

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

October 8, 2025

BOARD OF SUPERVISORS

**REGULAR
MEETING AGENDA**

TSR

COMMUNITY DEVELOPMENT DISTRICT

**AGENDA
LETTER**

TSR Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889
<https://tsrcdd.com/>

October 1, 2025

Board of Supervisors
TSR Community Development District

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

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on October 8, 2025 at 5:30 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/Bill Kurth (Premier Lakes)
4. Landscaping Maintenance & Operational Updates from Sunscape Consulting & LMP
5. Presentation of Rangeland Vehicular Bridge Design Build Approach / Bridge Engineer Consultant (Ralph Verrastro, PE)
6. Continued Discussion: Landscaping Maintenance Area / Land Clearing Group Proposal for Land Clearing [Forestry Mulching Services]
7. Discussion/Consideration: Reclaimed Water Access Agreement for Bonfire Lots 1, 17 & 48
8. Consideration of Board Workshop Prior to January 14, 2026 Board of Supervisors Meeting and Cancelation of December 10th Board of Supervisors Meeting
9. Acceptance of Unaudited Financial Statements as of August 31, 2025
10. Approval of September 10, 2025 Public Hearing and Regular Meeting Minutes
11. Action & Completed Items
12. Staff Reports

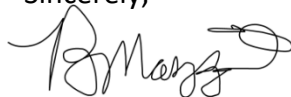
- A. District Counsel: *Kutak Rock, LLP*
- B. District Engineer: *Johnson Engineering, Inc.*
 - 2955 Chapin Pass Geotech Report
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Operations Report
 - NEXT MEETING DATE: November 12, 2025 at 5:30 PM
 - QUORUM CHECK

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

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

Sincerely,



Barry Mazzoni
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

5

TSR CDD Meeting Agenda Items

October 8, 2025

RE: Rangeland Boulevard Twin Timber Bridges Replacement, Pasco County, Florida

1. Ralph Verrastro, PE qualifications
2. The advantages of the design-build approach for bridge replacement projects include:
 - 2.1. The planning, design and construction processes are simplified through a single point of contact.
 - 2.2. Cost savings are higher when fewer parties are involved in the project.
 - 2.3. The potential for disputes, interruptions, and delays is reduced which facilitates meeting tight project schedules.
 - 2.4. CDD can obtain actual costs for bridges in the planning phase compared to estimated costs provided by engineers.
 - 2.5. The contractor's input in the preliminary design phase provides built-in value engineering through their knowledge of means, methods, material costs and labor costs.
 - 2.6. The actual cost to replace the bridges will be known by the CDD in 3 to 6 months compared to 2 years if a design-bid-build procurement approach were used.
 - 2.7. The total duration for the design and construction for the bridge replacements will be at least 12 months less using the design-build procurement format compared to the design-bid-build format.
3. Upfront coordination with Johnson Engineering – RVPE will coordinate
 - 3.1. Survey and mapping
 - 3.2. Preliminary roadway design
 - 3.3. Permit coordination - county and environmental agencies
4. Maintenance of protection of traffic plan approach?
5. Bridge aesthetics – railings?
6. Timber pedestrian bridge replacement?
7. Bridge EOR provides CEI services – intermittent inspections – big savings
8. Conceptual bridge plans by RVPE
 - 8.1. Cast-in-place concrete flat slab
 - 8.2. Precast, prestressed concrete slab
 - 8.3. Match timber bridge construction depth
 - 8.4. Allows for low bid approach – no stipend required
9. Request for Proposal (RFP)
 - 9.1. Similar to FDOT format
 - 9.2. Provides survey/mapping, conceptual bridge plans, design criteria, permitting approach, soil borings, phasing requirements, etc.
10. Solicit bids from 3 prequalified bridge contractors
 - 10.1. Contractor selects bridge engineer
11. RVPE - CDD's project manager, quality assurance reviewer, monitor schedule, review pay requests, etc.
12. Ballpark total budget = \$4.5 mil
13. RVPE fee = 2.4%
14. Questions?



PHOTO EXAMPLES

RANGELAND BRIDGE EXAMPLE #1



RANGELAND BRIDGE EXAMPLE #2



RANGELAND BRIDGE EXAMPLE #3



TEXAS BARRIER EXAMPLE



FDOT STANDARD BARRIER EXAMPLE



RIVERSTONE BRIDGE EXAMPLE



ADDISON PLACE EXAMPLE



TSR

COMMUNITY DEVELOPMENT DISTRICT

6



March 27, 2020

SENT VIA EMAIL: christieb@heidtdesign.com

Christie Barreiro, AICP
Heidt Design, LLC
5904-A Hampton Oaks Parkway
Tampa, FL 33610

RE: Starkey Ranch MPUD – Landscape Maintenance Yard/
Parcel ID No. 27-26-17-0000-00100-0050 [portion of]

Please accept this letter as confirmation that Pasco County will allow the TSR Community Development District (CDD) to construct and maintain an approximately three (3) acre Landscape Maintenance Yard north of State Road 54, south of Rangeland Blvd and east of Cattle Gap Trail, within the Starkey Ranch MPUD.

At this time the landscape contractor for the TSR CDD is also maintaining the Starkey Ranch District Park and thus is able to use the maintenance facility at the park for a home base of operations. In the future Pasco County may elect to have their own employees maintain the park causing the maintenance facility to no longer be available. Therefore, another location needs to be created.

The Landscape Maintenance Yard will be accessed via the existing curb cut on the east side of Cattle Gap Trail. The Yard will include a fence or landscaped buffer around the perimeter to protect the viewshed. A construction trailer with water and electrical will be placed in the Yard for use as an office for employees. A shed will also be constructed to store mowers and other equipment. Light duty trucks and trailers that support the landscape crews will be parked in the yard overnight. Excess landscape materials will be stored in this area as well as other typical landscape and maintenance yard uses.

This area is currently shown as a park and stormwater pond on the Starkey Ranch MPUD Plan. The pond is no longer needed at this location and Starkey Ranch has excess neighborhood park land within the development. Though this use is not specifically listed as an allowable use in this MPUD, it is a common use in these types of communities.

By approving this use, the approved MPUD entitlements as defined in Rezoning Petition No. 7230, subsequently amended, will remain valid.

If you require additional information you may contact this office.

Thank you,

Denise Hernandez
Zoning Administrator

PLANNING AND DEVELOPMENT

This instrument was prepared by and
upon recording should be returned to:

Alyssa C. Willson, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2024, by WS-TSR, LLC, a Delaware limited liability company, whose address is 660 Steamboat Road, 3rd Floor, Greenwich, Connecticut 06830, hereinafter called the "Grantor," to TSR COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government established under Chapter 190 of the Florida Statutes, whose address 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called the "Grantee."

(Wherever used herein the terms "Grantor" and "Grantee" include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Pasco, State of Florida, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (hereinafter, the "Property"):

SUBJECT, HOWEVER, to all matters, restrictions, easements, encumbrances, limitations, reservations and covenants of record, if any, but this reference shall not operate to reimpose the same, together with taxes for 2024 and subsequent years (if any), and all applicable governmental, zoning and land use regulations.

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby specially warrants the title to the Property subject to the above-referenced encumbrances and restrictions and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered
in Our Presence:

WS-TSR, LLC, a Delaware limited liability
company

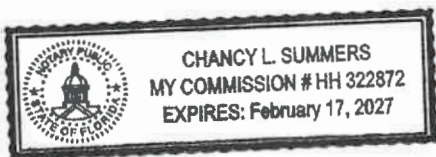
Lauren Willett
Printed Name: Lauren Willett
3850 Canoe Creek Rd.
Street
St. Cloud, FL 34772
City, State Zip

By: [Signature]
Name: Reed Berlinsky
Title: Authorized Signatory

Bryce Ballantyne
Printed Name: Bryce Ballantyne
3850 Canoe Creek Rd
Street
St. Cloud, FL 34772
City, State Zip

STATE OF Florida
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization this 17 day of July, 2024, by Reed Berlinsky
as Authorized Signatory of WS-TSR, LLC, a Delaware limited liability company, on behalf of
the company, who is personally known to me or who has produced
as identification.



Chancy L. Summers
Notary Public, State of Florida at Large
Print Name: Chancy Summers
My Commission Expires: 2/17/27

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a) Florida Administrative Code.

Exhibit A

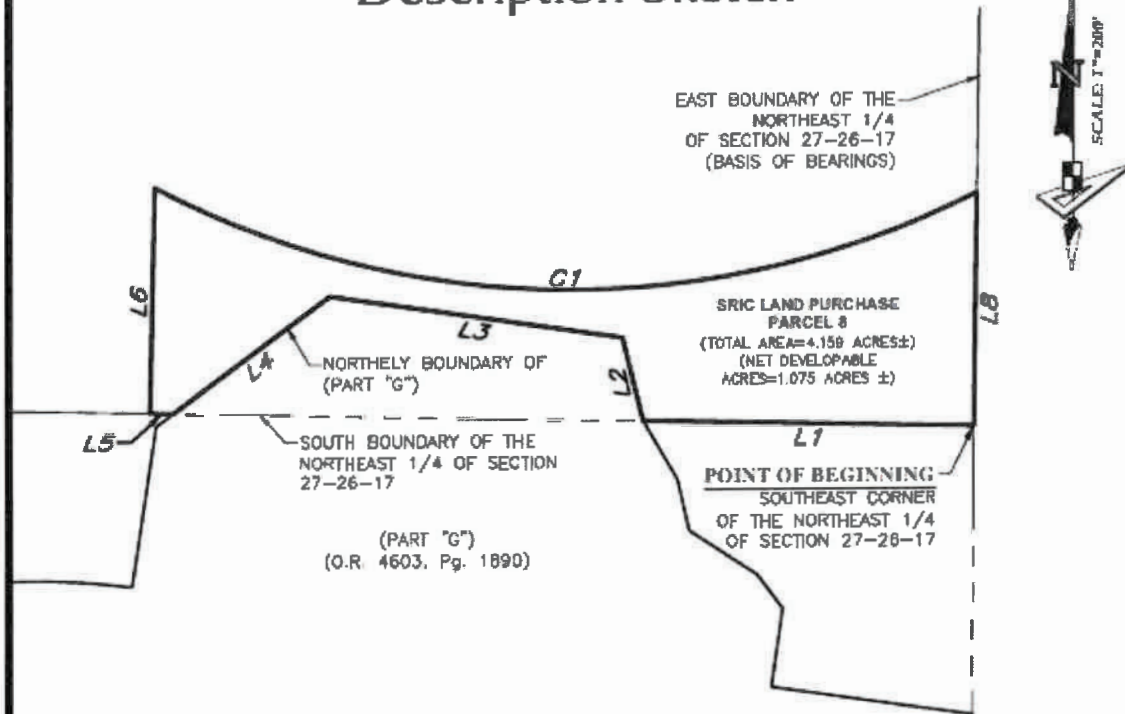
SRIC LAND PURCHASE PARCEL 8

DESCRIPTION: A parcel of land lying in Section 27, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of the Northeast 1/4 of said Section 27, run thence along the South boundary of said Northeast 1/4 of Section 27, N.88°46'24"W., a distance of 459.44 feet to a point on the Northerly boundary of (PART "G"), according to Official Records Book 4603, Page 1890, of the Public Records of Pasco County, Florida; thence along said Northerly Boundary of (PART "G"), the following three (3) courses: 1) N.13°51'18"W., a distance of 119.19 feet; 2) N.81°37'02"W., a distance of 410.10 feet; 3) S.53°22'58"W., a distance of 270.85 feet to a point on aforesaid South boundary of said Northeast 1/4 of Section 27; thence along said South boundary, N.88°46'24"W., a distance of 32.77 feet; thence N.01°13'36"E., a distance of 313.86 feet; thence Easterly, 1185.59 feet along the arc of a non-tangent curve to the left having a radius of 1242.00 feet and a central angle of 54°41'37" (chord bearing S.89°18'52"E., 1141.09 feet) to a point on the East boundary of said Northeast 1/4 of Section 27; thence along said East boundary, S.00°42'06"W., a distance of 324.65 feet to the **POINT OF BEGINNING**.

Containing 4.159 acres, more or less.

Description Sketch




SRIC LAND PURCHASE PARCEL 8

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Containing 4.159 acres, more or less.

NOTE: SEE SHEET 2 FOR LINE & CURVE TABLES

PROJECT: STARKEY RANCH			Prepared For: WS-TSR, LLC																									
PHASE: SRIC LAND PURCHASE PARCEL 8			(Not A Survey)																									
DRAWN: PAM DATE: 10/25/18 CHECKED BY: DAW																												
<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>DRAWN BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>					REVISIONS			DATE	DESCRIPTION	DRAWN BY																		
REVISIONS																												
DATE	DESCRIPTION	DRAWN BY																										
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No. 1B 7768  GeoPoint Surveying, Inc.																									
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01 of 02

Description Sketch

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 88°46'24" W	459.44'
L2	N 13°51'18" W	119.19'
L3	N 81°37'02" W	410.10'
L4	S 53°22'58" W	270.85'
L5	N 88°46'24" W	32.77'
L6	N 01°13'36" E	313.86'
L8	S 00°42'06" W	324.65'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1242.00'	54°41'37"	1185.59'	1141.09'	S 89°18'52" E

PROJECT: STARKEY RANCH			Prepared For: WS-TSR, LLC		
PHASE: SRIC LAND PURCHASE PARCEL 8			(Not A Survey)		
DRAWN: PAM	DATE: 10/25/18	CHECKED BY: DAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
			<div style="display: flex; align-items: center; justify-content: center;"> <div style="text-align: right; margin-right: 10px;"> 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No. LB 7768 </div> </div> <div style="text-align: center; margin-top: 10px;"> GeoPoint Surveying, Inc. </div>		
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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

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: _____ / _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025**

