	5,150.03
TOTAL						-5,150.03	5,150.03
Check	12352	07/01/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-5,182.51
					207.202 · Due to Debt Service Fund-201...	-5,182.51	5,182.51
TOTAL						-5,182.51	5,182.51
Check	12353	07/01/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-5,107.71
					207.203 · Due to debt service fund - 2016	-5,107.71	5,107.71
TOTAL						-5,107.71	5,107.71

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TSR CDD  
Check Detail  
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	12354	07/01/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-6,375.51
					207.204 · Due to debt service fund - 2017	-6,375.51	6,375.51
TOTAL						-6,375.51	6,375.51
Check	12355	07/01/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-5,098.35
					207.205 · .Due to debt service fund -2018	-5,098.35	5,098.35
TOTAL						-5,098.35	5,098.35
Check	12356	07/01/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-2,626.85
					207.206 · Due to Debt Service Fund - 20...	-2,626.85	2,626.85
TOTAL						-2,626.85	2,626.85
Check	CBI	07/09/2025	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-2,809.63
					204.300 · Credit Card - SunTrust	-2,809.63	2,809.63
TOTAL						-2,809.63	2,809.63
Liability Check	12383	07/10/2025	UNITED STATES T...		101.002 · Suntrust #570803-Operating ...		-612.00
					215.000 · Accrued Taxes Payable	-58.00	58.00
					215.000 · Accrued Taxes Payable	-58.00	58.00
					215.000 · Accrued Taxes Payable	-248.00	248.00
					215.000 · Accrued Taxes Payable	-248.00	248.00
TOTAL						-612.00	612.00
Bill Pmt -Check	12362	07/15/2025	COASTAL WASTE...		101.002 · Suntrust #570803-Operating ...		-39,258.32
Bill	SW0001036172	07/09/2025			534.000 · Garbage/Solid Waste Contr S...	-38,835.00	38,835.00
Bill	SW0001036372	07/09/2025			534.000 · Garbage/Solid Waste Contr S...	-423.32	423.32
TOTAL						-39,258.32	39,258.32

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TSR CDD  
Check Detail  
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12363	07/15/2025	CROSSPOINT LA...		101.002 · Suntrust #570803-Operating ...		-2,485.00
Bill	12115	06/17/2025			538.601 · General Repair & Maintenance	-2,485.00	2,485.00
TOTAL						-2,485.00	2,485.00
Bill Pmt -Check	CBI	07/15/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-23,115.26
Bill	8703 0425 070225	07/09/2025			531.307 · Street Lights	-917.75	917.75
Bill	8703 0681 070925	07/09/2025			531.307 · Street Lights	-288.09	288.09
Bill	5641 1687 070725	07/09/2025			531.307 · Street Lights	-512.16	512.16
Bill	8712 3049 070325	07/09/2025			531.301 · Electric	-61.60	61.60
Bill	8712 3081 070225	07/09/2025			531.307 · Street Lights	-946.35	946.35
Bill	3807 3819 070325	07/09/2025			531.301 · Electric	-14.61	14.61
Bill	3807 5598 070325	07/09/2025			572.711 · Pool Operations	-483.56	483.56
Bill	6305 7442 070725	07/09/2025			531.301 · Electric	-22.13	22.13
Bill	8702 7826 070225	07/09/2025			531.307 · Street Lights	-1,862.22	1,862.22
Bill	8702 8140 070725	07/09/2025			531.307 · Street Lights	-12,978.97	12,978.97
Bill	8702 8322 070225	07/09/2025			531.307 · Street Lights	-1,619.09	1,619.09
Bill	8702 8413 070725	07/09/2025			531.307 · Street Lights	-2,577.71	2,577.71
Bill	8702 9761 070925	07/09/2025			531.307 · Street Lights	-831.02	831.02
TOTAL						-23,115.26	23,115.26
Bill Pmt -Check	12364	07/15/2025	FAIRY DUST HOU...		101.002 · Suntrust #570803-Operating ...		-2,500.00
Bill	INV00053	07/09/2025			572.301 · Janitorial Service	-2,000.00	2,000.00
Bill	INV00052	07/09/2025			572.702 · Oper Mgr - Office Supplies	-500.00	500.00
TOTAL						-2,500.00	2,500.00
Bill Pmt -Check	12365	07/15/2025	FEDEX		101.002 · Suntrust #570803-Operating ...		-36.13
Bill	8-917-06118	07/09/2025			519.410 · Postage	-36.13	36.13
TOTAL						-36.13	36.13
Bill Pmt -Check	12366	07/15/2025	FLORIDA NATIVE...		101.002 · Suntrust #570803-Operating ...		-1,950.00
Bill	20052	07/09/2025			538.616 · Wetland Mitigation report	-1,950.00	1,950.00
TOTAL						-1,950.00	1,950.00

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TSR CDD  
Check Detail  
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12367	07/15/2025	GENTRY SR INVE...		101.002 · Suntrust #570803-Operating ...		-7,199.17
Bill	1029	07/09/2025			572.701 · Office Operations	-7,199.17	7,199.17
TOTAL						-7,199.17	7,199.17
Bill Pmt -Check	12368	07/15/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-275.00
Bill	06302025	07/09/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	12369	07/15/2025	KUTAK ROCK LLP		101.002 · Suntrust #570803-Operating ...		-2,105.50
Bill	3584864 20923-1	07/09/2025			514.007 · District Counsel	-2,105.50	2,105.50
TOTAL						-2,105.50	2,105.50
Bill Pmt -Check	12370	07/15/2025	LANDSCAPE MAI...		101.002 · Suntrust #570803-Operating ...		-159,962.20
Bill	344011	07/09/2025			538.651 · Replace Plants, Shrubs, Trees	-522.50	522.50
Bill	344022	07/09/2025			538.609 · Irrigation Repairs & Maint	-137.55	137.55
Bill	344023	07/09/2025			538.609 · Irrigation Repairs & Maint	-139.53	139.53
Bill	344024	07/09/2025			538.609 · Irrigation Repairs & Maint	-1,221.48	1,221.48
Bill	344025	07/09/2025			538.609 · Irrigation Repairs & Maint	-712.72	712.72
Bill	341801	07/09/2025			538.320 · Landscape Arbor Care	-1,200.00	1,200.00
Bill	344144	07/09/2025			538.604 · Landscape Maintenance - Con...	-156,028.42	156,028.42
TOTAL						-159,962.20	159,962.20
Bill Pmt -Check	12371	07/15/2025	PREMIER LAKES		101.002 · Suntrust #570803-Operating ...		-14,750.00
Bill	2529	07/09/2025			538.700 · Lake Maintenance	-10,250.00	10,250.00
Bill	2538	07/09/2025			538.615 · Wetland Maintenance	-4,500.00	4,500.00
TOTAL						-14,750.00	14,750.00
Bill Pmt -Check	12372	07/15/2025	SUNSCAPE CONS...		101.002 · Suntrust #570803-Operating ...		-5,450.00
Bill	13851	07/09/2025			538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL						-5,450.00	5,450.00

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TSR CDD  
Check Detail  
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12373	07/15/2025	WRATHELL, HUN...		101.002 · Suntrust #570803-Operating ...		-7,970.42
Bill	2025-3837	07/09/2025			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
Bill Pmt -Check	12374	07/15/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-6,853.80
Bill	12423169	07/09/2025			572.300 · Amenity Management - Activiti...	-60.00	60.00
Bill	12423180	07/09/2025			572.300 · Amenity Management - Activiti...	-133.80	133.80
Bill	12423334	07/09/2025			572.300 · Amenity Management - Activiti...	-945.00	945.00
Bill	12423550	07/09/2025			572.300 · Amenity Management - Activiti...	-5,715.00	5,715.00
TOTAL						-6,853.80	6,853.80
Paycheck	12357	07/16/2025	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	12358	07/16/2025	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

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TSR CDD  
Check Detail  
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Paycheck	12359	07/16/2025	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	12360	07/16/2025	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
				215.000 · Accrued Taxes Payable		2.90	-2.90
				215.000 · Accrued Taxes Payable		2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	12361	07/16/2025	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	12375	07/21/2025	AMERICAN POWE...		101.002 · Suntrust #570803-Operating ...		-80,000.00
Bill	612	07/15/2025			538.622 · Pressure Washing	-80,000.00	80,000.00
TOTAL						-80,000.00	80,000.00

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TSR CDD  
Check Detail  
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12376	07/21/2025	BCE LLC		101.002 · Suntrust #570803-Operating ...		-1,860.00
Bill	071425	07/15/2025			572.300 · Amenity Management - Activiti...	-1,860.00	1,860.00
TOTAL						-1,860.00	1,860.00
Bill Pmt -Check	CBI	07/21/2025	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-355.00
Bill	14149540070725	07/15/2025			572.416 · Amenity Cable/Internet	-165.00	165.00
Bill	1415019070525	07/15/2025			572.416 · Amenity Cable/Internet	-190.00	190.00
TOTAL						-355.00	355.00
Bill Pmt -Check	CBI	07/21/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-5,996.32
Bill	8712 3263 071525	07/15/2025			572.711 · Pool Operations	-1,254.49	1,254.49
Bill	8712 3429 071025	07/15/2025			531.301 · Electric	-604.40	604.40
Bill	8702 8223 071025	07/15/2025			572.711 · Pool Operations	-1,400.87	1,400.87
Bill	8702 9216 071125	07/15/2025			531.307 · Street Lights	-1,347.05	1,347.05
Bill	8702 9274 071525	07/15/2025			531.301 · Electric	-672.11	672.11
Bill	8702 9620 071525	07/15/2025			531.307 · Street Lights	-717.40	717.40
TOTAL						-5,996.32	5,996.32
Bill Pmt -Check	12377	07/21/2025	FEDEX		101.002 · Suntrust #570803-Operating ...		-117.18
Bill	8-924-85834	07/15/2025			519.410 · Postage	-117.18	117.18
TOTAL						-117.18	117.18
Bill Pmt -Check	12378	07/21/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-275.00
Bill	07102025	07/15/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00

