

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

January 14, 2026

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/>

January 7, 2026

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 January 14, 2026 at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The agenda is as follows:

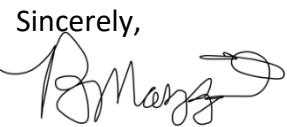
1. Call to Order/Roll Call/Pledge of Allegiance
2. Public Comments (*agenda items*) [3 minutes per person]
3. Waterways Update from Aquatics Vendor – Alex/Bill Kurth (Premier Lakes)
 - Consideration of One-Time Work Order Agreements
 - A. Huckleberry Pond – 800' SOX Shoreline Restoration
 - B. Grass Carp Stocking – 22 Lakes
4. Landscaping Maintenance & Operational Updates from Sunscape Consulting & LMP
5. Consideration of Juniper Landscaping Proposal No. 379200 [Remove Live Oaks Trees]
6. Consideration of Authorization and Setting Budget for Garden Renewal Project
(Continued from Workshop)
7. Considering for Authorization for Landscaping Maintenance Yard Design & Planning
(Continued from Workshop)
8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
9. Acceptance of Unaudited Financial Statements as of November 30, 2025

10. Approval of November 12, 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
 - EXT MEETING DATE: February 11, 2026 at 5:30 PM
 - QUORUM CHECK

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

- D. Lifestyle Director & Amenity Manager: *Arch Amenities Group*
13. Supervisors' Requests
14. Public Comments (*non-agenda items*) [3 minutes per person]
15. Adjournment

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

Sincerely,

Barry Mazzoni
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

3

TSR

COMMUNITY DEVELOPMENT DISTRICT

3A



One-Time Work Order Agreement

Customer Name: TSR CDD

Property Contact: Barry Mazzoni

Work Order Description: Huckleberry Pond - 800' SOX Shoreline Restoration

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Agreement, dated **01/05/2025**, 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 **Huckleberry Pond, with an eroded shoreline of approximately 800 linear feet.**
3. **One-Time Services:** Premier Lakes will perform **shoreline restoration utilizing ShoreSOX erosion control systems. Per the attached map, 800 ft of 12ft ShoreSOX will be installed. This proposal includes all materials, tools, and labor required for successful installation.**
4. **Manufacturer Warranty:** The manufacturer warrants the ShoreSOX erosion control system for five (5) years from the date of installation against any defects in materials and workmanship.
5. **Limited Lifetime Labor & Materials Warranty:**
 - a. Premier Lakes provides a lifetime warranty on all labor & materials necessary to install the ShoreSOX system. Terms and conditions apply:
 - i. The offer is valid for current or new customers only.
 - ii. A minimum of \$60,000.00 annual service contracts are required.
 - iii. Customer Termination of annual service contracts immediately voids the limited lifetime warranty.
 - iv. Act of god exclusion: Any damages caused by an act of god, such as a hurricane, are not covered under this warranty.



- v. Negligence exclusion: Damages due to negligence, such as a landscaper cutting into the material, are not covered under this warranty.
- 6. **Payment Terms:** The total amount of the agreement is **\$94,000.00**. A 50% deposit is due upon the execution of this agreement. The remaining 50% 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.
- 7. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
- 8. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
- 9. **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.
- 10. **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.
- 11. **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.
- 12. **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.
- 13. **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.

14. **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.
15. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



Total Agreement Amount: \$94,000.00

Accepted and Approved:

TSR CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: Alex Kurth

Title: President

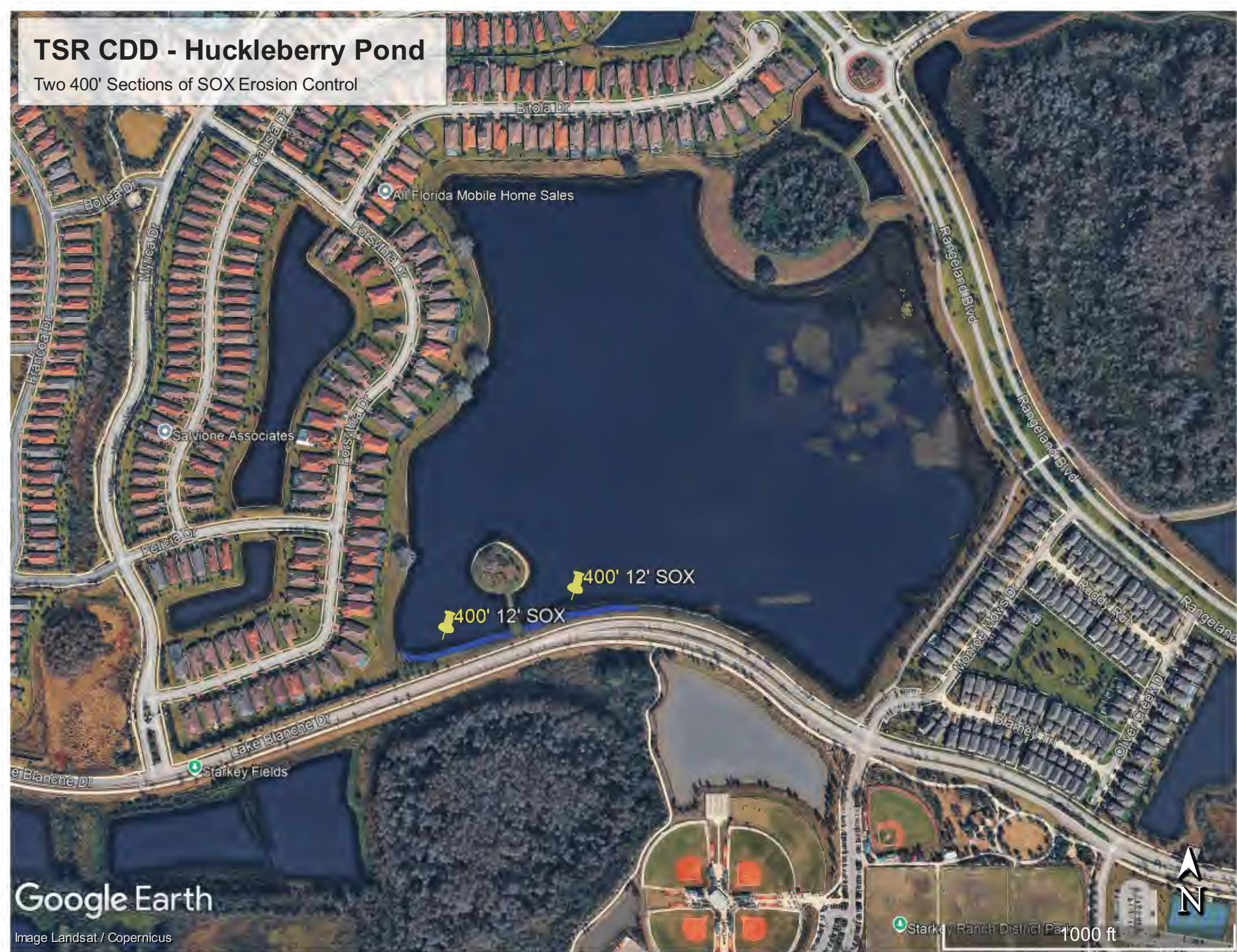
Date:

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



TSR CDD - Huckleberry Pond

Two 400' Sections of SOX Erosion Control



Google Earth

Image Landsat / Copernicus

▲ N

Starkey Ranch District Park 1,000 ft

TSR

COMMUNITY DEVELOPMENT DISTRICT

3B

One-Time Work Order Agreement

Customer Name: TSR CDD

Property Contact: Barry Mazzoni

Work Order Description: Grass Carp Stocking - 22 Lakes

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Agreement, dated **January 5th, 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 **22 lakes**.
3. **One-Time Services:** Premier Lakes will perform **the stocking of 660 grass carp as follows:**
 - a. **Task 1:**
 - i. **Install Carp Barrier on Pond 16-1**
 - ii. **Task 1 Price:** \$500.00
 - 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

4. **Payment Terms:** The total agreement amount is **\$16,535.00**. 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: \$16,535.00

Accepted and Approved:

TSR CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: Alex Kurth

Title: President

Date:

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



TSR

COMMUNITY DEVELOPMENT DISTRICT

5

Juniper

Proposal

Proposal No.: 379200

Proposed Date: 01/06/26

PROPERTY:	FOR:
TSR CDD Barry Mazzoni 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD - Arbor Proposal 1/06/2026

Remove five (5) dead or severely declining Live Oak trees located along the pond bank on the north side of Lake Blanche Avenue. Grind all resulting stumps below grade. Will remove debris and clean the work area upon completion.











Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface

upon completion of work.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Remove dead or severely declining Live Oak trees					
Tree Removal					\$22,600.00
Tree Removal - X Large (Flush Cut)	5.00	CT	\$4,000.00	\$20,000.00	
Debris by the truck	6.00	1	\$300.00	\$1,800.00	
Bobcat Rental	1.00	EA	\$800.00	\$800.00	
Stump Grinding					\$2,500.00
Stump Grinding - X Large	5.00	CT	\$500.00	\$2,500.00	
					Total: \$25,100.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

