

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**November 12, 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/>

November 5, 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 November 12, 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)
  - Consideration of One-Time Work Order Agreement for Grass Carp Stocking in 23 Lakes
4. Landscaping Maintenance & Operational Updates from Sunscape Consulting & LMP
5. Continued Discussion: Landscaping Maintenance Area/Land Clearing Group Proposal for Land Clearing [Forestry Mulching Services]
6. Consideration of Resolution 2026-01, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
7. Authorization of Request for Qualifications (RFQ) for Engineering Services
8. Consideration of Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
9. Acceptance of Unaudited Financial Statements as of September 30, 2025

10. Approval of October 8, 2025 Regular Meeting Minutes

11. Action & Completed Items

12. Staff Reports

A. District Counsel: *Kutak Rock, LLP*

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

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

- Operations Report

- UPCOMING MEETINGS:

- January 14, 2026 at 4:00 PM [Workshop]

- January 14, 2026 at 5:30 PM [Regular Meeting]

- February 11, 2026 at 5:30 PM [Regular Meeting]

- 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**

# **3**



## **One-Time Work Order Agreement**

**Customer Name:** TSR CDD

**Property Contact:** Barry Mazzoni

**Work Order Description:** Grass Carp Stocking - 23 Lakes

**Premier Lakes Consultant:** Alex Kurth

**Consultant Phone Number:** 239-707-1575

This Agreement, dated **October 29th, 2025**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **TSR CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as **23 lakes consisting of approximately 130.62 acres.**
3. **One-Time Services:** Premier Lakes will perform **the stocking of 1,007 grass carp as follows:**
  - a. **Task 1:**
    - i. **Huckleberry (B2) - 347 Grass Carp**
    - ii. **Task 1 Price: \$8,680.00**
  - b. **Task 2:**
    - i. **M12D - 30 Grass Carp**
    - ii. **5-7 - 36 Grass Carp**
    - iii. **7-1B - 42 Grass Carp**
    - iv. **12-3 - 9 Grass Carp**
    - v. **12-4 - 55 Grass Carp**
    - vi. **12-5 - 31 Grass Carp**
    - vii. **14-1 - 9 Grass Carp**
    - viii. **15-3 - 58 Grass Carp**
    - ix. **16-1 - 54 Grass Carp**
    - x. **M12A - 11 Grass Carp**
    - xi. **M14B - 8 Grass Carp**
    - xii. **M14D - 21 Grass Carp**
    - xiii. **M22C - 27 Grass Carp**



- xiv. **3-3** - 78 Grass Carp
- xv. **M14G** - 12 Grass Carp
- xvi. **18-10** - 5 Grass Carp
- xvii. **18-9** - 6 Grass Carp
- xviii. **5-2** - 21 Grass Carp
- xix. **5-5B** - 13 Grass Carp
- xx. **5-3A** - 18 Grass Carp
- xxi. **Stansil A** - 13 Grass Carp
- xxii. **Cannon (B3)** - 103 Grass Carp
- xxiii. **Task 2 Total:** 660 Grass Carp
- xxiv. **Task 2 Price:** \$16,035.00

- c. **Permit Disclaimer:** Permitting is in progress. If SWFWMD or FWC requires any form of fish barrier on outfall structures, additional charges will apply.
- 4. **Payment Terms:** The total agreement amount is **\$24,715.00**. The total agreement amount per task will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
- 5. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
- 6. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
- 7. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
- 8. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
- 9. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.

10. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
11. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
12. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
13. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

**Total Agreement Amount:** \$24,715.00

**Accepted and Approved:**

**TSR CDD**

**Signature:**

**Printed Name:**

**Title:**

**Date:**

**Customer Address for Notice Purposes:**

**Premier Lakes, Inc.**

**Signature:** *Alex Kurth*

**Name:** Alex Kurth

**Title:** President

**Date:** 10/29/2025

**Please Remit All Payments & Contracts to:** 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**



March 27, 2020

SENT VIA EMAIL: [christieb@heidtdesign.com](mailto: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

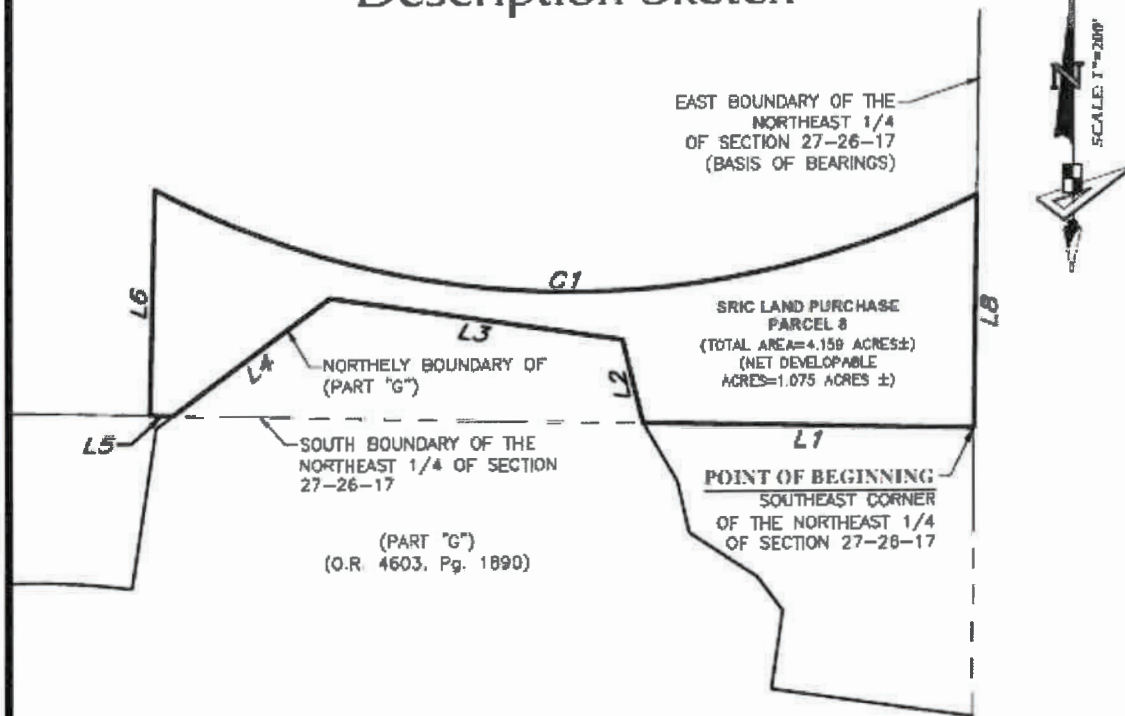
### SRIC LAND PURCHASE PARCEL 8

**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

**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.

NOTE: SEE SHEET 2 FOR LINE & CURVE TABLES

| PROJECT: STARKEY RANCH                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |          | Prepared For: WS-TSR, LLC                                                                                                                                                                                                         |  |           |  |  |      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| 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> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> |             |          |                                                                                                                                                                                                                                   |  | REVISIONS |  |  | DATE | DESCRIPTION | DRAWN BY |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REVISIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                       |             |          |                                                                                                                                                                                                                                   |  |           |  |  |      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| David A. Williams<br>FLORIDA PROFESSIONAL<br>SURVEYOR & MAPPER NO. <b>LS6423</b>                                                                                                                                                                                                                                                                                                                                                                                |             |          | 213 Hobbs Street<br>Tampa, Florida 33619<br>Phone: (813) 248-8888<br>Licensed Business No. 1B 7768<br><br><b>GeoPoint</b><br>Surveying, Inc. |  |           |  |  |      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\SRIC PURCHASE\DESCRIPTIONS\SRIC PURCHASE PARCEL 8.DWG LAST SAVED BY: PIERSON                                                                                                                                                                                                                                                                                                                                           |             |          |                                                                                                                                                                                                                                   |  |           |  |  |      |             |          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |          |
| <b>REVISIONS</b>                                                                                                      |                |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |          |
| DATE                                                                                                                  | DESCRIPTION    | DRAWN BY        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |          |
|                                                                                                                       |                |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |          |
|                                                                                                                       |                |                 | <div style="display: flex; align-items: center;"> <div style="flex: 1;"> <p style="margin: 0;">213 Hobbs Street<br/>Tampa, Florida 33619<br/>Phone: (813) 248-8888<br/>Licensed Business No. LB 7768</p> </div> <div style="flex: 1; text-align: right;">  <p style="font-size: 24px; margin: 0;"><b>GeoPoint</b></p> <p style="margin: 0;">Surveying, Inc.</p> </div> </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)<br>- Mulching services include all brush and trees upto ~4" in diameter. | N/A      | N/A        |               |
|      |                                                                                                        |          |            |               |
|      | Total Contract Price (Not to Exceed)                                                                   |          |            | \$10,000      |
|      |                                                                                                        |          |            |               |

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

"Land Clearing Group"

X \_\_\_\_\_

Print Name: Michael L. Turner

Date: August 18, 2025

"PROPERTY OWNER(S)"

X \_\_\_\_\_

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

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

X \_\_\_\_\_

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

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

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

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6**

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR  
COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE  
AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR  
BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30,  
2025; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on August 14, 2024, pursuant to Resolution 2024-08, the Board of Supervisors (“Board”) of the TSR Community Development District (“District”), adopted a Budget for Fiscal Year 2024/2025; and

**WHEREAS**, the Board desires to amend the previously adopted budget for Fiscal Year 2024/2025.

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

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 12th day of November, 2025.

ATTEST:

**TSR COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2025**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2025**

|                                          | FY 2025<br>Actual | FY2025<br>Adopted<br>Budget | Budget to<br>Actual<br>Variance | Proposed<br>Amendment<br>Increase/<br>(Decrease) | FY 2025<br>Amended<br>Budget |
|------------------------------------------|-------------------|-----------------------------|---------------------------------|--------------------------------------------------|------------------------------|
| <b>REVENUES</b>                          |                   |                             |                                 |                                                  |                              |
| Assessment levy - on-roll                | \$ 4,975,675      | \$ 4,924,371                | \$ (51,304)                     | \$ 51,304                                        | \$ 4,975,675                 |
| Trash collection assessments             | -                 | 17,465                      | 17,465                          | (17,465)                                         | -                            |
| Commercial shared costs                  | 111,036           | 123,324                     | 12,288                          | (12,288)                                         | 111,036                      |
| Program revenue                          | 52,692            | 20,000                      | (32,692)                        | 32,692                                           | 52,692                       |
| Interest                                 | 80,699            | 50,000                      | (30,699)                        | 30,699                                           | 80,699                       |
| Misc revenue -Stancil Park Turnover      | 169,253           | -                           | (169,253)                       | 169,253                                          | 169,253                      |
| Specialty program revenue                | -                 | 6,000                       | 6,000                           | (6,000)                                          | -                            |
| Miscellaneous                            | 11,335            | 17,000                      | 5,665                           | (5,665)                                          | 11,335                       |
| Total revenues                           | <u>5,400,690</u>  | <u>5,158,160</u>            | <u>(242,530)</u>                | <u>242,530</u>                                   | <u>5,400,690</u>             |
| <b>EXPENDITURES</b>                      |                   |                             |                                 |                                                  |                              |
| <b>Professional &amp; administrative</b> |                   |                             |                                 |                                                  |                              |
| Supervisors                              | 13,564            | 12,600                      | (964)                           | 964                                              | 13,564                       |
| Management                               | 42,070            | 42,070                      | -                               | -                                                | 42,070                       |
| Legal                                    | 25,032            | 25,000                      | (32)                            | 32                                               | 25,032                       |
| Engineering                              | 5,300             | 25,000                      | 19,700                          | (19,700)                                         | 5,300                        |
| Assessment administration                | 10,000            | 10,000                      | -                               | -                                                | 10,000                       |
| Audit                                    | 6,600             | 4,570                       | (2,030)                         | 2,030                                            | 6,600                        |
| Arbitrage rebate calculation             | 2,750             | 3,000                       | 250                             | (250)                                            | 2,750                        |
| Dissemination agent                      | 13,000            | 13,000                      | -                               | -                                                | 13,000                       |
| Trustee                                  | 35,019            | 35,000                      | (19)                            | 19                                               | 35,019                       |
| Telephone                                | 250               | 250                         | -                               | -                                                | 250                          |
| Postage                                  | 1,893             | 1,500                       | (393)                           | 393                                              | 1,893                        |
| Printing & binding                       | 2,000             | 2,000                       | -                               | -                                                | 2,000                        |
| Legal advertising                        | 1,729             | 1,000                       | (729)                           | 729                                              | 1,729                        |
| Annual special district fee              | 175               | 175                         | -                               | -                                                | 175                          |
| Insurance                                | 7,114             | 6,900                       | (214)                           | 214                                              | 7,114                        |
| Other current charges                    | 2,105             | 2,000                       | (105)                           | 105                                              | 2,105                        |
| Office supplies                          | 895               | 750                         | (145)                           | 145                                              | 895                          |
| Website                                  |                   |                             |                                 |                                                  |                              |
| Hosting & maintenance                    | 705               | 705                         | -                               | -                                                | 705                          |
| ADA compliance                           | -                 | 200                         | 200                             | (200)                                            | -                            |
| Property appraiser                       | 150               | 687                         | 537                             | (537)                                            | 150                          |
| Tax collector                            | 118,552           | 102,591                     | (15,961)                        | 15,961                                           | 118,552                      |
| Total professional & administrative      | <u>288,903</u>    | <u>288,998</u>              | <u>95</u>                       | <u>(95)</u>                                      | <u>288,903</u>               |
| <b>Field operations</b>                  |                   |                             |                                 |                                                  |                              |
| <b>Contract services</b>                 |                   |                             |                                 |                                                  |                              |
| Field services                           | 28,325            | 28,325                      | -                               | -                                                | 28,325                       |
| Landscape maintenance                    | 1,828,701         | 1,875,000                   | 46,299                          | (46,299)                                         | 1,828,701                    |
| Landscape consulting                     | 54,500            | 65,400                      | 10,900                          | (10,900)                                         | 54,500                       |
| Landscape arbor care                     | 77,755            | 155,000                     | 77,245                          | (77,245)                                         | 77,755                       |
| Wetland maintenance                      | 124,800           | 60,000                      | (64,800)                        | 64,800                                           | 124,800                      |
| Wetland mitigation reporting             | 12,275            | -                           | (12,275)                        | 12,275                                           | 12,275                       |
| Lake maintenance                         | 145,630           | 128,000                     | (17,630)                        | 17,630                                           | 145,630                      |
| Hurricane clean-up                       | 222,744           | -                           | (222,744)                       | 222,744                                          | 222,744                      |
| Porter supplies                          | 150               | -                           | (150)                           | 150                                              | 150                          |
| Community trash hauling                  | 439,209           | 375,000                     | (64,209)                        | 64,209                                           | 439,209                      |
| Off-duty traffic patrols                 | 14,175            | 15,000                      | 825                             | (825)                                            | 14,175                       |
| Wildhog removal                          | 400               | 10,000                      | 9,600                           | (9,600)                                          | 400                          |

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2025**

|                                         | FY 2025<br>Actual   | FY2025<br>Adopted<br>Budget | Budget to<br>Actual<br>Variance | Proposed<br>Amendment<br>Increase/<br>(Decrease) | FY 2025<br>Amended<br>Budget |
|-----------------------------------------|---------------------|-----------------------------|---------------------------------|--------------------------------------------------|------------------------------|
| Repairs & maintenance                   |                     |                             |                                 |                                                  |                              |
| Repairs - general                       | 14,448              | 15,000                      | 552                             | (552)                                            | 14,448                       |
| Operating supplies                      | 21,430              | 20,000                      | (1,430)                         | 1,430                                            | 21,430                       |
| Plant replacement                       | 135,859             | 120,000                     | (15,859)                        | 15,859                                           | 135,859                      |
| Mulch                                   | 154,210             | 150,000                     | (4,210)                         | 4,210                                            | 154,210                      |
| Playground mulch                        | 11,616              | -                           | (11,616)                        | 11,616                                           | 11,616                       |
| Capital projects - future               | -                   | 172,000                     | 172,000                         | (172,000)                                        | -                            |
| Fertilizer/chemicals                    | 37,553              | 50,000                      | 12,447                          | (12,447)                                         | 37,553                       |
| Irrigation repairs                      | 149,029             | 100,000                     | (49,029)                        | 49,029                                           | 149,029                      |
| Irrigation monitoring                   | -                   | 2,280                       | 2,280                           | (2,280)                                          | -                            |
| Security/alarms/repair                  | 14,180              | 1,500                       | (12,680)                        | 12,680                                           | 14,180                       |
| Road & sidewalk                         | 97,547              | 60,000                      | (37,547)                        | 37,547                                           | 97,547                       |
| Signage maintenance                     | 3,163               | -                           | (3,163)                         | 3,163                                            | 3,163                        |
| Common area signage                     | 2,090               | 3,000                       | 910                             | (910)                                            | 2,090                        |
| Pressure washing                        | 80,169              | 80,000                      | (169)                           | 169                                              | 80,169                       |
| SOD                                     | 1,925               | -                           | (1,925)                         | 1,925                                            | 1,925                        |
| Bridge & deck maintenance               | 76,706              | 60,000                      | (16,706)                        | 16,706                                           | 76,706                       |
| Water truck rental                      | 34,720              | -                           | (34,720)                        | 34,720                                           | 34,720                       |
| Utilities - common area                 |                     |                             |                                 |                                                  |                              |
| Electric                                | 18,215              | 14,500                      | (3,715)                         | 3,715                                            | 18,215                       |
| Streetlights                            | 415,708             | 390,000                     | (25,708)                        | 25,708                                           | 415,708                      |
| Irrigation - reclaimed water            | 90,962              | 70,000                      | (20,962)                        | 20,962                                           | 90,962                       |
| Gas                                     | 1,163               | 450                         | (713)                           | 713                                              | 1,163                        |
| Recreation facilities                   |                     |                             |                                 |                                                  |                              |
| Amenity management staff/contract       | 461,685             | 414,291                     | (47,394)                        | 47,394                                           | 461,685                      |
| Office operations                       | 137,022             | 131,225                     | (5,797)                         | 5,797                                            | 137,022                      |
| Janitorial                              | 14,000              | -                           | (14,000)                        | 14,000                                           | 14,000                       |
| Park A/C repairs & maintenance          | 11,586              | 5,000                       | (6,586)                         | 6,586                                            | 11,586                       |
| Pool operations                         | 99,325              | 95,000                      | (4,325)                         | 4,325                                            | 99,325                       |
| Pool - signage maintenance              | 350                 | -                           | (350)                           | 350                                              | 350                          |
| Pool permits                            | 985                 | -                           | (985)                           | 985                                              | 985                          |
| Pest services                           | 1,836               | 1,700                       | (136)                           | 136                                              | 1,836                        |
| Insurance                               | 86,394              | 90,000                      | 3,606                           | (3,606)                                          | 86,394                       |
| Cable/internet/telephone                | 12,018              | 10,000                      | (2,018)                         | 2,018                                            | 12,018                       |
| Access cards                            | 674                 | 1,000                       | 326                             | (326)                                            | 674                          |
| Activities                              | 70,719              | 30,000                      | (40,719)                        | 40,719                                           | 70,719                       |
| Stancil park projects                   | 148,525             | -                           | (148,525)                       | 148,525                                          | 148,525                      |
| Specialty programming                   | -                   | 6,000                       | 6,000                           | (6,000)                                          | -                            |
| Recreational repairs                    | 13,424              | 2,500                       | (10,924)                        | 10,924                                           | 13,424                       |
| Pool signage                            | -                   | 1,000                       | 1,000                           | (1,000)                                          | -                            |
| Holiday decorations                     | 15,000              | 15,000                      | -                               | -                                                | 15,000                       |
| Other                                   |                     |                             |                                 |                                                  |                              |
| Contingency                             | 25,024              | 20,000                      | (5,024)                         | 205,024                                          | 225,024                      |
| Capital outlay - splash pad referb.     | 26,286              | 26,000                      | (286)                           | 286                                              | 26,286                       |
| Total field operations                  | 5,434,210           | 4,869,171                   | (565,039)                       | 765,039                                          | 5,634,210                    |
| Total expenditures                      | 5,723,113           | 5,158,169                   | (564,944)                       | 764,944                                          | 5,923,113                    |
| Net increase/(decrease) of fund balance | (322,423)           | (9)                         | 322,414                         | (522,414)                                        | (522,423)                    |
| Fund balance - beginning (unaudited)    | 1,752,779           | 1,933,194                   | 180,415                         | (180,415)                                        | 1,752,779                    |
| Fund balance - ending (projected)       | <u>\$ 1,430,356</u> | <u>\$ 1,933,185</u>         | <u>\$ 502,829</u>               | <u>\$ (702,829)</u>                              | <u>\$ 1,230,356</u>          |

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **7**

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES  
FOR THE TSR COMMUNITY DEVELOPMENT DISTRICT**

*RFQ for Engineering Services*

The TSR Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's Capital Improvement Plan, including stormwater management system, landscaping improvements, utilities, roadway improvements, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Pasco County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("CCNA"). All applicants interested must submit eight (8) copies of Standard Form No. 330 and Qualification Statement by \_\_\_\_\_ .m. on \_\_\_\_\_, 2025 to the attention of Chuck Adams, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager.