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TSR CDD  
Check Detail  
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12379	07/21/2025	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-9,387.73
Bill	22662375	07/15/2025		536.301 · Irrigation - Reclaimed Water		-81.27	81.27
Bill	22662373	07/15/2025		536.301 · Irrigation - Reclaimed Water		-111.29	111.29
Bill	22662374	07/15/2025		536.301 · Irrigation - Reclaimed Water		-368.71	368.71
Bill	22662376	07/15/2025		536.301 · Irrigation - Reclaimed Water		-469.88	469.88
Bill	22662380	07/15/2025		536.301 · Irrigation - Reclaimed Water		-376.25	376.25
Bill	22662382	07/15/2025		536.301 · Irrigation - Reclaimed Water		-369.04	369.04
Bill	22662383	07/15/2025		536.301 · Irrigation - Reclaimed Water		-80.19	80.19
Bill	22662384	07/15/2025		536.301 · Irrigation - Reclaimed Water		-150.74	150.74
Bill	22662386	07/15/2025		536.301 · Irrigation - Reclaimed Water		-277.18	277.18
Bill	22662387	07/15/2025		536.301 · Irrigation - Reclaimed Water		-129.76	129.76
Bill	22662484	07/15/2025		536.301 · Irrigation - Reclaimed Water		-547.64	547.64
Bill	22662485	07/15/2025		536.301 · Irrigation - Reclaimed Water		-310.47	310.47
Bill	22662546	07/15/2025		536.301 · Irrigation - Reclaimed Water		-378.59	378.59
Bill	22662548	07/15/2025		536.301 · Irrigation - Reclaimed Water		-24.95	24.95
Bill	22662549	07/15/2025		536.301 · Irrigation - Reclaimed Water		-8.50	8.50
Bill	22662555	07/15/2025		536.301 · Irrigation - Reclaimed Water		-143.08	143.08
Bill	22662601	07/15/2025		536.301 · Irrigation - Reclaimed Water		-77.76	77.76
Bill	22662607	07/15/2025		536.301 · Irrigation - Reclaimed Water		-37.26	37.26
Bill	22662608	07/15/2025		536.301 · Irrigation - Reclaimed Water		-9.72	9.72
Bill	22662718	07/15/2025		536.301 · Irrigation - Reclaimed Water		-356.47	356.47
Bill	22662740	07/15/2025		536.301 · Irrigation - Reclaimed Water		-691.86	691.86
Bill	22662741	07/15/2025		536.301 · Irrigation - Reclaimed Water		-179.90	179.90
Bill	22662746	07/15/2025		536.301 · Irrigation - Reclaimed Water		-335.34	335.34
Bill	22662748	07/15/2025		536.301 · Irrigation - Reclaimed Water		-180.14	180.14
Bill	22662749	07/15/2025		536.301 · Irrigation - Reclaimed Water		-55.08	55.08
Bill	22662750	07/15/2025		536.301 · Irrigation - Reclaimed Water		-125.87	125.87
Bill	22662751	07/15/2025		536.301 · Irrigation - Reclaimed Water		-263.25	263.25
Bill	22662820	07/15/2025		536.301 · Irrigation - Reclaimed Water		-36.86	36.86
Bill	22663162	07/15/2025		536.301 · Irrigation - Reclaimed Water		-481.14	481.14
Bill	22663163	07/15/2025		536.301 · Irrigation - Reclaimed Water		-833.49	833.49
Bill	22663708	07/15/2025		536.301 · Irrigation - Reclaimed Water		-29.97	29.97
Bill	22664445	07/15/2025		536.301 · Irrigation - Reclaimed Water		-1,283.61	1,283.61
Bill	22664468	07/15/2025		536.301 · Irrigation - Reclaimed Water		-214.57	214.57
Bill	22664469	07/15/2025		536.301 · Irrigation - Reclaimed Water		-56.62	56.62
Bill	22664472	07/15/2025		536.301 · Irrigation - Reclaimed Water		-276.13	276.13
Bill	22665049	07/15/2025		536.301 · Irrigation - Reclaimed Water		-0.81	0.81
Bill	22665050	07/15/2025		536.301 · Irrigation - Reclaimed Water		-5.67	5.67
Bill	22665051	07/15/2025		536.301 · Irrigation - Reclaimed Water		-9.64	9.64
Bill	22665052	07/15/2025		536.301 · Irrigation - Reclaimed Water		-0.81	0.81
Bill	22665067	07/15/2025		536.301 · Irrigation - Reclaimed Water		-4.05	4.05
Bill	22665068	07/15/2025		536.301 · Irrigation - Reclaimed Water		-5.67	5.67
Bill	22662752	07/15/2025		536.301 · Irrigation - Reclaimed Water		-8.50	8.50
TOTAL						-9,387.73	9,387.73



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TSR CDD  
Check Detail  
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12380	07/21/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-14,977.09
Bill	12423655	07/15/2025			538.121 · Amenity Management	-14,977.09	14,977.09
TOTAL						-14,977.09	14,977.09
Bill Pmt -Check	CBI	07/22/2025	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-220.00
Bill	1436734071725	07/22/2025			572.416 · Amenity Cable/Internet	-220.00	220.00
TOTAL						-220.00	220.00
Bill Pmt -Check	12381	07/22/2025	BUSINESS OBSE...		101.002 · Suntrust #570803-Operating ...		-498.76
Bill	25-01494P	07/22/2025			513.801 · Legal Advertising	-498.76	498.76
TOTAL						-498.76	498.76
Bill Pmt -Check	CBI	07/22/2025	CITY OF CLEARW...		101.002 · Suntrust #570803-Operating ...		-100.10
Bill	4224446 071425	07/22/2025			532.306 · Propane Services - Gas	-29.70	29.70
Bill	4304296 071425	07/22/2025			532.306 · Propane Services - Gas	-70.40	70.40
TOTAL						-100.10	100.10
Bill Pmt -Check	CBI	07/22/2025	DEX IMAGING		101.002 · Suntrust #570803-Operating ...		-240.09
Bill	AR13633031	07/22/2025			572.701 · Office Operations	-240.09	240.09
TOTAL						-240.09	240.09
Bill Pmt -Check	CBI	07/22/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-9,079.62
Bill	8703 0516 072125	07/22/2025			531.307 · Street Lights	-1,604.62	1,604.62
Bill	8703 0938 071725	07/22/2025			531.307 · Street Lights	-3,593.96	3,593.96
Bill	8702 7933 071725	07/22/2025			531.307 · Street Lights	-3,392.60	3,392.60
Bill	8702 9365 071625	07/22/2025			531.307 · Street Lights	-488.44	488.44
TOTAL						-9,079.62	9,079.62

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TSR CDD  
Check Detail  
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12382	07/22/2025	SUNCOAST POOL...		101.002 · Suntrust #570803-Operating ...		-5,025.00
Bill	11203	07/22/2025			572.711 · Pool Operations	-1,520.00	1,520.00
Bill	11204	07/22/2025			572.711 · Pool Operations	-1,295.00	1,295.00
Bill	11205	07/22/2025			572.711 · Pool Operations	-1,600.00	1,600.00
Bill	11206	07/22/2025			572.711 · Pool Operations	-610.00	610.00
TOTAL						-5,025.00	5,025.00
Bill Pmt -Check	CBI	07/22/2025	WELLS FARGO V...		101.002 · Suntrust #570803-Operating ...		-399.83
Bill	5035115502	07/22/2025			572.701 · Office Operations	-399.83	399.83
TOTAL						-399.83	399.83
Check	CBI	07/28/2025	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-3,313.73
					204.300 · Credit Card - SunTrust	-3,313.73	3,313.73
TOTAL						-3,313.73	3,313.73
Bill Pmt -Check	CBI	07/30/2025	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-311.19
Bill	1420332 072425	07/29/2025			572.416 · Amenity Cable/Internet	-311.19	311.19
TOTAL						-311.19	311.19
Bill Pmt -Check	CBI	07/30/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-917.75
Bill	5357 9828 072525	07/29/2025			531.307 · Street Lights	-917.75	917.75
TOTAL						-917.75	917.75
Bill Pmt -Check	12384	07/30/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-550.00
Bill	07232025	07/29/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	07282025	07/29/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-550.00	550.00

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TSR CDD  
Check Detail  
July 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12385	07/30/2025	JOHNSON ENGIN...		101.002 · Suntrust #570803-Operating ...		-100.00
Bill	6196	07/29/2025			519.320 · Engineering	-100.00	100.00
TOTAL						-100.00	100.00
Bill Pmt -Check	12386	07/30/2025	KUTAK ROCK LLP		101.002 · Suntrust #570803-Operating ...		-837.00
Bill	3598031 20923-1	07/29/2025			514.007 · District Counsel	-837.00	837.00
TOTAL						-837.00	837.00
Bill Pmt -Check	12387	07/30/2025	SMARTSOLUTIONS		101.002 · Suntrust #570803-Operating ...		-1,629.73
Bill	STV35278	07/29/2025			572.907 · Security System	-1,629.73	1,629.73
TOTAL						-1,629.73	1,629.73
Bill Pmt -Check	12388	07/30/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-13,446.73
Bill	12424534	07/29/2025			538.121 · Amenity Management	-13,446.73	13,446.73
TOTAL						-13,446.73	13,446.73

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

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

The Board of Supervisors of the TSR Community Development District held Public Hearings and a Regular Meeting on August 13, 2025 at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

**Present:**

Mary Comella	Chair
Matt Bruno	Assistant Secretary
Karen Anderson	Assistant Secretary
Kevin Kurtz	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Barry Mazzoni (via Zoom)	Operations Manager
Alyssa Willson (via Zoom)	District Counsel
Bill Kurth (via Zoom)	Premier Lakes, Inc.
Pete Soety (via Zoom)	Sunscape Consulting, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Alex Murphy	Arch Amenities Group
Todd Dolphin	Resident
William David Jackson	Resident
Curtis Culver	Resident
Residents/Members of the Public	

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 or their name was inaudible or 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. Adams called the meeting to order at 6:00 p.m.

Supervisors Comella, Anderson, Bruno, and Kurtz were present. One seat was vacant.

All recited the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

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

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

Comments on the proposed Fiscal Year 2026 budget were held during the Public Hearing.

No members of the public spoke.

### THIRD ORDER OF BUSINESS

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

Mr. Bill Kurth discussed actions taken to date, including Sonar® herbicide applications for treating submersed vegetation; shoreline weeds are being controlled much better. Algae growth is the primary challenge, as is expected in summer; it will ease during fall and in colder weather.