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS									
Cash									
Truist: operating	\$ 349,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 349,106
Bank United: ICS	1,369,430	-	-	-	-	-	-	-	1,369,430
BankUnited - 2863	180,000	-	-	-	-	-	-	-	180,000
Investments									
Revenue	-	604,315	494,139	498,172	591,633	450,225	248,788	-	2,887,272
Reserve	-	624,494	650,450	481,322	403,162	320,366	165,100	-	2,644,894
Prepayment	-	2,614	3,585	-	-	-	-	-	6,199
Construction	-	-	-	-	-	-	-	247,025	247,025
Bond redemption	-	-	-	86	-	-	-	-	86
Undeposited funds	169	-	-	-	-	-	-	-	169
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	7,430	-	-	-	-	-	-	-	7,430
Total assets	<u>\$ 1,985,754</u>	<u>\$1,231,423</u>	<u>\$1,148,174</u>	<u>\$ 979,580</u>	<u>\$1,034,646</u>	<u>\$770,591</u>	<u>\$413,888</u>	<u>\$ 247,025</u>	<u>\$ 7,811,081</u>
LIABILITIES									
Liabilities:									
Credit card payable	\$ 2,479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,479
Due to Developer	47,210	-	-	-	-	-	-	-	47,210
Due to other	28	-	-	-	-	-	-	-	28
Contracts payable	-	-	-	-	-	-	-	694	694
Accrued taxes payable	306	-	-	-	-	-	-	-	306
Total liabilities	<u>50,023</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>694</u>	<u>50,717</u>
DEFERRED INFLOWS OF RESOURCES									
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>
FUND BALANCES									
Restricted for									
Debt service	-	1,231,423	1,148,174	979,580	994,795	770,591	413,888	-	5,538,451
Capital projects	-	-	-	-	-	-	-	246,331	246,331
Unassigned	1,855,189	-	-	-	-	-	-	-	1,855,189
Total fund balances	<u>1,855,189</u>	<u>1,231,423</u>	<u>1,148,174</u>	<u>979,580</u>	<u>994,795</u>	<u>770,591</u>	<u>413,888</u>	<u>246,331</u>	<u>7,639,971</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,985,754</u>	<u>\$1,231,423</u>	<u>\$1,148,174</u>	<u>\$ 979,580</u>	<u>\$1,034,646</u>	<u>\$770,591</u>	<u>\$413,888</u>	<u>\$ 247,025</u>	<u>\$ 7,811,081</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 4,975,675	\$ 4,924,371	101%
Trash collection assessments	-	-	17,465	0%
Commercial shared costs	-	48,632	123,324	39%
Program revenue	3,902	48,233	20,000	241%
Interest	4,915	76,632	50,000	153%
Misc revenue -Stancil Park Turnover	-	169,253	-	N/A
Specialty program revenue	-	-	6,000	0%
Miscellaneous	-	11,335	17,000	67%
Total revenues	<u>8,817</u>	<u>5,329,760</u>	<u>5,158,160</u>	103%
EXPENDITURES				
Professional & administrative				
Supervisors	1,077	12,487	12,600	99%
Management	3,506	38,564	42,070	92%
Legal	-	21,334	25,000	85%
Engineering	-	3,400	25,000	14%
Assessment administration	833	9,167	10,000	92%
Audit	-	6,600	4,570	144%
Arbitrage rebate calculation	-	2,000	3,000	67%
Dissemination agent	1,083	11,917	13,000	92%
Trustee	-	35,019	35,000	100%
Telephone	21	229	250	92%
Postage	-	1,539	1,500	103%
Printing & binding	167	1,833	2,000	92%
Legal advertising	389	1,548	1,000	155%
Annual special district fee	-	175	175	100%
Insurance	-	7,114	6,900	103%
Other current charges	186	1,899	2,000	95%
Office supplies	-	663	750	88%
Website				
Hosting & maintenance	705	705	705	100%
ADA compliance	-	-	200	0%
Property appraiser	-	150	687	22%
Tax collector	-	118,552	102,591	116%
Total professional & administrative	<u>7,967</u>	<u>274,895</u>	<u>288,998</u>	95%
Field operations				
Contract services				
Field services	2,360	25,965	28,325	92%
Landscape maintenance	156,028	1,682,476	1,875,000	90%
Landscape consulting	5,450	49,050	65,400	75%
Landscape arbor care	6,715	67,863	155,000	44%
Wetland maintenance	4,500	120,300	60,000	201%
Wetland mitigation reporting	-	12,275	-	N/A
Lake maintenance	10,250	134,970	128,000	105%
Hurricane clean-up	-	222,744	-	N/A
Porter supplies	-	150	-	N/A
Community trash hauling	39,258	400,374	375,000	107%
Off-duty traffic patrols	975	12,375	15,000	83%
Wildhog removal	-	400	10,000	4%
Repairs & maintenance				
Repairs - general	1,841	14,448	15,000	96%
Operating supplies	2,252	19,828	20,000	99%
Plant replacement	1,300	126,994	120,000	106%
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 AUGUST 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	20,823	107,194	100,000	107%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	14,180	1,500	945%
Road & sidewalk	-	92,849	60,000	155%
Signage maintenance	-	3,163	-	N/A
Common area signage	-	2,090	3,000	70%
Pressure washing	-	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	2,017	15,343	14,500	106%
Streetlights	34,706	347,202	390,000	89%
Irrigation - reclaimed water	7,293	73,228	70,000	105%
Gas	97	973	450	216%
Recreation facilities				
Amenity management staff/contract	36,392	421,912	414,291	102%
Office operations	9,137	127,615	131,225	97%
Janitorial	2,000	10,000	-	N/A
Park A/C repairs & maintenance	316	7,401	5,000	148%
Pool operations	7,820	86,696	95,000	91%
Pool - signage maintenance	-	350	-	N/A
Pool permits	-	985	-	N/A
Pest services	-	1,836	1,700	108%
Insurance	-	86,394	90,000	96%
Cable/internet/telephone	715	10,731	10,000	107%
Access cards	-	674	1,000	67%
Activities	7,080	62,906	30,000	210%
Stancil park projects	-	148,525	-	N/A
Specialty programming	-	-	6,000	0%
Recreational repairs	-	13,424	2,500	537%
Pool signage	-	-	1,000	0%
Holiday decorations	-	15,000	15,000	100%
Other				
Contingency	-	19,286	20,000	96%
Capital outlay - splash pad referb.	-	26,286	26,000	101%
Total field operations	<u>359,325</u>	<u>4,952,455</u>	<u>4,869,171</u>	102%
Total expenditures	<u>367,292</u>	<u>5,227,350</u>	<u>5,158,169</u>	101%
Net increase/(decrease) of fund balance	(358,475)	102,410	(9)	
Fund balance - beginning (unaudited)	2,213,664	1,752,779	1,933,194	
Fund balance - ending (projected)	<u>\$ 1,855,189</u>	<u>\$ 1,855,189</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 AUGUST 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 663,183	\$ 661,099	100%
Interest	5	56	50	112%
Total revenues	<u>5</u>	<u>663,239</u>	<u>661,149</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	210,000	210,000	100%
Interest - 11/1	-	204,403	204,403	100%
Interest - 5/1	-	199,809	199,809	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	35,777	33,164	
Fund balance:				
Beginning fund balance (unaudited)	1,231,418	1,195,646	1,189,691	
Ending fund balance (projected)	<u>\$ 1,231,423</u>	<u>\$1,231,423</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 AUGUST 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 667,365	\$ 665,268	100%
Interest	5	53	-	N/A
Total revenues	<u>5</u>	<u>667,418</u>	<u>665,268</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	224,025	224,025	100%
Interest - 5/1	-	218,650	218,650	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	11,410	8,733	
Fund balance:				
Beginning fund balance (unaudited)	1,148,169	1,136,764	1,129,615	
Ending fund balance (projected)	<u>\$1,148,174</u>	<u>\$1,148,174</u>	<u>\$1,138,348</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 657,734	\$ 655,667	100%
Interest	4	45	-	N/A
Total revenues	<u>4</u>	<u>657,779</u>	<u>655,667</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	220,000	220,000	100%
Interest - 11/1	-	210,188	210,188	100%
Interest - 5/1	-	205,788	205,788	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	8,662	6,031	
Fund balance:				
Beginning fund balance (unaudited)	<u>979,576</u>	<u>970,918</u>	<u>969,248</u>	
Ending fund balance (projected)	<u><u>\$ 979,580</u></u>	<u><u>\$ 979,580</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 AUGUST 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 820,992	\$ 818,412	100%
Interest	4	45	-	N/A
Total revenues	<u>4</u>	<u>821,037</u>	<u>818,412</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	260,000	260,000	100%
Interest - 11/1	-	268,844	268,844	100%
Interest - 5/1	-	263,481	263,481	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	12,310	9,037	
Fund balance:				
Beginning fund balance (unaudited)	994,791	982,485	980,514	
Ending fund balance (projected)	<u>\$ 994,795</u>	<u>\$ 994,795</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 AUGUST 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 656,528	\$ 654,466	100%
Interest	3	36	-	N/A
Total revenues	<u>3</u>	<u>656,564</u>	<u>654,466</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	185,000	185,000	100%
Interest - 11/1	-	227,522	227,522	100%
Interest - 5/1	-	223,822	223,822	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	7,103	4,487	
Fund balance:				
Beginning fund balance (unaudited)	<u>770,588</u>	<u>763,488</u>	<u>761,913</u>	
Ending fund balance (projected)	<u>\$ 770,591</u>	<u>\$ 770,591</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 AUGUST 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 338,267	\$ 337,204	100%
Interest	2	19	-	N/A
Total revenues	<u>2</u>	<u>338,286</u>	<u>337,204</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	120,000	120,000	100%
Interest - 11/1	-	104,400	104,400	100%
Interest - 5/1	-	102,600	102,600	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	4,528	3,179	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(8)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(8)</u>	<u>-</u>	N/A
Fund balance:				
Beginning fund balance (unaudited)	413,887	409,368	407,887	
Ending fund balance (projected)	<u>\$413,888</u>	<u>\$ 413,888</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 AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 11
Total revenues	<u>1</u>	<u>11</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	11
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	8
Total other financing sources/(uses)	<u>1</u>	<u>8</u>
Net change in fund balance	2	19
Beginning fund balance (unaudited)	246,329	246,312
Ending fund balance (projected)	<u>\$ 246,331</u>	<u>\$ 246,331</u>

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10/02/25

TSR CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	CBI	08/05/2025	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-1,130.38
					204.300 · Credit Card - SunTrust	-1,130.38	1,130.38
TOTAL						-1,130.38	1,130.38
Bill Pmt -Check	12389	08/06/2025	A TOTAL SOLUTI...		101.002 · Suntrust #570803-Operating ...		-1,693.85
Bill	i1825	08/05/2025			538.601 · General Repair & Maintenance	-1,693.85	1,693.85
TOTAL						-1,693.85	1,693.85
Bill Pmt -Check	12390	08/06/2025	BARRY MAZZONI		101.002 · Suntrust #570803-Operating ...		-16.88
Bill	07312025	08/05/2025			538.618 · Operating Supplies	-16.88	16.88
TOTAL						-16.88	16.88
Bill Pmt -Check	12391	08/06/2025	BIG DOG LEO SE...		101.002 · Suntrust #570803-Operating ...		-150.00
Bill	08012025	08/05/2025			538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL						-150.00	150.00
Bill Pmt -Check	CBI	08/06/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-6,711.18
Bill	3212 0055 073125	08/05/2025			531.301 · Electric	-19.73	19.73
Bill	8703 0061 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0178 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0269 073125	08/05/2025			531.307 · Street Lights	-30.80	30.80
Bill	8703 0326 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0425 080425	08/05/2025			531.307 · Street Lights	-917.86	917.86
Bill	8703 0566 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0722 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0805 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0847 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8712 3081 080425	08/05/2025			531.307 · Street Lights	-946.46	946.46
Bill	8712 3156 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8712 3320 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	3807 3819 080525	08/05/2025			531.301 · Electric	-19.88	19.88
Bill	3807 5598 080525	08/05/2025			572.711 · Pool Operations	-550.73	550.73
Bill	8702 7826 080425	08/05/2025			531.307 · Street Lights	-1,862.44	1,862.44
Bill	8702 7991 073125	08/05/2025			531.301 · Electric	-38.85	38.85
Bill	8702 8059 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8322 080425	08/05/2025			531.307 · Street Lights	-1,619.42	1,619.42
Bill	8702 8471 073125	08/05/2025			531.301 · Electric	-30.80	30.80

8:52 AM
10/02/25

TSR CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	8702 8554 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8629 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8702 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8786 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8869 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8942 073125	08/05/2025			531.301 · Electric	-58.21	58.21
Bill	8702 9109 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9430 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9696 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9836 073125	08/05/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9951 073125	08/05/2025			531.301 · Electric	-30.80	30.80
TOTAL						-6,711.18	6,711.18
Bill Pmt -Check	12392	08/06/2025	FAIRY DUST HOU...		101.002 · Suntrust #570803-Operating ...		-2,500.00
Bill	INV00055	08/05/2025			572.301 · Janitorial Service	-2,000.00	2,000.00
Bill	INV00054	08/05/2025			572.702 · Oper Mgr - Office Supplies	-500.00	500.00
TOTAL						-2,500.00	2,500.00
Bill Pmt -Check	12393	08/06/2025	GENTRY SR INVE...		101.002 · Suntrust #570803-Operating ...		-7,199.17
Bill	1030	08/05/2025			572.701 · Office Operations	-7,199.17	7,199.17
TOTAL						-7,199.17	7,199.17
Bill Pmt -Check	12394	08/06/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-275.00
Bill	07292025	08/05/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	12395	08/06/2025	LANDSCAPE MAI...		101.002 · Suntrust #570803-Operating ...		-2,765.00
Bill	348960	08/05/2025			538.320 · Landscape Arbor Care	-1,465.00	1,465.00
Bill	348961	08/05/2025			538.651 · Replace Plants, Shrubs, Trees	-1,300.00	1,300.00
TOTAL						-2,765.00	2,765.00

8:52 AM
10/02/25

TSR CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12396	08/06/2025	PREMIER LAKES		101.002 · Suntrust #570803-Operating ...		-14,750.00
Bill	2625	08/05/2025			538.615 · Wetland Maintenance	-4,500.00	4,500.00
Bill	2644	08/05/2025			538.700 · Lake Maintenance	-10,250.00	10,250.00
TOTAL						-14,750.00	14,750.00
Bill Pmt -Check	12397	08/06/2025	STRANGE ZONE, I...		101.002 · Suntrust #570803-Operating ...		-704.99
Bill	2025-0145	08/05/2025			513.906 · Website Hosting and Develpm...	-704.99	704.99
TOTAL						-704.99	704.99
Bill Pmt -Check	12398	08/06/2025	TAVAREZ MARTIA...		101.002 · Suntrust #570803-Operating ...		-614.40
Bill	2025-01	08/05/2025			572.300 · Amenity Management - Activiti...	-614.40	614.40
TOTAL						-614.40	614.40
Bill Pmt -Check	12399	08/06/2025	TIMES PUBLISHIN...		101.002 · Suntrust #570803-Operating ...		-149.00
Bill	49339	08/05/2025			513.801 · Legal Advertising	-149.00	149.00
TOTAL						-149.00	149.00
Bill Pmt -Check	12400	08/06/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-5,630.00
Bill	12424353	08/05/2025			538.121 · Amenity Management	-4,685.00	4,685.00
Bill	12424754	08/05/2025			572.300 · Amenity Management - Activiti...	-945.00	945.00
TOTAL						-5,630.00	5,630.00
Bill Pmt -Check	12401	08/14/2025	BARRY MAZZONI		101.002 · Suntrust #570803-Operating ...		-146.78
Bill	08122025	08/12/2025			538.601 · General Repair & Maintenance	-146.78	146.78
TOTAL						-146.78	146.78
Bill Pmt -Check	CBI	08/14/2025	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-355.00
Bill	14149540080725	08/12/2025			572.416 · Amenity Cable/Internet	-165.00	165.00
Bill	1415019080525	08/12/2025			572.416 · Amenity Cable/Internet	-190.00	190.00
TOTAL						-355.00	355.00

8:52 AM
10/02/25

TSR CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12402	08/14/2025	COASTAL WASTE...		101.002 · Suntrust #570803-Operating ...		-39,258.32
Bill	SW0001084895	08/12/2025			534.000 · Garbage/Solid Waste Contr S...	-38,835.00	38,835.00
Bill	SW0001085095	08/12/2025			534.000 · Garbage/Solid Waste Contr S...	-423.32	423.32
TOTAL						-39,258.32	39,258.32
Bill Pmt -Check	CBI	08/14/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-19,420.09
Bill	8703 0681 080825	08/12/2025			531.307 · Street Lights	-288.13	288.13
Bill	5641 1687 080625	08/12/2025			531.307 · Street Lights	-585.59	585.59
Bill	8712 3429 081125	08/12/2025			531.301 · Electric	-654.89	654.89
Bill	6305 7442 080625	08/12/2025			531.301 · Electric	-24.78	24.78
Bill	8702 8140 080725	08/12/2025			531.307 · Street Lights	-12,981.95	12,981.95
Bill	8702 8223 081125	08/12/2025			572.711 · Pool Operations	-1,475.52	1,475.52
Bill	8702 8413 080725	08/12/2025			531.307 · Street Lights	-2,578.00	2,578.00
Bill	8702 9761 080825	08/12/2025			531.307 · Street Lights	-831.23	831.23
TOTAL						-19,420.09	19,420.09
Bill Pmt -Check	12403	08/14/2025	LANDSCAPE MAI...		101.002 · Suntrust #570803-Operating ...		-182,101.30
Bill	350049	08/12/2025			538.604 · Landscape Maintenance - Con...	-156,028.42	156,028.42
Bill	350452	08/12/2025			538.320 · Landscape Arbor Care	-1,500.00	1,500.00
Bill	350453	08/12/2025			538.320 · Landscape Arbor Care	-2,250.00	2,250.00
Bill	350454	08/12/2025			538.320 · Landscape Arbor Care	-1,500.00	1,500.00
Bill	072025	08/12/2025			538.609 · Irrigation Repairs & Maint	-8,363.85	8,363.85
					538.609 · Irrigation Repairs & Maint	-264.33	264.33
					538.609 · Irrigation Repairs & Maint	-312.77	312.77
					538.609 · Irrigation Repairs & Maint	-210.65	210.65
					538.609 · Irrigation Repairs & Maint	-251.17	251.17
					538.609 · Irrigation Repairs & Maint	-172.68	172.68
					538.609 · Irrigation Repairs & Maint	-406.65	406.65
					538.609 · Irrigation Repairs & Maint	-369.13	369.13
					538.609 · Irrigation Repairs & Maint	-380.96	380.96
					538.609 · Irrigation Repairs & Maint	-126.24	126.24
					538.609 · Irrigation Repairs & Maint	-183.07	183.07
					538.609 · Irrigation Repairs & Maint	-190.24	190.24
					538.609 · Irrigation Repairs & Maint	-172.68	172.68
					538.609 · Irrigation Repairs & Maint	-611.93	611.93
					538.609 · Irrigation Repairs & Maint	-147.18	147.18
					538.609 · Irrigation Repairs & Maint	-244.46	244.46
					538.609 · Irrigation Repairs & Maint	-136.78	136.78
					538.609 · Irrigation Repairs & Maint	-344.45	344.45
					538.609 · Irrigation Repairs & Maint	-172.68	172.68
					538.609 · Irrigation Repairs & Maint	-143.37	143.37
					538.609 · Irrigation Repairs & Maint	-939.99	939.99

8:52 AM
10/02/25

TSR CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					538.609 · Irrigation Repairs & Maint	-355.22	355.22
					538.609 · Irrigation Repairs & Maint	-183.27	183.27
					538.609 · Irrigation Repairs & Maint	-368.95	368.95
					538.609 · Irrigation Repairs & Maint	-472.31	472.31
					538.609 · Irrigation Repairs & Maint	-567.60	567.60
					538.609 · Irrigation Repairs & Maint	-250.35	250.35
					538.609 · Irrigation Repairs & Maint	-251.30	251.30
					538.609 · Irrigation Repairs & Maint	-183.54	183.54
					538.609 · Irrigation Repairs & Maint	-273.57	273.57
					538.609 · Irrigation Repairs & Maint	-1,252.45	1,252.45
					538.609 · Irrigation Repairs & Maint	-381.24	381.24
					538.609 · Irrigation Repairs & Maint	-332.60	332.60
					538.609 · Irrigation Repairs & Maint	-145.57	145.57
					538.609 · Irrigation Repairs & Maint	-624.99	624.99
					538.609 · Irrigation Repairs & Maint	-376.87	376.87
					538.609 · Irrigation Repairs & Maint	-136.78	136.78
					538.609 · Irrigation Repairs & Maint	-416.38	416.38
					538.609 · Irrigation Repairs & Maint	-104.63	104.63
TOTAL						-182,101.30	182,101.30

Bill Pmt -Check	12404	08/14/2025	PASCO COUNTY ...	101.002 · Suntrust #570803-Operating ...	-5,461.97
Bill	22823692	08/12/2025		536.301 · Irrigation - Reclaimed Water	-136.34 136.34
Bill	22826408	08/12/2025		536.301 · Irrigation - Reclaimed Water	-106.11 106.11
Bill	22823690	08/12/2025		536.301 · Irrigation - Reclaimed Water	-52.65 52.65
Bill	22823693	08/12/2025		536.301 · Irrigation - Reclaimed Water	-414.72 414.72
Bill	22823698	08/12/2025		536.301 · Irrigation - Reclaimed Water	-261.63 261.63
Bill	22823699	08/12/2025		536.301 · Irrigation - Reclaimed Water	-143.37 143.37
Bill	22823700	08/12/2025		536.301 · Irrigation - Reclaimed Water	-65.61 65.61
Bill	22823701	08/12/2025		536.301 · Irrigation - Reclaimed Water	-106.11 106.11
Bill	22823703	08/12/2025		536.301 · Irrigation - Reclaimed Water	-199.26 199.26
Bill	22823704	08/12/2025		536.301 · Irrigation - Reclaimed Water	-98.01 98.01
Bill	22823801	08/12/2025		536.301 · Irrigation - Reclaimed Water	-427.68 427.68
Bill	22823802	08/12/2025		536.301 · Irrigation - Reclaimed Water	-123.93 123.93
Bill	22823864	08/12/2025		536.301 · Irrigation - Reclaimed Water	-263.25 263.25
Bill	22823865	08/12/2025		536.301 · Irrigation - Reclaimed Water	-23.49 23.49
Bill	22823866	08/12/2025		536.301 · Irrigation - Reclaimed Water	-10.60 10.60
Bill	22823872	08/12/2025		536.301 · Irrigation - Reclaimed Water	-477.50 477.50
Bill	22823919	08/12/2025		536.301 · Irrigation - Reclaimed Water	-78.57 78.57
Bill	22823925	08/12/2025		536.301 · Irrigation - Reclaimed Water	-58.32 58.32
Bill	22823926	08/12/2025		536.301 · Irrigation - Reclaimed Water	-12.96 12.96
Bill	22824036	08/12/2025		536.301 · Irrigation - Reclaimed Water	-211.83 211.83
Bill	22824058	08/12/2025		536.301 · Irrigation - Reclaimed Water	-450.24 450.24
Bill	22824059	08/12/2025		536.301 · Irrigation - Reclaimed Water	-149.85 149.85
Bill	22824063	08/12/2025		536.301 · Irrigation - Reclaimed Water	-300.51 300.51
Bill	22824067	08/12/2025		536.301 · Irrigation - Reclaimed Water	-52.65 52.65
Bill	22824068	08/12/2025		536.301 · Irrigation - Reclaimed Water	-118.26 118.26
Bill	22824138	08/12/2025		536.301 · Irrigation - Reclaimed Water	-31.59 31.59