Publish on \_\_\_\_\_ (DM: must be published at least 14 days prior to submittal deadline in a newspaper of general circulation. Please set submittal deadline based on when able to publish notice.)

**TSR  
COMMUNITY DEVELOPMENT DISTRICT**

**DISTRICT ENGINEER PROPOSALS**

**COMPETITIVE SELECTION CRITERIA**

**1) Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

**2) Consultant's Past Performance** (Weight: 25 Points)

Past performance for other community development districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

**3) Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

**4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

**5) Certified Minority Business Enterprise** (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

**6) Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

**7) Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **8**

## RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the TSR Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

**WHEREAS**, the Board of Supervisors ("Board") of TSR Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Pasco County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Kevin Kurtz, and Seat 2, currently held by William David Jackson, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 12TH DAY OF NOVEMBER, 2025.**

**ATTEST:**

**TSR COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

## Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE  
TSR COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the TSR Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at East Pasco Government Center, 14236 6th Street, Suite 200, Dade City, FL 33523 Ph: (352) 521-4302, West Pasco Government Center, 8731 Citizens Dr, Suite 110, New Port Richey, FL 34654 Ph: (727) 847-8162 or Central Pasco Professional Center, 4111 Land O' Lakes Blvd, Suite 105, Land O' Lakes, FL 34639 Ph: (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The TSR Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information please contact the Pasco County Supervisor of Elections.

**District Manager**  
**TSR Community Development District**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

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

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

|                                                                       | General<br>Fund     | Debt<br>Service<br>Fund<br>Series<br>2015 | Debt<br>Service<br>Fund<br>Series<br>2015A | Debt<br>Service<br>Fund<br>Series<br>2016 | Debt<br>Service<br>Fund<br>Series<br>2017 | Debt<br>Service<br>Fund<br>Series<br>2018 | Debt<br>Service<br>Fund<br>Series<br>2019 | Capital<br>Projects<br>Fund<br>Series<br>2019 | Total<br>Governmental<br>Funds |
|-----------------------------------------------------------------------|---------------------|-------------------------------------------|--------------------------------------------|-------------------------------------------|-------------------------------------------|-------------------------------------------|-------------------------------------------|-----------------------------------------------|--------------------------------|
| <b>ASSETS</b>                                                         |                     |                                           |                                            |                                           |                                           |                                           |                                           |                                               |                                |
| Cash                                                                  |                     |                                           |                                            |                                           |                                           |                                           |                                           |                                               |                                |
| Truist: operating                                                     | \$ 112,837          | \$ -                                      | \$ -                                       | \$ -                                      | \$ -                                      | \$ -                                      | \$ -                                      | \$ -                                          | \$ 112,837                     |
| Bank United: ICS                                                      | 1,373,497           | -                                         | -                                          | -                                         | -                                         | -                                         | -                                         | -                                             | 1,373,497                      |
| BankUnited - 2863                                                     | 180,000             | -                                         | -                                          | -                                         | -                                         | -                                         | -                                         | -                                             | 180,000                        |
| Investments                                                           |                     |                                           |                                            |                                           |                                           |                                           |                                           |                                               |                                |
| Revenue                                                               | -                   | 604,320                                   | 494,144                                    | 498,177                                   | 591,637                                   | 450,228                                   | 248,789                                   | -                                             | 2,887,295                      |
| Reserve                                                               | -                   | 624,494                                   | 650,450                                    | 481,322                                   | 403,162                                   | 320,366                                   | 165,100                                   | -                                             | 2,644,894                      |
| Prepayment                                                            | -                   | 2,614                                     | 3,585                                      | -                                         | -                                         | -                                         | -                                         | -                                             | 6,199                          |
| Construction                                                          | -                   | -                                         | -                                          | -                                         | -                                         | -                                         | -                                         | 247,026                                       | 247,026                        |
| 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                                                        | 1,328               | -                                         | -                                          | -                                         | -                                         | -                                         | -                                         | -                                             | 1,328                          |
| Utility deposit                                                       | 7,490               | -                                         | -                                          | -                                         | -                                         | -                                         | -                                         | -                                             | 7,490                          |
| Prepaid expense                                                       | 91,818              | -                                         | -                                          | -                                         | -                                         | -                                         | -                                         | -                                             | 91,818                         |
| Total assets                                                          | <u>\$ 1,845,407</u> | <u>\$ 1,231,428</u>                       | <u>\$ 1,148,179</u>                        | <u>\$ 979,585</u>                         | <u>\$ 1,034,650</u>                       | <u>\$ 770,594</u>                         | <u>\$ 413,889</u>                         | <u>\$ 247,026</u>                             | <u>\$ 7,670,758</u>            |
| <b>LIABILITIES</b>                                                    |                     |                                           |                                            |                                           |                                           |                                           |                                           |                                               |                                |
| Liabilities:                                                          |                     |                                           |                                            |                                           |                                           |                                           |                                           |                                               |                                |
| Accounts payable                                                      | \$ 348,207          | \$ -                                      | \$ -                                       | \$ -                                      | \$ -                                      | \$ -                                      | \$ -                                      | \$ -                                          | \$ 348,207                     |
| Credit card payable                                                   | 1,009               | -                                         | -                                          | -                                         | -                                         | -                                         | -                                         | -                                             | 1,009                          |
| Due to other                                                          | 28                  | -                                         | -                                          | -                                         | -                                         | -                                         | -                                         | -                                             | 28                             |
| Contracts payable                                                     | -                   | -                                         | -                                          | -                                         | -                                         | -                                         | -                                         | 2,702                                         | 2,702                          |
| Accrued taxes payable                                                 | 459                 | -                                         | -                                          | -                                         | -                                         | -                                         | -                                         | -                                             | 459                            |
| Total liabilities                                                     | <u>349,703</u>      | <u>-</u>                                  | <u>-</u>                                   | <u>-</u>                                  | <u>-</u>                                  | <u>-</u>                                  | <u>-</u>                                  | <u>2,702</u>                                  | <u>352,405</u>                 |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                  |                     |                                           |                                            |                                           |                                           |                                           |                                           |                                               |                                |
| Deferred receipts                                                     | 17,182              | -                                         | -                                          | -                                         | 39,851                                    | -                                         | -                                         | -                                             | 57,033                         |
| Unearned revenue                                                      | 957                 | -                                         | -                                          | -                                         | -                                         | -                                         | -                                         | -                                             | 957                            |
| Retained earnings                                                     | 47,209              | -                                         | -                                          | -                                         | -                                         | -                                         | -                                         | -                                             | 47,209                         |
| Total deferred inflows of resources                                   | <u>65,348</u>       | <u>-</u>                                  | <u>-</u>                                   | <u>-</u>                                  | <u>39,851</u>                             | <u>-</u>                                  | <u>-</u>                                  | <u>-</u>                                      | <u>105,199</u>                 |
| <b>FUND BALANCES</b>                                                  |                     |                                           |                                            |                                           |                                           |                                           |                                           |                                               |                                |
| Restricted for                                                        |                     |                                           |                                            |                                           |                                           |                                           |                                           |                                               |                                |
| Debt service                                                          | -                   | 1,231,428                                 | 1,148,179                                  | 979,585                                   | 994,799                                   | 770,594                                   | 413,889                                   | -                                             | 5,538,474                      |
| Capital projects                                                      | -                   | -                                         | -                                          | -                                         | -                                         | -                                         | -                                         | 244,324                                       | 244,324                        |
| Unassigned                                                            | 1,430,356           | -                                         | -                                          | -                                         | -                                         | -                                         | -                                         | -                                             | 1,430,356                      |
| Total fund balances                                                   | <u>1,430,356</u>    | <u>1,231,428</u>                          | <u>1,148,179</u>                           | <u>979,585</u>                            | <u>994,799</u>                            | <u>770,594</u>                            | <u>413,889</u>                            | <u>244,324</u>                                | <u>7,213,154</u>               |
| Total liabilities, deferred inflows of resources<br>and fund balances | <u>\$ 1,845,407</u> | <u>\$ 1,231,428</u>                       | <u>\$ 1,148,179</u>                        | <u>\$ 979,585</u>                         | <u>\$ 1,034,650</u>                       | <u>\$ 770,594</u>                         | <u>\$ 413,889</u>                         | <u>\$ 247,026</u>                             | <u>\$ 7,670,758</u>            |

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

|                                          | Current<br>Month | Year to<br>Date  | Budget           | % of<br>Budget |
|------------------------------------------|------------------|------------------|------------------|----------------|
| <b>REVENUES</b>                          |                  |                  |                  |                |
| Assessment levy - on-roll                | \$ -             | \$ 4,975,675     | \$ 4,924,371     | 101%           |
| Trash collection assessments             | -                | -                | 17,465           | 0%             |
| Commercial shared costs                  | 62,404           | 111,036          | 123,324          | 90%            |
| Program revenue                          | 4,459            | 52,692           | 20,000           | 263%           |
| Interest                                 | 4,067            | 80,699           | 50,000           | 161%           |
| Misc revenue -Stancil Park Turnover      | -                | 169,253          | -                | N/A            |
| Specialty program revenue                | -                | -                | 6,000            | 0%             |
| Miscellaneous                            | -                | 11,335           | 17,000           | 67%            |
| Total revenues                           | <u>70,930</u>    | <u>5,400,690</u> | <u>5,158,160</u> | 105%           |
| <b>EXPENDITURES</b>                      |                  |                  |                  |                |
| <b>Professional &amp; administrative</b> |                  |                  |                  |                |
| Supervisors                              | 1,077            | 13,564           | 12,600           | 108%           |
| Management                               | 3,506            | 42,070           | 42,070           | 100%           |
| Legal                                    | 3,698            | 25,032           | 25,000           | 100%           |
| Engineering                              | 1,900            | 5,300            | 25,000           | 21%            |
| Assessment administration                | 833              | 10,000           | 10,000           | 100%           |
| Audit                                    | -                | 6,600            | 4,570            | 144%           |
| Arbitrage rebate calculation             | 750              | 2,750            | 3,000            | 92%            |
| Dissemination agent                      | 1,083            | 13,000           | 13,000           | 100%           |
| Trustee                                  | -                | 35,019           | 35,000           | 100%           |
| Telephone                                | 21               | 250              | 250              | 100%           |
| Postage                                  | 354              | 1,893            | 1,500            | 126%           |
| Printing & binding                       | 167              | 2,000            | 2,000            | 100%           |
| Legal advertising                        | 182              | 1,729            | 1,000            | 173%           |
| Annual special district fee              | -                | 175              | 175              | 100%           |
| Insurance                                | -                | 7,114            | 6,900            | 103%           |
| Other current charges                    | 206              | 2,105            | 2,000            | 105%           |
| Office supplies                          | 232              | 895              | 750              | 119%           |
| Website                                  |                  |                  |                  |                |
| Hosting & maintenance                    | -                | 705              | 705              | 100%           |
| ADA compliance                           | -                | -                | 200              | 0%             |
| Property appraiser                       | -                | 150              | 687              | 22%            |
| Tax collector                            | -                | 118,552          | 102,591          | 116%           |
| Total professional & administrative      | <u>14,009</u>    | <u>288,903</u>   | <u>288,998</u>   | 100%           |
| <b>Field operations</b>                  |                  |                  |                  |                |
| <b>Contract services</b>                 |                  |                  |                  |                |
| Field services                           | 2,360            | 28,325           | 28,325           | 100%           |
| Landscape maintenance                    | 146,225          | 1,828,701        | 1,875,000        | 98%            |
| Landscape consulting                     | 5,450            | 54,500           | 65,400           | 83%            |
| Landscape arbor care                     | 9,892            | 77,755           | 155,000          | 50%            |
| Wetland maintenance                      | 4,500            | 124,800          | 60,000           | 208%           |
| Wetland mitigation reporting             | -                | 12,275           | -                | N/A            |
| Lake maintenance                         | 10,660           | 145,630          | 128,000          | 114%           |
| Hurricane clean-up                       | -                | 222,744          | -                | N/A            |
| Porter supplies                          | -                | 150              | -                | N/A            |
| Community trash hauling                  | 38,835           | 439,209          | 375,000          | 117%           |
| Off-duty traffic patrols                 | 1,800            | 14,175           | 15,000           | 95%            |
| Wildhog removal                          | -                | 400              | 10,000           | 4%             |
| <b>Repairs &amp; maintenance</b>         |                  |                  |                  |                |
| Repairs - general                        | -                | 14,448           | 15,000           | 96%            |
| Operating supplies                       | 1,602            | 21,430           | 20,000           | 107%           |
| Plant replacement                        | 8,865            | 135,859          | 120,000          | 113%           |
| 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 SEPTEMBER 30, 2025**

|                                         | Current<br>Month    | Year to<br>Date     | Budget              | % of<br>Budget |
|-----------------------------------------|---------------------|---------------------|---------------------|----------------|
| Playground mulch                        | -                   | 11,616              | -                   | N/A            |
| Capital projects - future               | -                   | -                   | 172,000             | 0%             |
| Fertilizer/chemicals                    | -                   | 37,553              | 50,000              | 75%            |
| Irrigation repairs                      | 41,835              | 149,029             | 100,000             | 149%           |
| Irrigation monitoring                   | -                   | -                   | 2,280               | 0%             |
| Security/alarms/repair                  | -                   | 14,180              | 1,500               | 945%           |
| Road & sidewalk                         | 4,697               | 97,547              | 60,000              | 163%           |
| 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               | 30,900              | 76,706              | 60,000              | 128%           |
| Water truck rental                      | -                   | 34,720              | -                   | N/A            |
| Utilities - common area                 |                     |                     |                     |                |
| Electric                                | 2,872               | 18,215              | 14,500              | 126%           |
| Streetlights                            | 68,505              | 415,708             | 390,000             | 107%           |
| Irrigation - reclaimed water            | 17,734              | 90,962              | 70,000              | 130%           |
| Gas                                     | 190                 | 1,163               | 450                 | 258%           |
| Recreation facilities                   |                     |                     |                     |                |
| Amenity management staff/contract       | 39,773              | 461,685             | 414,291             | 111%           |
| Office operations                       | 9,407               | 137,022             | 131,225             | 104%           |
| Janitorial                              | 4,000               | 14,000              | -                   | N/A            |
| Park A/C repairs & maintenance          | 4,185               | 11,586              | 5,000               | 232%           |
| Pool operations                         | 12,629              | 99,325              | 95,000              | 105%           |
| Pool - signage maintenance              | -                   | 350                 | -                   | N/A            |
| Pool permits                            | -                   | 985                 | -                   | N/A            |
| Pest services                           | -                   | 1,836               | 1,700               | 108%           |
| Insurance                               | -                   | 86,394              | 90,000              | 96%            |
| Cable/internet/telephone                | 1,286               | 12,018              | 10,000              | 120%           |
| Access cards                            | -                   | 674                 | 1,000               | 67%            |
| Activities                              | 7,813               | 70,719              | 30,000              | 236%           |
| 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                             | 5,739               | 25,024              | 20,000              | 125%           |
| Capital outlay - splash pad referb.     | -                   | 26,286              | 26,000              | 101%           |
| Total field operations                  | <u>481,754</u>      | <u>5,434,210</u>    | <u>4,869,171</u>    | 112%           |
| Total expenditures                      | <u>495,763</u>      | <u>5,723,113</u>    | <u>5,158,169</u>    | 111%           |
| Net increase/(decrease) of fund balance | (424,833)           | (322,423)           | (9)                 |                |
| Fund balance - beginning (unaudited)    | 1,855,189           | 1,752,779           | 1,933,194           |                |
| Fund balance - ending (projected)       | <u>\$ 1,430,356</u> | <u>\$ 1,430,356</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 SEPTEMBER 30, 2025**