Mr. Kurth stated it was confirmed that the CDD has an active grass carp permit. The fish help control hydrilla and will keep treatment costs down. A proposal to stock the large lake will be presented at the next agenda. He suggested applying for grass carp permits for other lakes to help control slender spike rush once the District Engineer identifies where the outfall structures are. It will require installing barriers before determining where grass carp might be needed. Ms. Comella recalled that the Board directed Mr. Alex Kurth to pursue permitting and asked for a proposal to install grass carp at the last meeting. Mr. Kurth will confirm if they are able to amend the existing permit, instead of applying for a new permit.

### FOURTH ORDER OF BUSINESS

#### Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

#### A. Proof/Affidavit of Publication

#### B. Consideration of Resolution 2025-13, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2025-13. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. The Fiscal Year 2026 assessments are proposed to increase over Fiscal Year 2025.

Regarding the Fund balance budget line items, Mr. Adams stated the CDD should keep surplus fund balance of 30% to 40% of its annual budget, with 10% to cover unforeseen expenses and 30% specifically for gap funding needs.

Ms. Anderson stated she spoke to Mr. Mazzoni about creating a “Capital Improvement Projects” line item for long-range projects and redirecting the funds in the “Erosion control and

grass carp stock” and “pool resurfacing” budget line items to fund it. Mr. Adams proposed reallocating the two budget items below the expenditures and designating them as new surplus fund budget items, instead of combining it within the “Capital outlay” budget line item.

**The Public Hearing was opened.**

No affected property owners or members of the public spoke.

**The Public Hearing was closed.**

**On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor, Resolution 2025-13, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

#### **FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law**

**A. Proof/Affidavit of Publication**

**B. Mailed Notice(s) to Property Owners**

**C. Consideration of Resolution 2025-14, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-14.

**The Public Hearing was opened.**

No affected property owners or members of the public spoke.

**The Public Hearing was closed.**

**On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, Resolution 2025-14, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

- 114     ▪       **Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 2; Term**  
115           **Expires November 2026**

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

117           Candidates Todd Dolphin and William “Dave” Jackson discussed their goals for the CDD.  
118     Board Members posed questions to each candidate and deliberated on the appointment.

119           Ms. Comella nominated Dave Jackson to fill Seat 2. No other nominations were made.  
120

121           **On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor,**  
122           **the appointment of William Dave Jackson to fill Seat 2, was approved.**

- 123  
124  
125     •       **Administration of Oath of Office (the following to be provided under separate cover)**

126           Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath  
127     of Office to Dave Jackson. He explained the items under the Eleventh Order of Business.

128           Ms. Willson urged Mr. Jackson to avoid posting about CDD business on social media, to  
129     forward all public records requests to the District Manager’s office, and to avoid discussing CDD  
130     business or communicating with another Board Member outside of a CDD meeting.

- 131     ▪       **Consideration of Resolution 2025-12, Electing and Removing Officers of the District and**  
132           **Providing for an Effective Date**

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

134           Mr. Adams presented Resolution 2025-12. Ms. Comella nominated the following slate:

135           Mary Comella	Chair
136           Karen Anderson	Vice Chair
137           Kevin Kurtz	Assistant Secretary
138           Matthew Bruno	Assistant Secretary
139           William “Dave” Jackson	Assistant Secretary

140           No other nominations were made. This Resolution removes the following:

141           Frank Stalzer	Vice Chair
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142           The following prior appointments by the Board remain unaffected by this Resolution:

143           Chesley “Chuck” Adams	Secretary
144           Craig Wrathell	Assistant Secretary
145           Craig Wrathell	Treasurer
146           Jeff Pinder	Assistant Treasurer



On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor, Resolution 2025-12, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

**SIXTH ORDER OF BUSINESS****Continued Discussion/Review: Amenity Policy & Fees**

Ms. Hlebak stated the red line version of the Amenity Policy & Fees will be emailed to the Board. The final draft will be presented at the September Public Hearing. She distributed Ms. Murphy's "Proposed Changes to Amenity Policy September 2025", which is a summary of the changes that were made, mostly minor.

Discussion ensued about the change in Cunningham Hall's maximum occupancy and if it deters rentals on a consistent basis and enhancing the rental documents regarding seating limits.

This item was deferred.

**SEVENTH ORDER OF BUSINESS****Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Goals and Objectives Reporting FY2026 Performance Measures/Standards & Annual Reporting Form.

On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures/Standards & Annual Reporting Form, was approved.

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Adams expects to email the final form soon. The District Engineer's Annual Inspection of the District's infrastructure to ensure it is operating as designed and intended is pending. Legislation to repeal the Goals and Objectives requirements did not pass.

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the

authorizing the Chair or Vice Chair to approve and sign off on the findings related to the 2025 Goals and Objectives Reporting, was approved.

**EIGHTH ORDER OF BUSINESS****Consideration of Conveyance of Developer Acquisition Items**

Regarding the final acquisition from the Series 2019 construction account, Ms. Willson stated that the acquisition documents distributed in the meeting are governed by the bond documents and similar in form to the prior year bond issue.

Ms. Willson explained the criteria and process, allowing reimbursement via bond funds to the Developer for constructing CDD assets and sale of those improvements to the CDD, up to the amount not-to-exceed the bond proceeds. There is approximately \$242,000 in the construction account. The Developer completed improvements associated with hardscaping, landscaping and irrigation along State Road 54, which the CDD is already maintaining. The CDD was waiting for the Developer to submit the documentation required, which were reviewed by District Counsel and District Engineer, who confirmed the criteria for reimbursement was met. There will also be a deed conveying the underlying property to the District as well.

**On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, accepting conveyance and acquisition of the Developer-funded improvements associated with hardscaping, landscaping and irrigation along State Road 54, subject to receipt of all final executed documents from the Developer conveying the assets, and authorizing requisition processing of an amount not-to-exceed \$250,926.44 to the Developer for improvements paid for by the Developer and authorizing the remainder of the \$246,327 in construction funds to be used for the acquisition of this infrastructure, was approved.**

Ms. Willson stated the other conveyance documents are housekeeping items, as the Developer found during the final audit of the remainder of the property the Property Appraiser's website still showing the Developer owning these properties. She and Mr. Mazzoni confirmed the CDD is already maintaining these areas and recommends accepting these items noted on the map as Items 19, 20, 21, 22 and 24; this is at no cost to the District.

**On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor, accepting conveyance and acquisition of the items, noted on the map as Items 19, 20, 21, 22 and 24, was approved.**

**NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of June 30, 2025**

Mr. Adams and Mr. Mazzoni discussed the following:

➤ Regarding the status of collecting outstanding payments from the commercial property owner, Accounting Staff is determining the correct entity, since the land has been split up.

➤ Regarding when the “Liabilities-Due to Developer” amount will be written off, due to time constraints, the Accountant will be able to write off that amount this year.

➤ Regarding why two months of “Landscape maintenance” invoices were paid last month, it could be due to the timing of when invoices were submitted or invoices were placed on hold until rates could be confirmed. The delay could be due to LMP switching its billing process. The financials show it 73% of budget; 75% is typical for this time of year.

Ms. Comella asked Mr. Mazzoni to confirm that the CDD is not making double payments.

The financials were accepted.

**TENTH ORDER OF BUSINESS****Approval of July 9, 2025 Regular Meeting  
Minutes**

**On MOTION by Mr. Kurtz and seconded by Ms. Comella, with all in favor, the  
July 9, 2025 Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS****Consider Appointment of Qualified Elector  
to Fill Unexpired Term of Seat 2; Term  
Expires November 2026**

This occurred following the Fifth Order of Business.

- **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 Sunshine Amendment and Code of Ethics for Public Officers and Employees**
  - D. Form 8B: Memorandum of Voting Conflict**

**TWELFTH ORDER OF BUSINESS****Consideration of Resolution 2025-12,  
Electing and Removing Officers of the  
District and Providing for an Effective Date**

This item was presented following the Fifth Order of Business.

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

No changes were made to the Action Items List.

Item 4: Mr. Mazzoni stated that the geotechnical crews completed assessments and the storm drain inspections and are working with the District Engineer to complete the final Report. He installed new caution tapes and rods around the areas being monitored.

**FOURTEENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Kutak Rock, LLP****B. District Engineer: Johnson Engineering, Inc.**

There were no District Counsel or District Engineer reports.

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

The Monthly Operations Report was included for informational purposes.

Mr. Mazzoni reported the following:

➤ The bridge engineer, will attend the October meeting to provide a proposal and suggestions on how to proceed.

➤ Discussion is underway with Reserve Advisors, who is familiar with HOAs, CDDs and condos, regarding capturing the cost of replacement for amenities over time. If interested, a Reserve Advisors representative can be invited to present a proposal at the January Workshop.

➤ Work is underway with a land clearing vendor to inspect the proposed landscape maintenance yard and submit a proposal to make the property level and ready for use.

Ms. Comella advised Mr. Mazzoni that she identified additional areas with cogon grass on the other side of the pond. Mr. Mazzoni stated Premier Lakes' crews are already identifying all the areas and preparing proposals to eradicate them, without any harm to the ponds or wildlife.

➤ Taylor Morrison documents related to transferring electric and water meters to the District, most in Stansil Park, are being reviewed. They might request back payment before

finalizing. He told Taylor Morrison to quantify that the request matches the dates of the acquisition before Board consideration and subject to providing the name of the vendor who completed the work to fix the drain pocket park in Stansil.

- **NEXT MEETING DATE: September 10, 2025 at 6:00 PM [Adoption of Amenity Rules]**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the September 10, 2025 meeting.

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

Ms. Hlebak presented the July 2025 Monthly Summary Report and FY2026 Project Quotes Breakdown. She suggested not to remodel the camera system, as SMARTSolutions is creating a motion detection camera system alerting of a violation over a speaker system.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Kurtz asked about removing weeds and overgrown vegetation at the Cunningham Park beach area. Mr. Mazzoni stated LMP pulled some weeds and Premier is doing the rest.