8:52 AM
10/02/25

TSR CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	22825025	08/12/2025			536.301 · Irrigation - Reclaimed Water	-49.41	49.41
Bill	22825763	08/12/2025			536.301 · Irrigation - Reclaimed Water	-534.51	534.51
Bill	22825786	08/12/2025			536.301 · Irrigation - Reclaimed Water	-240.57	240.57
Bill	22825787	08/12/2025			536.301 · Irrigation - Reclaimed Water	-46.17	46.17
Bill	22825791	08/12/2025			536.301 · Irrigation - Reclaimed Water	-175.77	175.77
Bill	22826368	08/12/2025			536.301 · Irrigation - Reclaimed Water	-1.62	1.62
Bill	22826369	08/12/2025			536.301 · Irrigation - Reclaimed Water	-6.48	6.48
Bill	22826370	08/12/2025			536.301 · Irrigation - Reclaimed Water	-8.91	8.91
Bill	22826371	08/12/2025			536.301 · Irrigation - Reclaimed Water	-1.62	1.62
Bill	22826386	08/12/2025			536.301 · Irrigation - Reclaimed Water	-12.15	12.15
Bill	22826387	08/12/2025			536.301 · Irrigation - Reclaimed Water	-9.72	9.72
TOTAL						-5,461.97	5,461.97
Bill Pmt -Check	12405	08/14/2025	SUNCOAST POOL...		101.002 · Suntrust #570803-Operating ...		-4,415.00
Bill	11214	08/12/2025			572.711 · Pool Operations	-1,520.00	1,520.00
Bill	11216	08/12/2025			572.711 · Pool Operations	-1,295.00	1,295.00
Bill	11215	08/12/2025			572.711 · Pool Operations	-1,600.00	1,600.00
TOTAL						-4,415.00	4,415.00
Bill Pmt -Check	12406	08/14/2025	SUNSCAPE CONS...		101.002 · Suntrust #570803-Operating ...		-5,450.00
Bill	13967	08/12/2025			538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL						-5,450.00	5,450.00
Bill Pmt -Check	12407	08/14/2025	WRATHELL, HUN...		101.002 · Suntrust #570803-Operating ...		-7,970.42
Bill	2025-4343	08/12/2025			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	12408	08/14/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-14,416.66
Bill	12425160	08/12/2025			538.618 · Operating Supplies	-340.91	340.91
Bill	12425245	08/12/2025			538.121 · Amenity Management	-14,075.75	14,075.75
TOTAL						-14,416.66	14,416.66

8:52 AM
10/02/25

TSR CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Paycheck	12409	08/14/2025	Karen Anderson		101.002 · Suntrust #570803-Operating ...		-184.70
				511.110 · Supervisor's Fees		-200.00	200.00
				511.110 · Supervisor's Fees		-12.40	12.40
				215.000 · Accrued Taxes Payable		12.40	-12.40
				215.000 · Accrued Taxes Payable		12.40	-12.40
				511.110 · Supervisor's Fees		-2.90	2.90
				215.000 · Accrued Taxes Payable		2.90	-2.90
				215.000 · Accrued Taxes Payable		2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	12410	08/14/2025	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	12411	08/14/2025	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	12412	08/14/2025	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

8:52 AM
10/02/25

TSR CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					215.000 · Accrued Taxes Payable	2.90	-2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	12413	08/14/2025	William D Jackson		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	CBI	08/19/2025	CITY OF CLEARW...		101.002 · Suntrust #570803-Operating ...		-97.12
Bill	4224446 081325	08/19/2025			532.306 · Propane Services - Gas	-29.70	29.70
Bill	4304296 081325	08/19/2025			532.306 · Propane Services - Gas	-67.42	67.42
TOTAL						-97.12	97.12
Bill Pmt -Check	CBI	08/19/2025	DEX IMAGING		101.002 · Suntrust #570803-Operating ...		-268.81
Bill	AR13797601	08/19/2025			572.701 · Office Operations	-268.81	268.81
TOTAL						-268.81	268.81
Bill Pmt -Check	CBI	08/19/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-12,868.62
Bill	8811 1467 Deposit	08/19/2025			156.001 · Deposit	-1,005.00	1,005.00
Bill	8811 5106 Deposit	08/19/2025			156.001 · Deposit	-150.00	150.00
Bill	8811 1120 Deposit	08/19/2025			156.001 · Deposit	-150.00	150.00
Bill	8812 0434 Deposit	08/19/2025			156.001 · Deposit	-90.00	90.00
Bill	8703 0938 081825	08/19/2025			531.307 · Street Lights	-3,595.27	3,595.27
Bill	8712 3263 081425	08/19/2025			572.711 · Pool Operations	-1,378.71	1,378.71
Bill	8702 7933 081825	08/19/2025			531.307 · Street Lights	-3,393.03	3,393.03
Bill	8702 9216 081225	08/19/2025			531.307 · Street Lights	-1,347.21	1,347.21
Bill	8702 9274 081925	08/19/2025			531.301 · Electric	-553.40	553.40
Bill	8702 9365 081525	08/19/2025			531.307 · Street Lights	-488.51	488.51
Bill	8702 9620 081425	08/19/2025			531.307 · Street Lights	-717.49	717.49
TOTAL						-12,868.62	12,868.62

8:52 AM
10/02/25

TSR CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12414	08/19/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-550.00
Bill	08152025	08/19/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	08122025	08/19/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-550.00	550.00
Bill Pmt -Check	12415	08/19/2025	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-1,830.60
Bill	22824066	08/19/2025			536.301 · Irrigation - Reclaimed Water	-272.16	272.16
Bill	22824069	08/19/2025			536.301 · Irrigation - Reclaimed Water	-41.31	41.31
Bill	22824070	08/19/2025			536.301 · Irrigation - Reclaimed Water	-236.52	236.52
Bill	22824480	08/19/2025			536.301 · Irrigation - Reclaimed Water	-503.82	503.82
Bill	22824481	08/19/2025			536.301 · Irrigation - Reclaimed Water	-776.79	776.79
TOTAL						-1,830.60	1,830.60
Bill Pmt -Check	12416	08/19/2025	TIMES PUBLISHIN...		101.002 · Suntrust #570803-Operating ...		-240.00
Bill	49932-081025	08/19/2025			513.801 · Legal Advertising	-240.00	240.00
TOTAL						-240.00	240.00
Bill Pmt -Check	CBI	08/19/2025	WELLS FARGO V...		101.002 · Suntrust #570803-Operating ...		-399.83
Bill	5035493113	08/19/2025			572.701 · Office Operations	-399.83	399.83
TOTAL						-399.83	399.83
Bill Pmt -Check	12417	08/19/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-8,300.00
Bill	12425671	08/19/2025			538.121 · Amenity Management	-4,685.00	4,685.00
Bill	12425885	08/19/2025			572.300 · Amenity Management - Activiti...	-3,615.00	3,615.00
TOTAL						-8,300.00	8,300.00
Check	CBI	08/20/2025	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-2,223.04
					204.300 · Credit Card - SunTrust	-2,223.04	2,223.04
TOTAL						-2,223.04	2,223.04

8:52 AM
10/02/25

TSR CDD
Check Detail
August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	12418	08/26/2025	TAVAREZ MARTIA...		101.002 · Suntrust #570803-Operating ...		-614.40
					572.300 · Amenity Management - Activiti...	-614.40	614.40
TOTAL						-614.40	614.40
Bill Pmt -Check	CBI	08/26/2025	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-220.00
Bill	1436734081725	08/26/2025			572.416 · Amenity Cable/Internet	-220.00	220.00
TOTAL						-220.00	220.00
Bill Pmt -Check	CBI	08/26/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-2,522.67
Bill	8703 0516 082025	08/26/2025			531.307 · Street Lights	-1,604.81	1,604.81
Bill	5357 9828 082525	08/26/2025			531.307 · Street Lights	-917.86	917.86
TOTAL						-2,522.67	2,522.67
Bill Pmt -Check	12419	08/26/2025	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-315.00
Bill	1096245 Deposit	08/26/2025			156.001 · Deposit	-63.00	63.00
Bill	1001990 Deposit	08/26/2025			156.001 · Deposit	-63.00	63.00
Bill	1152750 Deposit	08/26/2025			156.001 · Deposit	-63.00	63.00
Bill	1180470 Deposit	08/26/2025			156.001 · Deposit	-63.00	63.00
Bill	1139320 Deposit	08/26/2025			156.001 · Deposit	-63.00	63.00
TOTAL						-315.00	315.00
Bill Pmt -Check	12420	08/26/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-12,946.34
Bill	12426114	08/26/2025			538.121 · Amenity Management	-12,946.34	12,946.34
TOTAL						-12,946.34	12,946.34

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a 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.

Present:

Mary Comella	Chair
Karen Anderson	Vice Chair
Kevin Kurtz	Assistant Secretary
Matt Bruno	Assistant Secretary
Dave Jackson	Assistant Secretary

Also present:

Barry Mazzoni	District Manager
Alyssa Willson	District Counsel
Bill Kurth (via Zoom)	Premier Lakes, Inc.
Pete Soety (via Zoom)	Sunscape Consulting, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Paul Gomez (via Zoom)	Landscape Maintenance Professionals (LMP)
Ramzy Daoud	Resident
David Fox	Resident
Residents/Members of the Public	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

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

All recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

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

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

Mr. Mazzoni asked that comments related to the Amenity Policies, Amenity Rules or the Bonfire Drive Lots be held until that agenda item.

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

Mr. Bill Kurth discussed the actions taken to date, which overall were routine maintenance items, such as crews using a boat to spray areas adjacent to the wetland shorelines, algae treatments, dye applications and submersed weed treatments in the 3B Lakes.

Regarding the grass carp permit, Mr. Kurth stated he is deferring a proposal to restock Huckleberry Pond because it was necessary to submit an application to amend the CDD's existing permit, as all the carp was stocked off that permit. He expects it to take a few months to obtain approval.

In response to a comment before the meeting, Mr. Kurth stated that, during the next visit, crews will be treating the floating vegetation coming out of the preserves and entering the eight or so lakes.

Regarding a question posed by the Ms. Comella regarding areas with cogon grass, Mr. Kurth stated that crews are spraying the areas using non-harmful materials.

▪ Discussion: Resident Maintenance Requests for Bonfire Drive Lots 1, 17, and 48

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

Referencing the map, Mr. Mazzoni stated that the CDD can no longer expend funds to maintain the berm on Bonfire Drive Lots 1, 17 and 48 abutting the lift station, as it is on private property that the CDD maintained in error. Options included sending a letter to the homeowners advising them that maintaining the berm at their expense is their responsibility. Two of the three homeowners expressed interest doing so, subject to the CDD connecting the irrigation system, or entering into an Agreement with the CDD to will allow the CDD to maintain the lots, but that would encumber the lots in perpetuity and allows access to the public.

Mr. Mazzoni discussed how he became aware of the situation and notified the homeowners, which is why the MPO has not issued violation notices. He noted that the prior or new Lot 48 homeowner connected to the CDD irrigation system.

Resident Ramzy Daoud, of 4226 Bonfire Drive, stated he has no issue maintaining the berm. His only issue is in communication between the MPOA and CDD, since he did not receive the CDD's January 2025 letter. He has been complaining to the MPOA about the overgrown area for months. He discussed actions taken with the MPOA and CDD to resolve the matter. He is only asking the Board to re-connect the CDD irrigation system to his irrigation system and install new sod, he will take care of the rest.

Resident David Fox, of 4117 Bonfire Drive, believes Taylor Morrison of Florida, Inc. (TM) installed the berm, landscaping and irrigation with the intent that it would become CDD property, not the homeowners property. He thinks an error in the paperwork just needs to be corrected.

Ms. Willson presented the CDD's position and resolutions, such as issuing an Easement Agreement or re-platting the lots to turn it into an easement pocket park, which is costly.

Discussion ensued regarding TM replacing the landscaping due to turning off the irrigation for five months, prior to conveying the lots to the CDD; any intent by a homeowner of cutting down and removing trees will require MPOA approval and obtaining a permit. Directing homeowners to pursue the Developer for negligence during the purchase of their home was discussed. Mr. Mazzoni can be contacted to help with getting the irrigation system connected.

On MOTION by Ms. Comella and seconded by Mr. Bruno, with all in favor, leaving Bonfire Drive Lots 1, 17, and 48 as platted, was approved.

FOURTH ORDER OF BUSINESS

Public Hearing on Rule Relating to Amenity Policy and Fees

Mr. Mazzoni opened the Public Hearing.

A. Affidavits of Publication

B. Amenity Policy Revisions and Documents

Mr. Mazzoni stated that he and Ms. Willson provided input on the documents Ms. Murphy and Ms. Hlebak prepared.

I. Policy Revisions Summary

Mr. Mazzoni presented the Policy Revisions Summary of proposed changes to the Amenity Policy.

II. Amenity Policy Review Draft

The Board and Staff discussed the Cunningham Hall maximum rental capacity, correcting the number to read 75 throughout the documents and changing the language from an authoritative tone.

Regarding the ability to enforce the policy prohibiting use of motorized vehicles on CDD property, Mr. Mazzoni stated the CDD's policy was emailed to the schools and crossing guards and they will try to enforce it. This protects the CDD financially, in the event on an accident, since the person using it is in violation of the CDD policy. Ms. Hlebak constantly reminds residents of the CDD policy which is also a condition in the MPOA's Declaration and of the Florida Highway Patrol (FHP) Officer issuing warnings. Ms. Willson stated the CDD does not have traffic enforcement authority on the bike path to enforce fines.

The Board and Staff discussed the table set up fee, rental fees, ability to charge additional fees for additional staff, changing certain time periods within the documents, ensuring existing signage on major trails include the rules about motorized vehicles and golf carts.

No affected property owners or members of the public spoke.

The following changes were made to documents behind Items 4BII and 4BII:

Page 15, Section 16 Amenity Rental Procedures and throughout Rental Documents: Insert “; exceptions can be made subject to availability” after “submitted”

Page 16, Section 18 Rental Fees for Amenity Facilities, Description: Change “60” to “75”

Page 1, Amenity Rental Document-Pavilions, #3 and throughout Rental Documents: Insert “not to exceed” after “allow”

III. Amenity Rental Documents

This item was presented with Item 4BII.

C. Consideration of Resolution 2025-15, Adopting Revised Amenity Policies and Fees; Providing Severability Clause; and Providing an Effective Date

The Public Hearing was closed.

On MOTION by Mr. Kurtz and seconded by Mr. Bruno, with all in favor, Resolution 2025-15, Adopting Revised Amenity Policies and Fees, in substantial

form; Providing Severability Clause; and Providing an Effective Date, was adopted.

Ms. Comella asked about upkeep of the bike trails and if they are being used. Ms. Hlebak stated it is typically used a lot more during cooler weather; she recalled the Board tabled this item until the new Fiscal Year.

FIFTH ORDER OF BUSINESS

**Discussion: Resident Maintenance
Requests for Bonfire Drive Lots 1, 17, and 48**

This item was presented following the Third Order of Business.

SIXTH ORDER OF BUSINESS

**Discussion/Consideration: Reserve
Advisors Reserve Study Proposal**

Mr. Mazzoni presented the Reserve Advisors proposal to conduct a Reserve Study. He explained the process, noted the vendor's experience with CDDs, HOAs and condos and listed the components of the CDD study. If approved, the intent is for a Reserve Advisors representative to present the draft Reserve Study at the January Workshop.

Ms. Comella asked for the January Workshop agenda to have a discussion of whether to convert the vegetable garden into a parking lot or other enhancement and ensuring the CDD is using its lands in the correct way.

In response to a question as to what is included in the study and if it includes erosion, Mr. Mazzoni listed the services outlined on Page 8 of the proposal. He must speak to the representative addressing erosion related to the ponds. Regarding a suggestion to increase the District Management's spending ability up to \$10,000, in the event additional discussions result in increased costs, Ms. Anderson amended her proposal to increase spending limits.

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, the Reserve Advisors Reserve Study Proposal, in the amount of \$8,400, and authorizing District Management to spend up to \$10,000, if necessary, was approved.

SEVENTH ORDER OF BUSINESS

**Discussion: Land Clearing Group Proposal
for Land Clearing [Forestry Mulching
Services]**

Mr. Mazzoni provided historical information about the CDD using the land as a landscape maintenance yard until the District Park was conveyed to the County in 2023. He recalled past discussions of the landscape vendor clearing the land but then the deal fell through.

Mr. Mazzoni presented the Land Clearing Group Proposal and noted that laying mulch was not included in the prior vendor's project scope. He thinks if the CDD clears the land and installs fencing, the CDD could approach the CDD landscaper with a proposal to use and maintain the area at its expense and any additional costs for electricity or a water tanker, if warranted. If projects are approved, the area will be ready for the Spring 2026 Projects and will help in future negotiations when the CDD goes out to bid the contract.

Discussion ensued regarding researching the current zoning of the land, ensuring the approval from Pasco County to build the landscape maintenance facility is still valid, presenting a fencing proposal at the next meeting and entering into a Use Agreement with the landscaper that addresses environmental considerations.