8

TSR

COMMUNITY DEVELOPMENT DISTRICT

8A

TSR COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

COPEA

District Manager

Print Name

8.14.24

Date

ME McConnell

Chair/Vice Chair, Board of Supervisors

Print Name

8-14-24

Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

8B

TSR COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

District Manager

Print Name

Date

Chair/Vice Chair, Board of Supervisors

Print Name

Date

TSR
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2025

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS									
Cash									
Truist: operating	\$ 1,331,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,331,856
Bank United: ICS	377,292	-	-	-	-	-	-	-	377,292
BankUnited - 2863	180,000	-	-	-	-	-	-	-	180,000
Investments									
Revenue	-	187,506	68,507	65,358	61,860	39,368	22,714	-	445,313
Reserve	-	624,494	650,450	481,322	403,163	320,366	165,100	-	2,644,895
Prepayment	-	2,614	3,585	-	-	-	-	-	6,199
Construction	-	-	-	-	-	-	-	247,029	247,029
Bond redemption	-	-	-	86	-	-	-	-	86
Undeposited funds	169	-	-	-	-	-	-	-	169
Due from Byron-Odessa LLC	4,268	-	-	-	-	-	-	-	4,268
Due from Starkey Ranch Asset	5,431	-	-	-	-	-	-	-	5,431
Due from Coronado Group LLC	2,471	-	-	-	-	-	-	-	2,471
Due from Bromadnic Real Estate	3,694	-	-	-	-	-	-	-	3,694
Due from Hornes by West Bay	-	-	-	-	39,851	-	-	-	39,851
Due from other	1,328	-	-	-	-	-	-	-	1,328
Due from general fund	-	88,007	88,562	87,284	108,949	87,124	44,889	-	504,815
Utility deposit	7,490	-	-	-	-	-	-	-	7,490
Total assets	\$ 1,913,999	\$ 902,621	\$ 811,104	\$ 634,050	\$ 613,823	\$ 446,858	\$ 232,703	\$ 247,029	\$ 5,802,187
LIABILITIES									
Liabilities:									
Accounts payable	\$ 5,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,675
Credit card payable	226	-	-	-	-	-	-	-	226
Due to other	28	-	-	-	-	-	-	-	28
Due to debt service fund 2015	88,007	-	-	-	-	-	-	-	88,007
Due to debt service fund 2015A	88,562	-	-	-	-	-	-	-	88,562
Due to debt service fund 2016	87,284	-	-	-	-	-	-	-	87,284
Due to debt service fund 2017	108,949	-	-	-	-	-	-	-	108,949
Due to debt service fund 2018	87,124	-	-	-	-	-	-	-	87,124
Due to debt service fund 2019	44,889	-	-	-	-	-	-	-	44,889
Contracts payable	-	-	-	-	-	-	2,702	-	2,702
Accrued taxes payable	306	-	-	-	-	-	-	-	306
Total liabilities	511,050	-	-	-	-	-	2,702	-	513,752
DEFERRED INFLOWS OF RESOURCES									
Deferred receipts	17,182	-	-	-	39,851	-	-	-	57,033
Unearned revenue	957	-	-	-	-	-	-	-	957
Total deferred inflows of resources	18,139	-	-	-	39,851	-	-	-	57,990
FUND BALANCES									
Restricted for									
Debt service	-	902,621	811,104	634,050	573,972	446,858	232,703	-	3,601,308
Capital projects	-	-	-	-	-	-	-	244,327	244,327
Unassigned	1,384,810	-	-	-	-	-	-	-	1,384,810
Total fund balances	1,384,810	902,621	811,104	634,050	573,972	446,858	232,703	244,327	5,230,445
Total liabilities, deferred inflows of resources and fund balances	\$ 1,913,999	\$ 902,621	\$ 811,104	\$ 634,050	\$ 613,823	\$ 446,858	\$ 232,703	\$ 247,029	\$ 5,802,187

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 734,518	\$ 734,518	\$ 5,369,486	14%
Commercial shared costs	-	-	126,900	0%
Program revenue	3,534	7,111	20,000	36%
Interest	1,050	3,819	50,000	8%
Specialty program revenue	-	-	30,000	0%
Miscellaneous	-	-	17,000	0%
Total revenues	739,102	745,448	5,613,386	13%
EXPENDITURES				
Professional & administrative				
Supervisors	1,077	2,153	12,600	17%
Management	3,506	7,012	42,070	17%
Legal	-	-	25,000	0%
Engineering	1,500	1,500	25,000	6%
Assessment administration	833	1,667	10,000	17%
Audit	-	-	6,600	0%
Arbitrage rebate calculation	-	-	3,000	0%
Dissemination agent	1,083	2,167	13,000	17%
Trustee	-	-	35,000	0%
Telephone	21	42	250	17%
Postage	80	168	1,500	11%
Printing & binding	167	333	2,000	17%
Legal advertising	120	120	1,000	12%
Annual special district fee	-	175	175	100%
Insurance	-	7,588	8,500	89%
Other current charges	184	358	2,000	18%
Office supplies	-	-	750	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property tax	17,697	17,697	-	N/A
Property appraiser	-	-	687	0%
Tax collector	14,690	14,690	111,864	13%
Total professional & administrative	40,958	55,670	301,901	18%
Field operations				
Contract services				
Field services	2,360	4,721	28,325	17%
Landscape maintenance	156,028	312,057	1,931,250	16%
Landscape consulting	5,450	10,900	65,400	17%
Landscape consulting fees	-	-	10,129	0%
Landscape arbor care	4,617	11,522	60,000	19%
Wetland maintenance	4,500	9,000	114,800	8%
Wetland mitigation reporting	-	-	15,945	0%
Lake maintenance	10,660	21,320	128,000	17%
Erosion control and grass carp stock	-	-	120,000	0%
Hurricane clean-up	-	-	100,000	0%
Community trash hauling	39,258	78,517	444,000	18%
Off-duty traffic patrols	975	1,400	15,000	9%
Repairs & maintenance				
Repairs - general	-	-	20,000	0%
Operating supplies	2,367	3,357	20,000	17%
Plant replacement	1,153	1,153	120,000	1%

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

	Current Month	Year to Date	Budget	% of Budget
Mulch	-	-	191,600	0%
Sod	-	-	20,000	0%
Fertilizer/chemicals	-	-	12,000	0%
Irrigation repairs	9,564	9,564	100,000	10%
Irrigation water truck rental			40,000	0%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	450	1,124	50,000	2%
Road & sidewalk	11,364	11,364	60,000	19%
Signage maintenance	-	965	-	N/A
Common area signage	-	-	3,000	0%
Bridge & deck maintenance			80,000	0%
Pressure washing	103	103	20,000	1%
Utilities - common area				
Electric	1,274	1,305	14,500	9%
Streetlights	34,688	35,530	395,000	9%
Irrigation - reclaimed water	12,628	12,628	70,000	18%
Gas	109	109	450	24%
Recreation facilities				
Amenity management staff/contract	42,573	64,320	455,000	14%
Office operations	8,728	17,148	140,000	12%
Janitorial	2,000	2,000	-	N/A
Park A/C repairs & maintenance	429	1,323	7,500	18%
Pool operations	5,673	10,088	100,000	10%
Pool - signage maintenance	-	-	80,000	0%
Pest services	-	-	2,000	0%
Pool resurfacing	50,290	50,290	-	N/A
Insurance	-	84,230	93,200	90%
Cable/internet/telephone	715	1,740	12,000	15%
Access cards	-	1,006	1,500	67%
Activities	-	-	30,000	0%
Specialty programming	-	-	30,000	0%
Recreational repairs	-	375	20,000	2%
Holiday decorations	-	15,000	15,000	100%
Other				
Contingency	-	18,729	15,000	125%
Capital outlay - splash pad referb.	-	-	75,000	0%
Total field operations	<u>407,956</u>	<u>792,888</u>	<u>5,327,879</u>	15%
Total expenditures	<u>448,914</u>	<u>848,558</u>	<u>5,629,780</u>	15%
Net increase/(decrease) of fund balance	290,188	(103,110)	(16,394)	
Fund balance - beginning (unaudited)	1,094,622	1,487,920	1,907,289	
Fund balance - ending (projected)	<u>\$ 1,384,810</u>	<u>\$ 1,384,810</u>	<u>\$ 1,890,895</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 89,760	\$ 89,760	\$ 661,099	14%
Interest	5	10	-	N/A
Total revenues	<u>89,765</u>	<u>89,770</u>	<u>661,099</u>	14%
EXPENDITURES				
Debt service				
Principal - 11/1	220,000	220,000	220,000	100%
Interest - 11/1	199,809	199,809	199,809	100%
Interest - 5/1	-	-	194,997	0%
Tax collector	1,795	1,795	13,773	13%
Total expenditures	<u>421,604</u>	<u>421,604</u>	<u>628,579</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	(331,839)	(331,834)	32,520	
Fund balance:				
Beginning fund balance (unaudited)	1,234,460	1,234,455	1,219,841	
Ending fund balance (projected)	<u>\$ 902,621</u>	<u>\$ 902,621</u>	<u>\$1,252,361</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 90,327	\$ 90,327	\$ 665,268	14%
Interest	5	9	-	N/A
Total revenues	<u>90,332</u>	<u>90,336</u>	<u>665,268</u>	14%
EXPENDITURES				
Debt service				
Principal - 11/1	210,000	210,000	210,000	100%
Interest - 11/1	218,650	218,650	218,650	100%
Interest - 5/1	-	-	213,006	0%
Tax collector	1,807	1,807	13,860	13%
Total expenditures	<u>430,457</u>	<u>430,457</u>	<u>655,516</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	(340,125)	(340,121)	9,752	
Fund balance:				
Beginning fund balance (unaudited)	1,151,229	1,151,225	1,135,043	
Ending fund balance (projected)	<u>\$ 811,104</u>	<u>\$ 811,104</u>	<u>\$1,144,795</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 89,023	\$ 89,023	\$ 655,667	14%
Interest	4	8	-	N/A
Total revenues	<u>89,027</u>	<u>89,031</u>	<u>655,667</u>	14%
EXPENDITURES				
Debt service				
Principal - 11/1	230,000	230,000	230,000	100%
Interest - 11/1	205,788	205,788	205,788	100%
Interest - 5/1	-	-	201,188	0%
Tax collector	1,780	1,780	13,660	13%
Total expenditures	<u>437,568</u>	<u>437,568</u>	<u>650,636</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	(348,541)	(348,537)	5,031	
Fund balance:				
Beginning fund balance (unaudited)	982,591	982,587	976,973	
Ending fund balance (projected)	<u>\$ 634,050</u>	<u>\$ 634,050</u>	<u>\$ 982,004</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 111,120	\$ 111,120	\$ 818,412	14%
Interest	4	8	-	N/A
Total revenues	<u>111,124</u>	<u>111,128</u>	<u>818,412</u>	14%
EXPENDITURES				
Debt service				
Principal - 11/1	270,000	270,000	270,000	100%
Interest - 11/1	263,481	263,481	263,481	100%
Interest - 5/1	-	-	257,913	0%
Tax collector	2,222	2,222	17,050	13%
Total expenditures	<u>535,703</u>	<u>535,703</u>	<u>808,444</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	(424,579)	(424,575)	9,968	
Fund balance:				
Beginning fund balance (unaudited)	998,551	998,547	991,546	
Ending fund balance (projected)	<u>\$ 573,972</u>	<u>\$ 573,972</u>	<u>\$ 1,001,514</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING NOVEMBER 30, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 88,860	\$ 88,860	\$ 654,466	14%
Interest	3	6	-	N/A
Total revenues	<u>88,863</u>	<u>88,866</u>	<u>654,466</u>	14%
EXPENDITURES				
Debt service				
Principal - 11/1	190,000	190,000	190,000	100%
Interest - 11/1	223,822	223,822	223,822	100%
Interest - 5/1	-	-	219,547	0%
Tax collector	1,777	1,777	13,635	13%
Total expenditures	<u>415,599</u>	<u>415,599</u>	<u>647,004</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	(326,736)	(326,733)	7,462	
Fund balance:				
Beginning fund balance (unaudited)	773,594	773,591	767,993	
Ending fund balance (projected)	<u>\$ 446,858</u>	<u>\$ 446,858</u>	<u>\$ 775,455</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 45,784	\$ 45,784	\$ 337,204	14%
Interest	2	3	-	N/A
Total revenues	<u>45,786</u>	<u>45,787</u>	<u>337,204</u>	14%
EXPENDITURES				
Debt service				
Principal - 11/1	125,000	125,000	125,000	100%
Interest - 11/1	102,600	102,600	102,600	100%
Interest - 5/1	-	-	100,491	0%
Tax collector	916	916	7,025	13%
Total expenditures	<u>228,516</u>	<u>228,516</u>	<u>335,116</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	(182,730)	(182,729)	2,088	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(1)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(1)</u>	<u>-</u>	N/A
Fund balance:				
Beginning fund balance (unaudited)	415,434	415,433	412,553	
Ending fund balance (projected)	<u>\$232,703</u>	<u>\$ 232,703</u>	<u>\$ 414,641</u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 2
Total revenues	<u>1</u>	<u>2</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	2
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	1
Total other financing sources/(uses)	<u>1</u>	<u>1</u>
Net change in fund balance	2	3
Beginning fund balance (unaudited)	244,325	244,324
Ending fund balance (projected)	<u>\$ 244,327</u>	<u>\$ 244,327</u>