|                                                              | Current<br>Month    | Year to<br>Date    | Budget             | % of<br>Budget |
|--------------------------------------------------------------|---------------------|--------------------|--------------------|----------------|
| <b>REVENUES</b>                                              |                     |                    |                    |                |
| Assessment levy - on-roll                                    | \$ -                | \$ 663,183         | \$ 661,099         | 100%           |
| Interest                                                     | 5                   | 61                 | 50                 | 122%           |
| Total revenues                                               | <u>5</u>            | <u>663,244</u>     | <u>661,149</u>     | 100%           |
| <b>EXPENDITURES</b>                                          |                     |                    |                    |                |
| <b>Debt service</b>                                          |                     |                    |                    |                |
| Principal - 11/1                                             | -                   | 210,000            | 210,000            | 100%           |
| Interest - 11/1                                              | -                   | 204,403            | 204,403            | 100%           |
| Interest - 5/1                                               | -                   | 199,809            | 199,809            | 100%           |
| Tax collector                                                | -                   | 13,250             | 13,773             | 96%            |
| Total expenditures                                           | <u>-</u>            | <u>627,462</u>     | <u>627,985</u>     | 100%           |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 5                   | 35,782             | 33,164             |                |
| Fund balance:                                                |                     |                    |                    |                |
| Beginning fund balance (unaudited)                           | 1,231,423           | 1,195,646          | 1,189,691          |                |
| Ending fund balance (projected)                              | <u>\$ 1,231,428</u> | <u>\$1,231,428</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 SEPTEMBER 30, 2025**

|                                                              | Current<br>Month          | Year to<br>Date           | Budget                    | % of<br>Budget |
|--------------------------------------------------------------|---------------------------|---------------------------|---------------------------|----------------|
| <b>REVENUES</b>                                              |                           |                           |                           |                |
| Assessment levy - on-roll                                    | \$ -                      | \$ 667,365                | \$ 665,268                | 100%           |
| Interest                                                     | 5                         | 58                        | -                         | N/A            |
| Total revenues                                               | <u>5</u>                  | <u>667,423</u>            | <u>665,268</u>            | 100%           |
| <b>EXPENDITURES</b>                                          |                           |                           |                           |                |
| <b>Debt service</b>                                          |                           |                           |                           |                |
| Principal - 11/1                                             | -                         | 200,000                   | 200,000                   | 100%           |
| Interest - 11/1                                              | -                         | 224,025                   | 224,025                   | 100%           |
| Interest - 5/1                                               | -                         | 218,650                   | 218,650                   | 100%           |
| Tax collector                                                | -                         | 13,333                    | 13,860                    | 96%            |
| Total expenditures                                           | <u>-</u>                  | <u>656,008</u>            | <u>656,535</u>            | 100%           |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 5                         | 11,415                    | 8,733                     |                |
| Fund balance:                                                |                           |                           |                           |                |
| Beginning fund balance (unaudited)                           | <u>1,148,174</u>          | <u>1,136,764</u>          | <u>1,129,615</u>          |                |
| Ending fund balance (projected)                              | <u><u>\$1,148,179</u></u> | <u><u>\$1,148,179</u></u> | <u><u>\$1,138,348</u></u> |                |

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2016 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING SEPTEMBER 30, 2025**

|                                                              | Current<br>Month         | Year to<br>Date          | Budget                   | % of<br>Budget |
|--------------------------------------------------------------|--------------------------|--------------------------|--------------------------|----------------|
| <b>REVENUES</b>                                              |                          |                          |                          |                |
| Assessment levy - on-roll                                    | \$ -                     | \$ 657,734               | \$ 655,667               | 100%           |
| Interest                                                     | 4                        | 49                       | -                        | N/A            |
| Total revenues                                               | <u>4</u>                 | <u>657,783</u>           | <u>655,667</u>           | 100%           |
| <b>EXPENDITURES</b>                                          |                          |                          |                          |                |
| <b>Debt service</b>                                          |                          |                          |                          |                |
| Principal - 11/1                                             | -                        | 220,000                  | 220,000                  | 100%           |
| Interest - 11/1                                              | -                        | 210,188                  | 210,188                  | 100%           |
| Interest - 5/1                                               | -                        | 205,788                  | 205,788                  | 100%           |
| Tax collector                                                | -                        | 13,140                   | 13,660                   | 96%            |
| Total expenditures                                           | <u>-</u>                 | <u>649,116</u>           | <u>649,636</u>           | 100%           |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 4                        | 8,667                    | 6,031                    |                |
| Fund balance:                                                |                          |                          |                          |                |
| Beginning fund balance (unaudited)                           | <u>979,581</u>           | <u>970,918</u>           | <u>969,248</u>           |                |
| Ending fund balance (projected)                              | <u><u>\$ 979,585</u></u> | <u><u>\$ 979,585</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 SEPTEMBER 30, 2025**

|                                                              | Current<br>Month  | Year to<br>Date   | Budget            | % of<br>Budget |
|--------------------------------------------------------------|-------------------|-------------------|-------------------|----------------|
| <b>REVENUES</b>                                              |                   |                   |                   |                |
| Assessment levy - on-roll                                    | \$ -              | \$ 820,991        | \$ 818,412        | 100%           |
| Interest                                                     | 4                 | 50                | -                 | N/A            |
| Total revenues                                               | <u>4</u>          | <u>821,041</u>    | <u>818,412</u>    | 100%           |
| <b>EXPENDITURES</b>                                          |                   |                   |                   |                |
| <b>Debt service</b>                                          |                   |                   |                   |                |
| Principal - 11/1                                             | -                 | 260,000           | 260,000           | 100%           |
| Interest - 11/1                                              | -                 | 268,844           | 268,844           | 100%           |
| Interest - 5/1                                               | -                 | 263,481           | 263,481           | 100%           |
| Tax collector                                                | -                 | 16,402            | 17,050            | 96%            |
| Total expenditures                                           | <u>-</u>          | <u>808,727</u>    | <u>809,375</u>    | 100%           |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 4                 | 12,314            | 9,037             |                |
| Fund balance:                                                |                   |                   |                   |                |
| Beginning fund balance (unaudited)                           | 994,795           | 982,485           | 980,514           |                |
| Ending fund balance (projected)                              | <u>\$ 994,799</u> | <u>\$ 994,799</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 SEPTEMBER 30, 2025**

|                                                              | Current<br>Month         | Year To<br>Date          | Budget                   | % of<br>Budget |
|--------------------------------------------------------------|--------------------------|--------------------------|--------------------------|----------------|
| <b>REVENUES</b>                                              |                          |                          |                          |                |
| Assessment levy - on-roll                                    | \$ -                     | \$ 656,528               | \$ 654,466               | 100%           |
| Interest                                                     | 3                        | 39                       | -                        | N/A            |
| Total revenues                                               | <u>3</u>                 | <u>656,567</u>           | <u>654,466</u>           | 100%           |
| <b>EXPENDITURES</b>                                          |                          |                          |                          |                |
| <b>Debt service</b>                                          |                          |                          |                          |                |
| Principal - 11/1                                             | -                        | 185,000                  | 185,000                  | 100%           |
| Interest - 11/1                                              | -                        | 227,522                  | 227,522                  | 100%           |
| Interest - 5/1                                               | -                        | 223,822                  | 223,822                  | 100%           |
| Tax collector                                                | -                        | 13,117                   | 13,635                   | 96%            |
| Total expenditures                                           | <u>-</u>                 | <u>649,461</u>           | <u>649,979</u>           | 100%           |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 3                        | 7,106                    | 4,487                    |                |
| Fund balance:                                                |                          |                          |                          |                |
| Beginning fund balance (unaudited)                           | <u>770,591</u>           | <u>763,488</u>           | <u>761,913</u>           |                |
| Ending fund balance (projected)                              | <u><u>\$ 770,594</u></u> | <u><u>\$ 770,594</u></u> | <u><u>\$ 766,400</u></u> |                |

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

|                                                              | Current<br>Month | Year To<br>Date   | Budget            | % of<br>Budget |
|--------------------------------------------------------------|------------------|-------------------|-------------------|----------------|
| <b>REVENUES</b>                                              |                  |                   |                   |                |
| Assessment levy - on-roll                                    | \$ -             | \$ 338,267        | \$ 337,204        | 100%           |
| Interest                                                     | 2                | 20                | -                 | N/A            |
| Total revenues                                               | <u>2</u>         | <u>338,287</u>    | <u>337,204</u>    | 100%           |
| <b>EXPENDITURES</b>                                          |                  |                   |                   |                |
| <b>Debt service</b>                                          |                  |                   |                   |                |
| Principal - 11/1                                             | -                | 120,000           | 120,000           | 100%           |
| Interest - 11/1                                              | -                | 104,400           | 104,400           | 100%           |
| Interest - 5/1                                               | -                | 102,600           | 102,600           | 100%           |
| Tax collector                                                | -                | 6,758             | 7,025             | 96%            |
| Total expenditures                                           | <u>-</u>         | <u>333,758</u>    | <u>334,025</u>    | 100%           |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 2                | 4,529             | 3,179             |                |
| <b>OTHER FINANCING SOURCES/(USES)</b>                        |                  |                   |                   |                |
| 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)                           | 413,888          | 409,368           | 407,887           |                |
| Ending fund balance (projected)                              | <u>\$413,889</u> | <u>\$ 413,889</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 SEPTEMBER 30, 2025**

|                                                              | Current<br>Month         | Year To<br>Date          |
|--------------------------------------------------------------|--------------------------|--------------------------|
| <b>REVENUES</b>                                              |                          |                          |
| Interest                                                     | \$ 1                     | \$ 13                    |
| Total revenues                                               | <u>1</u>                 | <u>13</u>                |
| <b>EXPENDITURES</b>                                          |                          |                          |
| Capital outlay - construction                                | <u>2,009</u>             | <u>2,009</u>             |
| Total expenditures                                           | <u>2,009</u>             | <u>2,009</u>             |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | (2,008)                  | (1,996)                  |
| <b>OTHER FINANCING SOURCES/(USES)</b>                        |                          |                          |
| Transfers in                                                 | <u>1</u>                 | <u>8</u>                 |
| Total other financing sources/(uses)                         | <u>1</u>                 | <u>8</u>                 |
| Net change in fund balance                                   | (2,007)                  | (1,988)                  |
| Beginning fund balance (unaudited)                           | <u>246,331</u>           | <u>246,312</u>           |
| Ending fund balance (projected)                              | <u><u>\$ 244,324</u></u> | <u><u>\$ 244,324</u></u> |

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Check Detail  
September 2025

| Type            | Num              | Date       | Name              | Item | Account                                  | Paid Amount | Original Amount |
|-----------------|------------------|------------|-------------------|------|------------------------------------------|-------------|-----------------|
| Bill Pmt -Check | CBI              | 09/03/2025 | BRIGHT HOUSE N... |      | 101.002 · Suntrust #570803-Operating ... |             | -311.19         |
| Bill            | 1420332 082425   | 09/02/2025 |                   |      | 572.416 · Amenity Cable/Internet         | -311.19     | 311.19          |
| TOTAL           |                  |            |                   |      |                                          | -311.19     | 311.19          |
| Bill Pmt -Check | CBI              | 09/03/2025 | DUKE ENERGY       |      | 101.002 · Suntrust #570803-Operating ... |             | -810.17         |
| Bill            | 3212 0055 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -19.68      | 19.68           |
| Bill            | 8703 0061 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8703 0178 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8703 0269 082925 | 09/02/2025 |                   |      | 531.307 · Street Lights                  | -30.80      | 30.80           |
| Bill            | 8703 0326 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8703 0566 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8703 0722 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8703 0805 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8703 0847 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8712 3156 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8712 3320 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8702 7991 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -37.83      | 37.83           |
| Bill            | 8702 8059 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8702 8471 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8702 8554 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8702 8629 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8702 8702 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8702 8786 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8702 8869 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8702 8942 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -54.24      | 54.24           |
| Bill            | 8702 9109 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8702 9430 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8702 9696 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8702 9836 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8702 9951 082925 | 09/02/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| Bill            | 8812 1120 090225 | 09/02/2025 |                   |      | 531.301 · Electric                       | -10.46      | 10.46           |
| Bill            | 8811 5106 090225 | 09/02/2025 |                   |      | 531.301 · Electric                       | -10.36      | 10.36           |
| TOTAL           |                  |            |                   |      |                                          | -810.17     | 810.17          |
| Check           | CBI              | 09/05/2025 | SUNTRUST BANK     |      | 101.002 · Suntrust #570803-Operating ... |             | -3,103.01       |
|                 |                  |            |                   |      | 204.300 · Credit Card - SunTrust         | -3,103.01   | 3,103.01        |
| TOTAL           |                  |            |                   |      |                                          | -3,103.01   | 3,103.01        |

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September 2025

| Type            | Num              | Date       | Name              | Item | Account                                  | Paid Amount | Original Amount |
|-----------------|------------------|------------|-------------------|------|------------------------------------------|-------------|-----------------|
| Bill Pmt -Check | CBI              | 09/10/2025 | DUKE ENERGY       |      | 101.002 · Suntrust #570803-Operating ... |             | -23,212.33      |
| Bill            | 8703 0425 090425 | 09/09/2025 |                   |      | 531.307 · Street Lights                  | -917.94     | 917.94          |
| Bill            | 8812 0434 090425 | 09/09/2025 |                   |      | 531.301 · Electric                       | -14.37      | 14.37           |
| Bill            | 8703 0681 090925 | 09/09/2025 |                   |      | 531.307 · Street Lights                  | -288.15     | 288.15          |
| Bill            | 8811 1467 090525 | 09/09/2025 |                   |      | 531.301 · Electric                       | -14.36      | 14.36           |
| Bill            | 5641 1687 090525 | 09/09/2025 |                   |      | 531.307 · Street Lights                  | -584.71     | 584.71          |
| Bill            | 8712 3081 090425 | 09/09/2025 |                   |      | 531.307 · Street Lights                  | -946.53     | 946.53          |
| Bill            | 3807 3819 090425 | 09/09/2025 |                   |      | 531.301 · Electric                       | -19.94      | 19.94           |
| Bill            | 3807 5598 090425 | 09/09/2025 |                   |      | 572.711 · Pool Operations                | -526.97     | 526.97          |
| Bill            | 6305 7442 090525 | 09/09/2025 |                   |      | 531.301 · Electric                       | -23.76      | 23.76           |
| Bill            | 8702 7826 090425 | 09/09/2025 |                   |      | 531.307 · Street Lights                  | -1,862.57   | 1,862.57        |
| Bill            | 8702 8140 090825 | 09/09/2025 |                   |      | 531.307 · Street Lights                  | -12,983.87  | 12,983.87       |
| Bill            | 8702 8322 090425 | 09/09/2025 |                   |      | 531.307 · Street Lights                  | -1,619.63   | 1,619.63        |
| Bill            | 8702 8413 090825 | 09/09/2025 |                   |      | 531.307 · Street Lights                  | -2,578.17   | 2,578.17        |
| Bill            | 8702 9761 090925 | 09/09/2025 |                   |      | 531.307 · Street Lights                  | -831.36     | 831.36          |
| TOTAL           |                  |            |                   |      |                                          | -23,212.33  | 23,212.33       |
| Bill Pmt -Check | CBI              | 09/17/2025 | BRIGHT HOUSE N... |      | 101.002 · Suntrust #570803-Operating ... |             | -355.00         |
| Bill            | 14149540090725   | 09/16/2025 |                   |      | 572.416 · Amenity Cable/Internet         | -165.00     | 165.00          |
| Bill            | 1415019090525    | 09/16/2025 |                   |      | 572.416 · Amenity Cable/Internet         | -190.00     | 190.00          |
| TOTAL           |                  |            |                   |      |                                          | -355.00     | 355.00          |
| Bill Pmt -Check | CBI              | 09/17/2025 | CITY OF CLEARW... |      | 101.002 · Suntrust #570803-Operating ... |             | -97.12          |
| Bill            | 4224446 091225   | 09/16/2025 |                   |      | 532.306 · Propane Services - Gas         | -29.70      | 29.70           |
| Bill            | 4304296 091225   | 09/16/2025 |                   |      | 532.306 · Propane Services - Gas         | -67.42      | 67.42           |
| TOTAL           |                  |            |                   |      |                                          | -97.12      | 97.12           |
| Bill Pmt -Check | CBI              | 09/17/2025 | DEX IMAGING       |      | 101.002 · Suntrust #570803-Operating ... |             | -268.81         |
| Bill            | AR13944697       | 09/16/2025 |                   |      | 572.701 · Office Operations              | -268.81     | 268.81          |
| TOTAL           |                  |            |                   |      |                                          | -268.81     | 268.81          |

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| Type            | Num              | Date       | Name              | Item | Account                                  | Paid Amount | Original Amount |
|-----------------|------------------|------------|-------------------|------|------------------------------------------|-------------|-----------------|
| Bill Pmt -Check | CBI              | 09/17/2025 | DUKE ENERGY       |      | 101.002 · Suntrust #570803-Operating ... |             | -5,081.88       |
| Bill            | 8712 3263 091525 | 09/16/2025 |                   |      | 572.711 · Pool Operations                | -366.46     | 366.46          |
| Bill            | 8712 3429 091025 | 09/16/2025 |                   |      | 531.301 · Electric                       | -604.30     | 604.30          |
| Bill            | 8702 8223 091025 | 09/16/2025 |                   |      | 572.711 · Pool Operations                | -1,557.73   | 1,557.73        |
| Bill            | 8702 9216 091125 | 09/16/2025 |                   |      | 531.307 · Street Lights                  | -1,347.31   | 1,347.31        |
| Bill            | 8702 9365 091625 | 09/16/2025 |                   |      | 531.307 · Street Lights                  | -488.54     | 488.54          |
| Bill            | 8702 9620 091525 | 09/16/2025 |                   |      | 531.307 · Street Lights                  | -717.54     | 717.54          |
| TOTAL           |                  |            |                   |      |                                          | -5,081.88   | 5,081.88        |
| Bill Pmt -Check | CBI              | 09/17/2025 | WELLS FARGO V...  |      | 101.002 · Suntrust #570803-Operating ... |             | -399.83         |
| Bill            | 5035860843       | 09/16/2025 |                   |      | 572.701 · Office Operations              | -399.83     | 399.83          |
| TOTAL           |                  |            |                   |      |                                          | -399.83     | 399.83          |
| Check           | CBI              | 09/23/2025 | SUNTRUST BANK     |      | 101.002 · Suntrust #570803-Operating ... |             | -1,802.31       |
|                 |                  |            |                   |      | 204.300 · Credit Card - SunTrust         | -1,802.31   | 1,802.31        |
| TOTAL           |                  |            |                   |      |                                          | -1,802.31   | 1,802.31        |
| Bill Pmt -Check | CBI              | 09/24/2025 | BRIGHT HOUSE N... |      | 101.002 · Suntrust #570803-Operating ... |             | -220.00         |
| Bill            | 1436734091725    | 09/23/2025 |                   |      | 572.416 · Amenity Cable/Internet         | -220.00     | 220.00          |
| TOTAL           |                  |            |                   |      |                                          | -220.00     | 220.00          |
| Bill Pmt -Check | CBI              | 09/24/2025 | DUKE ENERGY       |      | 101.002 · Suntrust #570803-Operating ... |             | -8,625.14       |
| Bill            | 8703 0516 091925 | 09/23/2025 |                   |      | 531.307 · Street Lights                  | -1,604.92   | 1,604.92        |
| Bill            | 8703 0938 091725 | 09/23/2025 |                   |      | 531.307 · Street Lights                  | -3,596.11   | 3,596.11        |
| Bill            | 8702 7933 091725 | 09/23/2025 |                   |      | 531.307 · Street Lights                  | -3,393.31   | 3,393.31        |
| Bill            | 8702 9274 091725 | 09/23/2025 |                   |      | 531.301 · Electric                       | -30.80      | 30.80           |
| TOTAL           |                  |            |                   |      |                                          | -8,625.14   | 8,625.14        |
| Bill Pmt -Check | 12421            | 09/03/2025 | BIG DOG LEO SE... |      | 101.002 · Suntrust #570803-Operating ... |             | -150.00         |
| Bill            | 09012025         | 09/02/2025 |                   |      | 538.620 · Off Duty Traffic Patrols       | -150.00     | 150.00          |
| TOTAL           |                  |            |                   |      |                                          | -150.00     | 150.00          |