**SIXTEENTH ORDER OF BUSINESS**

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

Resident Curtis Culver asked for help getting three property owners to maintain the dead grass and the weeds in their yards, which is encroaching on the Parkway. Mr. Mazzoni stated the CDD sent letters advising the homeowners the situation and of LMP's ability to connect to the irrigation infrastructure; only one homeowner took that route. He and the MPOA discussed this and it is no longer a CDD matter. The complaint should be made on the Greenacre's website.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the meeting adjourned at 7:48 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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328

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **12**

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**08.13.25 for 09.10.25 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	<b>ACTION</b>	Mr. Adams: Ensure all 2019 bond requisitions submitted before issuing Certs of Completion. <b>01.08.25</b> Mr. Liquori: Submit final requisition. <b>06.04.25</b> Ms. Willson: Work with Developer on obtaining add'l docs.	X			
2	01.08.25	<b>ACTION/ AGENDA</b>	Hlebak/Willson: Update Amenity Policy to remove fire pit; <b>02.12.25</b> canoe, kayak, rentals. Prep Memo re classifying & selling surplus property. <b>06.04.25</b> Staff meeting in June & will submit docs to Ms. Willson to review. <b>07.09.25:</b> Planned for review on August Agenda, Sept Public Hearing.			X after 08.13.25 mtg	
3	05.14.25	<b>ACTION</b>	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 after 08.13.25 mtg	
4	05.14.15	<b>ACTION</b>	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		
5	06.04.25	<b>ACTION</b>	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			
6	06.04.25	<b>ACTION</b>	Mr. Mazzoni: Obtain proposal to replace the CDD bridge from the same vendor who replaced the bridge in Community Park. <b>07.09.25:</b> Additional companies were contacted for proposals.	X			
7	06.04.25	<b>ACTION</b>	Ms. Hlebak: Work w/ Environmental Club to schedule a fishing event.			X after 08.13.25 mtg	
8	06.04.25	<b>ACTION</b>	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. <b>07.09.25:</b> Mr. Mazzoni stated certain GL items will be audited to ensure payments correctly applied. Any needed rebudgeting to be completed by end of calendar year.	X			



**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**08.13.25 for 09.10.25 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
9	07.09.25	<b>ACTION</b>	Mr. Mazzoni: Staff to make sure that one or more parcels will be presented for turnover at the August meeting; after that is done, leftover monies "Due to Developer" will be written off during this fiscal year.		X		
10	08.13.25	<b>BOTH</b>	Mr. Kurth: Submit a proposal to stock grass carp in the large lake.	X			
11	08.13.25	<b>ACTION</b>	Mr. Kurth: Find out if they can amend the existing permit to stock grass carp in other lakes, instead of applying for a new permit.		X		
12	08.13.25	<b>ACTION</b>	Mr. Adams: FY2026 Budget – reallocate the "Erosion control and grass carp stock and "pool resurfacing" budget line items over to new surplus fund budget items.			X after 08.13.25 mtg	
13	08.13.25	<b>ACTION</b>	Mr. Adams: Email final 2025 Goals and Objectives findings, to BOS.	X			
14	08.13.25	<b>ACTION</b>	Mr. Mazzoni: Confirm CDD is not making double payments for landscape maintenance.			X after 08.13.25 mtg	
15	08.13.25	<b>BOTH</b>	Mr. Mazzoni: Invite Bridge Engineer to Oct mtg to present a proposal .			X after 08.13.25 mtg	
16	08.13.25	<b>BOTH</b>	Mr. Mazzoni: Invite Reserve Advisors to January Wkshp to discuss proposal to replace amenities.			X after 08.13.25 mtg	

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**08.13.25 for 09.10.25 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	<b>ACTION</b>	Mr. Mazzoni: Inspect grass covered drain Mr. Hudak observed Davey Tree crews damage & street drain.			X	03.12.25
2	12.11.24	<b>ACTION</b>	Mr. Mazzoni: Gather more info & consult w/ District Engineer regarding Stabilization Repair for fence along SR-54.			X	03.12.25
3	02.12.25	<b>ACTION/ AGENDA</b>	Mr. Mazzoni: Obtain add'l proposals and Florida State Fence proposals for Starkey Wall repair and installing fence and gate at Huckleberry Pond.			X	03.12.25
4	02.12.25	<b>ACTION</b>	Mr. Mazzoni and Mr. Soety: Determine percentage to code pine straw expense to the "Stansil Park" budget line item.			X	03.12.25
5	02.12.25	<b>ACTION/ AGENDA</b>	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
6	02.12.25	<b>ACTION</b>	Ms. Willson: Revise Rangeland Blvd Bridge Ltr. Mr. Mazzoni: Send to Co.			X	03.12.25
7	02.12.25	<b>ACTION</b>	Mr. Mazzoni: Ask County to remove debris on Co Road.			X	03.12.25
8	01.08.25	<b>ACTION/ AGENDA</b>	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
9	02.12.25	<b>ACTION</b>	Ms. Willson: Email Agrmt w/ Water Mgmt Dist & County to Board.			X	04.09.25
10	02.12.25	<b>ACTION</b>	Management: Fix FY2025 Mtg Schedule re: 12.11.25 cx mtg that was held.			X	04.09.25
11	02.12.25	<b>ACTION</b>	Ms. Hlebak: Close canoe, kayaks and other ancillary rental items.			X	04.09.25
12	02.12.25	<b>ACTION</b>	Mr. Mazzoni: Get new speed limit & remembrance signs for Night Star Tr.			X	04.09.25
13	02.12.25	<b>ACTION</b>	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
14	03.12.25	<b>ACTION</b>	Ms. Willson: Seek additional proposals for legal consultation and assistance in addressing the bridge with the County.			X	04.09.25
15	03.12.25	<b>ACTION</b>	Mr. Mazzoni: Send 30-day suspension warning and hearing letter to 3936 Barbour Trail to attend the April meeting.			X	04.09.25
16	03.12.25	<b>ACTION</b>	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
17	03.12.25	<b>ACTION</b>	Mr. Mazzoni: Inspect/determine if common area flower beds need to have the broken concrete removed and mulch laid.			X	04.09.25

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**08.13.25 for 09.10.25 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	03.12.25	<b>ACTION</b>	Mr. Mazzoni/Hlebak: Prep e-blast advising residents of Juniper working on Stansil Park Phases 1& 2 Landscaping Projects.			X	04.09.25
19	02.12.25	<b>ACTION</b>	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
20	03.12.25	<b>ACTION</b>	check on the status of the payments after incorporating lines items for light-duty golf cart, landscape maint. area, etc.			X	05.14.25
21	03.12.25	<b>ACTION</b>	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
22	04.09.25	<b>ACTION</b>	Mr. Mazzoni: Email prior vendor's nutrient test results to Premier.			X	05.14.25
23	04.09.25	<b>ACTION</b>	Mr. Mazzoni: Find status of land Developer was to give to CDD or County.			X	05.14.25
24	04.09.25	<b>ACTION</b>	Mr. Mazzoni: Have Agenda Item 12E moved under 12C.			X	05.14.25
25	04.09.25	<b>ACTION</b>	Mr. Mazzoni: Send letter notifying 3936 Barbour Trail residents of 30-day suspension of amenity privileges.			X	05.14.25
26	04.09.25	<b>ACTION</b>	Mr. Mazzoni: Tell Commissioner Starkey of CDD issue with County not recognizing County-owned road.			X	05.14.25
27	04.09.25	<b>ACTION</b>	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
28	04.09.25	<b>ACTION</b>	Mr. Mazzoni: Notify Mrs. Deenihan about installing traffic sign in remembrance of Mr. Deenihan.			X	05.14.25
29	01.08.25	<b>ACTION</b>	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
30	02.12.25	<b>ACTION</b>	Mr. Mazzoni: Seek reimbursement to repair gabion basket damaged in traffic accident on Longspur.			X	06.04.25
31	04.09.25	<b>ACTION</b>	Mr. Mazzoni: Ensure FY2026 Meeting Schedule has a 5:30 p.m. start time.			X	06.04.25
32	05.14.15	<b>ACTION</b>	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
33	05.14.15	<b>ACTION</b>	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
34	05.14.15	<b>ACTION/ AGENDA</b>	Mr. Mazzoni: Place "Resident Raisa Carvajal Discussion of Son's incident of fishing on Huckleberry Pond" on next agenda.			X	06.04.25

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**08.13.25 for 09.10.25 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
35	05.14.15	<b>ACTION</b>	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
36	05.14.15	<b>ACTION</b>	Mr. Mazzoni: Have Lifestyle Teams e-blast about Rose Paving project to repair amenity sidewalk once the project is scheduled.			X	06.04.25
37	04.09.25	<b>ACTION</b>	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	07.09.25
38	06.04.25	<b>ACTION</b>	Mr. Adams: Email newly approved updated Fiscal Year 2026 Budget to BOS; explain purpose of “trash collection assessments” budget line item.			X	07.09.25
39	06.04.25	<b>ACTION</b>	Mr. Mazzoni: Obtain proposal from LMP to replace damaged CDD landscaping and provide to resident on Edgar Ave.			X	07.09.25
40	06.04.25	<b>ACTION</b>	Ms. Willson: Provide opinion on whether the CDD is required to remove the maintenance fence at Huckleberry Pond.			X	07.09.25

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
C**



TO: TSR Board of Supervisors  
FROM: Barry Mazzoni – Operations Manager  
DATE: September 1, 2025  
SUBJECT: Status Report – Field Operations

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### **WATERWAY & MITIGATION UPDATES:**

- **AUGUST AQUATIC SERVICE REPORTS FROM PREMIER LAKES:** Attached are the service reports from Premier Lakes for the Board's review.