5:17 PM

01/07/26

TSR CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	11/04/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-6,208.54
Bill	3212 0055 103125	11/04/2025		531.301 · Electric		-19.83	19.83
Bill	8703 0061 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8703 0178 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8703 0269 103125	11/04/2025		531.307 · Street Lights		-30.80	30.80
Bill	8703 0326 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8703 0425 110425	11/04/2025		531.307 · Street Lights		-917.94	917.94
Bill	8703 0566 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8703 0722 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8703 0805 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8703 0847 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8812 1120 110325	11/04/2025		531.301 · Electric		-19.67	19.67
Bill	8712 3081 110425	11/04/2025		531.307 · Street Lights		-946.53	946.53
Bill	8712 3156 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8712 3320 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8811 5106 110325	11/04/2025		531.301 · Electric		-19.46	19.46
Bill	8702 7826 110425	11/04/2025		531.307 · Street Lights		-1,862.57	1,862.57
Bill	8702 7991 103125	11/04/2025		531.301 · Electric		-41.69	41.69
Bill	8702 8059 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8702 8322 110425	11/04/2025		531.307 · Street Lights		-1,619.63	1,619.63
Bill	8702 8471 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8702 8554 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8702 8629 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8702 8702 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8702 8786 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8702 8869 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8702 8942 103125	11/04/2025		531.301 · Electric		-64.44	64.44
Bill	8935 9059 110325	11/04/2025		531.301 · Electric		-19.18	19.18
Bill	8702 9109 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8702 9430 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8702 9696 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8702 9836 103125	11/04/2025		531.301 · Electric		-30.80	30.80
Bill	8702 9951 103125	11/04/2025		531.301 · Electric		-30.80	30.80
TOTAL						-6,208.54	6,208.54
Bill Pmt -Check	CBI	11/04/2025	MIKE FASANO TA...		101.002 · Suntrust #570803-Operating ...		-12,481.62
Bill	11302025	11/04/2025		513.510 · Property Taxes		-12,481.62	12,481.62
TOTAL						-12,481.62	12,481.62

5:17 PM

01/07/26

TSR CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	11/13/2025	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-190.00
Bill	1415019110525	11/12/2025			572.416 · Amenity Cable/Internet	-190.00	190.00
TOTAL						-190.00	190.00
Bill Pmt -Check	CBI	11/13/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-20,786.49
Bill	8812 0434 110525	11/12/2025			531.301 · Electric	-19.68	19.68
Bill	8703 0681 111025	11/12/2025			531.307 · Street Lights	-288.15	288.15
Bill	8811 1467 110625	11/12/2025			531.301 · Electric	-19.68	19.68
Bill	5641 1687 110525	11/12/2025			531.307 · Street Lights	-563.37	563.37
Bill	8712 3429 111025	11/12/2025			531.301 · Electric	-328.19	328.19
Bill	3807 3819 110625	11/12/2025			531.301 · Electric	-20.75	20.75
Bill	3807 5598 110525	11/12/2025			572.711 · Pool Operations	-502.02	502.02
Bill	6305 7442 110525	11/12/2025			531.301 · Electric	-24.15	24.15
Bill	8702 8140 110725	11/12/2025			531.307 · Street Lights	-12,983.87	12,983.87
Bill	8702 8223 111025	11/12/2025			572.711 · Pool Operations	-1,279.79	1,279.79
Bill	8702 8413 110725	11/12/2025			531.307 · Street Lights	-2,578.17	2,578.17
Bill	8702 9216 111125	11/12/2025			531.307 · Street Lights	-1,347.31	1,347.31
Bill	8702 9761 111025	11/12/2025			531.307 · Street Lights	-831.36	831.36
TOTAL						-20,786.49	20,786.49
Check	CBI	11/13/2025	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-3,757.78
					204.300 · Credit Card - SunTrust	-3,757.78	3,757.78
TOTAL						-3,757.78	3,757.78
Bill Pmt -Check	CBI	11/19/2025	CITY OF CLEARW...		101.002 · Suntrust #570803-Operating ...		-108.88
Bill	4224446 111325	11/18/2025			532.306 · Propane Services - Gas	-29.70	29.70
Bill	4304296 111325	11/18/2025			532.306 · Propane Services - Gas	-79.18	79.18
TOTAL						-108.88	108.88

5:17 PM

01/07/26

TSR CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	11/19/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-8,901.48
Bill	8703 0938 111725	11/18/2025		531.307 · Street Lights		-3,596.11	3,596.11
Bill	8712 3263 111325	11/18/2025		572.711 · Pool Operations		-705.98	705.98
Bill	8702 7933 111725	11/18/2025		531.307 · Street Lights		-3,393.31	3,393.31
Bill	8702 9365 111425	11/18/2025		531.307 · Street Lights		-488.54	488.54
Bill	8702 9620 111325	11/18/2025		531.307 · Street Lights		-717.54	717.54
TOTAL						-8,901.48	8,901.48
Check	CBI	11/25/2025	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-3,076.22
				204.300 · Credit Card - SunTrust		-3,076.22	3,076.22
TOTAL						-3,076.22	3,076.22
Bill Pmt -Check	CBI	11/25/2025	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-385.00
Bill	1414954110725	11/25/2025		572.416 · Amenity Cable/Internet		-165.00	165.00
Bill	1436734111725	11/25/2025		572.416 · Amenity Cable/Internet		-220.00	220.00
TOTAL						-385.00	385.00
Bill Pmt -Check	CBI	11/25/2025	DEX IMAGING		101.002 · Suntrust #570803-Operating ...		-273.81
Bill	AR14296745	11/25/2025		572.701 · Office Operations		-273.81	273.81
TOTAL						-273.81	273.81
Bill Pmt -Check	CBI	11/25/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-2,553.66
Bill	8703 0516 111925	11/25/2025		531.307 · Street Lights		-1,604.92	1,604.92
Bill	8702 9274 111925	11/25/2025		531.301 · Electric		-30.80	30.80
Bill	5357 9828 112425	11/25/2025		531.307 · Street Lights		-917.94	917.94
TOTAL						-2,553.66	2,553.66
Bill Pmt -Check	12499	11/04/2025	BAY AREA POOL ...		101.002 · Suntrust #570803-Operating ...		-50,289.50
Bill	323996C	11/04/2025		572.885 · Pool Resurfacing		-50,289.50	50,289.50
TOTAL						-50,289.50	50,289.50

5:17 PM

01/07/26

TSR CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12500	11/04/2025	BIG DOG LEO SE...		101.002 · Suntrust #570803-Operating ...		-150.00
Bill	11012025	11/04/2025			538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL						-150.00	150.00
Bill Pmt -Check	12501	11/04/2025	CATERED BY VESH		101.002 · Suntrust #570803-Operating ...		-3,906.19
Bill	102925	11/04/2025			572.300 · Amenity Management - Activiti...	-3,906.19	3,906.19
TOTAL						-3,906.19	3,906.19
Bill Pmt -Check	12502	11/04/2025	GENTRY SR INVE...		101.002 · Suntrust #570803-Operating ...		-7,199.17
Bill	1033	11/04/2025			572.701 · Office Operations	-7,199.17	7,199.17
TOTAL						-7,199.17	7,199.17
Bill Pmt -Check	12503	11/04/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-550.00
Bill	103025	11/04/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	102825	11/04/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-550.00	550.00
Bill Pmt -Check	12504	11/04/2025	JOHNSON ENGIN...		101.002 · Suntrust #570803-Operating ...		-1,500.00
Bill	7313	11/04/2025			519.320 · Engineering	-1,500.00	1,500.00
TOTAL						-1,500.00	1,500.00
Bill Pmt -Check	12505	11/04/2025	JUNIPER LANDSC...		101.002 · Suntrust #570803-Operating ...		-156,028.42
Bill	365822	11/04/2025			538.604 · Landscape Maintenance - Con...	-156,028.42	156,028.42
TOTAL						-156,028.42	156,028.42
Bill Pmt -Check	12506	11/04/2025	PREMIER LAKES		101.002 · Suntrust #570803-Operating ...		-15,160.00
Bill	2985	11/04/2025			538.615 · Wetland Maintenance	-4,500.00	4,500.00
Bill	2992	11/04/2025			538.700 · Lake Maintenance	-10,660.00	10,660.00
TOTAL						-15,160.00	15,160.00

5:17 PM

01/07/26

TSR CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12507	11/04/2025	SUNSCAPE CONS...		101.002 · Suntrust #570803-Operating ...		-5,450.00
Bill	14268	11/04/2025			538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL						-5,450.00	5,450.00
Bill Pmt -Check	12508	11/04/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-20,774.07
Bill	12429286	11/04/2025			538.121 · Amenity Management	-4,685.00	4,685.00
Bill	12430082	11/04/2025			572.300 · Amenity Management - Activiti...	-945.00	945.00
Bill	12430267	11/04/2025			538.121 · Amenity Management	-15,144.07	15,144.07
TOTAL						-20,774.07	20,774.07
Bill Pmt -Check	12509	11/13/2025	BARRY MAZZONI		101.002 · Suntrust #570803-Operating ...		-17.91
Bill	604975323	11/12/2025			538.602 · Roads & Sidewalk Maintenance	-17.91	17.91
TOTAL						-17.91	17.91
Bill Pmt -Check	12510	11/13/2025	COASTAL WASTE...		101.002 · Suntrust #570803-Operating ...		-39,258.32
Bill	SW0001229867	11/12/2025			534.000 · Garbage/Solid Waste Contr S...	-38,835.00	38,835.00
Bill	SW0001230067	11/12/2025			534.000 · Garbage/Solid Waste Contr S...	-423.32	423.32
TOTAL						-39,258.32	39,258.32
Bill Pmt -Check	12511	11/13/2025	FAIRY DUST HOU...		101.002 · Suntrust #570803-Operating ...		-2,500.00
Bill	INV00061	11/12/2025			572.301 · Janitorial Service	-2,000.00	2,000.00
Bill	INV00060	11/12/2025			572.702 · Oper Mgr - Office Supplies	-500.00	500.00
TOTAL						-2,500.00	2,500.00
Bill Pmt -Check	12512	11/13/2025	FEDEX		101.002 · Suntrust #570803-Operating ...		-79.80
Bill	9-063-59775	11/12/2025			519.410 · Postage	-79.80	79.80
TOTAL						-79.80	79.80