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| Type            | Num             | Date       | Name              | Item | Account                                    | Paid Amount | Original Amount |
|-----------------|-----------------|------------|-------------------|------|--------------------------------------------|-------------|-----------------|
| Bill Pmt -Check | 12422           | 09/03/2025 | GENTRY SR INVE... |      | 101.002 · Suntrust #570803-Operating ...   |             | -7,199.17       |
| Bill            | 1031            | 09/02/2025 |                   |      | 572.701 · Office Operations                | -7,199.17   | 7,199.17        |
| TOTAL           |                 |            |                   |      |                                            | -7,199.17   | 7,199.17        |
| Bill Pmt -Check | 12423           | 09/03/2025 | JESUS FIGUEROA    |      | 101.002 · Suntrust #570803-Operating ...   |             | -275.00         |
| Bill            | 08302025        | 09/02/2025 |                   |      | 538.620 · Off Duty Traffic Patrols         | -275.00     | 275.00          |
| TOTAL           |                 |            |                   |      |                                            | -275.00     | 275.00          |
| Bill Pmt -Check | 12424           | 09/03/2025 | JOHNSON ENGIN...  |      | 101.002 · Suntrust #570803-Operating ...   |             | -1,900.00       |
| Bill            | 6599            | 09/02/2025 |                   |      | 519.320 · Engineering                      | -900.00     | 900.00          |
| Bill            | 5617            | 09/02/2025 |                   |      | 519.320 · Engineering                      | -1,000.00   | 1,000.00        |
| TOTAL           |                 |            |                   |      |                                            | -1,900.00   | 1,900.00        |
| Bill Pmt -Check | 12425           | 09/03/2025 | KUTAK ROCK LLP    |      | 101.002 · Suntrust #570803-Operating ...   |             | -1,628.50       |
| Bill            | 3613827 20923-1 | 09/02/2025 |                   |      | 514.007 · District Counsel                 | -1,628.50   | 1,628.50        |
| TOTAL           |                 |            |                   |      |                                            | -1,628.50   | 1,628.50        |
| Bill Pmt -Check | 12426           | 09/03/2025 | PASCO COUNTY ...  |      | 101.002 · Suntrust #570803-Operating ...   |             | -801.17         |
| Bill            | 22963389        | 09/02/2025 |                   |      | 536.301 · Irrigation - Reclaimed Water     | -469.88     | 469.88          |
| Bill            | 22963388        | 09/02/2025 |                   |      | 536.301 · Irrigation - Reclaimed Water     | -331.29     | 331.29          |
| TOTAL           |                 |            |                   |      |                                            | -801.17     | 801.17          |
| Bill Pmt -Check | 12427           | 09/03/2025 | ROSE PAVING LLC   |      | 101.002 · Suntrust #570803-Operating ...   |             | -4,697.44       |
| Bill            | PS-INV158636    | 09/02/2025 |                   |      | 538.602 · Roads & Sidewalk Maintenance     | -4,697.44   | 4,697.44        |
| TOTAL           |                 |            |                   |      |                                            | -4,697.44   | 4,697.44        |
| Bill Pmt -Check | 12428           | 09/03/2025 | WTS INTERNATIO... |      | 101.002 · Suntrust #570803-Operating ...   |             | -2,851.89       |
| Bill            | 12426465        | 09/02/2025 |                   |      | 572.300 · Amenity Management - Activiti... | -945.00     | 945.00          |
| Bill            | 12426526        | 09/02/2025 |                   |      | 572.300 · Amenity Management - Activiti... | -1,906.89   | 1,906.89        |
| TOTAL           |                 |            |                   |      |                                            | -2,851.89   | 2,851.89        |

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September 2025

| Type            | Num      | Date       | Name              | Item | Account                                  | Paid Amount | Original Amount |
|-----------------|----------|------------|-------------------|------|------------------------------------------|-------------|-----------------|
| Bill Pmt -Check | 12429    | 09/10/2025 | FAIRY DUST HOU... |      | 101.002 · Suntrust #570803-Operating ... |             | -2,500.00       |
| Bill            | INV00057 | 09/09/2025 |                   |      | 572.301 · Janitorial Service             | -2,000.00   | 2,000.00        |
| Bill            | INV00056 | 09/09/2025 |                   |      | 572.702 · Oper Mgr - Office Supplies     | -500.00     | 500.00          |
| TOTAL           |          |            |                   |      |                                          | -2,500.00   | 2,500.00        |
| Bill Pmt -Check | 12430    | 09/10/2025 | JESUS FIGUEROA    |      | 101.002 · Suntrust #570803-Operating ... |             | -275.00         |
| Bill            | 09032025 | 09/09/2025 |                   |      | 538.620 · Off Duty Traffic Patrols       | -275.00     | 275.00          |
| TOTAL           |          |            |                   |      |                                          | -275.00     | 275.00          |
| Bill Pmt -Check | 12431    | 09/10/2025 | LANDSCAPE MAI...  |      | 101.002 · Suntrust #570803-Operating ... |             | -23,610.37      |
| Bill            | 083125   | 09/09/2025 |                   |      | 538.609 · Irrigation Repairs & Maint     | -526.46     | 526.46          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -3,568.77   | 3,568.77        |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -147.65     | 147.65          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -213.90     | 213.90          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -213.90     | 213.90          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -340.52     | 340.52          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -356.36     | 356.36          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -218.69     | 218.69          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -392.71     | 392.71          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -136.78     | 136.78          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -199.03     | 199.03          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -181.46     | 181.46          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -404.38     | 404.38          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -315.97     | 315.97          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -147.38     | 147.38          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -187.23     | 187.23          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -607.76     | 607.76          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -524.81     | 524.81          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -101.35     | 101.35          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -172.68     | 172.68          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -345.35     | 345.35          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -172.68     | 172.68          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -208.57     | 208.57          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -216.04     | 216.04          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -373.31     | 373.31          |
|                 |          |            |                   |      | 538.609 · Irrigation Repairs & Maint     | -504.69     | 504.69          |
|                 |          |            |                   |      | 538.651 · Replace Plants, Shrubs, Trees  | -3,567.00   | 3,567.00        |
|                 |          |            |                   |      | 538.651 · Replace Plants, Shrubs, Trees  | -1,770.00   | 1,770.00        |
|                 |          |            |                   |      | 538.651 · Replace Plants, Shrubs, Trees  | -545.00     | 545.00          |
|                 |          |            |                   |      | 538.320 · Landscape Arbor Care           | -3,504.00   | 3,504.00        |
|                 |          |            |                   |      | 538.320 · Landscape Arbor Care           | -350.00     | 350.00          |
|                 |          |            |                   |      | 538.651 · Replace Plants, Shrubs, Trees  | -320.94     | 320.94          |

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|-----------------|--------------|------------|--------------------|------|------------------------------------------|-------------|-----------------|
|                 |              |            |                    |      | 538.320 · Landscape Arbor Care           | -1,465.00   | 1,465.00        |
|                 |              |            |                    |      | 538.651 · Replace Plants, Shrubs, Trees  | -635.00     | 635.00          |
|                 |              |            |                    |      | 538.609 · Irrigation Repairs & Maint     | -675.00     | 675.00          |
| TOTAL           |              |            |                    |      |                                          | -23,610.37  | 23,610.37       |
| Bill Pmt -Check | 12432        | 09/10/2025 | PASCO COUNTY ...   |      | 101.002 · Suntrust #570803-Operating ... |             | -2,606.34       |
| Bill            | 22963445     | 09/09/2025 |                    |      | 536.301 · Irrigation - Reclaimed Water   | -2,606.34   | 2,606.34        |
| TOTAL           |              |            |                    |      |                                          | -2,606.34   | 2,606.34        |
| Bill Pmt -Check | 12433        | 09/10/2025 | PREMIER LAKES      |      | 101.002 · Suntrust #570803-Operating ... |             | -15,160.00      |
| Bill            | 2733         | 09/09/2025 |                    |      | 538.615 · Wetland Maintenance            | -4,500.00   | 4,500.00        |
| Bill            | 2794         | 09/09/2025 |                    |      | 538.700 · Lake Maintenance               | -10,660.00  | 10,660.00       |
| TOTAL           |              |            |                    |      |                                          | -15,160.00  | 15,160.00       |
| Bill Pmt -Check | 12434        | 09/10/2025 | SUNSCAPE CONS...   |      | 101.002 · Suntrust #570803-Operating ... |             | -5,450.00       |
| Bill            | 14074        | 09/09/2025 |                    |      | 538.606 · Landscape Consulting           | -5,450.00   | 5,450.00        |
| TOTAL           |              |            |                    |      |                                          | -5,450.00   | 5,450.00        |
| Bill Pmt -Check | 12435        | 09/10/2025 | TIMES PUBLISHIN... |      | 101.002 · Suntrust #570803-Operating ... |             | -102.80         |
| Bill            | 44464-070225 | 09/09/2025 |                    |      | 513.801 · Legal Advertising              | -102.80     | 102.80          |
| TOTAL           |              |            |                    |      |                                          | -102.80     | 102.80          |
| Bill Pmt -Check | 12436        | 09/10/2025 | WRATHELL, HUN...   |      | 101.002 · Suntrust #570803-Operating ... |             | -7,970.42       |
| Bill            | 2025-4762    | 09/09/2025 |                    |      | 513.100 · District Management            | -3,505.84   | 3,505.84        |
|                 |              |            |                    |      | 513.310 · Assessment Roll Preparation    | -833.33     | 833.33          |
|                 |              |            |                    |      | 513.312 · Dissemination Agent            | -1,083.33   | 1,083.33        |
|                 |              |            |                    |      | 538.120 · Field Services                 | -2,360.42   | 2,360.42        |
|                 |              |            |                    |      | 519.411 · Telephone                      | -20.83      | 20.83           |
|                 |              |            |                    |      | 519.470 · Printing and Binding           | -166.67     | 166.67          |
| TOTAL           |              |            |                    |      |                                          | -7,970.42   | 7,970.42        |

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| Type            | Num      | Date       | Name              | Item | Account                                    | Paid Amount | Original Amount |
|-----------------|----------|------------|-------------------|------|--------------------------------------------|-------------|-----------------|
| Bill Pmt -Check | 12437    | 09/10/2025 | WTS INTERNATIO... |      | 101.002 · Suntrust #570803-Operating ...   |             | -13,569.24      |
| Bill            | 12426836 | 09/09/2025 |                   |      | 538.121 · Amenity Management               | -12,059.24  | 12,059.24       |
| Bill            | 12427305 | 09/09/2025 |                   |      | 572.300 · Amenity Management - Activiti... | -1,510.00   | 1,510.00        |
| TOTAL           |          |            |                   |      |                                            | -13,569.24  | 13,569.24       |
| Paycheck        | 12438    | 09/15/2025 | 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        | 12439    | 09/15/2025 | 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        | 12440    | 09/15/2025 | 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          |

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| Type            | Num          | Date       | Name              | Item                            | Account                                    | Paid Amount | Original Amount |
|-----------------|--------------|------------|-------------------|---------------------------------|--------------------------------------------|-------------|-----------------|
| Paycheck        | 12441        | 09/15/2025 | Matthew Bruno     |                                 | 101.002 · Suntrust #570803-Operating ...   |             | -184.70         |
|                 |              |            |                   | 511.110 · Supervisor's Fees     |                                            | -200.00     | 200.00          |
|                 |              |            |                   | 511.110 · Supervisor's Fees     |                                            | -12.40      | 12.40           |
|                 |              |            |                   | 215.000 · Accrued Taxes Payable |                                            | 12.40       | -12.40          |
|                 |              |            |                   | 215.000 · Accrued Taxes Payable |                                            | 12.40       | -12.40          |
|                 |              |            |                   | 511.110 · Supervisor's Fees     |                                            | -2.90       | 2.90            |
|                 |              |            |                   | 215.000 · Accrued Taxes Payable |                                            | 2.90        | -2.90           |
|                 |              |            |                   | 215.000 · Accrued Taxes Payable |                                            | 2.90        | -2.90           |
| TOTAL           |              |            |                   |                                 |                                            | -184.70     | 184.70          |
| Paycheck        | 12442        | 09/15/2025 | 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 | 12443        | 09/17/2025 | ABIGAIL DENNY     |                                 | 101.002 · Suntrust #570803-Operating ...   |             | -45.00          |
| Bill            | S2501        | 09/16/2025 |                   |                                 | 572.300 · Amenity Management - Activiti... | -45.00      | 45.00           |
| TOTAL           |              |            |                   |                                 |                                            | -45.00      | 45.00           |
| Bill Pmt -Check | 12444        | 09/17/2025 | BRITNEY BLACK     |                                 | 101.002 · Suntrust #570803-Operating ...   |             | -1,539.28       |
| Bill            | 08182025     | 09/16/2025 |                   |                                 | 539.700 · Misc. Contingency                | -1,539.28   | 1,539.28        |
| TOTAL           |              |            |                   |                                 |                                            | -1,539.28   | 1,539.28        |
| Bill Pmt -Check | 12445        | 09/17/2025 | COASTAL WASTE...  |                                 | 101.002 · Suntrust #570803-Operating ...   |             | -38,835.00      |
| Bill            | SW0001128592 | 09/16/2025 |                   |                                 | 534.000 · Garbage/Solid Waste Contr S...   | -38,835.00  | 38,835.00       |
| TOTAL           |              |            |                   |                                 |                                            | -38,835.00  | 38,835.00       |

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|-----------------|----------|------------|------------------|------|------------------------------------------|-------------|-----------------|
| Bill Pmt -Check | 12446    | 09/17/2025 | LANDSCAPE MAI... |      | 101.002 · Suntrust #570803-Operating ... |             | -1,325.00       |
| Bill            | 356792   | 09/16/2025 |                  |      | 538.320 · Landscape Arbor Care           | -1,325.00   | 1,325.00        |
| TOTAL           |          |            |                  |      |                                          | -1,325.00   | 1,325.00        |
| Bill Pmt -Check | 12447    | 09/17/2025 | PASCO COUNTY ... |      | 101.002 · Suntrust #570803-Operating ... |             | -7,415.78       |
| Bill            | 23018717 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -118.26     | 118.26          |
| Bill            | 23018716 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -93.96      | 93.96           |
| Bill            | 23018719 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -398.52     | 398.52          |
| Bill            | 23018723 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -180.63     | 180.63          |
| Bill            | 23018725 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -120.69     | 120.69          |
| Bill            | 23018726 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -52.65      | 52.65           |
| Bill            | 23018727 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -91.53      | 91.53           |
| Bill            | 23018729 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -179.01     | 179.01          |
| Bill            | 23018730 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -73.71      | 73.71           |
| Bill            | 23018827 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -367.74     | 367.74          |
| Bill            | 23018828 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -304.56     | 304.56          |
| Bill            | 23018890 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -308.61     | 308.61          |
| Bill            | 23018891 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -23.49      | 23.49           |
| Bill            | 23018892 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -10.60      | 10.60           |
| Bill            | 23018898 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -985.89     | 985.89          |
| Bill            | 23018944 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -77.76      | 77.76           |
| Bill            | 23018950 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -46.98      | 46.98           |
| Bill            | 23018951 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -8.10       | 8.10            |
| Bill            | 23019060 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -347.43     | 347.43          |
| Bill            | 23019082 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -341.20     | 341.20          |
| Bill            | 23019083 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -103.68     | 103.68          |
| Bill            | 23019088 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -250.29     | 250.29          |
| Bill            | 23019090 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -306.99     | 306.99          |
| Bill            | 23019091 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -68.85      | 68.85           |
| Bill            | 23019092 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -153.90     | 153.90          |
| Bill            | 23019094 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -90.72      | 90.72           |
| Bill            | 23019093 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -226.80     | 226.80          |
| Bill            | 23019161 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -31.59      | 31.59           |
| Bill            | 23019503 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -529.74     | 529.74          |
| Bill            | 23019505 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -519.21     | 519.21          |
| Bill            | 23019666 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -23.49      | 23.49           |
| Bill            | 23020049 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -45.36      | 45.36           |
| Bill            | 23020639 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -17.01      | 17.01           |
| Bill            | 23020760 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -7.29       | 7.29            |
| Bill            | 23020784 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -442.17     | 442.17          |
| Bill            | 23020807 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -204.12     | 204.12          |
| Bill            | 23020808 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -44.55      | 44.55           |
| Bill            | 23020813 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -162.00     | 162.00          |
| Bill            | 23020948 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -17.01      | 17.01           |
| Bill            | 23021286 | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -23.49      | 23.49           |