This item was tabled.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2025-16,
Electing Officer(s) of the District and
Providing for an Effective Date [Barry
Mazzoni]**

Mr. Mazzoni presented Resolution 2025-16. The purpose of this Resolution is to appoint Barry Mazzoni as an Assistant Secretary. All other prior appointments by the Board remain unchanged by this Resolution.

**On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor,
Resolution 2025-16, Electing, Barry Mazzoni, as Officer(s) of the District and
Providing for an Effective Date, was adopted.**

NINTH ORDER OF BUSINESS

**Consideration of Taylor Morrison of Florida,
Inc. Invoice # - StarkeyRanchCDDUtilities**

Mr. Mazzoni stated the reason for the invoice is because TM transferred the improvements to the CDD but not the electric and water meter utilities. He distributed a photograph of the pocket park in Stancil, which TM repaired prior to turnover. His request for TM to provide the name of the vendor who completed the work to fix the storm drain in the Stancil pocket park and warranty information remain unanswered. Ms. Willson stated the Board can choose to pay or not pay the invoice, using the legal defense they did not perform its administrative due diligence. Staff will continue to request warranty information.

On MOTION by Ms. Anderson and seconded by Ms. Comella, with no one in favor, Taylor Morrison of Florida, Inc. Invoice # - StarkeyRanchCDDUtilities, for reimbursement of paying utilities after turnover of common areas in Whitfield and Starkey Ranch, in the amount of \$14,487.72, was not approved. [Motion Failed 5-0]

In response to a question of the cost for general storm drain repairs, Mr. Mazzoni stated around \$4,000 to \$5,000. He recently installed new caution tape around the storm drains being monitored and will make sure the insurance carrier was notified of the issue.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2025

Mr. Mazzoni presented the Unaudited Financial Statements as of July 31, 2025. The deadline for commercial property owners to submit outstanding payments is September 30, 2025. He and Ms. Hlebak will conduct a mini audit of Field Operations budget items that are near or exceed the budget and will meet with the Accounting Team to determine if a Fiscal Year 2025 Budget Amendment is warranted.

Regarding the bridge project, Mr. Mazzoni stated the number of stringer boards that need to be replaced is less than expected. The contractor will use different finishing nails. He provided a photograph showing that the finishing nails used during construction were not long enough, which he believes contributed to the bounce. The bridge engineer will attend the October meeting to provide a proposal to be the Owner's Representative expert on potentially replacing the two bridges. Ms. Comella recalled that County Staff verbally agreed to reimburse the CDD a portion of costs to install a new bridge.

233 The financials were accepted.

234 **ELEVENTH ORDER OF BUSINESS**

**Approval of August 13, 2025 Public
Hearings and Regular Meeting Minutes**

236

237 **On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor, the**
238 **August 13, 2025 Public Hearings and Regular Meeting Minutes, as presented,**
239 **were approved.**

240

241

242 **TWELFTH ORDER OF BUSINESS**

Action & Completed Items

243

244 Item 11 was completed.

245 Item 1: Ms. Willson stated the final requisition is close to being finalized. She expects this
246 item to be removed from further discussion next month.

247 Item 7: Mr. Mazzoni stated that the fishing event with the Environmental Club never
248 transpired; however, one was completed with the Boy Scouts.

249 Item 13: Ms. Comella recently executed the Findings Related to the 2025 Goals and
250 Objectives Reporting.

251

252 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

253

254 **A. District Counsel: Kutak Rock, LLP**

255 **B. District Engineer: Johnson Engineering, Inc.**

256 There were no District Counsel or District Engineer reports.

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

258 • **Operations Report**

259 The Monthly Operations Report was included for informational purposes.

260 Mr. Mazzoni reported the following:

261 ➤ Repair of the roundabout at Heart Pine Avenue and restitution will be pursued based on
262 receipt of the Driving Under the Influence (DUI) accident report and insurance information.

263 ➤ Mr. Starkey's Office reviewed the road transfers and will provide an update soon as to
264 what needs to be done.

265 • **NEXT MEETING DATE: October 8, 2025 at 5:30 PM**

○ **QUORUM CHECK**

Mr. Mazzoni noted the Fiscal Year 2026 meeting time is 5:30 p.m. He suggested scheduling a January 14, 2026 Workshop at 4:30 p.m. and asked whether the Board wants to cancel the December 10, 2026 meeting. This will be decided at the October meeting.

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the August 2025 Monthly Summary Report and upcoming programs and discussed the criteria allowing "Gator Rick" to remove alligators. She is securing proposals from the security company to change the gate system/old wiring at the Homestead pool and from LMP and Davey Tree to remove a couple of palm trees, relocate some palmetto trees to improve visibility of the camera system, and two other trees that could potentially cause damage to the pool deck in the future, etc.

The Board discussed Ms. Hlebak's recommendation to select the Bay Area Pool Tech proposal to repair the Homestead pool and Mr. Mazzoni's suggestion to change the fencing to a 5' aluminum fence, as it could make a substantial difference in staffing requirements since the Board budgeted to install additional cameras in Fiscal Year 2026.

On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor, the Bay Area Pool Techs Proposal dated July 9, 2026, in the amount of \$97,459, and Florida State Fence Estimate #54328, in the amount of \$35,774.15, were approved.

FOURTEENTH ORDER OF BUSINESS**Supervisors' Requests**

Ms. Anderson asked to receive the agenda packages on Fridays before the meeting date.

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

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the meeting adjourned at 8:58 p.m.

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302
303

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

ACTION & COMPLETED ITEMS

TSR CDD
ACTION & COMPLETED ITEMS LIST
09.10.25 for 10.08.25 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	BOTH	Mr. Adams: Ensure all 2019 bond requisitions submitted before issuing Certs of Completion. 01.08.25 Mr. Liquori: Submit final requisition. 06.04.25 Ms. Willson: Work with Developer on obtaining add'l docs. 09.10.25: Ms. Willson: Present final requisition at the nxt mtg.	X			
2	05.14.15	ACTION	District Eng: Provide geotechnical crew report on Chapin Pass, Barn Cat Run and Lyon Pine and storm drain inspection to determine if there is any commonality with anything that the CDD already repaired, as well as the historical records on the original installation.			X after 09.10.25 mtg	
3	06.04.25	ACTION	Mr. Mazzoni/Mr. Adams: Check status of CDD receiving commercial property payments; check if the penalty clause was included in the CDD invoices to the property owners, and work with the Accounting Dept. to ensure regular monthly invoices are processed timely.			X after 09.10.25 mtg	
4	06.04.25	BOTH	Mr. Mazzoni: Obtain proposal to replace CDD bridge from same vendor who replaced bridge in Community Park. 07.09.25: Add'l companies contacted for proposals. 09.10.25: Provide proposal for Bridge Engineer to be the Owner's Representative expert on potentially replacing the two bridges.			X after 09.10.25 mtg	
5	06.04.25	ACTION	Mr. Adams: Ensure all expenses through 09.30.25 are posted when Financials presented at Nov 2025 mtg. Present FY25 budget amendment at Jan or Feb 2026 mtg. 07.09.25 & 09.10.25: 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 after 09.10.25 mtg	
6	07.09.25	ACTION	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		
7	08.13.25	BOTH	Mr. Kurth: Submit a proposal to stock grass carp in the large lake.	X			
8	08.13.25	ACTION	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 after 09.10.25 mtg	
9	08.13.25	ACTION	Mr. Adams: Email final 2025 Goals and Objectives findings, to BOS.			X after 09.10.25 mtg	

TSR CDD
ACTION & COMPLETED ITEMS LIST
09.10.25 for 10.08.25 MEETING

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10	09.10.25	BOTH	Mr. Mazzoni: Add to January Wkshp agenda discussion on converting vegetable garden into parking lot & if CDD is using its land correctly.	X			
11	09.10.25	BOTH	Mr. Mazzoni: Check zoning for proposed landscape maintenance yard, check if County approval to build the Main. Fac. is still valid & if CDD can construct a bldg. on the property. Present proposal for fencing.	X			
12	09.10.25	ACTION	Mr. Mazzoni: Ask Taylor Morrison for warranty info on storm drain repair in the pocket park in Stancil and notify the insurance carrier of the issue.			X after 09.10.25 mtg	
13	09.10.25	BOTH	Mr. Mazzoni: Present proposal to repair roundabout at Heart Pine Ave & pursue restitution.	X			
				X			

TSR CDD
ACTION & COMPLETED ITEMS LIST
09.10.25 for 10.08.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	09.11.24	ACTION	Mr. Mazzoni: Inspect grass covered drain Mr. Hudak observed Davey Tree crews damage & street drain.			X	03.12.25
2	12.11.24	ACTION	Mr. Mazzoni: Gather more info & consult w/ District Engineer regarding Stabilization Repair for fence along SR-54.			X	03.12.25
3	02.12.25	ACTION/ AGENDA	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	ACTION	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	ACTION/ AGENDA	Ms. Willson: Review Welcome Center Lease re: can Developer can break the lease and if the CDD has the right of first refusal, for the nxt mtg.			X	03.12.25
6	02.12.25	ACTION	Ms. Willson: Revise Rangeland Blvd Bridge Ltr. Mr. Mazzoni: Send to Co.			X	03.12.25
7	02.12.25	ACTION	Mr. Mazzoni: Ask County to remove debris on Co Road.			X	03.12.25
8	01.08.25	ACTION/ AGENDA	Mr. Yahn: Comment on LMP's Landscape contract 3% increase or to go out to bid. 03.12.25 Negotiate w/ LMP & present final bid.			X	04.09.25
9	02.12.25	ACTION	Ms. Willson: Email Agrmt w/ Water Mgmt Dist & County to Board.			X	04.09.25
10	02.12.25	ACTION	Management: Fix FY2025 Mtg Schedule re: 12.11.25 cx mtg that was held.			X	04.09.25
11	02.12.25	ACTION	Ms. Hlebak: Close canoe, kayaks and other ancillary rental items.			X	04.09.25
12	02.12.25	ACTION	Mr. Mazzoni: Get new speed limit & remembrance signs for Night Star Tr.			X	04.09.25
13	02.12.25	ACTION	Mr. Mazzoni: Schedule May budget wkshp. 03.12.25 Advertise budget wkshp at 4 on 06.04.25 and move 06.11.25 Reg Mtg to 06.04.25 at 6 p.m.			X	04.09.25
14	03.12.25	ACTION	Ms. Willson: Seek additional proposals for legal consultation and assistance in addressing the bridge with the County.			X	04.09.25
15	03.12.25	ACTION	Mr. Mazzoni: Send 30-day suspension warning and hearing letter to 3936 Barbour Trail to attend the April meeting.			X	04.09.25
16	03.12.25	ACTION	Mr. Mazzoni: Inspect/determine if striping Stevenson to direct off-street parking & at all stop signs is needed & if bushes at electrical box at Lake Blanche & Monroe Meadows need additional trimming.			X	04.09.25
17	03.12.25	ACTION	Mr. Mazzoni: Inspect/determine if common area flower beds need to have the broken concrete removed and mulch laid.			X	04.09.25

TSR CDD
ACTION & COMPLETED ITEMS LIST
09.10.25 for 10.08.25 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	ACTION	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	ACTION	Mr. Mazzoni: Schedule May budget wkshp. 03.12.25 Advertise budget wkshp at 4 on 06.04.25 and move 06.11.25 Reg Mtg to 06.04.25 at 6 p.m.			X	05.14.25
20	03.12.25	ACTION	check on the status of the payments after incorporating lines items for light-duty golf cart, landscape maint. area, etc.			X	05.14.25
21	03.12.25	ACTION	Ms. Willson: Ask Developer to give CDD right of first refusal to purchase Welcome Center & revise lease. 05.14.25 Developer declined request.			X	05.14.25
22	04.09.25	ACTION	Mr. Mazzoni: Email prior vendor's nutrient test results to Premier.			X	05.14.25
23	04.09.25	ACTION	Mr. Mazzoni: Find status of land Developer was to give to CDD or County.			X	05.14.25
24	04.09.25	ACTION	Mr. Mazzoni: Have Agenda Item 12E moved under 12C.			X	05.14.25
25	04.09.25	ACTION	Mr. Mazzoni: Send letter notifying 3936 Barbour Trail resident of 30-day suspension of amenity privileges.			X	05.14.25
26	04.09.25	ACTION	Mr. Mazzoni: Tell Commissioner Starkey of CDD issue with County not recognizing County-owned road.			X	05.14.25
27	04.09.25	ACTION	Mr. Mazzoni: Have Acct combine budget line items "Hurricane recovery" & "Hurricane clean-up" and the 2 "Pressure washing" budget line items			X	05.14.25
28	04.09.25	ACTION	Mr. Mazzoni: Notify Mrs. Deenihan about installing traffic sign in remembrance of Mr. Deenihan.			X	05.14.25
29	01.08.25	ACTION	Mr. Mazzoni/Mr. Kurth: Prep shoreline restoration projects schedule. 02.12.25 Work on staging & directing traffic. Perform on-site inspections once first project is completed & incorporate in FY26 budget.			X	06.04.25
30	02.12.25	ACTION	Mr. Mazzoni: Seek reimbursement to repair gabion basket damaged in traffic accident on Longspur.			X	06.04.25
31	04.09.25	ACTION	Mr. Mazzoni: Ensure FY2026 Meeting Schedule has a 5:30 p.m. start time.			X	06.04.25
32	05.14.15	ACTION	Ms. Willson: Prepare the CDD's standard form of Agreement and will keep the same scope of work in the SunScape Agreement.			X	06.04.25
33	05.14.15	ACTION	Mr. Mazzoni: Ask Mr. Kurth to inspect Lake 5A as area is covered with algae blooms and omitting a foul odor.			X	06.04.25
34	05.14.15	ACTION/ AGENDA	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
09.10.25 for 10.08.25 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	ACTION	Mr. Mazzoni: Have the high bushes at the large electrical box at the corner of Lake Blanche and Monroe Meadows trimmed again.			X	06.04.25
36	05.14.15	ACTION	Mr. Mazzoni: Have Lifestyle Teams e-blast about Rose Paving project to repair amenity sidewalk once the project is scheduled.			X	06.04.25
37	04.09.25	ACTION	Mr. Mazzoni: Work w/ Developer to use retainer from TM to fund \$1,700 for stop bars, missing crosswalks & striping on Stevenson. 05.14.25 TM will fund costs to finish the stop bars and crosswalks in Stansil Park.			X	07.09.25
38	06.04.25	ACTION	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	ACTION	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	ACTION	Ms. Willson: Provide opinion on whether the CDD is required to remove the maintenance fence at Huckleberry Pond.			X	07.09.25
41	01.08.25	ACTION/ AGENDA	Hlebak/Willson: Update Amenity Policy to remove fire pit; 02.12.25 canoe, kayak, rentals. Prep Memo re classifying & selling surplus property. 06.04.25 Staff meeting in June & will submit docs to Ms. Willson to review. 07.09.25: Planned for review on August Agenda, Sept Public Hearing.			X	09.10.25
42	05.14.25	ACTION	Mr. Mazzoni/Ms. Willson: Prepare formal response to Pasco County to its request for CDD approval to design and construct the Orange Belt Trail, subject to certain constraints.			X	09.10.25
43	08.13.25	ACTION	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	09.10.25
44	06.04.25	ACTION	Ms. Hlebak: Work w/ Environmental Club to schedule a fishing event.			X	09.10.25
45	08.13.25	ACTION	Mr. Mazzoni: Confirm CDD is not making double payments for landscape maintenance.			X	09.10.25
46	08.13.25	BOTH	Mr. Mazzoni: Invite Bridge Engineer to Oct mtg to present a proposal .			X	09.10.25
47	08.13.25	BOTH	Mr. Mazzoni: Invite Reserve Advisors to January Wkshp to discuss proposal to replace amenities.			X	09.10.25

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS**

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
B**

TIERRA

September 22, 2025

Johnson Engineering, Inc.
17900 Hunting Bow Circle Suite 101
Lutz, FL 33558

Attn: Charles R. Reed

**RE: Geotechnical and Pavement Coring Services Report
2955 Chapin Pass Subsidence Study
Pasco County, Florida
Tierra Project No. 6511-25-218**

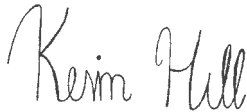
Mr. Reed:

Tierra, Inc. (Tierra) has completed engineering services for the above referenced project. The results of our study are presented herein.

Tierra appreciates the opportunity to be of service to Johnson Engineering, Inc. (Johnson) on this project. We look forward to working with you on future projects. If you have any questions or comments regarding this report, please contact Tierra at your earliest convenience.

Respectfully Submitted,

TIERRA, INC.



Kevin L Hill, E.I.
Geotechnical Engineer Intern



Thomas E. Musgrave, P.E..
Geotechnical Engineer
Florida License No. 81669

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Project Description	1
1.2	Scope of Services	1
2.0	FIELD STUDY	2
2.1	USGS Topographic Map	2
2.2	Pasco County Soil Survey.....	2
2.3	Ground Penetrating Radar Survey	3
2.4	Subsurface Exploration	4
2.5	Groundwater Information	5
2.6	Laboratory Testing	5
3.0	CONCLUSIONS	5
4.0	RECOMMENDATIONS	6
5.0	REPORT LIMITATIONS.....	6
Appendix	Boring Location Plan and Soil Profiles GPR Survey Plan	

1.0 INTRODUCTION

1.1 Project Description

The project is located at 2955 Chapin Pass in Pasco County, Florida. Two depressional features were observed adjacent to a roadway curb and within a green space common area in the nearby park. The project, as we understand it, consists of evaluating the observed depressional features with respect to karst/sinkhole potential. A photo of the observed depressional features is presented below:



1.2 Scope of Services

The objective of our study was to evaluate the existing subsurface conditions at the project site. Tierra performed a subsurface exploration program consisting of a Ground Penetrating Radar (GPR) study and Standard Penetration Test (SPT) borings to obtain information on the subsurface conditions present and provide geotechnical evaluations with respect to the observed depressions.

In order to meet the preceding objectives, we provided the following services:

1. Reviewed published soils and topographic information. This published information was obtained from the "Pasco, Florida" Quadrangle Maps published by the United States Geological Survey (USGS) and the Soil Survey of Pasco County, Florida, published by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS).
2. Conducted a visual site reconnaissance of the project site and identified testing locations in the field. Coordinated utility clearance via the Call Sunshine Network.
3. Performed a geotechnical field study at the project site, consisting of SPT borings, subsurface sampling, and field testing. Tierra performed the following:
 - a. Performed a GPR survey within the vicinity of the observed depressions.