TSR CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12513	11/13/2025	JUNIPER LANDSC...		101.002 · Suntrust #570803-Operating ...		-3,023.90
Bill	366871	11/12/2025		538.651 · Replace Plants, Shrubs, Trees		-438.00	438.00
Bill	366872	11/12/2025		538.320 · Landscape Arbor Care		-382.50	382.50
Bill	366873	11/12/2025		538.320 · Landscape Arbor Care		-656.46	656.46
Bill	366874	11/12/2025		538.320 · Landscape Arbor Care		-831.94	831.94
Bill	366875	11/12/2025		538.651 · Replace Plants, Shrubs, Trees		-715.00	715.00
TOTAL						-3,023.90	3,023.90
Bill Pmt -Check	12514	11/13/2025	KUTAK ROCK LLP		101.002 · Suntrust #570803-Operating ...		-3,826.64
Bill	3653639 20923-1	09/30/2025		514.007 · District Counsel		-3,826.64	3,826.64
TOTAL						-3,826.64	3,826.64
Bill Pmt -Check	12515	11/13/2025	LANDSCAPE MAI...		101.002 · Suntrust #570803-Operating ...		-12,309.48
Bill	103125	11/12/2025		538.609 · Irrigation Repairs & Maint		-265.98	265.98
				538.609 · Irrigation Repairs & Maint		-212.73	212.73
				538.609 · Irrigation Repairs & Maint		-299.92	299.92
				538.609 · Irrigation Repairs & Maint		-149.26	149.26
				538.609 · Irrigation Repairs & Maint		-242.60	242.60
				538.609 · Irrigation Repairs & Maint		-183.71	183.71
				538.609 · Irrigation Repairs & Maint		-356.04	356.04
				538.609 · Irrigation Repairs & Maint		-158.65	158.65
				538.609 · Irrigation Repairs & Maint		-676.99	676.99
				538.609 · Irrigation Repairs & Maint		-185.62	185.62
				538.609 · Irrigation Repairs & Maint		-280.26	280.26
				538.609 · Irrigation Repairs & Maint		-144.17	144.17
				538.609 · Irrigation Repairs & Maint		-370.50	370.50
				538.609 · Irrigation Repairs & Maint		-101.35	101.35
				538.609 · Irrigation Repairs & Maint		-276.20	276.20
				538.609 · Irrigation Repairs & Maint		-470.30	470.30
				538.609 · Irrigation Repairs & Maint		-340.52	340.52
				538.609 · Irrigation Repairs & Maint		-324.21	324.21
				538.609 · Irrigation Repairs & Maint		-136.78	136.78
				538.609 · Irrigation Repairs & Maint		-308.05	308.05
				538.609 · Irrigation Repairs & Maint		-145.57	145.57
				538.609 · Irrigation Repairs & Maint		-140.94	140.94
				538.609 · Irrigation Repairs & Maint		-138.86	138.86
				538.609 · Irrigation Repairs & Maint		-172.68	172.68
				538.609 · Irrigation Repairs & Maint		-1,150.08	1,150.08
				538.609 · Irrigation Repairs & Maint		-360.48	360.48
				538.609 · Irrigation Repairs & Maint		-583.49	583.49
				538.609 · Irrigation Repairs & Maint		-639.97	639.97
				538.609 · Irrigation Repairs & Maint		-136.78	136.78

5:17 PM

01/07/26

TSR CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	364142	11/12/2025			538.609 · Irrigation Repairs & Maint 538.609 · Irrigation Repairs & Maint 538.609 · Irrigation Repairs & Maint 538.320 · Landscape Arbor Care	-109.21 -400.63 -101.35 -2,745.60	109.21 400.63 101.35 2,745.60
TOTAL						-12,309.48	12,309.48
Bill Pmt -Check	12516	11/13/2025	MCWILLIAMS & S...		101.002 · Suntrust #570803-Operating ...		-230.00
Bill	111125	11/12/2025			572.312 · Park A/C R&M	-230.00	230.00
TOTAL						-230.00	230.00
Bill Pmt -Check	12517	11/13/2025	MIKE FASANO TA...		101.002 · Suntrust #570803-Operating ...		-2,024.64
Bill	28-26-17-0000	11/12/2025			513.510 · Property Taxes	-519.84	519.84
Bill	21-26-17-0000	11/12/2025			513.510 · Property Taxes	-784.32	784.32
Bill	21-26-17-0000	11/12/2025			513.510 · Property Taxes	-91.20	91.20
Bill	17-26-17-0000	11/12/2025			513.510 · Property Taxes	-410.40	410.40
Bill	27-26-17-0000	11/12/2025			513.510 · Property Taxes	-218.88	218.88
TOTAL						-2,024.64	2,024.64
Bill Pmt -Check	12518	11/13/2025	MIKE WILAMOWSKI		101.002 · Suntrust #570803-Operating ...		-620.00
Bill	111025	11/12/2025			572.300 · Amenity Management - Activiti...	-620.00	620.00
TOTAL						-620.00	620.00
Bill Pmt -Check	12519	11/13/2025	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-8,040.65
Bill	23369127	11/12/2025			536.301 · Irrigation - Reclaimed Water	-59.59	59.59
Bill	23369130	11/12/2025			536.301 · Irrigation - Reclaimed Water	-407.03	407.03
Bill	23369135	11/12/2025			536.301 · Irrigation - Reclaimed Water	-372.69	372.69
Bill	23369136	11/12/2025			536.301 · Irrigation - Reclaimed Water	-210.08	210.08
Bill	23369137	11/12/2025			536.301 · Irrigation - Reclaimed Water	-84.84	84.84
Bill	23369138	11/12/2025			536.301 · Irrigation - Reclaimed Water	-91.91	91.91
Bill	23369140	11/12/2025			536.301 · Irrigation - Reclaimed Water	-317.14	317.14
Bill	23369141	11/12/2025			536.301 · Irrigation - Reclaimed Water	-105.04	105.04
Bill	23369239	11/12/2025			536.301 · Irrigation - Reclaimed Water	-495.91	495.91
Bill	23369240	11/12/2025			536.301 · Irrigation - Reclaimed Water	-417.13	417.13
Bill	23369301	11/12/2025			536.301 · Irrigation - Reclaimed Water	-511.06	511.06
Bill	23369302	11/12/2025			536.301 · Irrigation - Reclaimed Water	-47.47	47.47
Bill	23369304	11/12/2025			536.301 · Irrigation - Reclaimed Water	-11.00	11.00
Bill	23369310	11/12/2025			536.301 · Irrigation - Reclaimed Water	-873.92	873.92
Bill	23369357	11/12/2025			536.301 · Irrigation - Reclaimed Water	-74.74	74.74
Bill	23369363	11/12/2025			536.301 · Irrigation - Reclaimed Water	-44.44	44.44

TSR CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	23369364	11/12/2025			536.301 · Irrigation - Reclaimed Water	-12.12	12.12
Bill	23369474	11/12/2025			536.301 · Irrigation - Reclaimed Water	-294.82	294.82
Bill	23369495	11/12/2025			536.301 · Irrigation - Reclaimed Water	-396.48	396.48
Bill	23369496	11/12/2025			536.301 · Irrigation - Reclaimed Water	-140.39	140.39
Bill	23369500	11/12/2025			536.301 · Irrigation - Reclaimed Water	-333.30	333.30
Bill	23369504	11/12/2025			536.301 · Irrigation - Reclaimed Water	-51.51	51.51
Bill	23369505	11/12/2025			536.301 · Irrigation - Reclaimed Water	-95.95	95.95
Bill	23369573	11/12/2025			536.301 · Irrigation - Reclaimed Water	-29.29	29.29
Bill	23370078	11/12/2025			536.301 · Irrigation - Reclaimed Water	-362.59	362.59
Bill	23370460	11/12/2025			536.301 · Irrigation - Reclaimed Water	-39.39	39.39
Bill	23371052	11/12/2025			536.301 · Irrigation - Reclaimed Water	-376.73	376.73
Bill	23371174	11/12/2025			536.301 · Irrigation - Reclaimed Water	-105.04	105.04
Bill	23371198	11/12/2025			536.301 · Irrigation - Reclaimed Water	-507.45	507.45
Bill	23371220	11/12/2025			536.301 · Irrigation - Reclaimed Water	-188.87	188.87
Bill	23371222	11/12/2025			536.301 · Irrigation - Reclaimed Water	-48.48	48.48
Bill	23371227	11/12/2025			536.301 · Irrigation - Reclaimed Water	-217.15	217.15
Bill	23371362	11/12/2025			536.301 · Irrigation - Reclaimed Water	-231.29	231.29
Bill	23371701	11/12/2025			536.301 · Irrigation - Reclaimed Water	-463.59	463.59
Bill	23371803	11/12/2025			536.301 · Irrigation - Reclaimed Water	-2.02	2.02
Bill	23371804	11/12/2025			536.301 · Irrigation - Reclaimed Water	-6.06	6.06
Bill	23371819	11/12/2025			536.301 · Irrigation - Reclaimed Water	-12.12	12.12
Bill	23371821	11/12/2025			536.301 · Irrigation - Reclaimed Water	-2.02	2.02
TOTAL						-8,040.65	8,040.65
Bill Pmt -Check	12520	11/13/2025	WRATHELL, HUN...		101.002 · Suntrust #570803-Operating ...		-7,970.42
Bill	2026-0204	11/12/2025			513.100 · District Management	-3,505.84	3,505.84
					513.310 · Assessment Roll Preparation	-833.33	833.33
					513.312 · Dissemination Agent	-1,083.33	1,083.33
					538.120 · Field Services	-2,360.42	2,360.42
					519.411 · Telephone	-20.83	20.83
					519.470 · Printing and Binding	-166.67	166.67
TOTAL						-7,970.42	7,970.42
Bill Pmt -Check	12521	11/13/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-284.00
Bill	12431109	11/12/2025			572.300 · Amenity Management - Activiti...	-284.00	284.00
TOTAL						-284.00	284.00

TSR CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Paycheck	12522	11/13/2025	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	12523	11/13/2025	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	12524	11/13/2025	Mary E Comella		101.002 · Suntrust #570803-Operating ...		-184.70
				511.110 · Supervisor's Fees		-200.00	200.00
				511.110 · Supervisor's Fees		-12.40	12.40
				215.000 · Accrued Taxes Payable		12.40	-12.40
				215.000 · Accrued Taxes Payable		12.40	-12.40
				511.110 · Supervisor's Fees		-2.90	2.90
				215.000 · Accrued Taxes Payable		2.90	-2.90
				215.000 · Accrued Taxes Payable		2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	12525	11/13/2025	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