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|-----------------|-----------|------------|------------------|------|------------------------------------------|-------------|-----------------|
| Bill            | 23021389  | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -0.81       | 0.81            |
| Bill            | 23021388  | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -5.67       | 5.67            |
| Bill            | 23021390  | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -4.86       | 4.86            |
| Bill            | 23021391  | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -1.62       | 1.62            |
| Bill            | 23021405  | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -2.43       | 2.43            |
| Bill            | 23021406  | 09/16/2025 |                  |      | 536.301 · Irrigation - Reclaimed Water   | -0.81       | 0.81            |
| TOTAL           |           |            |                  |      |                                          | -7,415.78   | 7,415.78        |
|                 |           |            |                  |      |                                          |             |                 |
| Bill Pmt -Check | 12448     | 09/17/2025 | SOUTHERN LAND... |      | 101.002 · Suntrust #570803-Operating ... |             | -30,900.00      |
| Bill            | 091225-11 | 09/16/2025 |                  |      | 538.610 · Bridge & Deck Maintenance      | -19,500.00  | 19,500.00       |
| Bill            | 091225-12 | 09/16/2025 |                  |      | 538.610 · Bridge & Deck Maintenance      | -11,400.00  | 11,400.00       |
| TOTAL           |           |            |                  |      |                                          | -30,900.00  | 30,900.00       |
|                 |           |            |                  |      |                                          |             |                 |
| Bill Pmt -Check | 12449     | 09/17/2025 | SUNCOAST POOL... |      | 101.002 · Suntrust #570803-Operating ... |             | -3,740.00       |
| Bill            | 11234     | 09/16/2025 |                  |      | 572.711 · Pool Operations                | -1,600.00   | 1,600.00        |
| Bill            | 11235     | 09/16/2025 |                  |      | 572.711 · Pool Operations                | -1,295.00   | 1,295.00        |
| Bill            | 11236     | 09/16/2025 |                  |      | 572.711 · Pool Operations                | -845.00     | 845.00          |
| TOTAL           |           |            |                  |      |                                          | -3,740.00   | 3,740.00        |
|                 |           |            |                  |      |                                          |             |                 |
| Bill Pmt -Check | 12450     | 09/17/2025 | WRATHELL, HUN... |      | 101.002 · Suntrust #570803-Operating ... |             | -125.37         |
| Bill            | 2025.4550 | 09/16/2025 |                  |      | 519.410 · Postage                        | -125.37     | 125.37          |
| TOTAL           |           |            |                  |      |                                          | -125.37     | 125.37          |
|                 |           |            |                  |      |                                          |             |                 |
| Bill Pmt -Check | 12451     | 09/24/2025 | BUSINESS OBSE... |      | 101.002 · Suntrust #570803-Operating ... |             | -78.75          |
| Bill            | 25-02025P | 09/23/2025 |                  |      | 513.801 · Legal Advertising              | -78.75      | 78.75           |
| TOTAL           |           |            |                  |      |                                          | -78.75      | 78.75           |
|                 |           |            |                  |      |                                          |             |                 |
| Bill Pmt -Check | 12452     | 09/24/2025 | JESUS FIGUEROA   |      | 101.002 · Suntrust #570803-Operating ... |             | -275.00         |
| Bill            | 091725    | 09/23/2025 |                  |      | 538.620 · Off Duty Traffic Patrols       | -275.00     | 275.00          |
| TOTAL           |           |            |                  |      |                                          | -275.00     | 275.00          |

3:36 PM  
11/04/25

TSR CDD  
Check Detail  
September 2025

| Type            | Num         | Date       | Name              | Item | Account                                  | Paid Amount | Original Amount |
|-----------------|-------------|------------|-------------------|------|------------------------------------------|-------------|-----------------|
| Bill Pmt -Check | 12453       | 09/24/2025 | RESERVE ADVIS...  |      | 101.002 · Suntrust #570803-Operating ... |             | -4,200.00       |
| Bill            | S-INV007882 | 09/23/2025 |                   |      | 579.799 · Miscellaneous Contingencies    | -4,200.00   | 4,200.00        |
| TOTAL           |             |            |                   |      |                                          | -4,200.00   | 4,200.00        |
| Bill Pmt -Check | 12454       | 09/24/2025 | SUNCOAST POOL...  |      | 101.002 · Suntrust #570803-Operating ... |             | -3,340.00       |
| Bill            | 11244       | 09/23/2025 |                   |      | 572.711 · Pool Operations                | -3,340.00   | 3,340.00        |
| TOTAL           |             |            |                   |      |                                          | -3,340.00   | 3,340.00        |
| Bill Pmt -Check | 12455       | 09/24/2025 | WRATHELL, HUN...  |      | 101.002 · Suntrust #570803-Operating ... |             | -8.71           |
| Bill            | 2025-4922   | 09/23/2025 |                   |      | 519.410 · Postage                        | -8.71       | 8.71            |
| TOTAL           |             |            |                   |      |                                          | -8.71       | 8.71            |
| Bill Pmt -Check | 12456       | 09/24/2025 | WTS INTERNATIO... |      | 101.002 · Suntrust #570803-Operating ... |             | -13,935.94      |
| Bill            | 12427862    | 09/23/2025 |                   |      | 538.121 · Amenity Management             | -13,935.94  | 13,935.94       |
| TOTAL           |             |            |                   |      |                                          | -13,935.94  | 13,935.94       |

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

**DRAFT**

**MINUTES OF MEETING**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on October 8, 2025 at 5:30 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 (via Zoom)       | District Counsel                           |
| Charles Reed (via Zoom)         | District Engineer                          |
| Alex Kurth (via Zoom)           | Premier Lakes, Inc.                        |
| Pete Soety (via Zoom)           | Sunscape Consulting, Inc.                  |
| Renee Hlebak                    | WTS-AAG - Starkey Ranch Lifestyle Director |
| Paul Gomez                      | Landscape Maintenance Professionals (LMP)  |
| Bill Conrad                     | Landscape Maintenance Professionals (LMP)  |
| Ralph Verrastro                 | Bridge Engineering Consultant              |
| Gina Verrastro                  | Bridge Engineering Sales Consultant        |
| Gary Miller (via Zoom)          | David Weekly Homes                         |
| 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 5:30 p.m.

All Supervisors were present.

All recited the Pledge of Allegiance.

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

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

No members of the public spoke.

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

Mr. Alex Kurth discussed the actions taken to date, which were general routine maintenance items; crews sprayed the areas adjacent to the wetland shorelines via boat and algae growth decreased due to cooler weather. The Florida Fish and Wildlife Conservation Commission (FWC) requested additional documentation before issuing the amended grass carp permit; he is working with the District Engineer to obtain the information from the prior District Engineer. He hopes to present a proposal to stock grass carp at the next meeting. Mr. Mazzoni pointed out a significant decrease in resident complaints since awarding the lake maintenance contract to Premier Lakes (Premier) a little over a year ago.

Ms. Comella voiced concerns about the cogongrass spreading rapidly and asked who is responsible for treating it. Mr. Mazzoni stated that Premier treats the shoreline areas and Florida Natives treats the preserve wetland areas. A proposal to eradicate cogongrass will be presented at the next meeting.

**FOURTH ORDER OF BUSINESS****Landscaping Maintenance and Operational Updates from Sunscape Consulting & LMP**

Mr. Soety provided updates on current and upcoming projects. He will be on site next week to monitor the Davey Tree project, which includes removing moss, fertilization and dead tree removal. Mr. Gomez expects the tree canopy raising project to be completed at the end of October. The water source schedule remains as is. Mr. Mazzoni stated that areas were trimmed and the County initiated a traffic study on Longspur due to ongoing line-of-sight issues when accessing the shopping center. He and Mr. Gomez are working on a rotation schedule for closing the dog parks. This will allow the sod to recover from wear and tear and decrease future replacement costs.

Asked why the irrigation repair expenditures exceeded budget, Mr. Mazzoni stated that two irrigation timers had to be replaced due to a lightning strike.

76

77 **FIFTH ORDER OF BUSINESS**

**Presentation of Rangeland Vehicular Bridge  
Design Build Approach / Bridge Engineer  
Consultant [Ralph Verrastro, PE]**

78

79

80

81 Mr. Mazzoni introduced Ralph Verrastro and Gina Verrastro to discuss the proposal to be  
82 the Owner's Representative expert and to provide options regarding replacing or repairing CDD  
83 bridges.

84 Mr. Verrastro discussed his and Ms. Verrastro's professional backgrounds, the design  
85 build and the Request for Proposals (RFP) approach. Ms. Comella asked if it is better to spend  
86 \$60,000 to \$80,000 a year to repair and maintain the bridge than to spend \$4 to \$5 million to  
87 replace the bridge.

88 Discussion ensued regarding the criteria for constructing wooden and concrete bridges,  
89 the pros and cons of each, 25 to 35-year life expectancy for a timber bridge, timber bridges  
90 typically being less traveled, and maintenance requirements. It was noted that County Staff  
91 agreed to reimburse the CDD a portion of the costs to install a new bridge.

92 Based on an evaluation of the CDD bridges, Mr. Verrastro identified construction design  
93 flaws in the bridge, which differs from the Engineer's plans and the Florida Department of  
94 Transportation (FDOT) codes. He identified another design flaw in that the bridge is not wide  
95 enough. A "Texas" barrier is typically used throughout the country and in FDOT bridges  
96 throughout Florida; the cost would be an additional \$500 per foot versus \$300 per foot. He  
97 proposed replacing both bridges at the same time to save construction time and costs; it would  
98 take eight months to build both bridges.

99 Mr. Mazzoni proposed obtaining an update on the Rangeland East and the Extension  
100 projects when he and District Counsel meet with County Commissioner Starkey to discuss the  
101 streets.

102

103 **SIXTH ORDER OF BUSINESS**

**Continued Discussion: Landscape  
Maintenance Area / Land Clearing Group  
Proposal for Land Clearing [Forestry  
Mulching Services]**

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108 Mr. Mazzoni stated the Pasco County Zoning Department is preparing a letter outlining  
109 what the CDD is allowed to do on the specific parcel. The intent is to maintain the property and

apply for a fence permit. The CDD will have to advise the County if, in the future, it decides to install a temporary structure or add utilities to the area.

This item was deferred.

**SEVENTH ORDER OF BUSINESS****Discussion/Consideration: Reclaimed water  
Access Agreement for Bonfire Drive Lots 1,  
17, and 48**

After speaking with a homeowner and inspecting the irrigation line, Mr. Mazzoni proposed that the solution would be to enter into a Temporary Access Agreement that allows the homeowner to connect to the CDD's irrigation system, which all three homeowners now want to participate in. He distributed and presented two draft Agreements.

Ms. Willson proposed modifying the Agreement to record the property with the County, which will run with the new property owner for the remaining of the term and the Agreement will show up in the chain of title. If the new property does not agree to the arrangement, the CDD can terminate the connection. The CDD can revisit the actual costs after one year.

**On MOTION by Mr. Jackson and seconded by Ms. Anderson, with all in favor, the Temporary Access Agreements with homeowners Daoud Ramzy and Ibrahim Ramzy, Block 2 Lot 1; and Ilya Luschitsky and Nichole Marie Yordan Lopez, Block 1 Lot 17, and the Block \_\_\_\_ Lot 48 homeowner, if interested; in substantial form and updated to allow recoding of the Agreements and execution by the Chair, were approved.**

**EIGHTH ORDER OF BUSINESS****Consideration of Board Workshop Prior to  
January 14, 2026 Board of Supervisors  
Meeting and Cancellation of December 10<sup>th</sup>  
Board of Supervisors Meeting**

Discussion ensued regarding scheduling a Workshop at 4:00 p.m., on January 14, 2026, to occur before the Regular meeting; and defining the agenda.

The Workshop will be rescheduled if there are no new updates to discuss.

**On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor, authorizing Staff to schedule and advertise a Workshop on January 14, 2026 at 4:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556, was approved.**

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, canceling the December 10, 2025 Board of Supervisors Meeting, was approved.

**NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of August 31, 2025**

Mr. Mazzoni presented the Unaudited Financial Statements as of August 31, 2025. Outstanding assessment payments of \$49,101 from the Starkey Ranch Asset Commercial property owner were received. Supporting materials will be forwarded to Ms. Willson to pursue late fees. Recalling prior discussions about the \$47,210 in the "Due to Developer-Liabilities" line item, he will notify the Accounting Department to write it off.

Mr. Mazzoni stated he and Ms. Hlebak audited the Field Operations budget items that are near or exceed budget and explained the reasons for exceeding the budget. A Fiscal Year 2025 Budget Amendment will be presented.

Ms. Comella asked for the check detail pages to be in the electronic agenda and to exclude them from the physical agenda.

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

**TENTH ORDER OF BUSINESS****Approval of September 10, 2025 Public Hearing and Regular Meeting Minutes**

In response to questions regarding the motion box starting on Line 207, Mr. Mazzoni will listen to the audio and revise if necessary to clarify the motion.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, the September 10, 2025 Public Hearing and Regular Meeting Minutes, subject to Mr. Mazzoni verifying the intent of the motion starting on Line 207 and making any necessary changes to reflect the action taken with regard to the Taylor Morrison of Florida, Inc. request for reimbursement, were approved.

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

Items 2, 3, 8, 9 and 12 were completed.

Item 1 Status: Change from "ONGOING" to "POSSIBLY DONE BEFORE NXT MTG"

Items 4 and 5 Status: Change from "COMPLETED" to "ONGOING"

Item 9: Findings related to 2025 Goals and Objectives Reporting were posted on website.

Item 10: Add "Discussion Bike Trail" to the Workshop agenda.

Regarding Item 10, Ms. Comella stated she is obtaining information about the library's volunteers maintaining its vegetable gardens to discuss at the Workshop.

Item 12: The CDD will have to address the storm drain issue in the Stancil pocket park, since Taylor Morrison will not provide any warranty information about earlier repairs.

## TWELFTH ORDER OF BUSINESS

### Staff Reports

#### A. District Counsel: Kutak Rock, LLP

##### ▪ Consideration of Assigning an Encroachment Agreement to Florida Gas Transmission Company, LLC (FGT)

**This item was an addition to the agenda.**

Ms. Willson, introduced Gary Miller who will present a request for an Encroachment Agreement, which the neighboring development urgently needs for the improvements to be done within the CDD's platted Right-of-Way (ROW) for Lake Blanche Drive. The Developer is responsible for assisting with coordination of the final turnover to the County. Mr. Mazzoni distributed the draft Agreement and a map for consideration.

Gary Miller, of David Weekly Homes, stated an Agreement to extend the County's utilities to serve the 139 single-family homes being constructed on the lots originally part of the blueberry farm is needed from the CDD, as the land has not yet been conveyed to the County. Ms. Willson suggested modifying the Agreement to include sovereign immunity for the CDD and other modifications.

**On MOTION by Ms. Comella and seconded by Mr. Bruno, with no one in favor, authorizing District Counsel to work with Florida Gas Transmission Company, LLC to acknowledge this work as being done within the CDD's property and within the FGT easement and assist with coordination and execution of the final Agreement, subject to review by District Staff, was approved.**

Mr. Miller was asked to obtain approval from the MPOA for using the Starkey Ranch logo on its marketing sign.

#### B. District Engineer: Johnson Engineering, Inc.

##### • 2955 Chapin Pass Geotech Report

This item was addressed during Item 12C.

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

- **Operations Report**

The Monthly Operations Report was included for informational purposes.

Mr. Mazzoni reported the following:

➤ The Engineer's Report states there is no sinkhole activity in the Chapin Pass pocket park; however, there is a washout around three areas that Crosscreek Environmental will be addressing.

➤ The County's release from the wetland mitigation monitoring requirements for Starkey Ranch and Night Star Trail was received; the CDD still needs to maintain the area.

➤ The Board will be notified of the Reserve Study meeting date.

- **NEXT MEETING DATE: November 12, 2025 at 5:30 PM**

- **QUORUM CHECK**

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

Ms. Hlebak presented the September 2025 Monthly Summary Report and discussed upcoming programs.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

**FOURTEENTH ORDER OF BUSINESS**

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

No members of the public spoke.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Anderson and seconded by Mr. Jackson, with all in favor, the meeting adjourned at 8:00 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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254  
255  
256  
257

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **ACTION & COMPLETED ITEMS**

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**10.08.25 for 11.12.25 MEETING**

| # | MTG DATE ADDED | ACTION/ AGENDA OR BOTH | ACTION/AGENDA or COMPLETED ITEM                                                                                                                                                                                                                                                                                                                                                 | ONGOING | POSSIBLY DONE BEFORE NXT MTG | COMPLETED            | MTG DATE MOVED TO COMPLETED |
|---|----------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------------|----------------------|-----------------------------|
| 1 | 07.10.24       | <b>BOTH</b>            | Mr. Adams: Ensure all 2019 bond requisitions submitted before issuing Certs of Completion. <b>01.08.25</b> Mr. Liquori: Submit final requisition. <b>06.04.25</b> Ms. Willson: Work with Developer on obtaining add'l docs. <b>09.10.25:</b> Ms. Willson: Present final requisition at nxt mtg.                                                                                 |         |                              | X after 10.08.25 mtg |                             |
| 2 | 06.04.25       | <b>BOTH</b>            | 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. <b>10.08.25:</b> Returned to ONGOING                                             | X       |                              |                      |                             |
| 3 | 06.04.25       | <b>ACTION</b>          | 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. <b>10.08.25:</b> Returned to ONGOING |         |                              | X after 10.08.25 mtg |                             |
| 4 | 07.09.25       | <b>ACTION</b>          | Mr. Mazzoni: Staff to make sure that one or more parcels will be presented for turnover at the August meeting; after that is done, leftover monies "Due to Developer" will be written off during this fiscal year. 10.08.25 Initiate write off.                                                                                                                                 |         |                              | X after 10.08.25 mtg |                             |
| 5 | 08.13.25       | <b>BOTH</b>            | Mr. Kurth: Submit a proposal to stock grass carp in the large lake.                                                                                                                                                                                                                                                                                                             |         |                              | X after 10.08.25 mtg |                             |
| 6 | 09.10.25       | <b>BOTH</b>            | Mr. Mazzoni: Add to January Wkshp agenda discussion on converting vegetable garden into parking lot & if CDD is using its land correctly. 10.08.25 Add "Discussion Bike Trail" to the agenda. Ms. Comella: To discuss the Library's garden program.                                                                                                                             | X       |                              |                      |                             |
| 7 | 09.10.25       | <b>BOTH</b>            | 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.                                                                                                                                                                                              |         |                              | X after 10.08.25 mtg |                             |
| 8 | 09.10.25       | <b>BOTH</b>            | Mr. Mazzoni: Present proposal to repair roundabout at Heart Pine Ave & pursue restitution.                                                                                                                                                                                                                                                                                      | X       |                              |                      |                             |