- b. Performed two (2) SPT borings to a depth of approximately 45 feet below the ground surface in the vicinity of the observed depressions.
4. Measured the groundwater table levels encountered within the SPT borings.
5. Visually examined all recovered soil samples in the laboratory and performed appropriate laboratory testing to classify the soils according to the Unified Soil Classification System (USCS).
6. Prepared this engineering report that summarizes the course of study pursued, the field and laboratory data generated, the subsurface conditions encountered, and our conclusions.

The scope of our services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous or toxic materials in the soil, bedrock, groundwater, or air, on or below or around this site. Any statements in this report or on the boring logs regarding odors, colors, unusual or suspicious items or conditions are strictly for the information of our client.

2.0 FIELD STUDY

2.1 USGS Topographic Map

Based on our review of the "Pasco, Florida," USGS Quadrangle Map, it appears that the natural ground surface elevation at the project site ranges from approximately +40 to +45 feet, National Geodetic Vertical Datum of 1929 (NGVD).

2.2 Pasco County Soil Survey

Based on a review of the Pasco County Soil Survey published by the USDA NRCS, there is one (1) soil type identified in the vicinity of the project site. The general soil description is provided in the following paragraphs and table.

Immokalee fine sand (Unit 17): The Immokalee, non-hydric component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded, nor ponded. A seasonal zone of water saturation is at 12 inches during July, and August. Organic matter content in the surface horizon is about 2 percent.

Summary of USDA Soil Survey Pasco, Florida						
USDA Map Symbol and Soil Name	Depth (in)	Soil Classification		Permeability (in/hr)	Seasonal High Water Table	
		USCS	AASHTO		Depth (feet)	Months
(17) Immokalee, Non-Hydric - Immokalee, Hydric	0-4	SP, SP-SM	A-3	6.0 - 20.0	0.5-1.5	Jul-Aug
	4-33	SP, SP-SM	A-3	6.0 - 20.0		
	33-45	SM, SP-SM	A-2-4, A-3	0.6 - 2.0		
	45-80	SP, SP-SM	A-3	6.0 - 20.0		
	0-4	SP, SP-SM	A-3	6.0 - 20.0	0.0-0.5	Aug-Sep
	4-33	SP, SP-SM	A-3	6.0 - 20.0		
	33-45	SM, SP-SM	A-2-4, A-3	0.6 - 2.0		
	45-80	SP, SP-SM	A-3	6.0 - 20.0		

It should be noted that information contained in the USDA Soil Survey may not be reflective of actual soil and groundwater conditions, particularly if development in the project vicinity has modified soil conditions or surface/subsurface drainage.

2.3 Ground Penetrating Radar Survey

GPR is a practical and reliable non-destructive solution for subsurface geophysical and geotechnical studies. GPR can be used to characterize both natural geologic and man-made subsurface features such as: depth to bedrock, depth to groundwater, the depth and thickness of stratigraphic units, the location of subsurface cavities and fractures as well as man-made objects such as pipes, drums, tanks, gravesites and landfills. The GPR survey completed for this study was performed in general accordance with ASTM D6432-99 "Standard Guide for Using the Surface Ground Penetrating Radar Method for Subsurface Investigation."

GPR operates by transmitting high frequency pulses of radio waves, or electromagnetic (EM) energy into the ground and records reflected EM waves produced by interfaces between materials with differing dielectric constants, or relative variance in electrical permittivity. Typically, GPR scans are produced by moving the transmitter and accompanying antenna over the ground surface while recording the data.

The vertical scale of the radar profiles produced are in units of the time it takes for the EM wave to travel down to an underground reflector surface and back to the antenna at the ground surface. The travel time may be converted to depth by determination of the propagation velocity of the various subsurface materials. It is important to note that GPR profiles depict changes in the electrical character of the subsurface lithology rather than density changes (i.e. loose or dense, soft or hard). In addition, the vertical scale of the GPR profile for different lithologies may not all be in the same scale.

The depth of penetration of the EM wave is directly related to the amount of signal attenuation or absorption. The effective depth of a GPR survey decreases with high conductivity lithologies including clay and peat. In addition, GPR penetration depth decreases with an increase in signal frequency; however, increases in signal frequency generally result in increases in the resolution of the data.

The GPR equipment used in our study consisted of a MALA GeoScience RAMAC X3M attached to a 500 MHz antenna mounted on a self-contained cart. The cart has a calibrated measuring

wheel electronically coupled to the control unit, which allows precise linear measurements to be obtained along the transect line during the fieldwork.

A total of 38 GPR transect lines were completed within the vicinity of the depressional features located adjacent to Chapin Pass utilizing the 500 MHz antenna. The GPR transect lines are illustrated on the attached **GPR Survey Plan** in the **Appendix**.

Based upon our interpretation of the data, the GPR profiles in the vicinity of the noted depressions appear to depict subsurface reflection patterns, including down warping, that can be interpreted as consistent with loose soil conditions. Within the vicinity of the observed depressions, down warping, increased signal penetration, and reflection patterns consistent with soil raveling and/or loose soil conditions were observed along the transects.

2.4 Subsurface Exploration

Tierra placed the boring locations based on the results of the GPR study. Tierra performed two (2) SPT borings to a depth of approximately 45 feet below the existing grades. The borings were located in the field by a representative of Tierra using our hand-held Global Positioning System (GPS) devices. The approximate boring locations are presented on the **Boring Location Plan** in the **Appendix**.

The SPT borings were performed with the use of a drill rig using Bentonite Mud drilling procedures. The soil sampling was performed in general accordance with American Society for Testing and Materials (ASTM) Test Designation D-1586. The soil samples were transported to our laboratory for review by a geotechnical engineer. The results of the borings are presented on the **Soil Profiles** in the **Appendix**.

Stratum Number	Typical Soil Description	Unified Soil Classification System Symbol
1	Gray to Brown Sand to Sand with Silt	SP/SP-SM
2	Gray to Brown Silty Sand	SM
3	Gray to Brown to Green Clay	CL/CH
4	Weathered Limestone to Calcareous Clay	-- ⁽¹⁾
(1) USCS does not provide information for Limestone		

A geotechnical engineer bases soil stratification on a visual review of the recovered samples, laboratory testing, and interpretation of the field boring logs. The boring stratification lines represent the approximate boundaries between soil types of significantly different engineering properties; however, the actual transition may be gradual. In some cases, small variations in properties not considered pertinent to our engineering evaluation may have been abbreviated or omitted for clarity. The soil profiles represent the conditions at the particular boring location and variations do occur among the borings.

2.5 Groundwater Information

At the time of our field exploration, the groundwater table was encountered at depths ranging from approximately 4 to 5 feet within the SPT borings performed prior to the introduction of drilling fluid. The groundwater levels are presented adjacent to the soil profiles on the attached **Soil Profiles** in the **Appendix**.

It should be noted that groundwater levels tend to fluctuate during periods of prolonged drought and extended rainfall and may be affected by man-made influences. In addition, a seasonal effect will also occur in which higher groundwater levels are normally recorded in rainy seasons.

2.6 Laboratory Testing

Laboratory tests for natural moisture content (ASTM D 2216), Atterberg Limits (ASTM D 4318), and percent passing a No. 200 sieve (ASTM D 1140) were completed on selected soil samples obtained from the SPT borings. The test results data are presented on the **Soil Profiles** in the **Appendix**.

3.0 CONCLUSIONS

Based on the results of the borings performed, the soil conditions encountered consisted of sand to sand with silt to depths ranging from 8 to 10 feet, underlain by silty sand to clay to depths ranging from approximately 18½ feet to 23½ feet, underlain by weathered limestone to a depth of 33½ feet, underlain by interbedded layers of clay to a depth of 43½ feet underlain by weathered limestone to the boring termination depths. GPR performed across the project site identified potential areas of anomalies indicative of subsurface loose soil conditions.

1. Based upon our interpretation of the data, the GPR profiles in the vicinity of the noted depression appear to depict subsurface reflection patterns, including down warping, and increased soil penetration that can be interpreted as consistent with loose soil conditions. Within the vicinity of the observed depression, down warping and reflection patterns consistent with loose soil conditions were observed along the transects.
2. The noted depressions appear to be located east of a potential utility and appears to be a result of soil migration around the noted depression. The drainage structure in this area should be inspected for damage/leaks and repaired as necessary. The depression does not appear to be a result of karst/sinkhole activity.
3. Based on our interpretation of the subsurface conditions encountered in the soil borings performed are not indicative of sinkhole activity. The borings performed did not demonstrate a combination of sinkhole characteristics (i.e., weight of hammer, loss of circulation, systematic soil weakening, etc.).
4. The soil conditions encountered within the SPT borings performed do not indicate imminent soil collapse.

4.0 RECOMMENDATIONS

Based on information provided by Johnson, our field exploration and the laboratory testing performed, it is our understanding that the subsurface conditions encountered in the soil borings performed are not indicative of sinkhole activity. Our recommendations are as follows:

Backfilling Operation

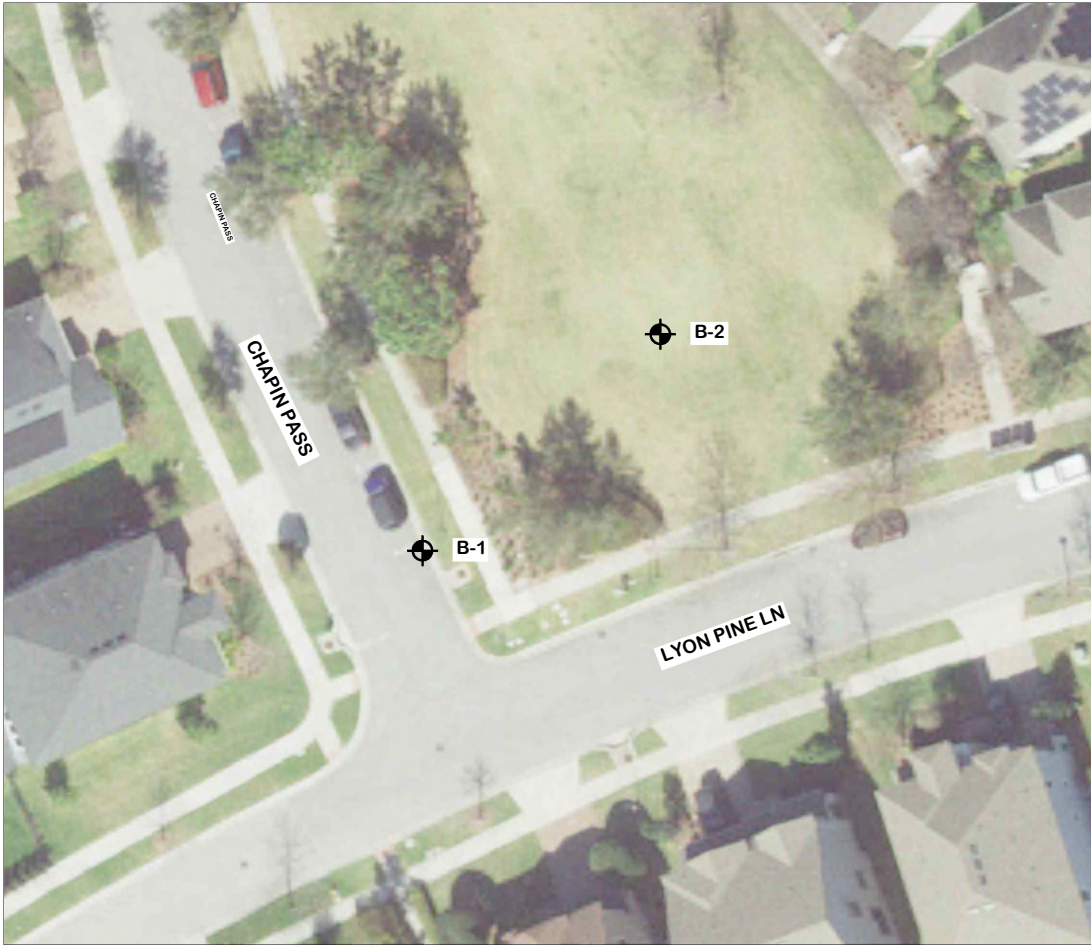
1. The area should be barricaded off to at least 15 feet outside of the edges of the subsidence.
2. Once the observed subsidence has stabilized and any noted movement has ceased, the subsidence feature should be safely backfilled.
3. The sides of the subsidence or depression should be excavated to remove any loose or raveled soil or rock. Coarse aggregate meeting the criteria for #57 stone or #67 stone can then be placed within the depression to a level that is 3 feet below existing grade.
4. Fine-grained sand (consisting of fine sand with less than 12% passing the No. 200 sieve, free of rubble, organics, clay, debris and other unsuitable material) should then be placed hydraulically (using water to help wash sand into voids in the coarse aggregate) so that the voids between the stone are filled with sand.
5. The exposed soils should be checked for soundness and re-compacted in accordance with FDOT Specifications and Hillsborough County requirements prior to resodding.

5.0 REPORT LIMITATIONS

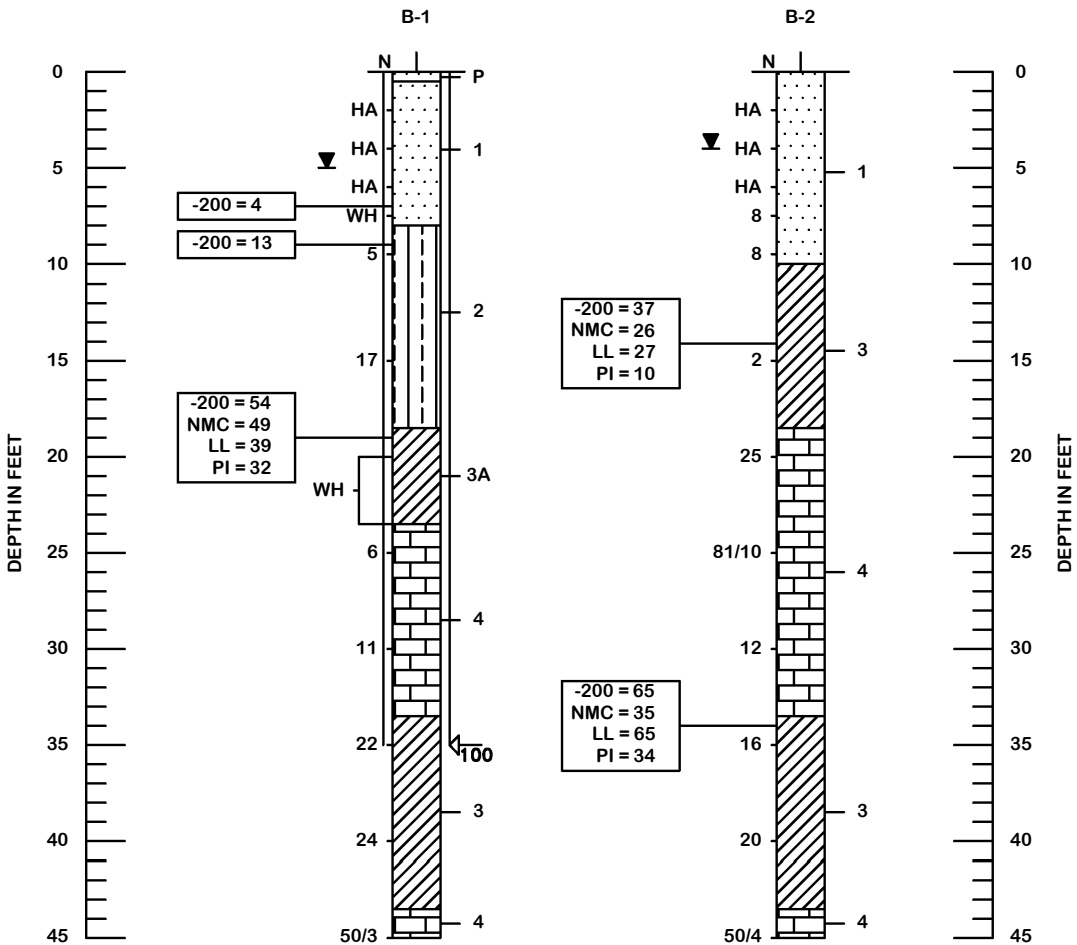
The analyses, conclusions contained in this report are professional opinions based on the site conditions and project layout described herein and further assumes that the conditions observed are representative of the subsurface conditions throughout the site, i.e., the subsurface conditions elsewhere on the site are the same as those disclosed by the field exploration program. If subsurface conditions different from those encountered are observed or appear to be present at some time subsequent to the date of this report, we should be advised at once so that we can review these conditions and reconsider our conclusions where necessary.

This report was prepared for the exclusive use of Johnson Engineering, Inc. and their consultants for evaluating the noted distress at the project site as it relates to the geotechnical aspects discussed herein.