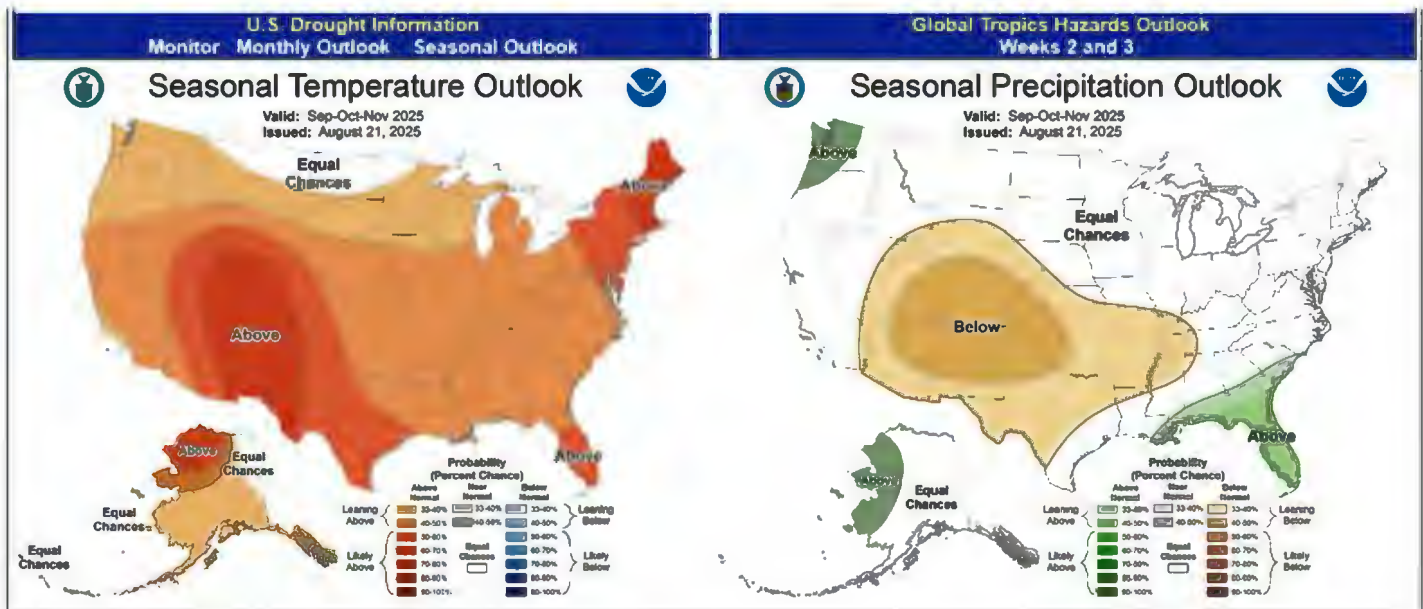
### **COMMON AREA MAINTENANCE**

- **ASPHALT MAINTENANCE:** Residents communicated a street gutter concern in Stansil Park, along Stevenson Lane. This issue was resolved on 8/21/25

### **LANDSCAPING MAINTENANCE**

- **STUMP GRINDING & REMOVALS:** The tree removals in the BMX park, along SR-54, and Heart Pine Ave, and stump grinding at Cunningham Park, were completed from the last Operations report.

### **DROUGHT & TEMPERATURE OUTLOOK (3 MONTHS)**





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(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

#### CUSTOMER

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mazzonib@whhassociates.com

#### SERVICE LOCATION

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Odessa, Florida, 33556-3462  
(813) 399-0865

mazzonib@whhassociates.com

#### JOB DETAILS

Annual Lake Maintenance - Weekly

#### JOB CATEGORY

Annual Lake Maintenance

#### COMPLETION NOTES

Treated grasses and picked up trash on ponds 5-1,5-2,5-4,5-b,m5b,5-3a,5-5a,5-5b,5-1a, stancil a,b,c,d.

## Work Order

DATE	08/01/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264306





1936 Bruce B. Downs Blvd Suite 308  
West y Chapel FL 3343  
(844) 22-3737 ,  
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CUSTOMER

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mazzini@whhassiat.com

SERVICE LOCATION

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TSR C Westme Center  
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(813) 399-086  
  
mazzini@whhassiat.com

JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Tratgrass snpnds sp1a,1b,2a,2b,3a,4b. 4a,4b, a, b,m1 a,1 -1,16-2,12-6,12-2.  
Alga n p nds 4a,16-1,16-3,16-4,12-2.

Work Order

DATE	08/01/2021
TECH(S) D	av Smallridg
JOB #	106226431

Work Order



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

DATE	08/11/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264308

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

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

JOB DETAILS	Annual Lake Maintenance - Weekly
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated grasses on ponds 17-1,17-2,17-3,16-2,16-3,16-4,16-1,16-5. Algae on ponds 1-b,16-3,16-4,5-3a,5-3b, stancil a. Dyed ponds 4a,4b,5a,1a,26-3,16-4,12-1,17-2,5-5b.
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# Work Order

DATE	08/12/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264352

## CUSTOMER

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## SERVICE LOCATION

TSR CDD  
TSR CDD Welcome Center  
2500 Heart Pine Ave  
Odessa, Florida, 33556-3462  
(813) 399-0865

mazzonib@whhassociates.com

## JOB DETAILS

Annual Lake Maintenance - Weekly

## JOB CATEGORY

Annual Lake Maintenance

## COMPLETION NOTES

Treated Algae and submerged weeds on ponds stancil a,m14g,14-1. Algae on pond 3-1. Grasses on ponds stancil a,b,c,d 5-b,5-7,m6c,m8a,m5b,7-1b,m20c.

Work Order



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

DATE	08/12/2025 -
TECH(S)	Mitchell Hartwig
JOB #	1072962772

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Completed boat work on wild sides for grasses and shoreline weeds at sites:  M3C, M3D, M22C, M14G, M14A, M20C and B-1.  Have a great day!
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#### SERVICE LOCATION

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TSR CDD Welcome Center  
2500 Heart Pine Ave  
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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 on ponds 14-7,m14e,16-3,16-4,16-1,16-5,m14b,15-3,B3 beach. Algae on ponds 16-1,16-3,16-4,16-5.

## Work Order

DATE	08/18/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264309

Work Order



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

DATE	08/19/2025 -
TECH(S)	Mitchell Hartwig
JOB #	1073315067

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Completed a specific herbicide treatment to treat grasses and invasive growth with native vegetation as sites:  Huckleberry Lake, M14G, M22B, ESP-1A, ESP-1B, M14A, M9C, 9-1.  Have a great day!
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1936 Bruce B Downs Blvd Suite 308  
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#### CUSTOMER

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

#### SERVICE LOCATION

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

#### JOB DETAILS

Annual Lake Maintenance - Weekly

#### JOB CATEGORY

Annual Lake Maintenance

#### COMPLETION NOTES

Treated grasses on ponds m10d,m10d,b-3,11-2,m14b,m12d,12-1,12-6,12-2,m22c,22-3,12+4,m10b,10-2,m10c,11-1m11a,d-1.

## Work Order

DATE	08/19/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264353



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

DATE	08/25/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264310

## CUSTOMER

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

## SERVICE LOCATION

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

## JOB DETAILS

Annual Lake Maintenance - Weekly

## JOB CATEGORY

Annual Lake Maintenance

## COMPLETION NOTES

DO TO THUNDER STORMS DIDN'T TREAT STARTED TOO PICKUP TRASH





1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

DATE	08/26/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264354

## CUSTOMER

TSR CDD  
Barry Mazzoni  
2500 Heart Pine Ave  
Odessa, Florida, 33556-3462  
(813) 399-0865

mazzonib@whhassociates.com

## SERVICE LOCATION

TSR CDD  
TSR CDD Welcome Center  
2500 Heart Pine Ave  
Odessa, Florida, 33556-3462  
(813) 399-0865

mazzonib@whhassociates.com

## JOB DETAILS

Annual Lake Maintenance - Weekly

## JOB CATEGORY

Annual Lake Maintenance

## COMPLETION NOTES

Treated grasses on ponds 4-1,m22b,m22c. Trash pickup on ponds 3-1,3-2,3-3,m3-c,m3b,5-3a,5-1b, stancil a,b,c,d.  
RAIN OUT THE 25TH

TSR COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2025	Regular Meeting	5:30 PM
November 12, 2025	Regular Meeting	5:30 PM
December 10, 2025	Regular Meeting	5:30 PM
January 14, 2026	Regular Meeting	5:30 PM
February 11, 2026	Regular Meeting	5:30 PM
March 11, 2026	Regular Meeting	5:30 PM
April 8, 2026	Regular Meeting	5:30 PM
May 13, 2026	Regular Meeting	5:30 PM
June 10, 2026	Regular Meeting	5:30 PM
July 8, 2026	Regular Meeting	5:30 PM
August 12, 2026	Regular Meeting	5:30 PM
September 9, 2026	Regular Meeting	5:30 PM

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

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

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 4,415,306				\$ 4,755,579
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
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	10,200	3,875	6,325	10,200	12,600
Management	42,070	21,035	21,035	42,070	42,070
Legal	30,000	6,594	17,000	23,594	25,000
Engineering	20,000	19,075	5,000	24,075	25,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	35,000	29,631	5,369	35,000	35,000
Telephone	250	125	125	250	250
Postage	1,500	820	1,000	1,820	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	1,000	582	1,500	2,082	1,000
Annual special district fee	175	175	-	175	175
Insurance	6,800	6,690	-	6,690	6,900
Other current charges	2,000	826	1,000	1,826	2,000
Office supplies	750	385	350	735	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	95,786	99,347	-	99,347	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
<b>Field operations</b>					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,760,000	681,630	775,000	1,456,630	1,875,000
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  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

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



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

**EXPENDITURES (continued)**

Legal advertising	1,000
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.	
Insurance	6,900
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	2,000
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	750
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	687
Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District.	
Property appraiser & tax collector	102,591
<b>Field operations</b>	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,875,000
The District has contracted with Down to Earth for maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Services include: mowing, edging, trimming and cleaning of all lawn areas, tree trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place, including recent addendums, and estimated future additions within the District.	
Landscape consulting	65,400
The District has contracted with Sunscape Consulting, Inc. to provide monthly landscape consulting services. The monthly services include: monitoring of the mowing, edging and palm trimming process, all detailed-related work, the agronomic program, palm trimming, arbor care work, mulch/pine straw installation, irrigation system operation and repairs, miscellaneous plant replacements and minor landscape repairs and enhancements.	
Landscape Arbor Care	155,000
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	

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

**EXPENDITURES (continued)**

Wetland maintenance and monitoring	60,000
The District has contracted with Florida Natives Nursery, Inc. to maintain and periodic monitor/report wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water. These services are provided quarterly at a rate of \$6,041.91 per visit.	
Lake maintenance	128,000
Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with Premier Lakes for these services.	
Community trash hauling	375,000
Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.	
Off-duty traffic patrols	15,000
Allows for the hiring of an off duty FHP officers for a 4+1 hour block each week to provide traffic and speed patrol services.	
Wildhog removal	10,000
Provides for engaging a licensed and insured contractor for the periodic removal of wild hogs from District common areas.	
Repairs & maintenance	
Repairs - general	15,000
Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.	
Operating supplies	20,000
Represents estimated costs of supplies purchased for operating and maintaining common areas.	
Plant replacement	120,000
Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year along with any corresponding irrigation modifications..	
Mulch	150,000
Represents supply and install costs for mulching of landscape common areas. and playgrounds	
Capital Projects-Future	172,000
For future landscape improvements.	
Fertilizer/chemicals	50,000
Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.	
Irrigation repairs	100,000
The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated and historical costs.	