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**10.08.25 for 11.12.25 MEETING**

| #  | MTG<br>DATE<br>ADDED | ACTION/<br>AGENDA<br>OR BOTH | ACTION/AGENDA or COMPLETED ITEM                                                                                                                                                          | ONGOING | POSSIBLY<br>DONE<br>BEFORE NXT<br>MTG | COMPLETED               | MTG DATE<br>MOVED TO<br>COMPLETED |
|----|----------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------------------------|-------------------------|-----------------------------------|
| 9  | 10.08.25             | <b>BOTH</b>                  | Mr. Mazzoni: Present proposal to eradicate cogongrass.                                                                                                                                   |         |                                       | X after<br>10.08.25 mtg |                                   |
| 10 | 10.08.25             | <b>BOTH</b>                  | Mr. Mazzoni/Mr. Gomez: Work on and present rotating schedule to close dog parks.                                                                                                         |         |                                       | X after<br>10.08.25 mtg |                                   |
| 11 | 10.08.25             | <b>BOTH</b>                  | Mr. Mazzoni: Obtain update on the Rangeland East and Extension Project in meeting with County Commissioner Starkey regarding streets and add "discussion/update" to the Workshop agenda. | X       |                                       |                         |                                   |
| 12 | 10.08.25             | <b>ACTION</b>                | Mr. Mazzoni: Cancel the 12.10.25 Reg Mtg and schedule Workshop for 01.14.2026 at 4:00 p.m.                                                                                               |         |                                       | X after<br>10.08.25 mtg |                                   |
| 13 | 10.08.25             | <b>BOTH</b>                  | Mr. Mazzoni/Ms. Willson: Submit supporting docs to Ms. Willson to pursue commercial property owners for late fees.                                                                       |         |                                       | X after<br>10.08.25 mtg |                                   |
| 14 | 10.08.25             | <b>ACTION</b>                | Mr. Mazzoni: Listen to 09.10.25 Meeting minutes audio to ensure motion starting on line 207 is transcribed accurately.                                                                   |         |                                       | X after<br>10.08.25 mtg |                                   |
| 15 | 10.08.25             | <b>ACTION</b>                | Mr. Mazzoni: Exclude check detail pages only from the physical agenda.                                                                                                                   |         |                                       | X after<br>10.08.25 mtg |                                   |
| 16 | 10.08.25             | <b>ACTION</b>                | Mr. Mazzoni: Present proposal to address current storm drain issue in the pocket park in Stancil.                                                                                        | X       |                                       |                         |                                   |
| 17 | 10.08.25             | <b>ACTION</b>                | Mr. Mazzoni: Notify Board Members of the Reserve Study mtg date.                                                                                                                         | X       |                                       |                         |                                   |
|    |                      |                              |                                                                                                                                                                                          |         |                                       |                         |                                   |

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**10.08.25 for 11.12.25 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  | 03.12.25       | <b>ACTION</b>          | Mr. Mazzoni/Hlebak: Prep e-blast advising residents of Juniper working on Stansil Park Phases 1& 2 Landscaping Projects.                                                                                     |         |                              | X         | 04.09.25                    |
| 2  | 02.12.25       | <b>ACTION</b>          | Mr. Mazzoni: Schedule May budget wkshp. 03.12.25 Advertise budget wkshp at 4 on 06.04.25 and move 06.11.25 Reg Mtg to 06.04.25 at 6 p.m.                                                                     |         |                              | X         | 05.14.25                    |
| 3  | 03.12.25       | <b>ACTION</b>          | check on the status of the payments after incorporating lines items for light-duty golf cart, landscape maint. area, etc.                                                                                    |         |                              | X         | 05.14.25                    |
| 4  | 03.12.25       | <b>ACTION</b>          | Ms. Willson: Ask Developer to give CDD right of first refusal to purchase Welcome Center & revise lease. 05.14.25 Developer declined request.                                                                |         |                              | X         | 05.14.25                    |
| 5  | 04.09.25       | <b>ACTION</b>          | Mr. Mazzoni: Email prior vendor's nutrient test results to Premier.                                                                                                                                          |         |                              | X         | 05.14.25                    |
| 6  | 04.09.25       | <b>ACTION</b>          | Mr. Mazzoni: Find status of land. Developer was to give to CDD or County.                                                                                                                                    |         |                              | X         | 05.14.25                    |
| 7  | 04.09.25       | <b>ACTION</b>          | Mr. Mazzoni: Have Agenda Item 12E moved under 12C.                                                                                                                                                           |         |                              | X         | 05.14.25                    |
| 8  | 04.09.25       | <b>ACTION</b>          | Mr. Mazzoni: Notify 3936 Barbour Trail of 30-day amenity suspension.                                                                                                                                         |         |                              | X         | 05.14.25                    |
| 9  | 04.09.25       | <b>ACTION</b>          | Mr. Mazzoni: Tell Commissioner Starkey of CDD issue with County not recognizing County-owned road.                                                                                                           |         |                              | X         | 05.14.25                    |
| 10 | 04.09.25       | <b>ACTION</b>          | Mr. Mazzoni: Have Acct combine budget line items "Hurricane recovery" & "Hurricane clean-up" and the 2 "Pressure washing" budget line items                                                                  |         |                              | X         | 05.14.25                    |
| 11 | 04.09.25       | <b>ACTION</b>          | Mr. Mazzoni: Notify Mrs. Deenihan about installing traffic sign in remembrance of Mr. Deenihan.                                                                                                              |         |                              | X         | 05.14.25                    |
| 12 | 01.08.25       | <b>ACTION</b>          | Mr. Mazzoni/Mr. Kurth: Prep shoreline restoration projects schedule. 02.12.25 Work on staging & directing traffic. Perform on-site inspections once first project is completed & incorporate in FY26 budget. |         |                              | X         | 06.04.25                    |
| 13 | 02.12.25       | <b>ACTION</b>          | Mr. Mazzoni: Seek reimbursement to repair gabion basket damaged in traffic accident on Longspur.                                                                                                             |         |                              | X         | 06.04.25                    |
| 14 | 04.09.25       | <b>ACTION</b>          | Mr. Mazzoni: Ensure FY2026 Meeting Schedule has a 5:30 p.m. start time.                                                                                                                                      |         |                              | X         | 06.04.25                    |
| 15 | 05.14.15       | <b>ACTION</b>          | Ms. Willson: Prepare the CDD's standard form of Agreement and will keep the same scope of work in the SunScape Agreement.                                                                                    |         |                              | X         | 06.04.25                    |
| 16 | 05.14.15       | <b>ACTION</b>          | Mr. Mazzoni: Ask Mr. Kurth to inspect Lake 5A as area is covered with algae blooms and omitting a foul odor.                                                                                                 |         |                              | X         | 06.04.25                    |

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**10.08.25 for 11.12.25 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 |
|----|----------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------------|-----------|-----------------------------|
| 17 | 05.14.15       | <b>ACTION/ AGENDA</b>  | Mr. Mazzoni: Place "Resident Raisa Carvajal Discussion of Son's incident of fishing on Huckleberry Pond" on next agenda.                                                                                                                                              |         |                              | X         | 06.04.25                    |
| 18 | 05.14.15       | <b>ACTION</b>          | Mr. Mazzoni: Have the high bushes at the large electrical box at the corner of Lake Blanche and Monroe Meadows trimmed again.                                                                                                                                         |         |                              | X         | 06.04.25                    |
| 19 | 05.14.15       | <b>ACTION</b>          | Mr. Mazzoni: Have Lifestyle Teams e-blast about Rose Paving project to repair amenity sidewalk once the project is scheduled.                                                                                                                                         |         |                              | X         | 06.04.25                    |
| 20 | 04.09.25       | <b>ACTION</b>          | Mr. Mazzoni: Work w/ Developer to use retainer from TM to fund \$1,700 for stop bars, missing crosswalks & striping on Stevenson. 05.14.25 TM will fund costs to finish the stop bars and crosswalks in Stansil Park.                                                 |         |                              | X         | 07.09.25                    |
| 21 | 06.04.25       | <b>ACTION</b>          | Mr. Adams: Email newly approved updated Fiscal Year 2026 Budget to BOS; explain purpose of "trash collection assessments" budget line item.                                                                                                                           |         |                              | X         | 07.09.25                    |
| 22 | 06.04.25       | <b>ACTION</b>          | Mr. Mazzoni: Obtain proposal from LMP to replace damaged CDD landscaping and provide to resident on Edgar Ave.                                                                                                                                                        |         |                              | X         | 07.09.25                    |
| 23 | 06.04.25       | <b>ACTION</b>          | Ms. Willson: Provide opinion on whether the CDD is required to remove the maintenance fence at Huckleberry Pond.                                                                                                                                                      |         |                              | X         | 07.09.25                    |
| 24 | 01.08.25       | <b>ACTION/ AGENDA</b>  | Hlebak/Willson: Update Amenity Policy to remove fire pit; <b>02.12.25</b> canoe, kayak, rentals. Prep Memo re classify & sell surplus property. <b>06.04.25</b> Staff: Meet in June. Submit docs to Ms. Willson. <b>07.09.25:</b> Review August, Sept Public Hearing. |         |                              | X         | 09.10.25                    |
| 25 | 05.14.25       | <b>ACTION</b>          | Mazzoni/ Willson: Prep formal response to County re: its request for CDD approval to design/construct Orange Belt Tr, subject to constraints.                                                                                                                         |         |                              | X         | 09.10.25                    |
| 26 | 08.13.25       | <b>ACTION</b>          | Mr. Adams: FY26 Budget. Reallocate "Erosion control and grass carp stock" & "pool resurfacing" line items to new surplus fund budget items.                                                                                                                           |         |                              | X         | 09.10.25                    |
| 27 | 06.04.25       | <b>ACTION</b>          | Ms. Hlebak: Work w/ Environmental Club to schedule a fishing event.                                                                                                                                                                                                   |         |                              | X         | 09.10.25                    |
| 28 | 08.13.25       | <b>ACTION</b>          | Mr. Mazzoni: Confirm CDD is not double paying landscape maintenance.                                                                                                                                                                                                  |         |                              | X         | 09.10.25                    |
| 29 | 08.13.25       | <b>BOTH</b>            | Mr. Mazzoni: Invite Bridge Engineer to Oct mtg to present a proposal.                                                                                                                                                                                                 |         |                              | X         | 09.10.25                    |
| 30 | 08.13.25       | <b>BOTH</b>            | Mr. Mazzoni: Invite Reserve Advisors to Jan Wkshp. Discuss proposal to replace amenities.                                                                                                                                                                             |         |                              | X         | 09.10.25                    |
| 31 | 05.14.15       | <b>ACTION</b>          | District Eng: Provide geotech crew report on Chapin Pass, Barn Cat Run and Lyon Pine and storm drain inspection to determine any commonality that CDD already repaired, & historical records on the original installation.                                            |         |                              | X         | 10.08.25                    |

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**10.08.25 for 11.12.25 MEETING**

| #  | MTG<br>DATE<br>ADDED | ACTION/<br>AGENDA<br>OR BOTH | ACTION/AGENDA or COMPLETED ITEM                                                                                                                                                                                | ONGOING | POSSIBLY<br>DONE<br>BEFORE<br>NXT MTG | COMPLETED | MTG DATE<br>MOVED TO<br>COMPLETED |
|----|----------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------------------------|-----------|-----------------------------------|
| 32 | 06.04.25             | <b>ACTION</b>                | Mazzoni/ Adams: Check status of CDD receiving commercial property payments & if the penalty clause was included in CDD invoices to owners. Work w/ Accounting to ensure monthly invoices are processed timely. |         |                                       | X         | 10.08.25                          |
| 33 | 08.13.25             | <b>ACTION</b>                | Mr. Kurth: Find out if they can amend the existing permit to stock grass carp in other lakes, instead of applying for a new permit.                                                                            |         |                                       | X         | 10.08.25                          |
| 34 | 08.13.25             | <b>ACTION</b>                | Mr. Adams: Email final 2025 Goals and Objectives findings, to BOS. 10.08.25 Report posted on website.                                                                                                          |         |                                       | X         | 10.08.25                          |
| 35 | 09.10.25             | <b>ACTION</b>                | Mr. Mazzoni: Ask Taylor Morrison for warranty info on storm drain repair for Stancil pocket park. Notify insurance carrier. 10.08.25 TM will not provide warranty info.                                        |         |                                       | X         | 10.08.25                          |
|    |                      |                              |                                                                                                                                                                                                                |         |                                       |           |                                   |

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
C**



**Wrathell, Hunt and Associates, LLC**

TO: TSR Board of Supervisors  
FROM: Barry Mazzoni – Operations Manager  
DATE: November 1, 2025  
SUBJECT: Status Report – Field Operations

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**ADMINISTRATIVE UPDATES:**

- **January Workshop:** The administration team has been notified of the January 14<sup>th</sup> workshop, and it will be advertised and scheduled accordingly.
- **Commercial Properties:** The WHA accounting team sent over the following commercial accounts to District Counsel for further collection action on October 10th.
  - **27-26-17-0000-00100-0043: BYRON-ODESSA, LLC -- \$4,267.83**
  - **27-26-17-0180-00000-00D0: CORONADO GROUP LLC -- \$2,471.23**
  - **27-26-17-0130-0C100-0010: BROMADNIC REAL ESTATE LLC -- \$3,694.42**
  - **28-26-17-0080-0B100-0010: STARKEY RANCH ASSET, LLC -- \$5,431.19**
- **District Engineer:** Johnson Engineering Inc was acquired by Apex Companies, LLC on September 3, 2024. This year, the Johnson Engineering office in Lutz was closed without prior notification to management, and telephone lines were subsequently disconnected. Since the acquisition, District Management has experienced delays in responses and on the anticipated completion of time sensitive projects. Including the storm drain repairs. Management recommends that the Board of Supervisors approve a request for qualifications initiative and allow management to pursue an alternative vendor for engineering services.

**\$15,864.67**

**PROJECT & MAINTENANCE UPDATES:**

- **Bonfire Properties:** Management has been in contact with the homeowners of the Bonfire properties. We are awaiting final completion of the revisions to the agreements from District Counsel before presenting to the homeowners involved.
- **Reserve Study:** An onsite inspection will take place in December. The draft of the Reserve Study will be available for review at the January workshop.
- **Dog Park Maintenance Rotation:** Management has consulted with the landscaping and lifestyle teams to create a maintenance rotation for the dog parks. See attachment in the meeting packet for the board's review and consideration.
- **Road Turnover to Pasco County:** Enclosed with the operations report is a map providing a status update on the roads based on an October 27, 2025 meeting with County representatives. There are several open punch lists for roads which have yet to turn over to the county for maintenance. District staff are following up with the Developer to see where we stand on those open items

- **Landscaping Maintenance Yard:** Management has obtained County approval to begin preliminary planning for the landscaping maintenance yard. Following a thorough assessment, the District Manager recommends that the board approves the start of the project, which will begin with the initial land clearing proposal on the November agenda.
- **Sidewalk & Street Drain Assessment:** In November, management will assess all sidewalks and road drains in Starkey Ranch to identify needed repairs. Sidewalks marked with orange paint will be slated for grinding or replacement.

#### **VENDOR UPDATES:**

- **Notes from Premier Lakes:**
  - Service reports from Premier Lakes for the month of October are attached for the Board's review. These reports provide detailed updates on aquatic maintenance activities.
  - Management was notified that the Southwest Florida Water Management District has approved the additional carp for Huckleberry Pond.
- **Notes from Sunscape Consulting:**
  - Mark Yahn and Pete Soety of Sunscape Consulting will be in attendance for the November Board of Supervisors meeting on November 12<sup>th</sup>.
  - In speaking with Mark, management has confirmed that Sunscape Consulting will be available should the Board wish to utilize its services to create the preliminary design for the landscaping maintenance yard.
- **Notes from LMP:**
  - LMP continues to report a decline in water availability from Pasco County, affecting the TSR CDD. The most reliable days for water access are still 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.
  - The team completed a blanket application of Granular Sulfur across all turf and ornamental areas throughout the community the week of 10/20/25. This treatment supports long-term soil health by adjusting pH levels, promoting optimal nutrient availability, and enhancing overall plant performance
  - We've officially started our winter schedule! Mowing services will now take place every other week through the winter season.
  - Seven dead pine trees were noted during inspection and removed along State Road 54, as approved by management.





**Punch List 2015 Consists of:**

- Heart Pine Ave.
- Riders Pass
- Lyon Pine Lane
- Barn Cat run
- Chapin Pass
- Corkfield Lane
- Hitching Street
- Tibbetts Street (Partial)
- Fitzroy Street (Partial)

**Punch List 2016 Consists of:**

- Berrypick Trail
- Barbour Trail (First Section)

**Punch Lists 2018 Consists of:**

- Barbour Trail (Second Section)
- Lake Blanche (Section to Esplanade)

**Punch Lists 2022 Consists of:**

- Long Spur (From Heart Pine to Lake Blanche Drive)
- Lake Blanche Drive section (to Starkey Blvd)

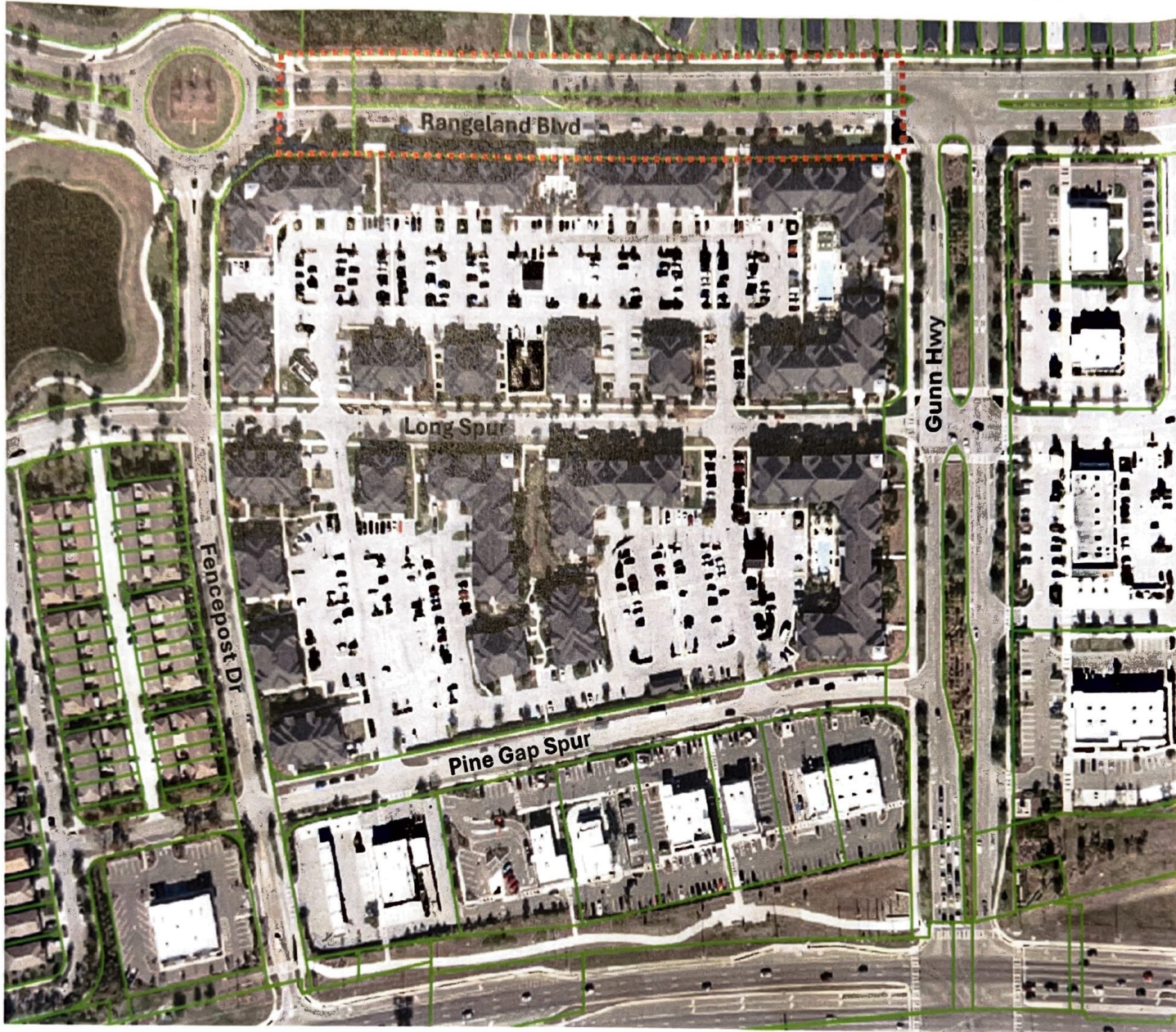
**Punch Lists 2024 Consists of:**

- Barbour Trail (Third Section)
- Bonfire Drive
- Wetmore Court
- Stansil Avenue
- Stevenson Lane
- Dudley Avenue
- Cannon Drive
- Lila Trail