BORING LOCATION PLAN



SOIL PROFILES



LEGEND

- 1 GRAY BROWN SAND TO SAND WITH SILT (SP/SP-SM)
- 2 GRAY TO BROWN SILTY SAND (SM)
- 3 GRAY TO BROWN TO GREEN CLAY (CL/CH)
- 4 WEATHERED LIMESTONE TO CALCAREOUS CLAY
- P ASPHALT PAVEMENT AND/OR BASE MATERIAL
- A - WITH WEATHERED LIMESTONE FRAGMENTS AND/OR TRACE CALCAREOUS CLAY
- APPROXIMATE LOCATION OF SPT BORING
- GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION
- N SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)
- SP UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW
- 50/4 NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION
- HA HAND AUGERED TO VERIFY UTILITY CLEARANCES
- 100 LOSS OF CIRCULATION OF DRILLING FLUID (100%)
- WH FELL UNDER WEIGHT OF ROD AND HAMMER
- CASING
- 200 PERCENT PASSING #200 SIEVE
- NMC NATURAL MOISTURE CONTENT (%)
- LL LIQUID LIMIT (%)
- PI PLASTICITY INDEX (%)

AUTOMATIC HAMMER	
GRANULAR MATERIALS- RELATIVE DENSITY	SPT (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	SPT (BLOWS/FT.)
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY:
SW
CHECKED BY:
KH

APPROVED BY:
TEM
DATE:
SEP 2025

ENGINEER OF RECORD:
THOMAS E. MUSGRAVE, JR., P.E.
FLORIDA LICENSE NO.:
81669

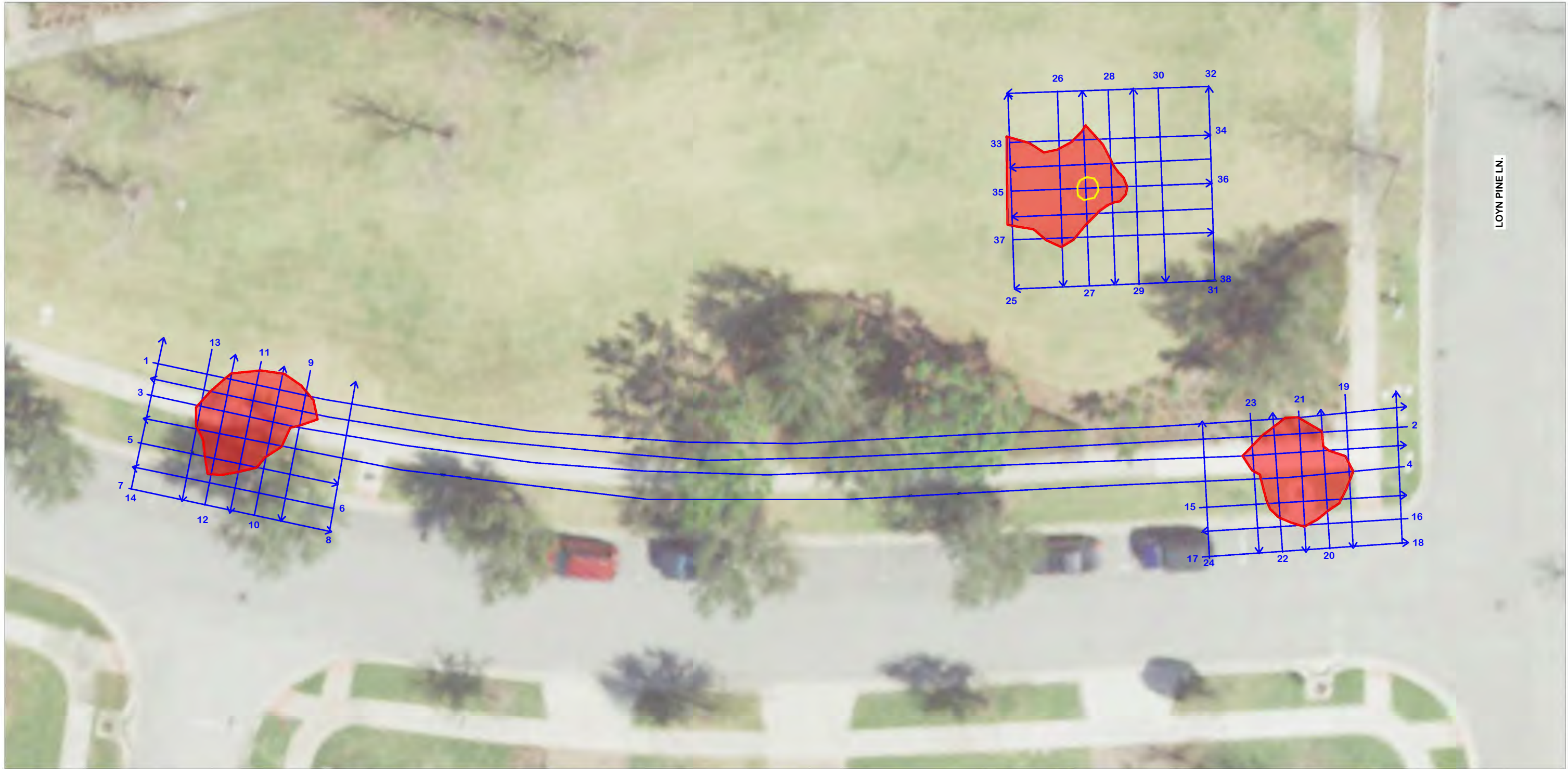


SCALE:
NOTED

PROJECT NUMBER:
6511-25-218

GEOTECHNICAL ENGINEERING SERVICES
CHAPIN PASS STORM DRAIN
PASCO COUNTY, FLORIDA

SHEET 1



GPR SURVEY PLAN



0 16'
PLAN SCALE

- APPROXIMATE LOCATION OF GPR ANOMALY
- APPROXIMATE DEPRESSION LOCATION
- PATH OF GPR TRANSECT LINES WITH DESIGNATION NUMBER (500 MHz ANTENNA)

DRAWN BY: SW	APPROVED BY: TEM	ENGINEER OF RECORD: THOMAS E. MUSGRAVE, JR., P.E.
CHECKED BY: KH	DATE: SEP 2025	FLORIDA LICENSE NO.: 81669



SCALE:
NOTED

PROJECT NUMBER:
6511-25-218

GEOTECHNICAL ENGINEERING SERVICES
CHAPIN PASS STORM DRAIN
PASCO COUNTY, FLORIDA

SHEET 2

APPENDIX A

Boring Location Plan and Soil Profiles
GPR Survey Plan

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
C**

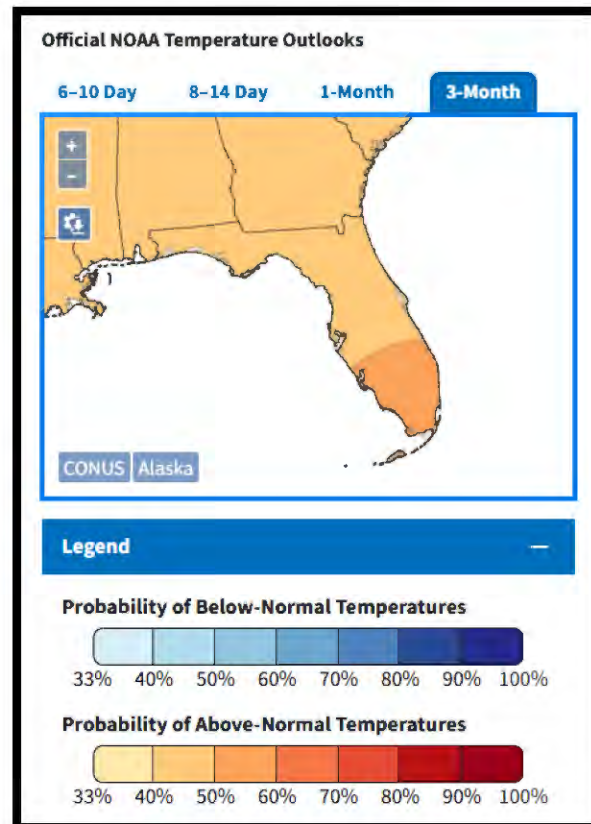
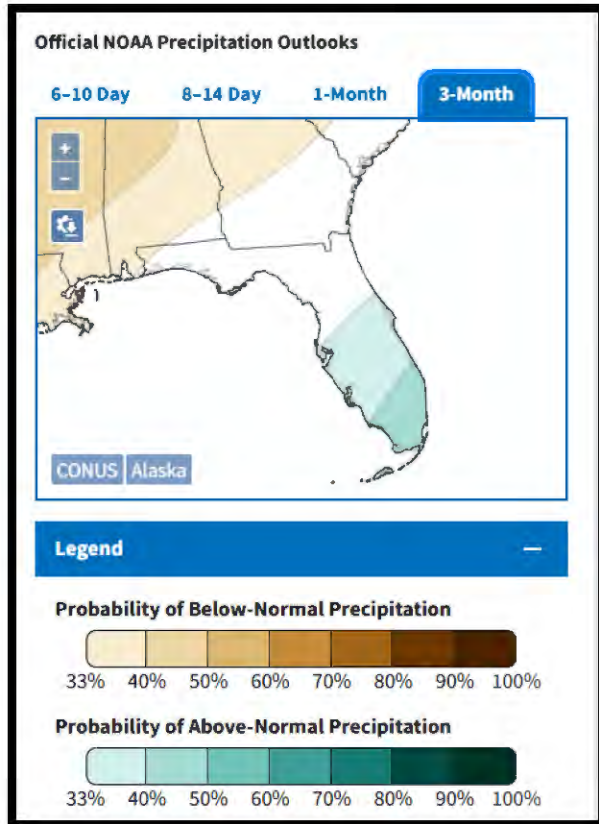


TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: September 26, 2025 (October Meeting)
SUBJECT: Status Report – Field Operations

- **January Workshop:** Operations recommends that the Board schedule a Workshop to be held before the January meeting, with items to include the results of the Reserve Study and the Spring Landscaping projects.
- **Meeting Planning:** Operations does not anticipate the Board will be required for approving any key projects during the month of December, should the Board wish to cancel the December 10th meeting.
- **Geotech Report:** Operations and the District Engineer have received the Geotech Report from Tierra regarding the pocket park located at the corner of Chapin Pass and Barn Cat Run. The report states there is no sinkhole activity present in this area.
- **Bonfire Properties:** Follow-up letters were sent via FedEx to the three affected Bonfire properties, reconfirming the Board's decision. This step was taken to ensure clear and documented communication with the property owners.
- **Reserve Study:** The proposal from Reserve Advisors has been executed, the deposit paid, marking the start of the Reserve Study process. An onsite inspection will take place in the coming weeks; staff will prepare for this using the attached guidance document. The draft of the Reserve Study is expected by the end of December and will be available for review at the January workshop.
- **Controlled Burn:** On Thursday, September 18, the Southwest Florida Water Management District conducted a prescribed burn covering 360 acres at the Starkey Wilderness Preserve. The burn unit was located approximately four miles east of the park entrance at Starkey Boulevard and Decubellis Road.
- **Ponds & Wetlands:** Service reports from Premier Lakes for the month of September are attached for the Board's review. These reports provide detailed updates on aquatic maintenance activities.
- **Irrigation:** LMP has reported a decline in water availability from Pasco County, affecting the TSR CDD. The most reliable days for water access are Tuesdays and Fridays, with full pressure available until 12:00 PM. On other days, water is generally shut off by 8:30 AM or the pressure is significantly reduced. LMP is closely monitoring the situation and is manually watering the areas most impacted by these restrictions. Regular irrigation checks and scheduled monthly wet checks are continuing to ensure that the irrigation systems operate as efficiently as possible.
- **Miscellaneous Common Area Maintenance:** The Lifestyle team continues to address general maintenance needs throughout all common areas, ensuring ongoing upkeep and safety for residents and visitors.

Precipitation & Temperature Outlook (3 Months)

A three-month precipitation and temperature outlook from NOAA is included to inform the Board about expected weather patterns that may impact field operations and maintenance planning.



RESERVE STUDY PROCESS



PRE-PROJECT PREPARATION REQUESTS

The **retainer payment** is required prior to the onsite inspection

The following **information is requested before** the kickoff meeting:

- ✓ Current operating budget
- ✓ Latest balance sheet
- ✓ Bids/contracts for recently completed or upcoming major capital projects

Please **coordinate entry to controlled-access common areas** on the day of the inspection, including **gate codes** and adding your Advisor to the **guest list**

KICKOFF MEETING

When: Your Advisor will contact you to coordinate the kickoff meeting, which **typically lasts 30-60 minutes**

Where: **In person at the property**, or, if specifically requested, a video call

Who: **Management, board members**, and/or **building maintenance personnel** with historical knowledge of the property are encouraged to attend

What: During this meeting, your Advisor will cover:

- **Confirmation of ownership** of common elements
- **History of completed** major capital projects
- **Planned, upcoming** capital projects
- **Concerns or questions** regarding the reserve components



ONSITE INSPECTION PROCESS

Please **inform residents of the scheduled inspection**. Our Advisors take **photos and measurements** while onsite and will wear company-branded apparel for easy identification.

This is a **visual, non-invasive condition assessment** of the common elements

Before your Advisor completes an **independent inspection** of the property components, management or board members are encouraged to **point out specific areas of concern**

Your Advisor will request **access to locked common areas**. This may include pool areas, clubhouses, mechanical rooms, unit balconies, etc.



RECEIVING YOUR REPORT & NEXT STEPS

Report Delivery: Upon receipt of all pertinent financial information, the completed electronic report is emailed approximately **2-4 weeks following the inspection.**

Follow-up Meeting: We offer a **complimentary follow-up video call** to discuss our preliminary findings and recommendations with Management and the Board.

Report Review Process: Management and the Board have **up to six months** following the delivery of the preliminary report to request a **one-time set of complimentary revisions.**



PERSONALIZED EXPERIENCE GUARANTEE

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive reserve study 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.



Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	09/02/2025 -
TECH(S)	Mitchell Hartwig
JOB #	1074299458

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
-------------	-------------------------

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

COMPLETION NOTES	Treated site 1-3, 5-7, for Hydrialla. Treated sites 1-3, 1-2, 5-1, 5-4, 5-2, 5-B, m5B, 5-3A, 5-5B, 5-5A, 5-7, m6c, stancil D, C, B, A, 7-1B, 5-1A (for chara as well). For algae and shoreline vegetation. Sites m22B was addressed for some algae and sites M22C and 3-3 were hit for shoreline weeds. Have a great day!
------------------	--

Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	09/08/2025 -
TECH(S)	Mitchell Hartwig
JOB #	1074659889

CUSTOMER
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SERVICE LOCATION
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JOB DETAILS	Annual Lake Maintenance
-------------	-------------------------

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

COMPLETION NOTES	Treated sites 4-1, M20C, 5A, 4B, 4A, ESP- 3A and B, 2 A and B and 1 A and B for shoreline weeds. Sites 5A, 4B and 4A had some Planktonic algae addressed and other sites had minor filamentous algae. Except for sites Esp 1A and 2A, these had a few foot band of algae that was addressed. Have a great day!
------------------	---



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mazzonib@whhassociates.com

JOB DETAILS

Annual Lake Maintenance

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Treated grasses on ponds m10d,m10b,10-2,m10c,m9d,m3-c,m3d,8-1,9-1,m9c,m9d,9-3,5-5c,14-5.

Work Order

DATE	09/08/2025 -
TECH(S)	Dave Smallridge
JOB #	1074372159



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SERVICE LOCATION

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TSR CDD Welcome Center
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

JOB DETAILS

Annual Lake Maintenance

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Treated grasses and Algae on ponds m14a,m11a,m3a,d-1,5-4,6-1,d-2,3-1,3-2,1-2,1-3.

Work Order

DATE

09/15/2025 -

TECH(S)

Dave Smallridge

JOB

1074372162

Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	09/16/2025 -
TECH(S)	Dave Smallridge
JOB #	1074372163

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
-------------	-------------------------

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

COMPLETION NOTES	Treated Algae and dyed ponds on 16-3, 16-4,12-1,5-1,m12d,m-3,17-2,16-3,16-4,16-1,3-3a,5-5b,1-b,1-a,4-a,4-b,5-a. And trash pickup
------------------	---

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 2026**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

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

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 4,755,579				\$ 5,170,233
Assessment levy: on-roll - gross trash	373,974				422,982
Allowable discounts (4%)	(205,182)				(223,729)
Assessment levy: on-roll - net	4,924,371	\$4,837,908	\$ 86,463	\$ 4,924,371	5,369,486
Trash collection assessments	17,465	-	-	-	-
Commerical shared costs	123,324	36,602	86,722	123,324	126,900
Program revenue	20,000	27,172	5,000	32,172	20,000
Interest	50,000	37,617	20,000	57,617	50,000
Specialty program revenue	6,000	169,253	40,000	209,253	30,000
Miscellaneous-rental revenue	17,000	11,235	5,765	17,000	17,000
Total revenues	5,158,160	5,119,787	243,950	5,363,737	5,613,386
EXPENDITURES					
Professional & administrative					
Supervisors	12,600	6,025	6,575	12,600	12,600
Management	42,070	21,035	21,035	42,070	42,070
Legal	25,000	7,761	17,239	25,000	25,000
Engineering	25,000	2,200	22,800	25,000	25,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	6,600	-	6,600	6,600
Arbitrage rebate calculation	3,000	1,250	1,750	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	35,000	29,631	5,369	35,000	35,000
Telephone	250	125	125	250	250
Postage	1,500	719	781	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	1,000	408	592	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	6,900	7,114	-	7,114	8,500
Other current charges	2,000	914	1,086	2,000	2,000
Office supplies	750	663	87	750	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	102,591	114,892	-	114,892	111,864
Total professional & administrative	288,998	212,012	91,531	303,543	301,901

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

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,875,000	746,305	1,128,695	1,875,000	1,931,250
Landscape consulting	65,400	27,250	38,150	65,400	65,400
Landscape consulting fees	-	-	-	-	10,129
Landscape arbor care	155,000	54,198	100,802	155,000	60,000
Wetland maintenance and monitoring	60,000	97,800	-	97,800	114,800
Wetland mitigation reporting	-	5,125	-	5,125	15,945
Lake maintenance	128,000	83,720	44,280	128,000	128,000
Erosion control and grass carp stock	-	-	-	-	120,000
Hurricane clean-up	-	125,218	-	125,218	100,000
Porter supplies	-	150	-	150	-
Community trash hauling	375,000	204,082	170,918	375,000	444,000
Off-duty traffic patrols	15,000	6,400	8,600	15,000	15,000
Wildhog removal	10,000	400	9,600	10,000	-
Repairs & maintenance					
Repairs - general	15,000	5,407	9,593	15,000	20,000
Operating supplies	20,000	8,909	11,091	20,000	20,000
Plant replacement	120,000	2,925	117,075	120,000	120,000
Mulch	150,000	11,616	138,384	150,000	191,600
Sod	-	1,925	-	1,925	20,000
Capital projects-future	172,000	-	172,000	172,000	-
Fertilizer/chemicals	50,000	27,321	22,679	50,000	12,000
Irrigation repairs	100,000	54,316	45,684	100,000	100,000
Irrigation water truck rental	-	-	-	-	40,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	4,729	-	4,729	50,000
Road & sidewalk	60,000	15,535	44,465	60,000	60,000
Signage maintenance	-	1,079	-	1,079	-
Common area signage	3,000	1,045	1,955	3,000	3,000
Bridge & deck maintenance	60,000	34,200	25,800	60,000	80,000
Pressure washing	80,000	169	79,831	80,000	20,000
Utilities - common area					
Electric	14,500	5,504	8,996	14,500	14,500
Streetlights	390,000	174,328	215,672	390,000	395,000
Irrigation - reclaimed water	70,000	28,097	41,903	70,000	70,000
Gas	450	477	-	477	450