**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	1,500
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	60,000
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	80,000
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	390,000
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	414,291
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	131,225
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	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool operations	95,000
Covers the costs of operating and maintaining the District three District pools. Including repairs and maintenance, cleaning, annual licenses and utilities.	
Pest services	1,700
The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Southern Care Lawn and Pest for Cunningham Park at \$75 per quarter.	
Insurance	90,000
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	10,000
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	1,000
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000

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

**EXPENDITURES (continued)**

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	6,000
Covers the provision of specialty programs such as swim lessons, gymnastics etc.	
Recreational repairs	2,500
Represents estimated costs for general repairs and maintenance of the District's	
Pool signage	1,000
Represents the replacement of miscellaneous signs located at the District's recreational facilities.	
Holiday decorations	15,000
Covers the costs related to the decoration of common areas during the Holidays.	
Other	
Capital Outlay- Splash Pad	26,000
Intended to cover the cost of refurbishing the Splash Pad.	
Contingency	20,000
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>\$ 5,158,169</u></u>

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND BUDGET - SERIES 2015**  
**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	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 657,391	\$ 3,708	\$ 661,099	661,099
Interest	50	29	21	50	50
Total revenues	661,149	657,420	3,729	661,149	661,149
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	200,000	200,000	-	200,000	210,000
Interest - 11/1	208,778	208,778	-	208,778	204,403
Interest - 5/1	204,403	-	208,778	208,778	199,809
Tax collector	13,773	13,133	640	13,773	13,773
Total expenditures	626,954	421,911	209,418	631,329	627,985
Excess/(deficiency) of revenues over/(under) expenditures	34,195	235,509	(205,689)	29,820	33,164
Beginning fund balance (unaudited)	1,151,276	1,159,871	1,395,380	1,159,871	1,189,691
Ending fund balance (projected)	<u>\$1,185,471</u>	<u>\$1,395,380</u>	<u>\$ 1,189,691</u>	<u>\$ 1,189,691</u>	<u>1,222,855</u>
Use of fund balance:					
Debt service reserve account balance (required)					(630,256)
Principal expense - November 1, 2025					(220,000)
Interest expense - November 1, 2025					(199,809)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 172,790</u>

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2025**

**On-Roll Assessments**

		Projected Fiscal Year 2025				Fiscal Year 2024 Total
Number of Units	Unit Type	O&M	Trash Collection	DS	Total	
<b><u>Village 1 (Series 2015)</u></b>						
61	TH	1,836.84	158.80	901.00	2,896.64	2,765.21
60	SF 40'	1,836.84	158.80	1,201.00	3,196.64	3,065.21
35	SF 45'	1,836.84	158.80	1,201.00	3,196.64	3,065.21
85	SF 50'	1,836.84	158.80	1,501.00	3,496.64	3,365.21
90	SF 55'	1,836.84	158.80	1,501.00	3,496.64	3,365.21
101	SF 65'	1,836.84	158.80	1,726.00	3,721.64	3,590.21
45	SF 75'	1,836.84	158.80	1,877.00	3,872.64	3,741.21
<b>477</b>						
<b><u>Village 4 (Series 2015A)</u></b>						
201	SF 45'	1,836.84	158.80	1,343.00	3,338.64	3,207.21
240	SF 52'	1,836.84	158.80	1,343.00	3,338.64	3,207.21
77	SF 62'	1,836.84	158.80	1,343.00	3,338.64	3,207.21
<b>518</b>						
<b><u>Village 2, Parcel 7 (Series 2016)</u></b>						
32	TH	1,836.84	158.80	901.00	2,896.64	2,765.21
58	SF 34'	1,836.84	158.80	1,021.00	3,016.64	2,885.21
29	SF 40'	1,836.84	158.80	1,201.00	3,196.64	3,065.21
114	SF 45'	1,836.84	158.80	1,201.00	3,196.64	3,065.21
68	SF 50'	1,836.84	158.80	1,501.00	3,496.64	3,365.21
107	SF 55'	1,836.84	158.80	1,501.00	3,496.64	3,365.21
93	SF 65'	1,836.84	158.80	1,726.00	3,721.64	3,590.21
<b>501</b>						
<b><u>NW Area Parcels D E and F (Series 2017)</u></b>						
43	SF 40'	1,836.84	158.80	1,319.00	3,314.64	3,183.21
25	SF 45'	1,836.84	158.80	1,319.00	3,314.64	3,183.21
23	SF 50'	1,836.84	158.80	1,649.00	3,644.64	3,513.21
24	SF 55'	1,836.84	158.80	1,649.00	3,644.64	3,513.21
208	SF 65'	1,836.84	158.80	1,897.00	3,892.64	3,761.21
141	SF 75'	1,836.84	158.80	2,062.00	4,057.64	3,926.21
<b>464</b>						
<b><u>NW Area Parcels A B and C (Series 2018)</u></b>						
56	SF 40'/45'	1,836.84	158.80	1,325.00	3,320.64	3,189.21
137	SF 55'	1,836.84	158.80	1,655.00	3,650.64	3,519.21
200	SF 65'	1,836.84	158.80	1,904.00	3,899.64	3,768.21
<b>393</b>						



**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND AND DEBT SERVICE FUND**  
**ASSESSMENT SUMMARY**  
**FISCAL YEAR 2025**

<b>On-Roll Assessments</b>
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		Projected Fiscal Year 2025				Fiscal Year 2024 Total
Unit Type		O&M	Trash Collection	DS	Total	
<u>Downtown</u>						
<u>Neighborhood (Series</u>						
<u>2019)</u>						
76	SF 34'	1,836.84	158.80	1,184.00	3,179.64	3,048.21
50	SF 40'	1,836.84	158.80	1,393.00	3,388.64	3,257.21
110	SF 50'	1,836.84	158.80	1,742.00	3,737.64	3,606.21
236						

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
D**

## Monthly Summary Report

### *August 2025*

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





# AUGUST PROGRAM HIGHLIGHTS

## KID'S NIGHT OUT

FRIDAY, August 22nd

5:30 - 9:30PM | CUNNINGHAM HALL

CALLING ALL KIDS AGES 5-11 YEARS OLD!

COME HANG OUT WITH THE LIFESTYLE TEAM TO ENJOY PIZZA, GAMES & A MOVIE!

COST: \$20 PER CHILD

\*KID'S NIGHT OUT IS BASED ON A LOTTERY SYSTEM.\*

LOTTERY OPENS:  
AUGUST 8TH, 2025 AT 10AM

LOTTERY CLOSES:  
AUGUST 15TH, 2025 AT 5PM

ONLY 25 SPOTS AVAILABLE

\*THERE WILL BE A WAITLIST FOR THOSE WHO WERE NOT PICKED IN THE LOTTERY\*

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

## SOUND HEALING AND MEDITATION

AUGUST 5, 12, & 19  
7PM

CUNNINGHAM HALL

COST: \$20 PER CLASS

RSVP:

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



Mindful Grind Coffee Co.

Join us for coffee in the park.

## Starkey Sundays

Whitfield Park  
Starkey Ranch

9am-1pm

## BE SAFE AROUND THE WATER THIS SUMMER!

START YOUR SWIMMER OF ANY LEVEL IN OUR 1:1 LESSONS AT ANY OF OUR 3 POOLS!!!  
AGES 2 YEARS AND UP!

PERSONALIZED INSTRUCTION- FUN ENVIRONMENT-  
FLEXIBLE SCHEDULE

EMAIL: [SWIM@OURSTARKEYRANCH.COM](mailto:SWIM@OURSTARKEYRANCH.COM)

Starkey Ranch Swim

## GIFT CARD

# BINGO

JOIN THE LIFESTYLE TEAM FOR SOME GIFT CARD BINGO!

EACH PERSON IS REQUIRED TO BRING A GIFT CARD IN ORDER TO PARTICIPATE. WE LOOK FORWARD TO SEEING YOU THERE!

\$5 GIFT CARD = 1 BOARD  
\$10 GIFT CARD = 2 BOARDS  
\$15 GIFT CARD = 3 BOARDS  
\$20 GIFT CARD = 4 BOARDS  
\$25 GIFT CARD = 5 BOARDS

WEDNESDAY, AUGUST 20TH  
6PM-8PM  
CUNNINGHAM HALL



# SEPTEMBER PROGRAM FORECAST

## Kid's Night Out

Calling all kids ages 5-11 years old!  
Come hang out with the Lifestyle Team  
to enjoy pizza, games & a movie!

COST: \$20 PER CHILD

\*Kid's Night Out is based on a lottery  
system.\*

Lottery Opens:  
September 5, 2025 at 10am

Lottery Closes:  
September 12, 2025 at 5pm

ONLY 25 spots available.

\*There will be a waitlist for those who  
were not picked for the lottery\*

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

Friday, September 19  
5:30pm-9:30pm  
Cunningham Hall

## Wildlife Seminar: Living with Alligators



Join Rick Vetter 'Gator Rick' in an  
educational seminar about  
Florida's Alligators!

Saturday, September 20th  
10am

Welcome Center

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

## Yoga with Abby

Join Us for Yoga in September at  
Cunningham Hall!

Chair Yoga: September 2 & 16  
11:30 AM - 12:45 PM

Mat Yoga: September 11, 18 & 25  
6 - 7:15 PM

Cunningham Hall  
Cost: \$12 per class

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



## Boats & Floats

Calling all sailors to assemble their ships in order to  
take sail on the crazy waves at Whitfield Park Pool  
for the Starkey Ranch Annual Boat Race.

Teams will be given supplies and a window of time  
to construct their boats and then race them across  
the pool! Cool down afterwards, with a tasty ice  
cream float!

\*During the race, everyone not participating will be  
asked to exit the pool. Please plan accordingly.\*

September 1st, 2025 / 11 - 1 PM  
Whitfield Park Pool

RSVP:

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



## DONATE BLOOD

Starkey Ranch - Welcome Center  
**Saturday, September 6**  
9:30 AM - 2:00 PM

All donors receive\*:  
- **\$20 eGift Card**  
- **OneBlood T-shirt**  
- **Wellness Checkup** including blood  
pressure, pulse, temperature, iron  
count, and cholesterol screening.

Fact: Only 3% of those who are eligible  
actually donate blood.