5:17 PM

01/07/26

TSR CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					215.000 · Accrued Taxes Payable	2.90	-2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	12526	11/13/2025	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	12527	11/19/2025	ABIGAIL DENNY		101.002 · Suntrust #570803-Operating ...		-90.00
Bill	NO2501	11/18/2025			572.300 · Amenity Management - Activiti...	-90.00	90.00
TOTAL						-90.00	90.00
Bill Pmt -Check	12528	11/19/2025	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-4,586.95
Bill	23369129	11/18/2025			536.301 · Irrigation - Reclaimed Water	-188.36	188.36
Bill	23369503	11/18/2025			536.301 · Irrigation - Reclaimed Water	-1,065.52	1,065.52
Bill	23369506	11/18/2025			536.301 · Irrigation - Reclaimed Water	-96.77	96.77
Bill	23369507	11/18/2025			536.301 · Irrigation - Reclaimed Water	-544.04	544.04
Bill	23369915	11/18/2025			536.301 · Irrigation - Reclaimed Water	-1,318.38	1,318.38
Bill	23369917	11/18/2025			536.301 · Irrigation - Reclaimed Water	-1,372.21	1,372.21
Bill	23369918	11/18/2025			536.301 · Irrigation - Reclaimed Water	-1.67	1.67
TOTAL						-4,586.95	4,586.95
Bill Pmt -Check	12529	11/19/2025	PRESSTIGE PRIN...		101.002 · Suntrust #570803-Operating ...		-2,832.91
Bill	203119	09/30/2025			519.410 · Postage	-2,832.91	2,832.91
TOTAL						-2,832.91	2,832.91

5:17 PM

01/07/26

TSR CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12530	11/19/2025	STACIE STEINKE		101.002 · Suntrust #570803-Operating ...		-625.00
Bill	11142025	11/18/2025			572.300 · Amenity Management - Activiti...	-625.00	625.00
TOTAL						-625.00	625.00
Bill Pmt -Check	12531	11/19/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-13,776.92
Bill	12431194	11/18/2025			538.121 · Amenity Management	-13,776.92	13,776.92
TOTAL						-13,776.92	13,776.92
Bill Pmt -Check	12532	11/25/2025	BUSINESS OBSE...		101.002 · Suntrust #570803-Operating ...		-120.31
Bill	25-02484P	11/25/2025			513.801 · Legal Advertising	-120.31	120.31
TOTAL						-120.31	120.31
Bill Pmt -Check	12533	11/25/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-275.00
Bill	111525	11/25/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	12534	11/25/2025	MIKE FASANO TA...		101.002 · Suntrust #570803-Operating ...		-3,191.16
Bill	17-26-17-0000	11/25/2025			513.510 · Property Taxes	-122.13	122.13
Bill	21-26-17-0000	11/25/2025			513.510 · Property Taxes	-525.31	525.31
Bill	21-26-17-0000	11/25/2025			513.510 · Property Taxes	-563.40	563.40
Bill	28-26-17-0000	11/25/2025			513.510 · Property Taxes	-1,980.32	1,980.32
TOTAL						-3,191.16	3,191.16
Bill Pmt -Check	12535	11/25/2025	SHENANDOAH GE...		101.002 · Suntrust #570803-Operating ...		-11,346.25
Bill	109646	11/25/2025			538.602 · Roads & Sidewalk Maintenance	-11,346.25	11,346.25
TOTAL						-11,346.25	11,346.25

5:17 PM

01/07/26

TSR CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12536	11/25/2025	SUNCOAST POOL...		101.002 · Suntrust #570803-Operating ...		-3,185.00
Bill	11272	11/25/2025			572.711 · Pool Operations	-1,200.00	1,200.00
Bill	11273	11/25/2025			572.711 · Pool Operations	-930.00	930.00
Bill	11274	11/25/2025			572.711 · Pool Operations	-1,055.00	1,055.00
TOTAL						-3,185.00	3,185.00
Bill Pmt -Check	12537	11/25/2025	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-627.40
Bill	12431576	11/25/2025			572.300 · Amenity Management - Activiti...	-627.40	627.40
TOTAL						-627.40	627.40
Check	12538	11/25/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-2,985.54
					207.201 · Due to Debt Service Fund-2015	-2,985.54	2,985.54
TOTAL						-2,985.54	2,985.54
Check	12539	11/25/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-3,004.37
					207.202 · Due to Debt Service Fund-201...	-3,004.37	3,004.37
TOTAL						-3,004.37	3,004.37
Check	12540	11/25/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-2,961.01
					207.203 · Due to debt service fund - 2016	-2,961.01	2,961.01
TOTAL						-2,961.01	2,961.01
Check	12541	11/25/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-3,695.97
					207.204 · Due to debt service fund - 2017	-3,695.97	3,695.97
TOTAL						-3,695.97	3,695.97
Check	12542	11/25/2025	TSR CDD		101.002 · Suntrust #570803-Operating ...		-2,955.59
					207.205 · .Due to debt service fund -2018	-2,955.59	2,955.59
TOTAL						-2,955.59	2,955.59

5:17 PM
01/07/26

TSR CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	12543	11/25/2025	TSR CDD		101.002 · Suntrust #570803-Operating ... 207.206 · Due to Debt Service Fund - 20...	-1,522.82	-1,522.82
TOTAL						-1,522.82	1,522.82

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 November 12, 2025 at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Largo, 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
Mark Yahn	SunScape Consulting, Inc.
Pete Soety	SunScape Consulting, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director

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

A moment of silence was observed in honor of former Supervisor Matthew Call.

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

40 No members of the public spoke.

41

42 **THIRD ORDER OF BUSINESS** **Waterways Update from Aquatics Vendor –**

43 **Alex/Bill Kurth (Premier Lakes)**

45 This item was presented following the Fifth Order of Business.

46
47 **FOURTH ORDER OF BUSINESS** **Landscaping Maintenance and Operational**
48 **Updates from Sunscape Consulting & LMP**

50 Mr. Soety provided updates on current and upcoming projects and reported the
51 following:

52 ➤ The seasonal cutback of ornamental grasses is complete; growth will resume and
53 aesthetics will improve after winter.

54 ➤ Teams are removing tree stakes installed during storms, which will improve aesthetics
55 and maintainability.

56 ➤ Sulphur and fertilization treatments were applied to benefit plant growth and overall
57 health.

58 ➤ Irrigation has been running more consistently for the past two weeks, after issues in late
59 October resulted in no water for one week. Teams will monitor the system and provide daily
60 updates.

61 It was noted that no water trucks were needed; it was considered and a signed proposal
62 was ready if it had been necessary. Mr. Soety stated that cuts were recently reduced to every
63 other week. Mr. Mazzoni stated that selected areas will be cut less frequently due to the current
64 sparse conditions, especially toward the back area near the preserves.

65 Discussion ensued regarding the uncertainty of County water availability, previous
66 discussions in which a well was considered and found to be cost prohibitive, water restrictions,
67 water management in Pasco and Seminole counties, coordination of water trucks, temporary

68 measures, the CDD well that refills the pond, and the stormwater pond's purpose being to catch
69 roadway runoff.

70 It was noted that a well might need to be considered again in the future but stopgap
71 measures have been effective up to this point.

72 Mr. Yahn discussed water management and conservation considerations, such as
73 pumping from a resupply pond that might be a possible future solution depending on County and
74 Southwest Florida Water Management District (SWFWMD) and expressed support for continued
75 teamwork to protect the landscape and considering other options in the future if necessary.

76 Ms. Comella expressed concern about encroachment of Cogongrass and mistletoe and
77 asked for those to be identified and culled out. Mr. Yahn stated that teams are trimming it, but
78 Cogongrass is very difficult to eradicate once it invades landscape as it grows very fast. It was
79 noted that moss is not as parasitic as mistletoe, but it is harmful and smothers living vegetation.
80 Teams will treat these areas and prune affected branches on the off-cutting weeks.

81

82 **FIFTH ORDER OF BUSINESS**

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

87 Mr. Mazzoni presented the letter from Pasco County and stated the CDD has until April 7,
88 2026 to submit preliminary plans for the proposed Landscape Maintenance Area. SunScape
89 offered to help design the area so that a preliminary design can be presented to the County for
90 approval. He presented the Land Clearing Group Proposal and stated that the intent is to clear
91 enough of the property so that a design can be prepared in the hopes that a design can be
92 presented at the January workshop. The intent is to limit the scope of work of the Landscape
93 Maintenance Area to initial fencing, groundcover and temporary equipment boxes, as more
94 substantial construction would require permits. More work can be done in the future.

95 Discussion ensued regarding the CDD's authority to clear the area, the scope of work, the
96 need to determine how many trees must be removed, whether permits are needed and fees
97 associated with tree removals.

98 Mr. Mazzoni was directed to work with Mr. Soety, Mr. Yahn and the Land Clearing Group
99 to ensure that issues are addressed before moving forward.

100 **On MOTION by Mr. Jackson and seconded by Ms. Anderson, with all in favor, the**
101 **Land Clearing Group Proposal for Land Clearing, including addressing all tree**
102 **issues, in a not-to-exceed amount of \$10,000, was approved.**

103
104
105 **Mr. Soety and Mr. Yahn left the meeting.**

106 ▪ **Waterways Update from Aquatics Vendor – Alex/Bill Kurth (Premier Lakes)**

107 **This item, previously the Third Order of Business, was presented out of order.**

108 Mr. Mazzoni stated no significant issues occurred this month. The Florida Fish and Wildlife
109 Conservation Commission (FWC) approved the amended grass carp permit for Huckleberry Pond.
110 He presented the Premier Lakes One-Time Work Order Agreement to stock grass carp in 23 lakes.

111 The Board and Staff discussed the benefits of grass carp for the long-term health of the
112 ponds, the need for additional information to secure approval for Task 2, installation of sterile
113 fish, an e-blast to inform residents about the program to improve the health of the ponds and to
114 remind them of the “catch and release” requirement which applies to fishermen.

115 **On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor,**
116 **Task #1 for stocking of grass carp in Huckleberry Pond (B2), in the amount of**
117 **\$8,680, was approved.**

118
119 **SIXTH ORDER OF BUSINESS**

120 **Consideration of Resolution 2026-01,**
121 **Relating to the Amendment of the Budget**
122 **for the Fiscal Year Beginning October 1,**
123 **2024 and Ending September 30, 2025; and**
124 **Providing for an Effective Date**

125
126 Mr. Mazzoni presented Resolution 2026-01. This Resolution is necessary because total
127 expenditures at the end of Fiscal Year 2025 exceeded the adopted budgeted appropriations.

128 In response to a question raised at the last meeting, Mr. Mazzoni stated that the tax bill
129 was higher than expected due to the Lease Agreement for the Welcome Center.