**Punch List 2025 Consists of:**

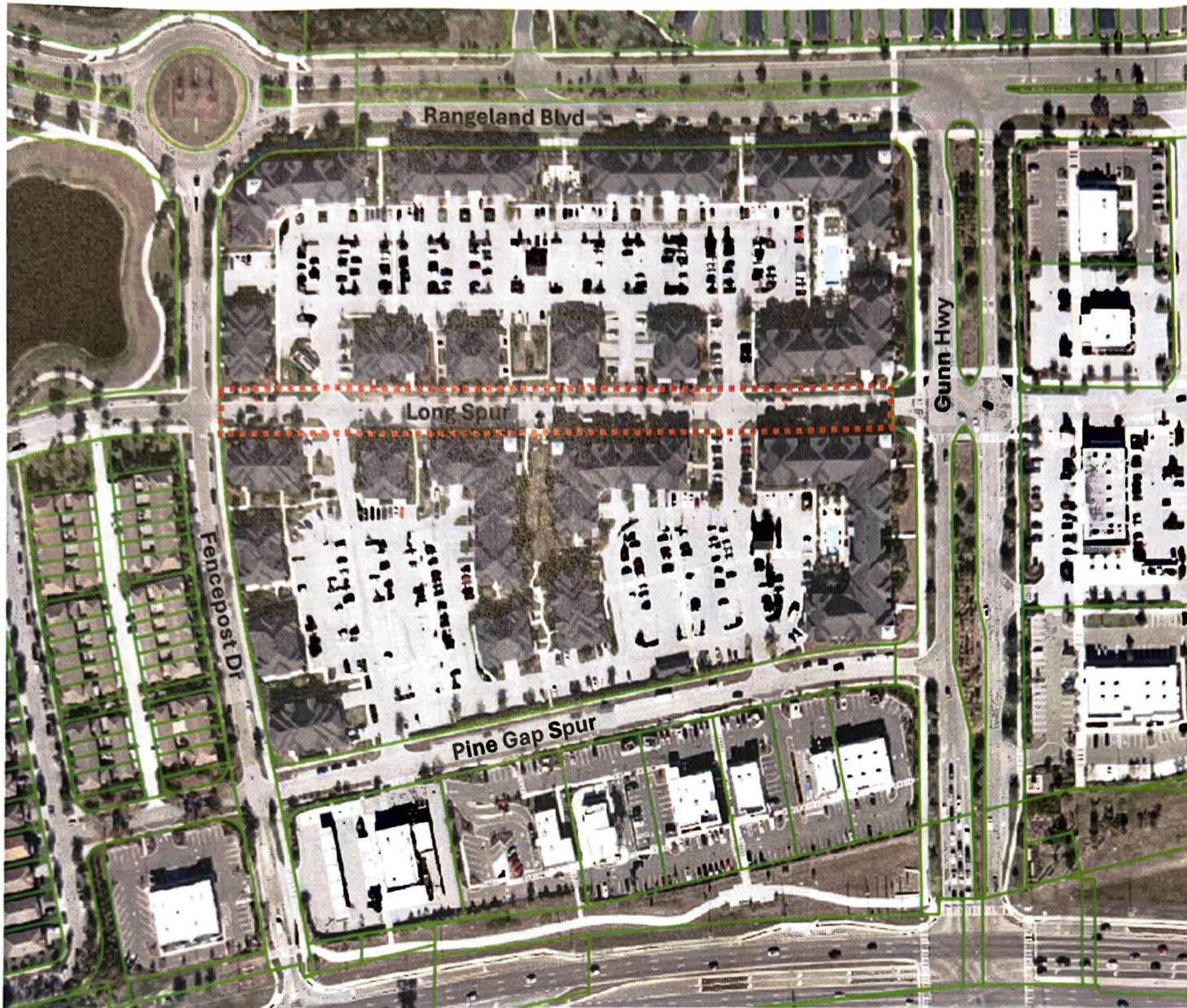
- Heart Pine Avenue near ER

# Rangeland Blvd (Fencepost Dr to Gunn Hwy)



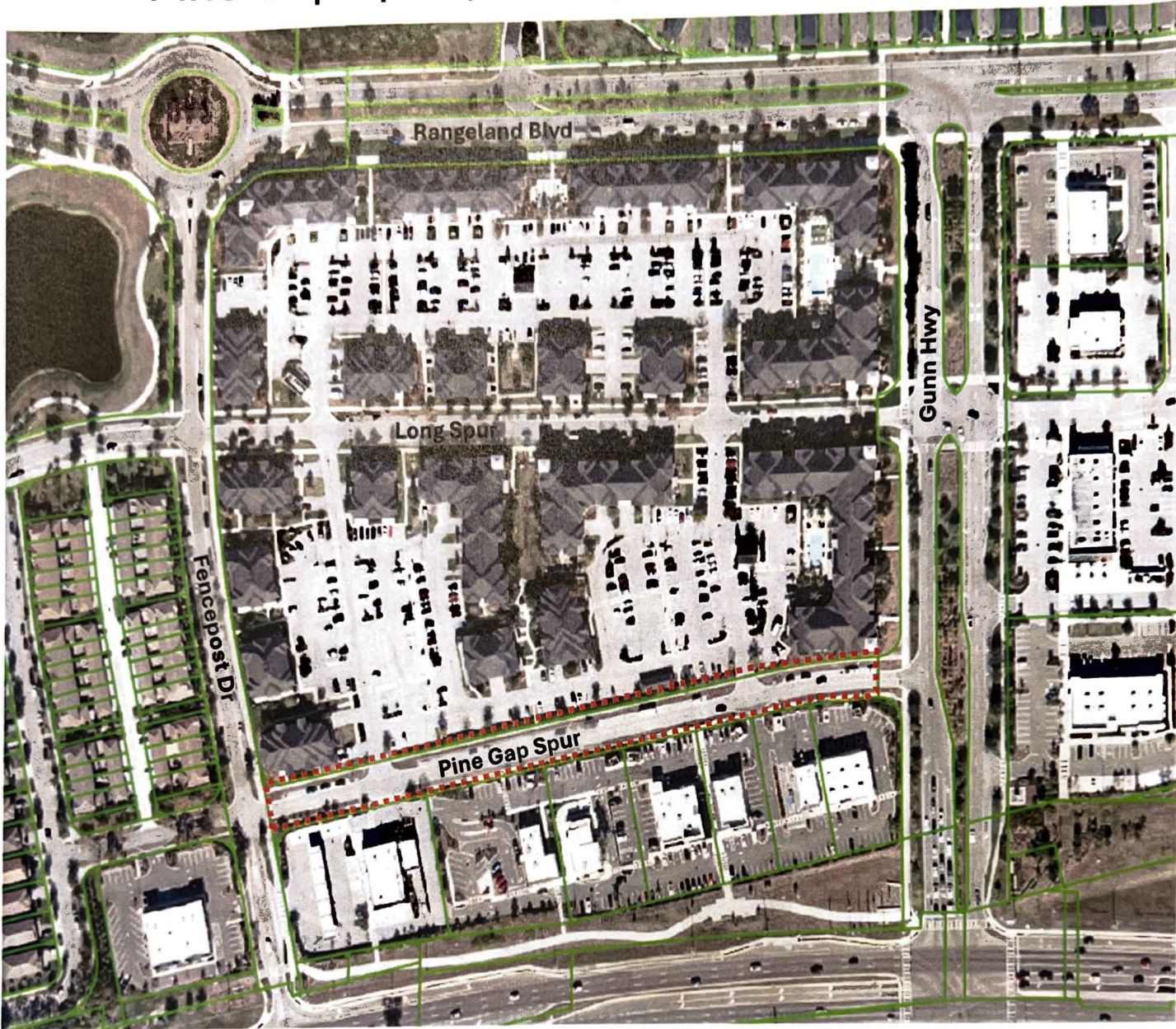
- Construction plans for Starkey Ranch Downtown Infrastructure (PDD17-497) were approved 1/23/2017
- Plat was approved 12/14/2017 dedicating Rangeland Blvd to Pasco County (SA18-0011) with performance guarantee for construction.
- Performance guarantee for the roadway was released on 8/17/2018 (NI19-0230)
- Maintenance guarantee for the roadway was released on 8/31/2022 (NI23-0206).
  - Memo accepts paved streets into the County Road system for County maintenance and states "The County's acceptance of the paved street for maintenance does not include acceptance of the sidewalks, stormwater systems, road underdrain systems, or any other improvements in the right of way or tracts dedicated to the County or the public, for County maintenance. All improvements, other than the pavement, will be maintained by the TSR Community Development District."
- **Conclusion: TSR CDD is responsible for O&M of parking spaces and signage.**

# Long Spur (Fencepost Dr to Gunn Hwy)



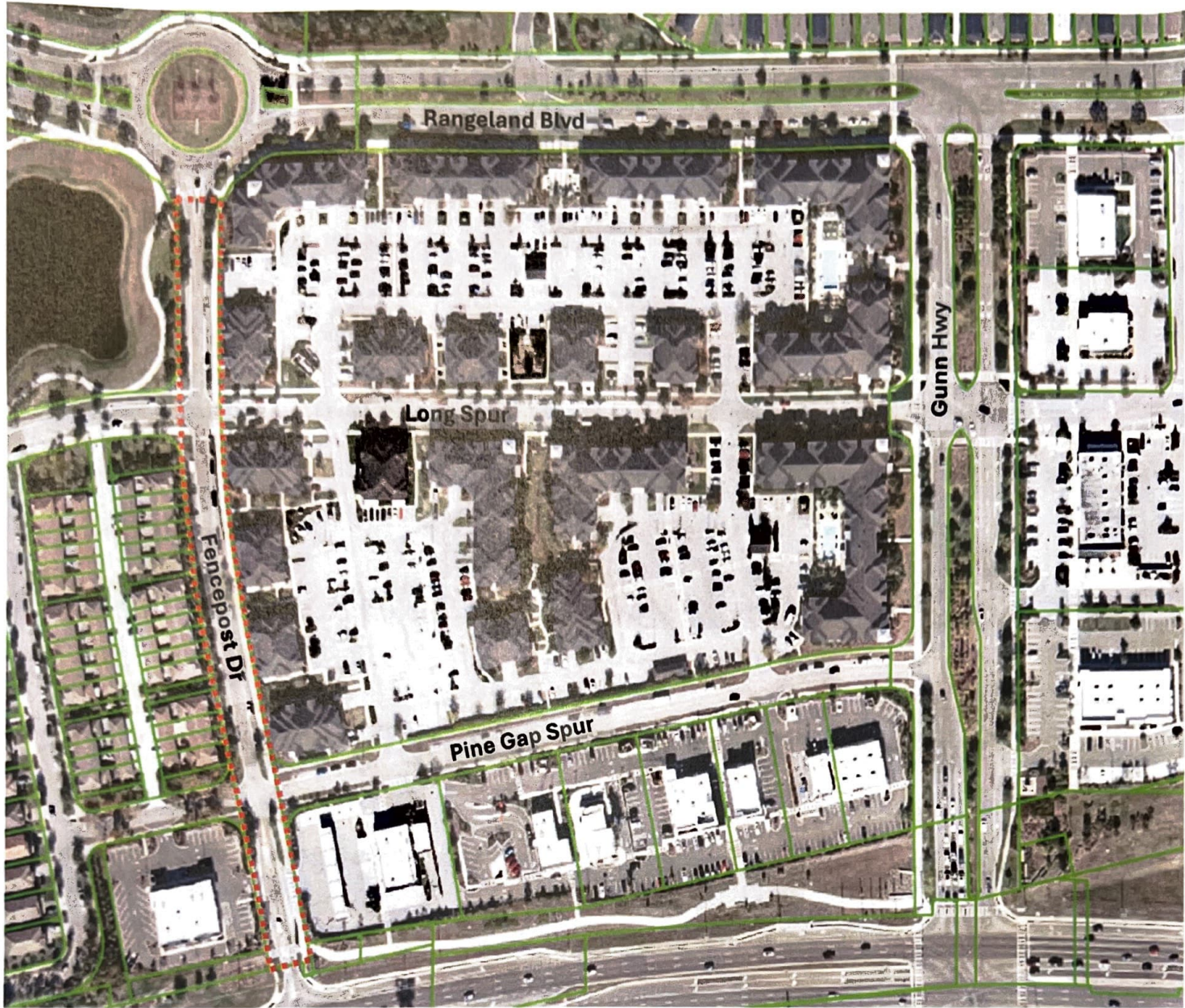
- Construction plans for Starkey Ranch Downtown Neighborhood MF Site were approved 11/21/2018 (PSP17-013).
- Plat was approved 12/14/2017 – no roadway tract was created for Long Spur. Instead, it exists within Tract C1.
- Declaration of easements, covenants, and restrictions for Starkey Ranch Multifamily Site was recorded on 11/1/2017 (OR 9627/2011)
  - Section 6.1(i)(a) of Declaration creates Ingress, Egress, and Access Easement over Long Spur.
  - Declaration obligates Owner to construct (Article 4) and maintain (Article 7) all improvements within easement area.
- **Conclusion: FRMF-Odesa LLC (current owner) is responsible for O&M of entire “roadway,” including parking spaces and signage.**

# Pine Gap Spur (Fencepost Dr to Gunn Hwy)



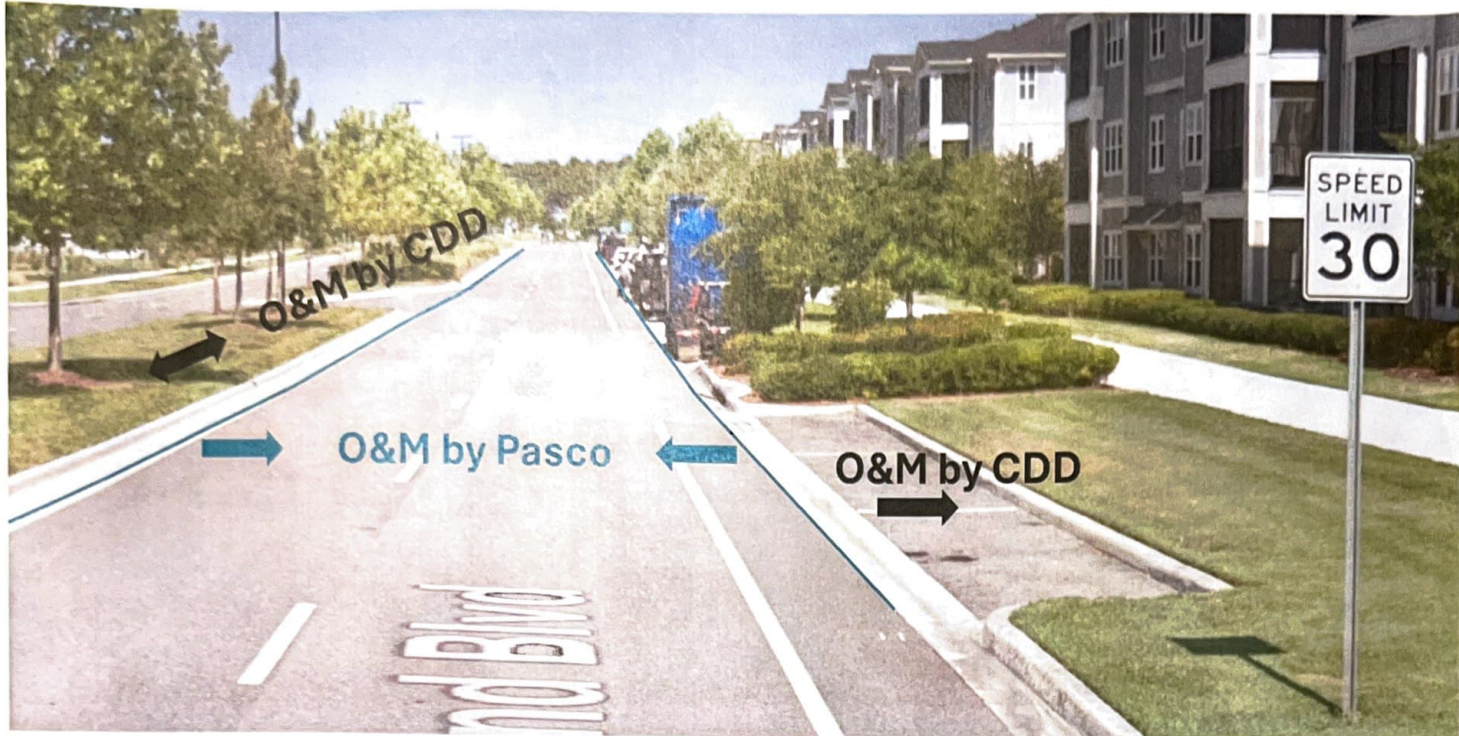
- Constructed via plan approval dated 12/15/2017 (PSP17-131)
  - Construction was completed in 2019. There was no performance guarantee for the work because it was not required to support a plat. However, a maintenance guarantee was provided at final inspection because the CDD intends for the County to maintain the pavement.
  - The final maintenance inspection is scheduled for the week of 9/22/25. Following a passed inspection, the County will release the maintenance guarantee and accept O&M responsibility for the pavement only.
- Warranty deed executed by WS TSR LLC on 7/12/2018 conveyed corridor to Pasco County via warranty deed supported by sketch/legal description on 7/12/2018 (OR 9755/2298)
  - Corrective warranty deed executed by WS TSR LLC on 3/12/2019 designated TSR Community Development District as grantee instead of Pasco County (OR 9871/2763), presumably to make the subsequently recorded warranty legally valid.
  - Final warranty deed executed by TSR CDD on 12/6/18 but filed on 5/23/2019, transferred ownership from the TSR CDD to Pasco County (OR 9910/3265).
- **Conclusion: TSR CDD is responsible for O&M of entire roadway, including parking spaces and signage.**