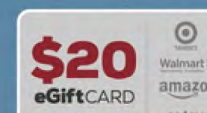


Appointments are encouraged, please  
visit [oneblood.org/donate-now](https://oneblood.org/donate-now) and  
use sponsor code **69903**

ID REQUIRED

\*One offer per donor, per donation. No cash value. Not-transferable. Gifts may vary. For more information,  
please visit [oneblood.org/details](https://oneblood.org/details).

Donors  
Receive



- PLUS -



- PLUS -



oneblood  
Share your power.

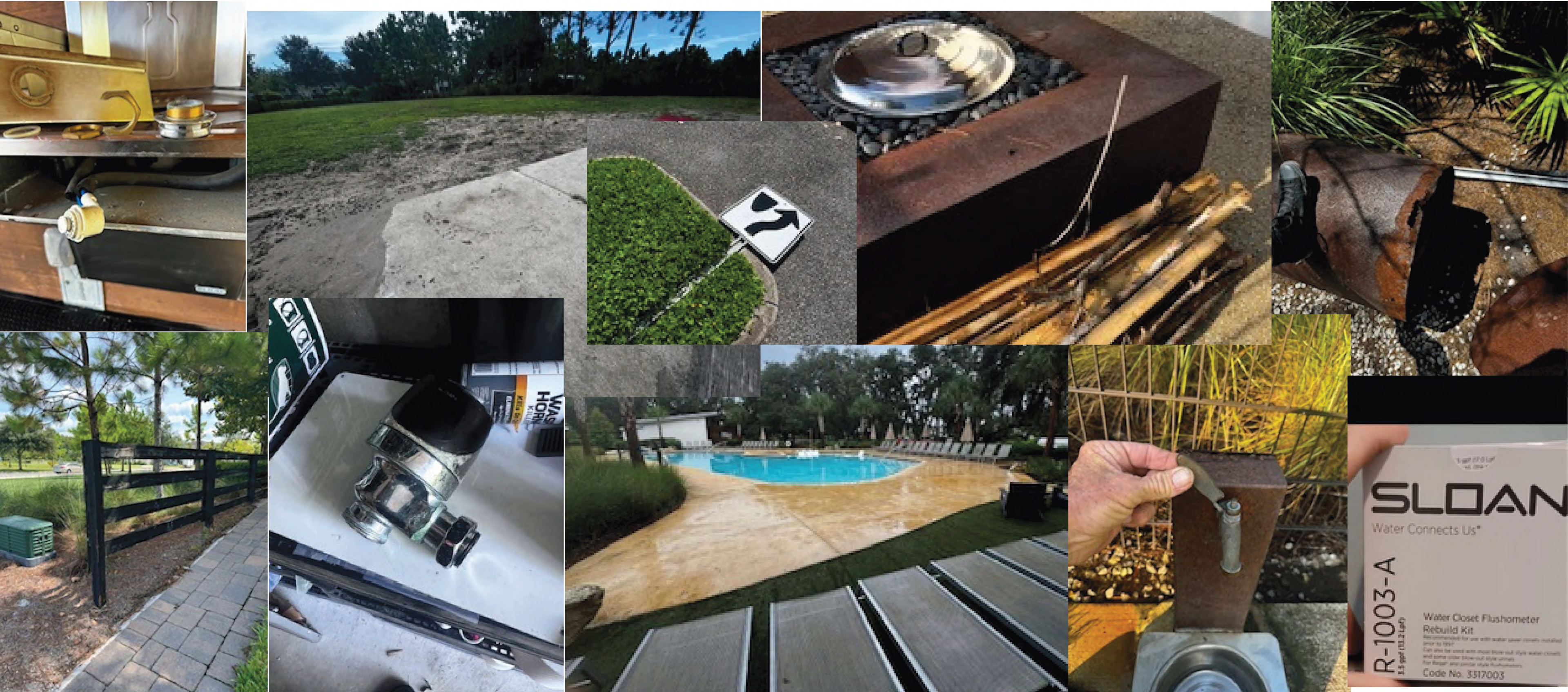


# AUGUST AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	8 Days/42 Hours	\$2,100
Whitfield Park Pavilion	0 Day/0 Hours	\$0
Homestead Park Pavilion	4 Days/15 Hours	\$225
Albritton Park Pavilion	0 Days/0 Hours	\$0
***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





# Homestead Park Pool Project





## **CAMERAS & FOBS & TREES**

Contractor	Info	Quote
Smart Solutions	Will need to take FOBs off current gates and reinstall on new gates. Will take the opportunity to correct and repair wiring. Hopefully preventing continued issues we are having.	Pending
LMP/Davey Tree	Removal of one possibly two palm trees that are and could cause deck damage. Thin out some of the plant and bushes near the pool itself. With the Resurfacing now is the time to complete the work.	Pending

**HP POOL RESURFACING**

Contractor	Info	Quote
Bay Area Pool Techs	Complete Resurface, Deck Repairs, New Tiles & Depth Tiles, New Lights, Changes to Water Features	\$97,459.00
Advanced Pool & Spa	Complete Resurface, New Tiles & Depth Tiles, Changes to Water Features	\$64,020.00



8021 Franko Court  
Port Richey, FL 34668  
7278077084  
bayareapooltechs@yahoo.com

ADDRESS

Starkey Ranch Homestead Park  
1997 Long Spur  
Odessa, FL 33556

ESTIMATE #

DATE

07/09/2025

Estimate

DESCRIPTION	QTY	RATE	AMOUNT
1. DRAIN and PREP POOL: After the pool is drained, our team will inspect the surface for hollow spots, delamination, and existing damage to the surface, including the known crack down the middle of the sun self and areas with previous repairs. These damaged sections will be chipped away to create a solid foundation. If additional repairs are required beyond the identified crack and previous repair sites, we will provide a detailed cost estimate. A bond coat will be applied across the entire surface for sealing, stabilization, and a durable adhesive to ensure a secure bond for the new surface. New Remodeling Fittings, Gutter Drains, and main drain covers will also be installed. Total 2426 Sq Ft		19,533.00	19,533.00
2. CONCRETE DECK CRACKING: We will saw and remove approximately 230 linear feet (16 inches wide) of the existing cantilever edge around the pool. To help prevent beam cracks, the edge of the pool beam will be carefully chipped away. We will then drill and pin the area with rebar and epoxy to secure the foundation followed by setting a new cantilever edge. 3000 psi concrete with fiber will be poured for strength and durability. A Frontier Poly – Void expansion joint will be installed between the new pool beam and the deck edge, then the joint will be filled with VULKEM Sealant. Finally, we will cut the new edge to match the existing cuts.		19,104.00	19,104.00
3. NEW MARQUIS SURFACE (Standard Color Pricing): Upgraded colors are available. *Color still to be determined. 2426 Sq Ft		35,329.00	35,329.00
4. Pool LIGHTS: 3 NEW POOL LIGHTS LED	3	1,125.00	3,375.00
5. REMOVE ALL EXISTING TILES and INSTALL NEW TILES: Includes 226 LF of New 6X6 Waterline Tile, 220 LF of New 6X6 NON SLIP Cap Tiles, 70 LF of New 2x6 Cap Tiles, and all Waterline Depth Indication Tiles inside the pool.		18,723.00	18,723.00
6. BEACH ENTRY: Remove delaminating pool surface on the beach entry and replace it an textured acrylic deck. Area approx. 3-4 ft x 19ft that is out of the waterline. (Pool finishes are not designed or meant for non submerged applications). We will put a light stain on it so it is gray like the existing deck. 76 Sq Ft		1,395.00	1,395.00
7. OPTIONAL WOODEN PLATFORMS: Remove 2 wooden platforms on side of pool deck that are used for the water features. (Approx. 2'x3'x10"). Cut old plumb lines and seal off flush with the deck. \$925.00			
8. OPTIONAL DECK JETS: Modify plumbing and install 2 to 3 deck jets for a water feature at the same location. \$2,195.00			
9. OPTIONAL Pebble Quartz Surface: Upgrade to Pebble Quartz (White Classic Colors) \$4,800.00			

50% Deposit is required. Balance is due upon completion.  
Credit card payments will be charged with an additional 4% processing fee per transaction.

TOTAL

**\$97,459.00**

Accepted By

Accepted Date

50% Deposit is required. Balance is due upon completion.  
Credit card payments will be charged with an additional 4% processing fee per transaction.

4626 School Rd.  
Land O' Lakes, FL 34638  
Phone: (813)995-2939  
Fax: (813)996-1957  
ADVANCEDPOOL-SPA.COM



STATE REGISTERED POOL CONTRACTOR  
LICENSE # RP0044041  
LICENSED. BONDED. INSURED.  
40 YEARS IN BUSINESS.

Proposal Submitted to:  
TRS Development Starkey Ranch  
1997 Long Spur  
Odessa Fl. 33556  
c/o Renee Hlebak 440-567-0899 rhlebak@ourstarkeyranch.com

Date: August 12, 2025

REFINISHING POOL

CONTRACT PROPOSAL

Advanced Pool & Spa Inc., hereby proposes to furnish the materials and labor necessary for the completion of:

• Refinishing of an 2,230 sq. ft. commercial pool using a commercial grade Marquis Quartz pool finish (Manufacturer's warranty on material). Stock color Oyster. 3,028 sq. ft. total surface area; floors, walls, steps, etc.	\$31,295.00
• Refinishing perimeter standing gutter 248 linear ft.	\$ 5,795.00
• Dura-bond mechanical gunite bonding system. The strongest bonding system available. Cheap insurance against bonding failures and delamination of the new pool finish. This provides maximum service life to the new surface.	\$ 2,475.00
• Remove delaminating pool finish at 4' x 14' beach entry and resurface with Kooldeck material. (Note: pool finish are not designed or warranted for non submerged applications, such as beach entries as they will crack and delaminate. Resurface beach entry 4' x 14' = 56 sq.ft. with a stipple texture kooldeck topping. Kooldeck has a variation in color and texture. Light tan or oyster )	\$ 1,395.00
• Cut open 4 ft crack at beach entry & seal with marine sealant.	\$ 125.00
• Retile upper row of tile with a commercial grade 6x6 field tile 248 l.f. (choice of standard colors)	\$ 7,595.00
• Retile lower row of tile with a commercial grade 2x6 non skid bullnose tile 248 l.f. (choice of standard colors) (HRS code)	\$ 7,595.00
• Install 46 depth marker tiles 0FT / 1FT / 2FT / 3FT / 3FT 6IN/4FT / 4FT 6IN / 5FT / 5FT 6IN on the inside of beam (H.R.S. code).	\$ 2,530.00
• Install 12 sets of universal symbol "NO DIVING" tiles on outside of beam (H.R.S. code).	\$ 675.00
• Install 30 l.f. of plastic control joint strip at mid break floor area and walls.	\$ 365.00
• Retile 70 l.f. of step edges with a commercial grade 2x6 non skid bullnose step tile ( HRS code)	\$ 1,395.00
• Commercial fixture package. Includes: 1 - 12" x 12" VGB main drain grate, 1-18x18 VGB drain grate, 19 floor returns, 25- skim grates with extension frames, 4 ladder bumper guards, 1 vac lock & wall fitting, 4 brass light extension rings. (H.R.S. code).	\$ 1,995.00
• Chemical start-up and initiation of stain and scale prevention program.	\$ 785.00
<b>TOTAL JOB COST (with Marquis Quartz pool finish)</b>	<b>\$64,020.00</b>