130 Discussion ensued regarding the need to amend the budget and a letter indicating that
131 the CDD will receive \$39,525 from the Tax Collector; when the funds will be received is unknown.

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

SEVENTH ORDER OF BUSINESS

Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Mazzoni stated that the current District Engineering firm was sold. The acquiring firm came to respond to the RFQ. He provided a timeline of outstanding matters, work initiated, as submitted, issues resolved and work to be done. Other firms have expressed interest in responding to the RFQ. He noted the importance of addressing storm drain issues.

Ms. Willson stated the current contract is an ongoing contract with a 30-day termination clause. The RFQ process can be initiated before sending a notice of termination; a turnover period will apply. She discussed the RFQ process and stated the Board needs to adopt Selection Criteria.

Mr. Mazzoni will work with Ms. Willson to ensure that the timeline and advertising are completed; responses will be considered at the February meeting.

On MOTION by Ms. Anderson and seconded by Mr. Jackson, with all in favor, the Request for Qualifications for Engineering Services, the Competitive Selection Criteria, and authorizing Staff to advertise, were approved.

EIGHTH ORDER OF BUSINESS

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

Mr. Mazzoni presented Resolution 2026-02. Seats 1 and 2, currently held by Kevin Kurtz William David Jackson, respectively, will be up for election at the November 2026 General Election. Candidates must be a United States citizen, at least 18 years of age, a legal resident of Pasco County, reside within the CDD and be a registered voter in Pasco County. Each Board Member is

169 entitled to receive compensation of \$200 per meeting, up to an annual maximum of \$4,800 per
170 year. Each seat carries a four-year term. The candidate qualifying period is noon, June 8, 2026
171 to noon, June 12, 2026.

172 **On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor,**
173 **Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and**
174 **Requesting that the Pasco County Supervisor of Elections Begin Conducting the**
175 **District's General Elections; Providing for Compensation; Setting Forth the Terms**
176 **of Office; Authorizing Notice of the Qualifying Period; and Providing for**
177 **Severability and an Effective Date, was adopted.**

178
179

180 **NINTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of September 30, 2025

183 Mr. Mazzoni presented the Unaudited Financial Statements as of September 30, 2025. All
184 remaining outstanding assessment payments were forwarded to Ms. Willson to pursue late fees.
185 Follow up letters will be sent and information will be provided to Accounting.

186 Mr. Mazzoni stated the \$47,210 "Due to Developer-Liabilities" line item was addressed.

187 **On MOTION by Mr. Kurtz and seconded by Mr. Bruno, with all in favor, the**
188 **Unaudited Financial Statements as of September 30, 2025, were accepted.**

189
190

191 **TENTH ORDER OF BUSINESS**

Approval of October 8, 2025 Regular
Meeting Minutes

194 The following changes were made:

195 Lines 90 and 91: Delete "It was noted that County Staff agreed to reimburse the CDD a
196 portion of the costs to install a new bridge."

197 Line 92: Change "identified" to "expressed concerns about the"

198 Line 208: Change "no one" to "all"

199 **On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the**
200 **October 8, 2025 Regular Meeting Minutes, as amended, were approved.**

201
202

203 **ELEVENTH ORDER OF BUSINESS**

Action & Completed Items

205 Items 1, 3, 4, 5, 7, 9, 10, and 12 through 17 were completed.

206 Item 8: Due to changes to costs and materials, an updated proposal was received. The
207 proposal will be provided to the insurance company. The driver's information was obtained.

208 Item 9: The Cogongrass is eradicated for now; the expert advised that two other types of
209 grass are present in the area.

210 Regarding Item 9, discussion ensued about the rapid proliferation of Cogongrass, photos
211 of the area, and areas that were inspected. Mr. Soety will be asked to walk the area again and
212 provide a second opinion.

213 Regarding the Reserve Study, Mr. Mazzoni stated the tour and inspection will begin on
214 Friday, November 21, 2025. It is anticipated that the Reserve Study will be presented at the
215 January 2026 meeting.

216

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

220 Ms. Willson reminded the Board Members to complete the required four hours of ethics
221 training by December 31, 2025; completion will be noted when filing Form 1 in 2026.

222 Ms. Willson will email links to free ethics training courses to the Board.

B. District Engineer: Johnson Engineering, Inc.

224 There was no report.

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

- **Operations Report**

227 The Monthly Operations Report was included for informational purposes.

228 Mr. Mazzoni reported the following:

229 ➤ Regarding the Rangeland Project, the Assistant Engineer for the County advised that their
230 study is being finalized; they expect to present the findings for the Rangelands Extension at the
231 Board of County Commissioners' (BOCC) meeting the second week of January.

232 ➤ Today, the BOCC approved an Ordinance allowing them to ticket commercial vehicles in
233 parking spaces on Pine Spur Gap, Longspur and Lake Blanche. A small number of signs will be
234 ordered to allow the County and the Sheriff's Department to provide enforcement. A
235 communication will be sent to inform residents in advance. The HOA has a parking issue; these

236 particular spots fall within the CDD's purview and the CDD will only provide the signage.
237 Enforcement will likely begin with 30 days.

238 Mr. Mazzoni stated the sidewalk and street drain assessment will likely be rescheduled to
239 December. He distributed useful information from the County, including a punchlist of roadwork
240 to be done, some of which will be completed in sections, and a map depicting CDD-maintained
241 areas. He has asked the Developer and Mr. Starkey's office for additional informational updates.

242 Discussion ensued regarding Rangeland Boulevard, which is projected to be turned over
243 to the County in 2026; road repairs to be done by the County; and the need to continue to work
244 through the punchlist. Mr. Mazzoni will continue following up on these items.

245 Mr. Mazzoni presented a diagram and design for the Garden Renewal Project and asked
246 the Board Members to consider the dedication of a butterfly garden. SunScape offered to help
247 with the design, and vendors have offered to supply materials. He suggested dedicating a bench
248 to Matthew Call with the sentiment, "May we always have the courage to embrace freedom,
249 change, love and hope in all its forms." Several Board Members expressed agreement and
250 discussed Mr. Call's contributions to the community.

251 • **UPCOMING MEETINGS:**

- 252 ➤ **January 14, 2026 at 4:00 PM [Workshop]**
- 253 ➤ **January 14, 2026 at 5:30 PM [Regular Meeting]**
- 254 ➤ **February 11, 2026 at 5:30 PM [Regular Meeting]**
- 255 ○ **QUORUM CHECK**

256 All Supervisors confirmed their attendance at the January 14, 2026 meeting.

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

258 Ms. Hlebak presented the October 2025 Monthly Summary Report and discussed
259 upcoming programs, ongoing trash removal issues, repairs to playground equipment, and rotted
260 boards and maintenance items.

261 Ms. Hlebak and Mr. Mazzoni discussed the Homestead Park pool resurfacing, which began
262 earlier than planned, and the changes and upgrades to the project. A "Polar Plunge" themed
263 reopening is anticipated before the end of winter.

264

265	THIRTEENTH ORDER OF BUSINESS	Supervisors' Requests
266		
267	There were no Supervisors' requests.	
268		
269	FOURTEENTH ORDER OF BUSINESS	Public Comments (non-agenda items) [3 minutes per person]
270		
271		
272	No members of the public spoke.	
273		
274	FIFTEENTH ORDER OF BUSINESS	Adjournment
275		
276	On MOTION by Ms. Anderson and seconded by Mr. Jackson, with all in favor, the meeting adjourned at 7:10 p.m.	
277		
278		
279		
280		
281		
282		
283	[SIGNATURES APPEAR ON THE FOLLOWING PAGE]	

284

285

286

287

288 Secretary/Assistant Secretary

Chair/Vice Chair

TSR
COMMUNITY DEVELOPMENT DISTRICT

ACTION &
COMPLETED
ITEMS

TSR CDD
ACTION & COMPLETED ITEMS LIST
11.12.25 for 01.14.26 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	06.04.25	BOTH	Mr. Mazzoni: Obtain proposal to replace CDD bridge from same vendor who replaced bridge in Community Park. 07.09.25: Add'l companies contacted for proposals. 09.10.25: Provide proposal for Bridge Engineer to be the Owner's Representative expert on potentially replacing the two bridges. 10.08.25: Returned to ONGOING	X			
2	09.10.25	BOTH	Mr. Mazzoni: Add to January Wkshp agenda discussion on converting vegetable garden into parking lot & if CDD is using its land correctly. 10.08.25 Add "Discussion Bike Trail" to the agenda. Ms. Comella: To discuss the Library's garden program.			X after 11.12.25	
3	09.10.25	BOTH	Mr. Mazzoni: Present proposal to repair roundabout at Heart Pine Ave & pursue restitution. 11.12.25: An updated proposal was received due to changes to costs and materials. The proposal will be provided to the insurance company. The driver's information was obtained.	X			
4	10.08.25	BOTH	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			
5	11.12.25	ACTION	Mr. Mazzoni: Regarding Cogongrass and two other types of grass present in the area, Mr. Soety to be asked to provide a second opinion.			X after 11.12.25	
6	11.12.25	ACTION	Mr. Mazzoni: Reserve Study tour and inspection to begin on Friday, November 21, 2025. Reserve Study to be presented at Feb. 2026 mtg.	X			
7	11.12.25	ACTION	Mr. Mazzoni/Ms. Hlebak: Draft e-blast to inform residents of program to improve pond health and of the "catch and release" requirement.	X			
8	11.12.25	ACTION	Ms. Wilson: Email links to free ethics training courses to the Board.	X			
9	11.12.25	ACTION	Mr. Mazzoni/Ms. Hlebak: Semd e-blast to inform residents of parking enforcement on Pine Spur Gap , Long Spur and Lake Blanche, when information received from Pasco County	X			
10	11.12.25	ACTION	Mr. Mazzoni/Ms. Hlebak: signs to be ordered re: parking enforcement on Pine Spur Gap, Long Spur and Lake Blanche.			X after 11.12.25	
11							
12							
13							