# Fencepost Dr (SR 54 to Rangeland Blvd)



- Construction plans (RSD16-008) for Starkey Ranch Village 2 Phase 2A were approved on 10/12/16 (PDD17-91).
- Plat was approved 11/28/2017 (PB 75/126) dedicating Long Spur (west of Fencepost Dr), Rangeland Blvd, and Fencepost Dr to Pasco County.
- Performance guarantee for the roadways was released on 8/14/2019 (NI19-0801)
- Maintenance guarantee for the roadways was released on 5/23/23 (NI23-0831).
  - Memo accepts paved streets into the County Road system for County maintenance and states “The County's acceptance of the paved street for maintenance does not include acceptance of the sidewalks, stormwater systems, road underdrain systems, or any other improvements in the right of way or tracts dedicated to the County or the public, for County maintenance. All improvements, other than the pavement, will be maintained by the TSR Community Development District.”
- **Conclusion: TSR CDD is responsible for O&M of parking spaces and signage.**

## Rangeland Blvd (Fencepost Dr to Gunn Hwy)



## Long Spur (Fencepost Dr to Gunn Hwy)



## Pine Gap Spur (Fencepost Dr to Gunn Hwy)



## Fencepost Dr (SR 54 to Rangeland Blvd)





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Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

|         |                 |
|---------|-----------------|
| DATE    | 10/06/2025 -    |
| TECH(S) | Dave Smallridge |
| JOB #   | 1074372168      |

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

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

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| JOB DETAILS | Annual Lake Maintenance |
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| JOB CATEGORY | Annual Lake Maintenance |
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| COMPLETION NOTES | Treated algae on ponds m8a,5-1a, stancil a,b,c,d. Grasses on ponds 5-5a,5-5b,5-7,5-1a,m6c, stancil a,b,c,d. |
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# Work Order

|         |                 |
|---------|-----------------|
| DATE    | 10/07/2025 -    |
| TECH(S) | Dave Smallridge |
| JOB #   | 1074372169      |

| CUSTOMER                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------|
| TSR CDD<br>Barry Mazzone<br>2500 Heart Pine Ave<br>Odessa, Florida, 33556-3462<br>(813) 399-0865<br><br>mazzoneb@whhassociates.com |

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

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| JOB DETAILS | Annual Lake Maintenance |
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| JOB CATEGORY | Annual Lake Maintenance |
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| COMPLETION NOTES | Treated Algae and grasses on ponds 1-b,16-3,16-4,5-3a,5-5b2, stancil a,m14g,12-14,12-1,18-9,18-10,11-1,11-2. |
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# Work Order

|         |                 |
|---------|-----------------|
| DATE    | 10/13/2025 -    |
| TECH(S) | Dave Smallridge |
| JOB #   | 1074372170      |

| CUSTOMER                                                                                                                           |
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| TSR CDD<br>Barry Mazzone<br>2500 Heart Pine Ave<br>Odessa, Florida, 33556-3462<br>(813) 399-0865<br><br>mazzoneb@whhassociates.com |

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

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| JOB DETAILS | Annual Lake Maintenance |
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| JOB CATEGORY | Annual Lake Maintenance |
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| COMPLETION NOTES | Treated algae and dyed ponds ESP4a,4b,5a,1a. 17-2,16-4,16-3,12-1,5-5b. Algae on ponds 16-5,12-4,m14g,3-3,3-2,m22c |
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# Work Order

|         |                 |
|---------|-----------------|
| DATE    | 10/14/2025 -    |
| TECH(S) | Dave Smallridge |
| JOB #   | 1074372171      |

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

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

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| JOB DETAILS | Annual Lake Maintenance |
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| JOB CATEGORY | Annual Lake Maintenance |
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| COMPLETION NOTES | Treated grasses on ponds ESP1a,1b,2a,2b,3a,3b,4a,4b,5a,5b. 18-9,18-10,11-1,m11a,d1,d2. Algae on ponds 11-1,m11a,d1,d2. |
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# Work Order

|         |                 |
|---------|-----------------|
| DATE    | 10/20/2025 -    |
| TECH(S) | Dave Smallridge |
| JOB #   | 1074372172      |

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

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

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| JOB DETAILS | Annual Lake Maintenance |
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| JOB CATEGORY | Annual Lake Maintenance |
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| COMPLETION NOTES | Treated grasses on ponds m11d,m22b,m22c,3-3,m3c,m3d,8-1,5-3a,m5b,5b,5-2,8-1,m3b,m5a,3-1 |
|------------------|-----------------------------------------------------------------------------------------|



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# Work Order

|         |                 |
|---------|-----------------|
| DATE    | 10/21/2025 -    |
| TECH(S) | Dave Smallridge |
| JOB #   | 1074372173      |

| CUSTOMER                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------|
| TSR CDD<br>Barry Mazzone<br>2500 Heart Pine Ave<br>Odessa, Florida, 33556-3462<br>(813) 399-0865<br><br>mazzoneb@whhassociates.com |

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

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| JOB DETAILS | Annual Lake Maintenance |
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| JOB CATEGORY | Annual Lake Maintenance |
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| COMPLETION NOTES | Treated algae and grasses on ponds stancil a,b,c,d 15-1,14-7,3-3,m14e,m14g,m3d,m3d. Grasses on ponds 7-1b,5-1a,m8a,5-3a,m3d. |
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# Work Order

|         |                 |
|---------|-----------------|
| DATE    | 10/27/2025 -    |
| TECH(S) | Dave Smallridge |
| JOB #   | 1074372174      |

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

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

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| JOB DETAILS | Annual Lake Maintenance |
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| JOB CATEGORY | Annual Lake Maintenance |
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| COMPLETION NOTES | Treated algae on ponds ESP1a,1b,2a,2b. 18-10,17-2,26-3,16-4,16-1,12-1,12-2,11-1,11-2,14-7,m14e,m14g,m14b. |
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# Work Order

|         |                 |
|---------|-----------------|
| DATE    | 10/28/2025 -    |
| TECH(S) | Dave Smallridge |
| JOB #   | 1074372176      |

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

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

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| JOB DETAILS | Annual Lake Maintenance |
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| JOB CATEGORY | Annual Lake Maintenance |
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|------------------|---------------------------------------------------------------------------------------------------------|
| COMPLETION NOTES | Treated algae and pickup trash on ponds,m22c,m3d,m3d,m5a,3-3,5-1a,5-5a,4-1,3-2 stancil a,c,d m11a, d-1. |
|------------------|---------------------------------------------------------------------------------------------------------|

| 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 <b>CANCELED</b>                                    | <del>Regular Meeting</del> | <del>5:30 PM</del> |
|                                                                      |                            |                    |
| January 14, 2026                                                     | Workshop                   | 4:00 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  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

|                                          | Fiscal Year 2025             |                                |                                   |                                | Adopted<br>Budget<br>FY 2026 |
|------------------------------------------|------------------------------|--------------------------------|-----------------------------------|--------------------------------|------------------------------|
|                                          | Adopted<br>Budget<br>FY 2025 | Actual<br>through<br>3/31/2025 | Projected<br>through<br>9/30/2025 | Total<br>Actual &<br>Projected |                              |
| <b>REVENUES</b>                          |                              |                                |                                   |                                |                              |
| 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                    |
| <b>EXPENDITURES</b>                      |                              |                                |                                   |                                |                              |
| <b>Professional &amp; administrative</b> |                              |                                |                                   |                                |                              |
| 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<br>Budget<br>FY 2025 | Actual<br>through<br>3/31/2025 | Projected<br>through<br>9/30/2025 | Total<br>Actual &<br>Projected | Adopted<br>Budget<br>FY 2026 |
| <b>Field operations</b>              |                              |                                |                                   |                                |                              |
| 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<br>Budget<br>FY 2025 | Actual<br>through<br>3/31/2025 | Projected<br>through<br>9/30/2025 | Total<br>Actual &<br>Projected | Adopted<br>Budget<br>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**

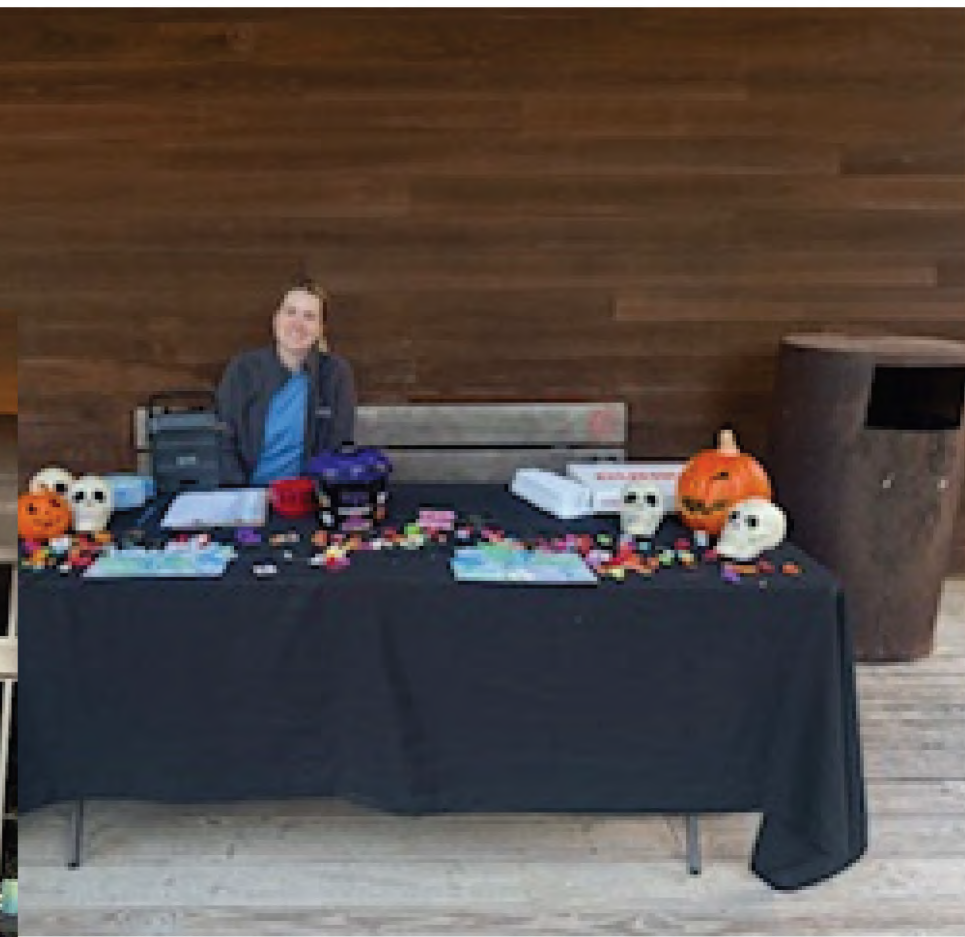
**STAFF  
REPORTS  
D**

## Monthly Summary Report

### October 2025

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

# OCTOBER PROGRAM HIGHLIGHTS



# NOVEMBER PROGRAM FORECAST

## DONATE BLOOD

**Starkey Ranch - Welcome Center**  
**Saturday, November 1**  
9:30 AM - 2:30 PM

All donors receive\*:  
- **\$20 eGift Card**  
- **Power Bank**  
- **Wellness Checkup** including blood pressure, pulse, temperature, iron count, and cholesterol screening.

Fact: Only 3% of those who are eligible actually donate blood.

Appointments are encouraged, please visit [oneblood.org/donate-now](https://oneblood.org/donate-now) and use sponsor code 69903

ID REQUIRED

\*One offer per donor per donation. No cash value. Not transferable. Gifts may vary. For more information please visit [oneblood.org/details](https://oneblood.org/details).

Donors Receive



- PLUS -



- PLUS -

## GIFT CARD BINGO

JOIN THE LIFESTYLE TEAM FOR SOME GIFT CARD BINGO!

EACH PERSON IS REQUIRED TO BRING A GIFT CARD IN ORDER TO PARTICIPATE. WE LOOK FORWARD TO SEEING YOU THERE!

\$5 GIFT CARD = 1 BOARD  
\$10 GIFT CARD = 2 BOARDS  
\$15 GIFT CARD = 3 BOARDS  
\$20 GIFT CARD = 4 BOARDS  
\$25 GIFT CARD = 5 BOARDS

THURSDAY, NOVEMBER 20TH  
6PM-8PM  
CUNNINGHAM HALL

## STARKEY RANCH FALL FAMILY FUN DAY

presented by **SWAG** Party Rentals

Join us for a FREE family day of FUN for Starkey Ranch residents!

Bounce Houses  
Obstacle Course  
Inflatable Games  
Yard Games

November 8th  
10am - 2pm  
Whitfield Park



## FOOD DRIVE

JOIN US IN FIGHTING HUNGER!



**Starkey Cares Annual Food Drive**  
Drop off non-perishable food items at the Welcome Center. All donations support Messengers of Hope serving families across Pasco County.

### Most Needed Items:

Canned meats, canned vegetables, canned fruit in juice, canned beans, soups and chili, rice, pasta, boxed macaroni and cheese, instant mashed potatoes, dry beans or lentils, peanut butter, jelly, cereal, oatmeal, pancake mix, syrup, boxed meal kits, shelf-stable milk, and other non-perishable food items.

Contact us: Starkey Cares | [starkeycaresinc@gmail.com](mailto:starkeycaresinc@gmail.com)

## Chunky Knit Blanket Workshop



WED, NOV. 19TH  
6:00-9:00 PM



AIR WORKSHOP  
Wesley Chapel



## KIDS NIGHT OUT

NOVEMBER 14, 2025  
5:30 - 9:30 PM  
CUNNINGHAM HALL  
COST: \$20

LOTTERY OPENS:  
OCTOBER 31 AT 10 AM

LOTTERY CLOSING:  
NOVEMBER 7TH AT 10 AM

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\*

RSVP: [FUN@OURSTARKEYRANCH.COM](mailto:FUN@OURSTARKEYRANCH.COM)

## Sound Healing and Meditation

October 14 and 28th  
7 - 8:15 PM  
Cunningham Hall  
Cost: \$20 per class

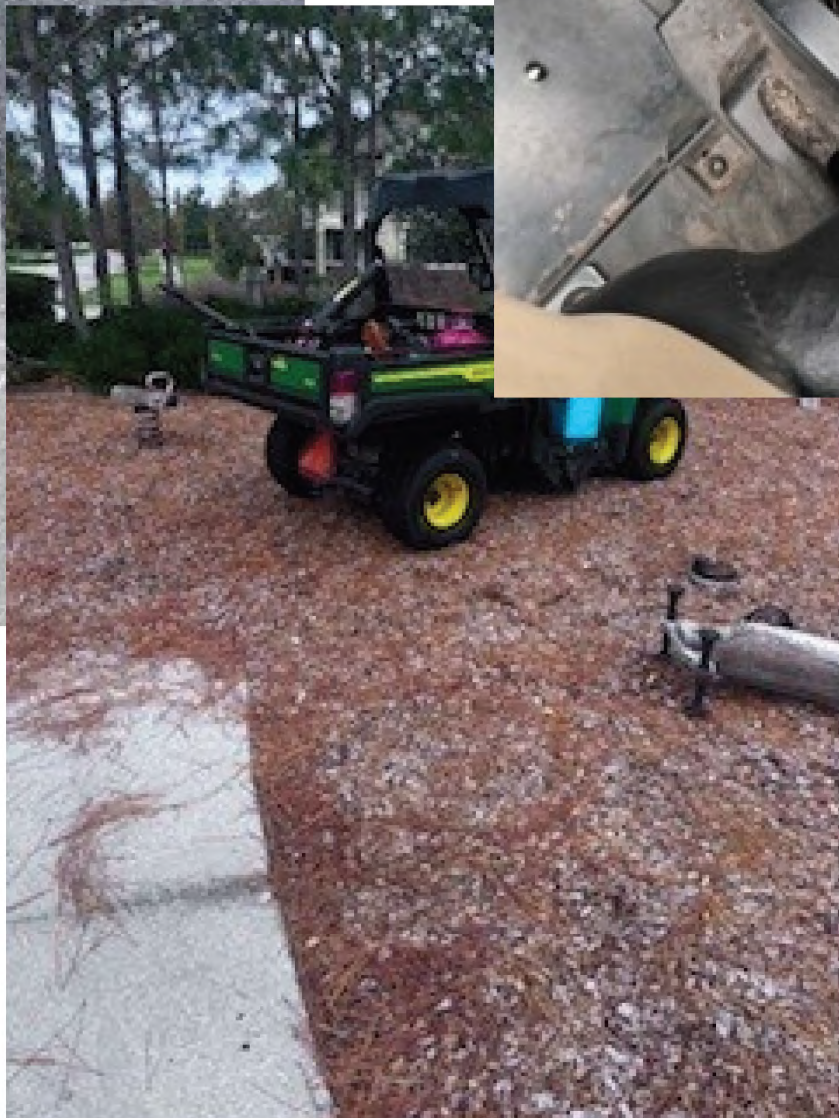
RSVP:

[FUN@OURSTARKEYRANCH.COM](mailto:FUN@OURSTARKEYRANCH.COM)

# OCTOBER AMENITY RENTALS

| AMENITY LOCATION                                                                                                                                                                                                                                                                                                                                                                                                                                                            | FREQUENCY       | REVENUE |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------|
| Cunningham Hall                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 7 Days/37 Hours | \$1850  |
| Whitfield Park Pavilion                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2 Day/8 Hours   | \$120   |
| Homestead Park Pavilion                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4 Days/18 Hours | \$270   |
| Albritton Park Pavilion                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4 Days/14 Hours | \$210   |
| ***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.