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

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Recreation facilities					
Amenity management staff/contract	414,291	223,073	191,218	414,291	455,000
Office operations	131,225	80,201	51,024	131,225	140,000
Park A/C repairs and maintenance	5,000	2,612	2,388	5,000	7,500
Pool operations	95,000	41,057	53,943	95,000	100,000
Pool resurfacing	-	-	-	-	80,000
Pest services	1,700	540	1,160	1,700	2,000
Insurance	90,000	86,394	3,606	90,000	93,200
Cable/internet/telephone/software	10,000	5,902	4,098	10,000	12,000
Access cards	1,000	674	326	1,000	1,500
Activities	30,000	28,417	1,583	30,000	30,000
Specialty programming	6,000	-	6,000	6,000	30,000
Recreational repairs	2,500	10,346	-	10,346	20,000
Pool signage	1,000	-	1,000	1,000	-
Holiday decorations	15,000	15,000	-	15,000	15,000
Other					
Capital outlay	26,000	26,286	-	26,286	15,000
Contingency	20,000	1,676	18,324	20,000	75,000
Total field operations	<u>4,869,171</u>	<u>2,264,571</u>	<u>2,787,285</u>	<u>5,051,856</u>	<u>5,327,879</u>
Total expenditures	<u>5,158,169</u>	<u>2,476,583</u>	<u>2,878,816</u>	<u>5,355,399</u>	<u>5,629,780</u>
Net increase/(decrease) of fund balance	(9)	2,643,204	(2,634,866)	8,338	(16,394)
Fund balance - beginning (unaudited)	1,933,194	1,898,951	4,542,155	1,898,951	1,907,289
Fund balance - ending (projected)	<u>\$ 1,933,185</u>	<u>\$ 4,542,155</u>	<u>\$ 1,907,289</u>	<u>\$ 1,907,289</u>	<u>\$ 1,890,895</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	6,600
The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently engaged with Grau & Associates for this service.	
Arbitrage rebate calculation	3,000
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015, 2015A, 2016, 2017, 2018 and 2019 Special Assessment Revenue Bonds. The District is currently engaged with Grau and Associates for these services. The reports are priced at \$600 per bond series.	
Dissemination agent	13,000
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Wrathell, Hunt and Associates, LLC service as the dissemination agent for the District's five bond series.	
Trustee	35,000
The District issued Series 2015, 2015A, 2016, 2017, 2018 & 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank. Each bond series incurs these fees at a rate of \$4,400 per year plus reimbursables.	
Telephone	250
Telephone and fax machine.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	2,000
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	

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

EXPENDITURES (continued)

Legal advertising	1,000
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for	
Insurance	8,500
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	2,000
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	750
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	687
Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District.	
Property appraiser & tax collector	111,864
Field operations	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,931,250
The District has contracted with Landscaping Maintenance Professionals (LMP) for maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Services include: mowing, edging, trimming and cleaning of all lawn areas, tree trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place, including recent addendums, and estimated future additions within the District.	
Landscape consulting	65,400
The District has contracted with Sunscape Consulting, Inc. to provide monthly landscape consulting services. The monthly services include: monitoring of the mowing, edging and palm trimming process, all detailed-related work, the agronomic program, palm trimming, arbor care work, mulch/pine straw installation, irrigation system operation and repairs, miscellaneous plant replacements and minor landscape repairs and enhancements.	
Landscape consulting fees	10,129
Landscape arbor care	60,000
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)

Wetland maintenance and monitoring	114,800
The District has contracted with Florida Natives Nursery, Inc. to maintain and periodic monitor/report wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. The District has contracted with Premier Lakes and GHS to maintain and report on approximately 65.06 acres of wetlands located around Esplanade. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water.	
Wetland mitigation reporting	15,945
The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.	
Lake maintenance	128,000
Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with Premier Lakes for these services.	
Erosion control and grass carp stock	120,000
Covers cost of localized lake bank erosion control as well as stocking of Triploid Grass Carp in Huckleberry Pond to assist in the management of submersed vegetation and reduce chemical treatments.	
Hurricane clean-up	100,000
Community trash hauling	444,000
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.	
Repairs & maintenance	
Repairs - general	20,000
Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.	
Operating supplies	20,000
Represents estimated costs of supplies purchased for operating and maintaining common areas.	
Plant replacement	120,000
Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year along with any corresponding irrigation modifications..	
Mulch	191,600
Represents supply and install costs for mulching of landscape common areas. and playgrounds	
Sod	20,000
Represents the estimated costs to replace localized areas of sod which have deteriorated or expired.	
For future landscape improvements.	
Fertilizer/chemicals	12,000
Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.	
Irrigation repairs	100,000
The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated and historical costs.	

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

EXPENDITURES (continued)

Irrigation water truck rental	40,000
Provides for seasonal rental of water truck to spot water CDD landscape areas during times of low or no supply of irrigation water from Pasco County.	
Irrigation monitoring	2,280
The District will incur costs related to GPRS irrigation communication services. The cost is based on 19 controllers at a rate of \$120 per year and is provided by Hunter Industries.	
Security/alarms/camera/repair	50,000
Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	
Road & sidewalk	60,000
Common area signage	3,000
Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	
Bridge & deck maintenance	80,000
Represents the estimated costs of maintaining various bridges and decks owned by the District. Price includes every other month review and replacement as needed, of wood and paver brick decking.	
Pressure washing	20,000
Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	
Utilities - common area	
Electric	14,500
Represents current and estimated electric charges for common areas throughout the District. These services are provided by Duke Energy.	
Streetlights	395,000
Represents the cost of a lease, power and maintenance agreement with Duke Energy, for streetlights within the District.	
Irrigation - reclaimed water	70,000
Represents current and estimated costs for reclaimed water supply services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.	
Gas	450
Represents current and estimated gas services provided at the recreational facilities.	
Recreation facilities	
Amenity management staff/contract	455,000
The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2025 includes increases to some payroll items such as Pool Attendants and the addition of Monthly IT services.	
Office operations	140,000
Includes the costs of office rental, expenses, utilities, office equipment rental and janitorial costs.	
Park A/C repairs and maintenance	7,500
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool operations	100,000
Covers the costs of operating and maintaining the District three District pools. Including repairs and maintenance, cleaning, annual licenses and utilities.	

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

EXPENDITURES (continued)	
Pool resurfacing	80,000
Covers cost of resurfacing the pool at Homestead Park.	
Pest services	2,000
The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Southern Care Lawn and Pest for Cunningham Park at \$75 per quarter.	
Insurance	93,200
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	12,000
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	1,500
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000
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	30,000
Recreational repairs	20,000
Represents estimated costs for general repairs and maintenance of the District's	
Holiday decorations	15,000
Covers the costs related to the decoration of common areas during the Holidays.	
Other	
Capital outlay	15,000
Intended to cover the cost of refurbishing the Splash Pad.	
Contingency	75,000
throughout the fiscal year and/or expenses that do not fit into any standard category.	
Total expenditures	<u><u>\$5,629,780</u></u>

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	220,000.00	4.375%	199,809.38	419,937.50	7,690,000.00
05/01/26	-		194,996.88	195,125.00	7,690,000.00
11/01/26	230,000.00	5.000%	194,996.88	425,125.00	7,460,000.00
05/01/27	-		189,246.88	189,375.00	7,460,000.00
11/01/27	245,000.00	5.000%	189,246.88	434,375.00	7,215,000.00
05/01/28	-		183,121.88	183,250.00	7,215,000.00
11/01/28	255,000.00	5.000%	183,121.88	438,250.00	6,960,000.00
05/01/29	-		176,746.88	176,875.00	6,960,000.00
11/01/29	270,000.00	5.000%	176,746.88	446,875.00	6,690,000.00
05/01/30	-		169,996.88	170,125.00	6,690,000.00
11/01/30	280,000.00	5.000%	169,996.88	450,125.00	6,410,000.00
05/01/31	-		162,996.88	163,125.00	6,410,000.00
11/01/31	295,000.00	5.000%	162,996.88	458,125.00	6,115,000.00
05/01/32	-		155,621.88	155,750.00	6,115,000.00
11/01/32	310,000.00	5.000%	155,621.88	465,750.00	5,805,000.00
05/01/33	-		147,871.88	148,000.00	5,805,000.00
11/01/33	325,000.00	5.000%	147,871.88	473,000.00	5,480,000.00
05/01/34	-		139,746.88	139,875.00	5,480,000.00
11/01/34	345,000.00	5.000%	139,746.88	484,875.00	5,135,000.00
05/01/35	-		131,121.88	131,250.00	5,135,000.00
11/01/35	360,000.00	5.000%	131,121.88	491,250.00	4,775,000.00
05/01/36	-		122,121.88	122,250.00	4,775,000.00
11/01/36	380,000.00	5.000%	122,121.88	502,250.00	4,395,000.00
05/01/37	-		112,621.88	112,750.00	4,395,000.00
11/01/37	395,000.00	5.125%	112,621.88	507,750.00	4,000,000.00
05/01/38	-		102,500.00	102,628.13	4,000,000.00
11/01/38	415,000.00	5.125%	102,500.00	517,628.13	3,585,000.00
05/01/39	-		91,865.63	91,993.75	3,585,000.00
11/01/39	440,000.00	5.125%	91,865.63	531,993.75	3,145,000.00
05/01/40	-		80,590.63	80,718.75	3,145,000.00
11/01/40	460,000.00	5.125%	80,590.63	540,718.75	2,685,000.00
05/01/41	-		68,803.13	68,931.25	2,685,000.00
11/01/41	485,000.00	5.125%	68,803.13	553,931.25	2,200,000.00
05/01/42	-		56,375.00	56,503.13	2,200,000.00
11/01/42	510,000.00	5.125%	56,375.00	566,503.13	1,690,000.00
05/01/43	-		43,306.25	43,434.38	1,690,000.00
11/01/43	535,000.00	5.125%	43,306.25	578,434.38	1,155,000.00
05/01/44	-		29,596.88	29,725.00	1,155,000.00
11/01/44	565,000.00	5.125%	29,596.88	594,725.00	590,000.00
05/01/45	-		15,118.75	15,246.88	590,000.00
11/01/45	590,000.00	5.125%	15,118.75	610,246.88	-
Total	7,910,000.00		4,948,547.04	12,868,800.04	

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

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

TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015A AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	210,000.00	5.375%	218,650.00	428,650.00	7,700,000.00
05/01/26	-		213,006.25	213,006.25	7,700,000.00
11/01/26	220,000.00	5.375%	213,006.25	433,006.25	7,480,000.00
05/01/27	-		207,093.75	207,093.75	7,480,000.00
11/01/27	235,000.00	5.375%	207,093.75	442,093.75	7,245,000.00
05/01/28	-		200,778.13	200,778.13	7,245,000.00
11/01/28	245,000.00	5.375%	200,778.13	445,778.13	7,000,000.00
05/01/29	-		194,193.75	194,193.75	7,000,000.00
11/01/29	260,000.00	5.375%	194,193.75	454,193.75	6,740,000.00
05/01/30	-		187,206.25	187,206.25	6,740,000.00
11/01/30	275,000.00	5.375%	187,206.25	462,206.25	6,465,000.00
05/01/31	-		179,815.63	179,815.63	6,465,000.00
11/01/31	290,000.00	5.375%	179,815.63	469,815.63	6,175,000.00
05/01/32	-		172,021.88	172,021.88	6,175,000.00
11/01/32	305,000.00	5.375%	172,021.88	477,021.88	5,870,000.00
05/01/33	-		163,825.00	163,825.00	5,870,000.00
11/01/33	320,000.00	5.375%	163,825.00	483,825.00	5,550,000.00
05/01/34	-		155,225.00	155,225.00	5,550,000.00
11/01/34	340,000.00	5.375%	155,225.00	495,225.00	5,210,000.00
05/01/35	-		146,087.50	146,087.50	5,210,000.00
11/01/35	355,000.00	5.375%	146,087.50	501,087.50	4,855,000.00
05/01/36	-		136,546.88	136,546.88	4,855,000.00
11/01/36	375,000.00	5.625%	136,546.88	511,546.88	4,480,000.00
05/01/37	-		126,000.00	126,000.00	4,480,000.00
11/01/37	395,000.00	5.625%	126,000.00	521,000.00	4,085,000.00
05/01/38	-		114,890.63	114,890.63	4,085,000.00
11/01/38	420,000.00	5.625%	114,890.63	534,890.63	3,665,000.00
05/01/39	-		103,078.13	103,078.13	3,665,000.00
11/01/39	440,000.00	5.625%	103,078.13	543,078.13	3,225,000.00
05/01/40	-		90,703.13	90,703.13	3,225,000.00
11/01/40	465,000.00	5.625%	90,703.13	555,703.13	2,760,000.00
05/01/41	-		77,625.00	77,625.00	2,760,000.00
11/01/41	495,000.00	5.625%	77,625.00	572,625.00	2,265,000.00
05/01/42	-		63,703.13	63,703.13	2,265,000.00
11/01/42	520,000.00	5.625%	63,703.13	583,703.13	1,745,000.00
05/01/43	-		49,078.13	49,078.13	1,745,000.00
11/01/43	550,000.00	5.625%	49,078.13	599,078.13	1,195,000.00
05/01/44	-		33,609.38	33,609.38	1,195,000.00
11/01/44	580,000.00	5.625%	33,609.38	613,609.38	615,000.00
05/01/45	-		17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
Total	7,910,000.00		5,482,218.86	13,392,218.86	

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

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

TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	230,000.00	4.000%	205,787.50	435,787.50	8,630,000.00
05/01/26			201,187.50	201,187.50	8,630,000.00
11/01/26	235,000.00	4.000%	201,187.50	436,187.50	8,395,000.00
05/01/27			196,487.50	196,487.50	8,395,000.00
11/01/27	245,000.00	4.000%	196,487.50	441,487.50	8,150,000.00
05/01/28			191,587.50	191,587.50	8,150,000.00
11/01/28	255,000.00	4.625%	191,587.50	446,587.50	7,895,000.00
05/01/29			185,690.63	185,690.63	7,895,000.00
11/01/29	270,000.00	4.625%	185,690.63	455,690.63	7,625,000.00
05/01/30			179,446.88	179,446.88	7,625,000.00
11/01/30	280,000.00	4.625%	179,446.88	459,446.88	7,345,000.00
05/01/31			172,971.88	172,971.88	7,345,000.00
11/01/31	295,000.00	4.625%	172,971.88	467,971.88	7,050,000.00
05/01/32			166,150.00	166,150.00	7,050,000.00
11/01/32	305,000.00	4.625%	166,150.00	471,150.00	6,745,000.00
05/01/33			159,096.88	159,096.88	6,745,000.00
11/01/33	320,000.00	4.625%	159,096.88	479,096.88	6,425,000.00
05/01/34			151,696.88	151,696.88	6,425,000.00
11/01/34	335,000.00	4.625%	151,696.88	486,696.88	6,090,000.00
05/01/35			143,950.00	143,950.00	6,090,000.00
11/01/35	350,000.00	4.625%	143,950.00	493,950.00	5,740,000.00
05/01/36			135,856.25	135,856.25	5,740,000.00
11/01/36	365,000.00	4.625%	135,856.25	500,856.25	5,375,000.00
05/01/37			127,415.63	127,415.63	5,375,000.00
11/01/37	385,000.00	4.625%	127,415.63	512,415.63	4,990,000.00
05/01/38			118,512.50	118,512.50	4,990,000.00
11/01/38	400,000.00	4.750%	118,512.50	518,512.50	4,590,000.00
05/01/39			109,012.50	109,012.50	4,590,000.00
11/01/39	420,000.00	4.750%	109,012.50	529,012.50	4,170,000.00
05/01/40			99,037.50	99,037.50	4,170,000.00
11/01/40	440,000.00	4.750%	99,037.50	539,037.50	3,730,000.00
05/01/41			88,587.50	88,587.50	3,730,000.00
11/01/41	460,000.00	4.750%	88,587.50	548,587.50	3,270,000.00
05/01/42			77,662.50	77,662.50	3,270,000.00
11/01/42	485,000.00	4.750%	77,662.50	562,662.50	2,785,000.00
05/01/43			66,143.75	66,143.75	2,785,000.00
11/01/43	505,000.00	4.750%	66,143.75	571,143.75	2,280,000.00
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
Total	8,860,000.00		5,623,937.56	14,483,937.56	