TSR CDD
ACTION & COMPLETED ITEMS LIST
11.12.25 for 01.14.26 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	01.08.25	ACTION	Mr. Mazzoni/Mr. Kurth: Prep shoreline restoration projects schedule. 02.12.25 Work on staging & directing traffic. Perform on-site inspections once first project is completed & incorporate in FY26 budget.			X	06.04.25
2	02.12.25	ACTION	Mr. Mazzoni: Seek reimbursement to repair gabion basket damaged in traffic accident on Longspur.			X	06.04.25
3	04.09.25	ACTION	Mr. Mazzoni: Ensure FY2026 Meeting Schedule has a 5:30 p.m. start time.			X	06.04.25
4	05.14.15	ACTION	Ms. Willson: Prepare the CDD's standard form of Agreement and will keep the same scope of work in the SunScape Agreement.			X	06.04.25
5	05.14.15	ACTION	Mr. Mazzoni: Ask Mr. Kurth to inspect Lake 5A as area is covered with algae blooms and omitting a foul odor.			X	06.04.25
6	05.14.15	ACTION/AGENDA	Mr. Mazzoni: Place "Resident Raisa Carvajal Discussion of Son's incident of fishing on Huckleberry Pond" on next agenda.			X	06.04.25
7	05.14.15	ACTION	Mr. Mazzoni: Have the high bushes at the large electrical box at the corner of Lake Blanche and Monroe Meadows trimmed again.			X	06.04.25
8	05.14.15	ACTION	Mr. Mazzoni: Have Lifestyle Teams e-blast about Rose Paving project to repair amenity sidewalk once the project is scheduled.			X	06.04.25
9	04.09.25	ACTION	Mr. Mazzoni: Work w/ Developer to use retainer from TM to fund \$1,700 for stop bars, missing crosswalks & striping on Stevenson. 05.14.25 TM will fund costs to finish the stop bars and crosswalks in Stansil Park.			X	07.09.25
10	06.04.25	ACTION	Mr. Adams: Email newly approved updated Fiscal Year 2026 Budget to BOS; explain purpose of "trash collection assessments" budget line item.			X	07.09.25
11	06.04.25	ACTION	Mr. Mazzoni: Obtain proposal from LMP to replace damaged CDD landscaping and provide to resident on Edgar Ave.			X	07.09.25
12	06.04.25	ACTION	Ms. Willson: Provide opinion on whether the CDD is required to remove the maintenance fence at Huckleberry Pond.			X	07.09.25
13	01.08.25	ACTION/AGENDA	Hlebak/Willson: Update Amenity Policy to remove fire pit; 02.12.25 canoe, kayak, rentals. Prep Memo re classify & sell surplus property. 06.04.25 Staff: Meet in June. Submit docs to Ms. Willson. 07.09.25: Review August, Sept Public Hearing.			X	09.10.25

TSR CDD
ACTION & COMPLETED ITEMS LIST
11.12.25 for 01.14.26 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
14	05.14.25	ACTION	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
15	08.13.25	ACTION	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
16	06.04.25	ACTION	Ms. Hlebak: Work w/ Environmental Club to schedule a fishing event.			X	09.10.25
17	08.13.25	ACTION	Mr. Mazzoni: Confirm CDD is not double paying landscape maintenance.			X	09.10.25
18	08.13.25	BOTH	Mr. Mazzoni: Invite Bridge Engineer to Oct mtg to present a proposal.			X	09.10.25
19	08.13.25	BOTH	Mr. Mazzoni: Invite Reserve Advisors to Jan Wkshp. Discuss proposal to replace amenities.			X	09.10.25
20	05.14.15	ACTION	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
21	06.04.25	ACTION	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
22	08.13.25	ACTION	Mr. Kurth: Find out if they can amend the existing permit to stock grass carp in other lakes, instead of applying for a new permit.			X	10.08.25
23	08.13.25	ACTION	Mr. Adams: Email final 2025 Goals and Objectives findings, to BOS. 10.08.25 Report posted on website.			X	10.08.25
24	09.10.25	ACTION	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
25	07.10.24	BOTH	Mr. Adams: Ensure all 2019 bond requisitions submitted before issuing Certs of Completion. 01.08.25 Mr. Liquori: Submit final requisition. 06.04.25 Ms. Willson: Work with Developer on obtaining add'l docs. 09.10.25 : Ms. Willson: Present final requisition at nxt mtg.			X	10.08.25
26	06.04.25	ACTION	Mr. Adams: Ensure all expenses through 09.30.25 are posted when Financials presented at Nov 2025 mtg. Present FY25 budget amendment at Jan or Feb 2026 mtg. 07.09.25 & 09.10.25: Mr. Mazzoni stated certain GL items will be audited to ensure payments correctly applied. Any			X	10.08.25

TSR CDD
ACTION & COMPLETED ITEMS LIST
11.12.25 for 01.14.26 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
			needed rebudgeting to be completed by end of calendar year. 10.08.25: Returned to ONGOING				
27	07.09.25	ACTION	Mr. Mazzoni: Staff to make sure that one or more parcels will be presented for turnover at the August meeting; after that is done, leftover monies "Due to Developer" will be written off during this fiscal year. 10.08.25 Initiate write off.			X	10.08.25
28	08.13.25	BOTH	Mr. Kurth: Submit a proposal to stock grass carp in the large lake.			X	10.08.25
29	09.10.25	BOTH	Mr. Mazzoni: Check zoning for proposed landscape maintenance yard, check if County approval to build the Main. Fac. is still valid & if CDD can construct a bldg. on the property.			X	10.08.25
30	10.08.25	BOTH	Mr. Mazzoni: Present proposal to eradicate cogongrass.			X	10.08.25
31	10.08.25	BOTH	Mr. Mazzoni/Mr. Gomez: Work on and present rotating schedule to close dog parks.			X	10.08.25
32	10.08.25	ACTION	Mr. Mazzoni: Cancel the 12.10.25 Reg Mtg and schedule Workshop for 01.14.2026 at 4:00 p.m.			X	10.08.25
33	10.08.25	BOTH	Mr. Mazzoni/Ms. Willson: Submit supporting docs to Ms. Willson to pursue commercial property owners for late fees.			X	10.08.25
34	10.08.25	ACTION	Mr. Mazzoni: Listen to 09.10.25 Meeting minutes audio to ensure motion starting on line 207 is transcribed accurately.			X	10.08.25
35	10.08.25	ACTION	Mr. Mazzoni: Exclude check detail pages only from the physical agenda.			X	10.08.25
36	10.08.25	ACTION	Mr. Mazzoni: Present proposal to address current storm drain issue in the pocket park in Stancil.			X	11.12.25
37	10.08.25	ACTION	Mr. Mazzoni: Notify Board Members of the Reserve Study mtg date.			X	11.12.25

TSR

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

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COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

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Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: January 1, 2026
SUBJECT: Status Report – Field Operations

ADMINISTRATIVE UPDATES:

- **Collection activities have been turned over to District Counsel for the following Commercial properties:**
 - 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:** The District has received multiple submittals back from the Engineering RFQ that went out in November. The resulting submissions will be placed on the February 11th agenda for the Board's review, ranking, and consideration.

PROJECT & MAINTENANCE UPDATES:

- **Bonfire Properties:** The Temporary Water Access Agreements for 4226 Bonfire and 4225 Bonfire have been signed by all parties. Once these agreements have been recorded, this item will be considered resolved.
- **Reserve Study:** The Reserve Study kickoff meeting was held on November 21st. The Reserve Study is expected to be delivered by the end of December and will be forwarded to the Board upon receipt.
- **Dog Park Maintenance Rotation:** As previously communicated, we have partnered with the Lifestyle and Landscaping team to develop a maintenance schedule for the District's Dog Parks. Please see schedule below.

Dog Park Maintenance Schedule

Dog Park	Location	Resting Period/Maintenance Closure
Woof-field Park	Whitfield Park	January 2nd – January 31st
Barker Park	2890 Heart Pine Ave	February 1st – February 28th
Houndstead Park	Homestead Park	March 1st – March 30th
Howl-Britton	Albritton Park	April 1st – April 30th
Dog Paddle Park	Cunningham Park	May 1st – May 30th

- **Road Turnover to Pasco County:** We have reached out to the County to obtain the punch list for the roads that have yet to be accepted by Pasco County. Will provide an update at the January meeting on this item.

- **Landscaping Maintenance Yard:** Operations has confirmed with the vendor that the project complies with allowable restrictions for tree removal. Larger trees that require permits will remain intact and Juniper can remove lower limbs as needed on the site later. Mulching and clean-up of the landscaping maintenance yard commenced on Tuesday, December 16th, and concluded on Thursday, December 18th—one day ahead of schedule. Coordination with Sunscape Consulting is underway to secure a date for beginning the design process of the new Landscaping Maintenance Yard.



- **Bridge Work:** The next quarterly service for the Rangeland bridges was completed by Southern Land Services on Tuesday, December 16th.



- **Sidewalk & Street Drain Assessment:** The assessment was completed on December 16th. The Operations team has reached out to Rose Paving to obtain a quote for this project.



Homestead Pool: Below are some in progress photos of the remodel and resurfacing of the Homestead Pool. Operations and the Lifestyle team will provide an update on this project at the January meeting. The transformation of the pool is remarkable.



Pond 17-3 SOX Update: The sox that was installed on pond 17-3 has been in place for nearly a year. Please see the photo below to see the current condition of this embankment. As you can see, the sox has held up well and there are no signs of additional erosion on this side of the pond, where the sox was installed.



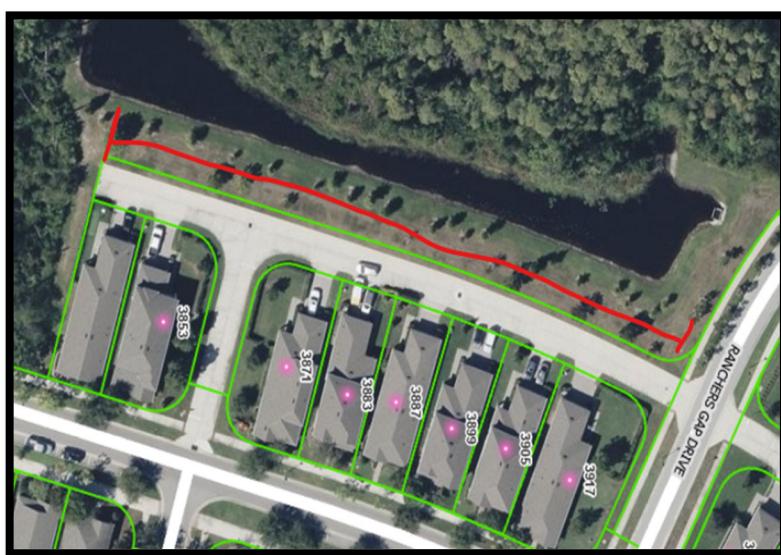
VENDOR UPDATES:

- **Notes from Premier Lakes:**
 - Service reports from Premier Lakes for the months of December are attached for the Board's review. These reports provide detailed updates on aquatic maintenance activities.
- **Notes from Juniper (LMP):** Water service was available our normal schedule (Tuesday and Friday) with good water pressure, allowing us to focus our attention on watering the areas most in need. We will continue to monitor the situation closely and take appropriate action whenever water becomes available to ensure all areas receive adequate irrigation.

SIGN PROJECTS:

Night Star Trail

- District staff have addressed the issue of residents parking on the grass, which is CDD owned property, by sending no multiple notices to the homeowners in this area. The problem persists. Operations have installed two (2) no parking on grass signs in this area. **The District Manager asks the board to consider a tow policy for vehicles parked on grass or other district property.**



Sign Replacement & Repair

The signs shown below had been previously damaged by vehicles. Two of them were put back up on new posts. The heart pine street sign blade was damaged, and it was necessary to replace it in addition to the post.