OPTIONS:

- Upgraded to Mini Pebble Pool finish for an additional \$7,095.00 (Limited lifetime Manufacturer's warranty or material) stock color White
- Remove 2 ea. 2'x3'x10' wood deck platforms and haul to dump. Cut old plumb lines and seal off flush with deck. \$ 935.00
- Modify plumbing and install 2 or 3 deck jets at same location. \$ 2,195.00
- Install 46 depth marker tiles 0FT / 1FT / 2FT / 3FT / 3FT 6IN/4FT / 4FT 6IN / 5FT / 5FT 6IN on the outside of beam (H.R.S. code). \$ 2,775.00
- Remove and replace "NO ENTRY SHALLOW WATER" tiles at 6 locations at outside of beam. \$ 895.00

**EXTREMELY IMPORTANT:** Adequate and voluminous water supply must be available to refill pool upon completion of resurfacing. Every effort must be made to fill the pool as quickly as possible to ensure a quality and trouble-free pool interior. This is a critical step in the resurfacing process and must be established prior to beginning the work.

**Pool Finish price includes:** draining of pool, removal of all loose and failing finish (up to 5% of total surface area), undercut all perimeter tile borders and fixtures (lights, drains, etc.) a pressure sweep clean-up, and final orientation to maintenance personnel. Prices do not include permitting or engineering if required.

"WARRANTY"

REFINISHING STARKEY RANCH POOL  
Page 1 of 2



4626 School Rd.  
Land O' Lakes, FL 34638  
Phone: (813)995-2939  
Fax: (813)996-1957  
ADVANCEDPOOL-SPA.COM



STATE REGISTERED POOL CONTRACTOR  
LICENSE # RP0044041  
LICENSED. BONDED. INSURED.  
40 YEARS IN BUSINESS.

All work performed by Advanced Pool & Spa, Inc., will be warranted for a period of one (1) year from date of completion against defects in workmanship. Finishes are not warranted against discoloration, staining, pitting, or etching. Leak detection and repair is not included in above pricing. Existing cracks in decks and pools are structural and cannot be warranted. Stains caused by fill water are not warranted.

**"PAYMENT"**

First draw 50% due after pool is drained, (first day)  
Second draw 30% Prior to resurfacing  
Final draw 20% due upon completion.

**"ACCEPTANCE OF PROPOSAL"**

The above prices, specifications, and conditions are satisfactory and are hereby accepted. APS is authorized to perform the above stated work as specified. Payment will be remitted as outlined above. Due to the current volatile market, material prices cannot be guaranteed and may incur a price increase based on the cost of materials. Labor prices will remain valid for thirty (30) days.

Customer signature/acceptance: \_\_\_\_\_ Date: \_\_\_\_\_  
Respectfully Submitted: *Ruth W. Tuttle* Date: 8/12/25

**NOTICE OF TERMS:** all past due amounts will be charged a monthly late charge, interest, and all costs associated with collection, including reasonable attorney's fees and costs.

## **HP POOL FENCE**

Contractor	Info	Quote
Florida State Fence	Remove All Horizontal Wood Rail Fencing and Replace with Vertical Aluminum Rail Fencing	\$35,774.15
Florida State Fence	Remove Horizontal Wood Rail Gates & Some Fencing and Replace with Vertical Aluminum Rail Gates & Some Fencing.	\$5,161.10

\*\*\*FOB Readers for FOB System would have to be removed and reinstalled on the gates. Quote Pending\*\*\*



4330 S. 11th St.  
Tampa, FL 33611  
"Fences Make Better Neighbors!"  
www.FloridaStateFence.com

Estimate

Date 7/3/2025  
Estimate # 54328

Name / Address		Ship To			
TSR CDD Renee Hlebak 2300 Glades Rd Suite 410W Boca Raton FL 33431					
Of fice	Terms	Rep	Project		
813 413 7844	50% down and 50% Complete	LT	Starky Ranch Pool		
Description		Qty	U/M	Rate	Tot al
Removal and disposal of existingfencetoa certified recycling center. GO GREEN!		628	l/ft.	6.50	4,082.00
5'H x 6'W 3-Rail Commercial Aluminum					
2" x 84" x .062 Post		597	l/ft.	45.95	27,432.15
Color: BLK					
4'W x 5'H Commercial Aluminum 3-Rail Walk Gate					
Color: BLK					
Tru Close Hinges W/ Magna Lock Latch (POOL CODE)		3	ea	955.00	2,865.00
8'W x 5'H Commercial Aluminum 3-Rail Double Drive Gate					
Color: BLK					
1. Additional 3.5% fee if paying by card.					
2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. Florida State Fence is not responsible for damage to private/unmarked utilities or irrigation lines.		1	ea	1,395.00	1,395.00
3. Price does not include permit, which may not be necessary for this project or otherwise noted.					
4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can assist with paperwork required by HOA).		1	ea	0.00	0.00
5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation					

Price is good for 30 days. Cash, Check, or ACH only.  
Convenience Electronic fee will apply.  
Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

Total

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 1/2% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.  
Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and /or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.  
Signature: \_\_\_\_\_



4330 S. 11th St.  
Tampa, FL 33611  
"Fences Make Better Neighbors!"  
www.FloridaStateFence.com

Estimate

Date  
7/3/2025  
Estimate #  
54328

Name / Address	Ship To
TSR CDD Renee Hlebak 2300 Glades Rd Suite 410W Boca Raton FL 33431	

Of fice	Terms	Rep	Project		
813-413-7844	50% down and 50% Complete	LT	Starky Ranch Pool		
Description		Qty	U/M	Rate	Tot al
date. 6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a \$750.00 remobilization charge. 7. Financing is available through a third party vendor: Launch Credit Union. Contact your sales rep or our office for details. 8. Material is ordered ONLY after receiving 50% deposit. 9. Florida State Fence does NOT warranty any of our wood products. 10. One Year Labor Warranty 11. If project is delayed longer than 2 weeks, Florida State Fence will invoice the entire balance of the materials purchased for said project. 12. If customer cancels or changes material type once materials have been allocated, depending on the material type, the customer could be responsible for a 25% restocking fee for the unused materials. 13. In the event Florida State Fence retains an attorney to collect any amounts due from Customer, Customer shall be liable to Florida State Fence for all attorneys' fees, expenses, and costs incurred to collect the amounts due from Customer, including any attorneys' fees, expenses, and costs incurred prior to a legal action, during the course of any legal action, and any appeals. The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.					

Price is good for 30 days. Cash, Check, or ACH only.  
Convenience Electronic fee will apply.  
Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

Total	\$35,774.15
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Signature: \_\_\_\_\_

Page 2

4330 S. 11th St.  
Tampa, FL 33611  
'Fences Make Better Neighbors!'  
www . FloridaState Fence . com

Estimate

Date  
7/3/2025  
Estimate #  
54330

Name / Address		Ship To			
TSR CDD Renee Hlebak 2300 Glades Rd Suite 410W Boca Raton FL 33431					
Of fice	Terms	Rep	Project		
813 413 7844	50% down and 50% Complete	LT	Gates & Fronts		
Description		Qty	U/M	Rate	Tot al
Removal and disposal of existingfencetoa certified recycling center. GO GREEN!		1	l/ft.	550.00	550.00
5'H x 6'W 3-Rail Commercial Aluminum					
2" x 84" x .062 Post		38	l/ft.	45 . 95	1,746.10
Color: BLK					
4'W x 6'H Commercial Aluminum 3-Rail Walk Gate					
Color: BLK					
Tru Close Hinges W/ Magna Lock Latch (POOL CODE)		3	ea	955.00	2,865.00
1. Additional 3.5% fee if paying by card.					
2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. Florida State Fence is not responsible for damage to private/unmarked utilities or irrigation lines.					
3. Price does not include permit, which may not be necessary for this project or otherwise noted.		1	ea	0.00	0.00
4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can assist with paperwork required by HOA).					
5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date.					
6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a					

Price is good for 30 days. Cash, Check, or ACH only.  
Convenience Electronic fee will apply.  
Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

Total

Florida State Fence is not liable for unmarked utilities . or sprinkler lines (marked or unmarked) . If a boundary Survey is not provided . customer takes responsibility of fence location . Full payment is due at the time of completion . Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied . to all accounts not paid in full . All materials remain the property of Florida State Fence until full payment is received . Right of access and removal is granted to Florida State Fence in the event of nonpayment . per the terms of this contract .  
Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence . Customer must provide a plot plan and /or survey to establish fence installation location . If not provided . customer assumes all responsibility for the location of the fence .  
Signature:\_\_\_\_\_

4330 S. 11th St.  
Tampa, FL 33611  
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Estimate

Date  
7/3/2025  
Estimate #  
54330

Name / Address		Ship To			
TSR CDD Renee Hlebak 2300 Glades Rd Suite 410W Boca Raton FL 33431					
Of fice	Terms	Rep	Project		
813-413-7844	50% down and 50% Complete	LT	Gates & Fronts		
Description		Qty	U/M	Rate	Tot al
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Price is good for 30 days. Cash, Check, or ACH only.  
Convenience Electronic fee will apply.  
Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

Total	\$5,161.10
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Signature: \_\_\_\_\_

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**DOWNLOAD OUR FREE APP!!!**



**APPLE**



**ANDROID/GOOGLE PLAY**

# THANK YOU.