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

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

TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	270,000.00	4.125%	263,481.25	533,481.25	11,080,000.00
05/01/26			257,912.50	257,912.50	11,080,000.00
11/01/26	285,000.00	4.125%	257,912.50	542,912.50	10,795,000.00
05/01/27			252,034.38	252,034.38	10,795,000.00
11/01/27	295,000.00	4.125%	252,034.38	547,034.38	10,500,000.00
05/01/28			245,950.00	245,950.00	10,500,000.00
11/01/28	305,000.00	4.125%	245,950.00	550,950.00	10,195,000.00
05/01/29			239,659.38	239,659.38	10,195,000.00
11/01/29	320,000.00	4.625%	239,659.38	559,659.38	9,875,000.00
05/01/30			232,259.38	232,259.38	9,875,000.00
11/01/30	335,000.00	4.625%	232,259.38	567,259.38	9,540,000.00
05/01/31			224,512.50	224,512.50	9,540,000.00
11/01/31	350,000.00	4.625%	224,512.50	574,512.50	9,190,000.00
05/01/32			216,418.75	216,418.75	9,190,000.00
11/01/32	365,000.00	4.625%	216,418.75	581,418.75	8,825,000.00
05/01/33			207,978.13	207,978.13	8,825,000.00
11/01/33	385,000.00	4.625%	207,978.13	592,978.13	8,440,000.00
05/01/34			199,075.00	199,075.00	8,440,000.00
11/01/34	400,000.00	4.625%	199,075.00	599,075.00	8,040,000.00
05/01/35			189,825.00	189,825.00	8,040,000.00
11/01/35	420,000.00	4.625%	189,825.00	609,825.00	7,620,000.00
05/01/36			180,112.50	180,112.50	7,620,000.00
11/01/36	440,000.00	4.625%	180,112.50	620,112.50	7,180,000.00
05/01/37			169,937.50	169,937.50	7,180,000.00
11/01/37	460,000.00	4.625%	169,937.50	629,937.50	6,720,000.00
05/01/38			159,300.00	159,300.00	6,720,000.00
11/01/38	480,000.00	4.625%	159,300.00	639,300.00	6,240,000.00
05/01/39			148,200.00	148,200.00	6,240,000.00
11/01/39	500,000.00	4.750%	148,200.00	648,200.00	5,740,000.00
05/01/40			136,325.00	136,325.00	5,740,000.00
11/01/40	525,000.00	4.750%	136,325.00	661,325.00	5,215,000.00
05/01/41			123,856.25	123,856.25	5,215,000.00
11/01/41	550,000.00	4.750%	123,856.25	673,856.25	4,665,000.00
05/01/42			110,793.75	110,793.75	4,665,000.00
11/01/42	575,000.00	4.750%	110,793.75	685,793.75	4,090,000.00
05/01/43			97,137.50	97,137.50	4,090,000.00
11/01/43	605,000.00	4.750%	97,137.50	702,137.50	3,485,000.00
05/01/44			82,768.75	82,768.75	3,485,000.00
11/01/44	635,000.00	4.750%	82,768.75	717,768.75	2,850,000.00
05/01/45			67,687.50	67,687.50	2,850,000.00
11/01/45	665,000.00	4.750%	67,687.50	732,687.50	2,185,000.00
05/01/46			51,893.75	51,893.75	2,185,000.00
11/01/46	695,000.00	4.750%	51,893.75	746,893.75	1,490,000.00
05/01/47			35,387.50	35,387.50	1,490,000.00
11/01/47	730,000.00	4.750%	35,387.50	765,387.50	760,000.00
05/01/48			18,050.00	18,050.00	760,000.00
11/01/48	760,000.00	4.750%	18,050.00	778,050.00	-
Total	11,350,000.00		7,557,631.29	18,907,631.29	

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

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

TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	190,000.00	4.500%	223,821.88	413,821.88	8,745,000.00
05/01/26			219,546.88	219,546.88	8,745,000.00
11/01/26	200,000.00	4.500%	219,546.88	419,546.88	8,545,000.00
05/01/27			215,046.88	215,046.88	8,545,000.00
11/01/27	210,000.00	4.500%	215,046.88	425,046.88	8,335,000.00
05/01/28			210,321.88	210,321.88	8,335,000.00
11/01/28	220,000.00	4.500%	210,321.88	430,321.88	8,115,000.00
05/01/29			205,371.88	205,371.88	8,115,000.00
11/01/29	225,000.00	4.500%	205,371.88	430,371.88	7,890,000.00
05/01/30			200,309.38	200,309.38	7,890,000.00
11/01/30	240,000.00	5.000%	200,309.38	440,309.38	7,650,000.00
05/01/31			194,309.38	194,309.38	7,650,000.00
11/01/31	250,000.00	5.000%	194,309.38	444,309.38	7,400,000.00
05/01/32			188,059.38	188,059.38	7,400,000.00
11/01/32	260,000.00	5.000%	188,059.38	448,059.38	7,140,000.00
05/01/33			181,559.38	181,559.38	7,140,000.00
11/01/33	275,000.00	5.000%	181,559.38	456,559.38	6,865,000.00
05/01/34			174,684.38	174,684.38	6,865,000.00
11/01/34	290,000.00	5.000%	174,684.38	464,684.38	6,575,000.00
05/01/35			167,434.38	167,434.38	6,575,000.00
11/01/35	305,000.00	5.000%	167,434.38	472,434.38	6,270,000.00
05/01/36			159,809.38	159,809.38	6,270,000.00
11/01/36	320,000.00	5.000%	159,809.38	479,809.38	5,950,000.00
05/01/37			151,809.38	151,809.38	5,950,000.00
11/01/37	335,000.00	5.000%	151,809.38	486,809.38	5,615,000.00
05/01/38			143,434.38	143,434.38	5,615,000.00
11/01/38	350,000.00	5.000%	143,434.38	493,434.38	5,265,000.00
05/01/39			134,684.38	134,684.38	5,265,000.00
11/01/39	370,000.00	5.000%	134,684.38	504,684.38	4,895,000.00
05/01/40			125,434.38	125,434.38	4,895,000.00
11/01/40	385,000.00	5.125%	125,434.38	510,434.38	4,510,000.00
05/01/41			115,568.75	115,568.75	4,510,000.00
11/01/41	405,000.00	5.125%	115,568.75	520,568.75	4,105,000.00
05/01/42			105,190.63	105,190.63	4,105,000.00
11/01/42	430,000.00	5.125%	105,190.63	535,190.63	3,675,000.00
05/01/43			94,171.88	94,171.88	3,675,000.00
11/01/43	450,000.00	5.125%	94,171.88	544,171.88	3,225,000.00
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
Total	8,935,000.00		6,799,759.60	15,734,759.60	

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

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

TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	125,000.00	3.375%	102,600.00	227,600.00	5,130,000.00
05/01/26			100,490.63	100,490.63	5,130,000.00
11/01/26	125,000.00	3.375%	100,490.63	225,490.63	5,005,000.00
05/01/27			98,381.25	98,381.25	5,005,000.00
11/01/27	130,000.00	3.375%	98,381.25	228,381.25	4,875,000.00
05/01/28			96,187.50	96,187.50	4,875,000.00
11/01/28	135,000.00	3.375%	96,187.50	231,187.50	4,740,000.00
05/01/29			93,909.38	93,909.38	4,740,000.00
11/01/29	140,000.00	3.375%	93,909.38	233,909.38	4,600,000.00
05/01/30			91,546.88	91,546.88	4,600,000.00
11/01/30	145,000.00	3.375%	91,546.88	236,546.88	4,455,000.00
05/01/31			89,100.00	89,100.00	4,455,000.00
11/01/31	150,000.00	4.000%	89,100.00	239,100.00	4,305,000.00
05/01/32			86,100.00	86,100.00	4,305,000.00
11/01/32	155,000.00	4.000%	86,100.00	241,100.00	4,150,000.00
05/01/33			83,000.00	83,000.00	4,150,000.00
11/01/33	160,000.00	4.000%	83,000.00	243,000.00	3,990,000.00
05/01/34			79,800.00	79,800.00	3,990,000.00
11/01/34	170,000.00	4.000%	79,800.00	249,800.00	3,820,000.00
05/01/35			76,400.00	76,400.00	3,820,000.00
11/01/35	175,000.00	4.000%	76,400.00	251,400.00	3,645,000.00
05/01/36			72,900.00	72,900.00	3,645,000.00
11/01/36	180,000.00	4.000%	72,900.00	252,900.00	3,465,000.00
05/01/37			69,300.00	69,300.00	3,465,000.00
11/01/37	190,000.00	4.000%	69,300.00	259,300.00	3,275,000.00
05/01/38			65,500.00	65,500.00	3,275,000.00
11/01/38	195,000.00	4.000%	65,500.00	260,500.00	3,080,000.00
05/01/39			61,600.00	61,600.00	3,080,000.00
11/01/39	205,000.00	4.000%	61,600.00	266,600.00	2,875,000.00
05/01/40			57,500.00	57,500.00	2,875,000.00
11/01/40	215,000.00	4.000%	57,500.00	272,500.00	2,660,000.00
05/01/41			53,200.00	53,200.00	2,660,000.00
11/01/41	220,000.00	4.000%	53,200.00	273,200.00	2,440,000.00
05/01/42			48,800.00	48,800.00	2,440,000.00
11/01/42	230,000.00	4.000%	48,800.00	278,800.00	2,210,000.00
05/01/43			44,200.00	44,200.00	2,210,000.00
11/01/43	240,000.00	4.000%	44,200.00	284,200.00	1,970,000.00
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
Total	5,255,000.00		3,165,831.28	8,420,831.28	

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

On-Roll Assessments

		Projected Fiscal Year 2026				Fiscal Year 2025 Total
Number of Units	Unit Type	O&M	Trash Collection	DS	Total	
<u>Village 1 (Series 2015)</u>						
61	TH	1,997.00	179.61	901.00	3,077.61	2,896.64
60	SF 40'	1,997.00	179.61	1,201.00	3,377.61	3,196.64
35	SF 45'	1,997.00	179.61	1,201.00	3,377.61	3,196.64
85	SF 50'	1,997.00	179.61	1,501.00	3,677.61	3,496.64
90	SF 55'	1,997.00	179.61	1,501.00	3,677.61	3,496.64
101	SF 65'	1,997.00	179.61	1,726.00	3,902.61	3,721.64
45	SF 75'	1,997.00	179.61	1,877.00	4,053.61	3,872.64
477						
<u>Village 4 (Series 2015A)</u>						
201	SF 45'	1,997.00	179.61	1,343.00	3,519.61	3,338.64
240	SF 52'	1,997.00	179.61	1,343.00	3,519.61	3,338.64
77	SF 62'	1,997.00	179.61	1,343.00	3,519.61	3,338.64
518						
<u>Village 2, Parcel 7 (Series 2016)</u>						
32	TH	1,997.00	179.61	901.00	3,077.61	2,896.64
58	SF 34'	1,997.00	179.61	1,021.00	3,197.61	3,016.64
29	SF 40'	1,997.00	179.61	1,201.00	3,377.61	3,196.64
114	SF 45'	1,997.00	179.61	1,201.00	3,377.61	3,196.64
68	SF 50'	1,997.00	179.61	1,501.00	3,677.61	3,496.64
107	SF 55'	1,997.00	179.61	1,501.00	3,677.61	3,496.64
93	SF 65'	1,997.00	179.61	1,726.00	3,902.61	3,721.64
501						
<u>NW Area Parcels D E and F (Series 2017)</u>						
43	SF 40'	1,997.00	179.61	1,319.00	3,495.61	3,314.64
25	SF 45'	1,997.00	179.61	1,319.00	3,495.61	3,314.64
23	SF 50'	1,997.00	179.61	1,649.00	3,825.61	3,644.64
24	SF 55'	1,997.00	179.61	1,649.00	3,825.61	3,644.64
208	SF 65'	1,997.00	179.61	1,897.00	4,073.61	3,892.64
141	SF 75'	1,997.00	179.61	2,062.00	4,238.61	4,057.64
464						
<u>NW Area Parcels A B and C (Series 2018)</u>						
56	SF 40'/45'	1,997.00	179.61	1,325.00	3,501.61	3,320.64
137	SF 55'	1,997.00	179.61	1,655.00	3,831.61	3,650.64
200	SF 65'	1,997.00	179.61	1,904.00	4,080.61	3,899.64
393						

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

On-Roll Assessments

		Projected Fiscal Year 2026				Fiscal Year 2025 Total
		O&M	Trash Collection	DS	Total	
<u>Downtown</u>		Unit Type				
<u>Neighborhood (Series</u>						
<u>2019)</u>						
76	SF 34'	1,997.00	179.61	1,184.00	3,360.61	3,179.64
50	SF 40'	1,997.00	179.61	1,393.00	3,569.61	3,388.64
110	SF 50'	1,997.00	179.61	1,742.00	3,918.61	3,737.64
236						

TSR

COMMUNITY DEVELOPMENT DISTRICT

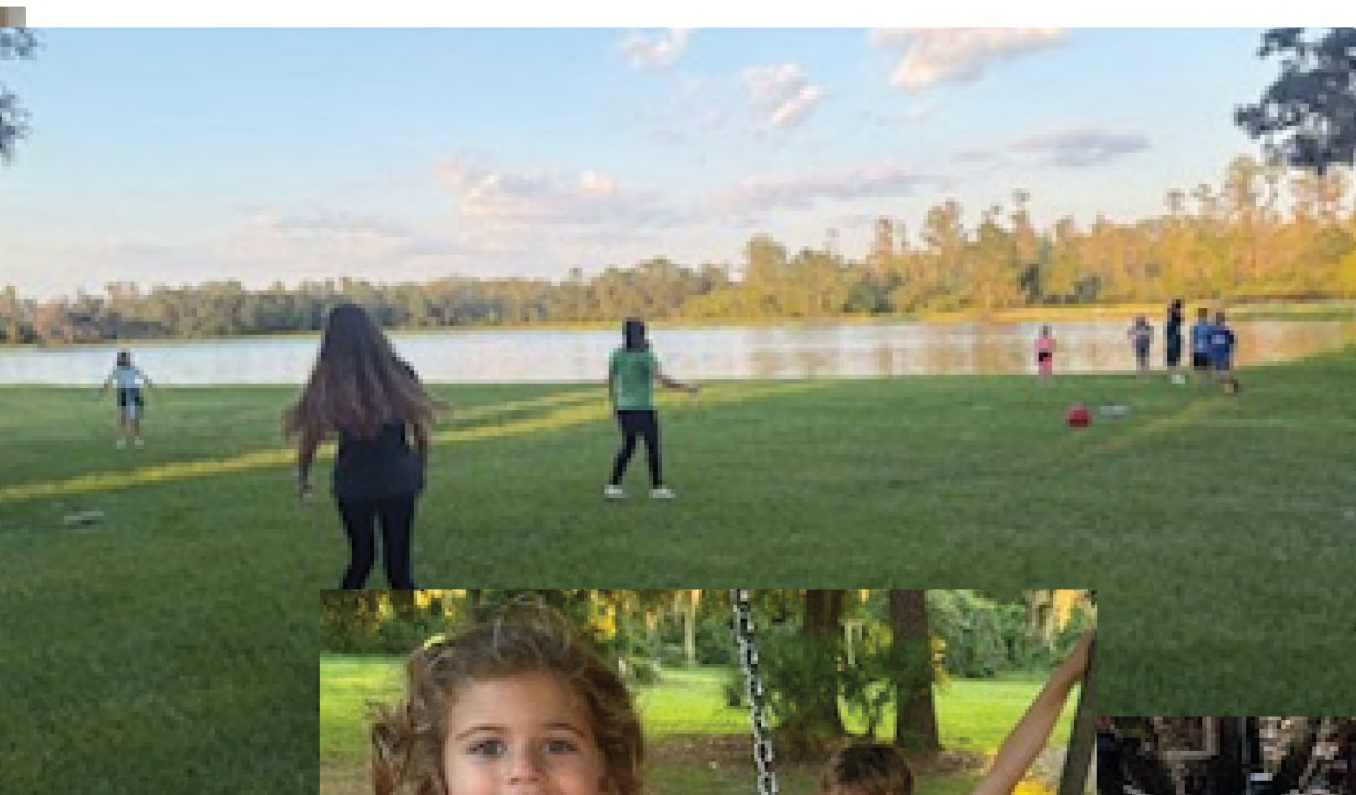
**STAFF
REPORTS
D**

Monthly Summary Report

September 2025

Submitted by:
Renee Hlebak, Starkey Ranch Lifestyle Director
Alex Murphy, Operations Director

SEPTEMBER PROGRAM HIGHLIGHTS



OCTOBER PROGRAM FORECAST

STARKEY RANCH

Garage Sale

OCTOBER 11, 2025
8 AM - 2 PM

LISTS OF PARTICIPANTS WILL BE SENT OUT TO ALL THE RESIDENTS AND CAN ALSO BE PICKED UP AT THE STARKEY RANCH WELCOME CENTER AT 8AM ON OCTOBER 11TH.

MONSTER MASH DASH

October 25th, 2025

8:30 AM

Cunningham Hall

It will be a graveyard smash! Dress up in your favorite costume and join The Lifestyle Team in a 5k fun run! All participants will be entered into a raffle to win gift cards!

RSVP: FUN@OURSTARKEYRANCH.COM

COME AND JOIN THE LIFESTYLE TEAM FOR:

MOVIE IN THE PARK

October 24th, 2025
7 PM
Whitfield Park

MEET & MINGLE

October 15, 2025
6:00-8:00pm
L'Attitude 28
4148 Rowan Road

Come meet your neighbors for food, drinks and good times!

Enjoy a round of appetizers on us!

Adults only please

RSVP: FUN@OURSTARKEYRANCH.COM by Oct 12th

Trading Card Night

Tuesday, October 7, 2025 at 6 PM
Cunningham Hall

FREE
2025 TOPPS MLB SERIES 1 PACK*

- ALL AGES ARE WELCOME!
- TRADE CARDS WITH FRIENDS, WITH ADULT PERMISSION!
- ENTER TO WIN A SEALED BOX OF BASEBALL CARDS OR A SEALED BOX OF HOCKEY CARDS!

*WHILE SUPPLIES LAST

TIL DEATH DO US PART
ALL IS FAIR IN LOVE AND MURDER

MURDER MYSTERY NIGHT

OCTOBER 17, 2025
DOORS OPEN AT 6PM
CUNNINGHAM HALL
FEE: \$10

RSVP: FUN@OURSTARKEYRANCH.COM

BOB WIRE SUMMER McDONALD MISS PRISY DORITE DETECTIVE NESS AND THE Murder Mystery Co.

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!

Kids Night Out is based on a lottery system.
ONLY 25 spots available.

There will be a waitlist for those who were not picked for the lottery

Lottery Opens:
September 26, 2025 AT 10 AM

Lottery Closes:
October 3rd, 2025 AT 10 AM

RSVP: FUN@OURSTARKEYRANCH.COM

\$20 PER CHILD

October 10th, 2025
5:30 - 9:30 PM
Cunningham Hall

YOGA WITH ABBY

JOIN US FOR YOGA IN OCTOBER!

CHAIR YOGA: OCTOBER 7 & 21
11:30 AM - 12:45 PM

MAT YOGA: OCTOBER 9, 23, & 30
6 - 7:15 PM

CUNNINGHAM HALL
COST: \$12 PER CLASS

RSVP: FUN@OURSTARKEYRANCH.COM

AUGUST AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	4 Days/18 Hours	\$900
Whitfield Park Pavilion	3 Day/11 Hours	\$165
Homestead Park Pavilion	0 Days/0 Hours	\$0
Albritton Park Pavilion	1 Days/4 Hours	\$60
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



DOWNLOAD OUR FREE APP!!!



APPLE



ANDROID/GOOGLE PLAY

THANK YOU.