County Ordinance Signage:



Per our previous discussion, and per the board's authorization, Operations has worked with County Staff to install no parking of RV's, trailers, boats, or commercial vehicle signs along Pine Spur Gap, Long Spur, and Lake Blanche Drive.

For their part, Pasco County will be sending over some educational information for residents to give them warning about the restriction and ordinance. We expect to receive that information from the County soon. According to County representatives, the news release draft and FAQs are finalized, a webpage is being developed, and their graphic designer is working on the leave-behind card, which should be ready by the week of December 27th. Once that information is received, our lifestyle team will distribute that information out through the e-mail blast system.

As this is a county ordinance, Pasco County Code Enforcement and the Pasco County Sheriff's Office will be the parties responsible for enforcing the rules. The CDD will be responsible for maintaining the signs going forward.

Work Order



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

DATE	11/03/2025 -
TECH(S)	Dave Smallridge
JOB #	1074372177

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Dyed ponds 4a,4b,5a,1a,16-3,16-4,17-2,12-1,5-5b. Algae and grasses on ponds 16-3,16-4,16-1,m12a,12-1,11-1,14-7,m14g,m11a,d2.
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Work Order



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

DATE	11/04/2025 -
TECH(S)	Dave Smallridge
JOB #	1074372178

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated grasses on ponds m10b,m10c,m9d,9-3,10-2,14-5. Algae on ponds 5-5a,5-1a,3-2,14-5,14-7,1-b,16-3,16-4,5-3a,5-5b,m3b,m14g,m14e, stencil a,c,d.
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Work Order



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

DATE	11/10/2025 -
TECH(S)	Dave Smallridge
JOB #	1074372179

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Pickup trash on ponds m22b,m22c,3-3m3c,m3a,8-1,9+1,m9c,9-3,m9d,9-2,3-5a,5+5b,5-3a, stencil a,b,c,d 7-1b,5-1a.
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Work Order



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

DATE	11/11/2025 -
TECH(S)	Dave Smallridge
JOB #	1074372180

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Trash pickup on ponds 14-7,m15a,15-1,16-2,16-4,16-3,16-1,16-5,13-2,13-1,12-4,12-5,m12d,12-1m14b,14-1,11-1.
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Work Order



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

DATE	11/17/2025 -
TECH(S)	Dave Smallridge
JOB #	1074372181

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated grasses and algae on ponds 4b,5a,3a,3b,14-5. Trash pickup on ponds ESP1a,1b,2a,2b,4a,4b,5a,5b,3a,3b,18-9,18-10,4-1.
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Work Order



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

DATE	11/18/2025 -
TECH(S)	Dave Smallridge
JOB #	1074372182

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated algae on ponds 16+1,16-3,16+4,m3c,m2d,5-1a,5-7. Trash pickup on ponds 12-1,12-2,12-4,12-5,12-6,m12d,m12a,m10c.
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Work Order



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

DATE	12/01/2025 -
TECH(S)	Dave Smallridge
JOB #	1074372185

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated grasses on ponds m14g,14-5,m14d,15+3,m15a,15-2,16-1. Algae on ponds 16-1,12-1,11-2,12-5. Trash pickup on ponds
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Work Order



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

DATE	12/02/2025 -
TECH(S)	Dave Smallridge
JOB #	1074372186

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated algae on ponds m10b,10-1,3-3,m3c,m3a,8-1,5+5b, stencil d,5-3a,5-2,1-3,2-2,3-2,4-1.
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Work Order



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

DATE	12/08/2025 -
TECH(S)	Dave Smallridge
JOB #	1074372187

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated algae on ponds 1b,16-3,16-4,5-3a,5-3b, stencil a. Trash pickup on ponds 1a,b 2a,n 4a,b 5a,b 3a,b 17-3,15-1,m15a,14-7,m22b,c 5-5a,b 5-3a.
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Work Order



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

DATE	12/09/2025 -
TECH(S)	Dave Smallridge
JOB #	1074372188

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

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

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

JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Trash pickup on ponds 12-3,m12a,12+4,14-1,m14a,m22c,3-3,m3c,m3d,8-1,m5b,5b,5-2,5+3a,5-5b,5-1a,1-3,1-2,5-1,5-4.
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Work Order



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

DATE	12/15/2025 -
TECH(S)	Dave Smallridge
JOB #	1074372189

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

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

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

JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Dyed ponds and trash pickup on ponds 1a,4a,4b,5a,27-2,16-3,16-4,12-1,5+5b. Trash pickup on ponds m10c,m11a,m14d,11-1,15-3.
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Work Order



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

DATE	12/16/2025 -
TECH(S)	Dave Smallridge
JOB #	1074372190

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

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

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

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

COMPLETION NOTES	Treated algae and trash pickup on ponds m3d,m3a,m3c,8-1,m5b,5-5a,5-5b,5-3a,5-7,5-1a, stencil a,b,c,d 5-4,5-1,1-2,1-3,4+1,3+3,m22c,20-1,m11b.
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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 CANCELED	Regular Meeting	5:30 PM
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

REVENUES

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
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%)	<u>(205,182)</u>				<u>(223,729)</u>
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	<u>5,158,160</u>	<u>5,119,787</u>	<u>243,950</u>	<u>5,363,737</u>	<u>5,613,386</u>

EXPENDITURES

Professional & administrative

Supervisors	12,600	6,025	6,575	12,600	12,600
Management	42,070	21,035	21,035	42,070	42,070
Legal	25,000	7,761	17,239	25,000	25,000
Engineering	25,000	2,200	22,800	25,000	25,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	6,600	-	6,600	6,600
Arbitrage rebate calculation	3,000	1,250	1,750	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	35,000	29,631	5,369	35,000	35,000
Telephone	250	125	125	250	250
Postage	1,500	719	781	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	1,000	408	592	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	6,900	7,114	-	7,114	8,500
Other current charges	2,000	914	1,086	2,000	2,000
Office supplies	750	663	87	750	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	<u>102,591</u>	<u>114,892</u>	<u>-</u>	<u>114,892</u>	<u>111,864</u>
Total professional & administrative	<u>288,998</u>	<u>212,012</u>	<u>91,531</u>	<u>303,543</u>	<u>301,901</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

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

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Recreation facilities					
Amenity management staff/contract	414,291	223,073	191,218	414,291	455,000
Office operations	131,225	80,201	51,024	131,225	140,000
Park A/C repairs and maintenance	5,000	2,612	2,388	5,000	7,500
Pool operations	95,000	41,057	53,943	95,000	100,000
Pool resurfacing	-	-	-	-	80,000
Pest services	1,700	540	1,160	1,700	2,000
Insurance	90,000	86,394	3,606	90,000	93,200
Cable/internet/telephone/software	10,000	5,902	4,098	10,000	12,000
Access cards	1,000	674	326	1,000	1,500
Activities	30,000	28,417	1,583	30,000	30,000
Specialty programming	6,000	-	6,000	6,000	30,000
Recreational repairs	2,500	10,346	-	10,346	20,000
Pool signage	1,000	-	1,000	1,000	-
Holiday decorations	15,000	15,000	-	15,000	15,000
Other					
Capital outlay	26,000	26,286	-	26,286	15,000
Contingency	20,000	1,676	18,324	20,000	75,000
Total field operations	<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>

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COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

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Year In Review 2025

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

PROGRAMS



PROGRAMS

GIFT CARD BINGO

JOIN THE LIFESTYLE TEAM FOR SOME GIFT CARD BINGO!

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

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

WEDNESDAY, AUGUST 20TH
6PM-8PM
CUNNINGHAM HALL

BE SAFE AROUND THE WATER THIS SUMMER!

Personalized instruction- fun environment-flexible schedule

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

Individual \$45
5 pack \$215
10 Pack \$410

Swim@ourstarkeyranch.com



EGGSTRAVAGANZA



Saturday, April 19th @ Whitfield Park

Calling all families!
Someone left eggs at Whitfield Park and we need your help gathering them!

We will have the Easter Bunny on site. Music, Food Trucks, and an Egg Hunt!

Reservations are Encouraged

RSVP to fun@ourstarkeyranch.com to know which time slot you would like to attend.

Available EGG HUNT SLOTS:
10:15AM, 11AM, 12PM, 1:15PM, 2PM

Santa Cruise
HELLO STARKEY RANCH!

YOU DIDN'T THINK THEY WOULD FORGET ABOUT THEIR ANNUAL VISIT TO STARKEY RANCH...RIGHT?

SANTA AND MRS. CLAUS WILL BE HITTING THE ROADS ON DECEMBER 21ST STARTING AT 6PM!

STAY TUNED FOR MORE DETAILS AND THE MAP OF THE ROUTE!

Kid's Night Out
July 25, 2025
Cunningham Hall

Calling all kids ages 5-11 years old!
Come hang out with the Lifestyle Team, pizza, games & a movie!

COST: \$20 PER CHILD

Kids Night Out is based on a lottery

Lottery Opens:
July 11th, 2025 at 10am

Lottery Closes:
July 18th, 2025 at 5pm

ONLY 25 spots available

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

RSVP: fun@ourstarkeyranch.com

WHILE SUPPLIES LAST



Join us for coffee in the park!

Starkey Sunday

Whitfield Park

Join us for coffee in the park!

RSVP: fun@ourstarkeyranch.com by Oct 15, 2025

RSVP: fun@ourstarkeyranch.com by Oct 15,

AMENITY RENTALS

LOCATION	FREQUENCY	REVENUE
CUNNINGHAM HALL	80 Days/401 Hours	\$20,050
WHITFIELD PARK PAVILION	24 Days/101 Hours	\$1,515
HOMESTEAD PARK PAVILION	27 Days/93 Hours	\$1,395
ALBRITTON PARK PAVILION	29 Days/108 Hours	\$1,620
TOTALS	160 Days/703 Hours	\$24,580

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.

FACILITIES & MAINTENANCE



PROJECTS



Homestead Park Pool Remodeling

Homestead Park Slide Repairs

Bathroom FOBS

Cunningham Park Parking Lot Spaces

Insurance Inspection Punch List

Brick Chimney at Homestead Park

Electrical Repairs in Albritton Park

Take over of Community Garden

Fence Repairs

Removal of Canoes & Kayaks & Fire

GOALS

PROGRAMS	
Remodel Fitness Programs	Polar Plunge - Reopen Pool
Summer Camps	More Family Fun Days
Swim Programs	Add More Resident Clubs
Mother's & Father's Day Events	Pool Events/Summer Events
More Fun Runs & Bike Events	Expand on Adult Socials
FACILITIES	
Finish Homestead Pool Project	Revamp Dog Parks
Replace Worn & Outdated Signs	Playground Audits
Bike Park Maintenance	Pavilion Maintenance
Camera Systems	Cunningham Hall Flooring
Replenish Crushed Shell in Parks	Paint Mailbox Stations

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