

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

April 8, 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/>

April 1, 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 April 8, 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. Staff Report: District Engineer [Brletic Dvorak, Inc. (BDI Engineering)]
4. Monthly Landscaping Community Update [Sunscape/Juniper]
5. Monthly Aquatics Community Update [Premier Lakes]
 - Consideration of Annual Management Program Agreement (Contract Renewal for Annual Lake Maintenance)
6. Staff Report: Lifestyle Director & Amenity Manager [Arch Amenities Group]
 - Discussion: Facility Exceptions and Review Process
7. Discussion/Update: Landscaping Maintenance Area (Pasco County)
8. Acceptance of Unaudited Financial Statements as of February 28, 2026
9. Approval of March 11, 2026 Regular Meeting Minutes
10. Action & Completed Items
11. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*

- Operations Report
- Discussion/Consideration of Setting FY2027 Budget Workshop
- NEXT MEETING DATE: May 13, 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

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

12. Supervisors' Requests

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

14. 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

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Annual Management Program Agreement

Customer Name: TSR CDD

Property Contact: Barry Mazzone

Agreement Effective Date: September 1st, 2026 - August 31st - 2028

Program Description: Annual Lake Maintenance

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Agreement, dated **March 19th, 2026**, 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 **all currently maintained lakes under existing contract.**
3. **Contract Services:** Premier Lakes will perform **Weekly** inspections of the Service Area and provide the following service as necessary.
 - a. **Aquatic Weed Control:** Growth of undesired aquatic vegetation will be treated upon identification by applying aquatic herbicides and adjuvants. Most of the time, these treatments will occur immediately upon inspection. However, timing may be adjusted to ensure the best results. All efforts will be made to ensure that unwanted vegetation is controlled before it becomes unsightly.
 - b. **Algae Control:** Algae will be controlled by applying algaecides and adjuvants as needed.
 - c. **Shoreline Weed Control:** Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and hand pulling where appropriate up to control elevation year-round. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that when spraying in beneficial littoral plants, minor damage to native vegetation may occur.



- d. Water Quality Analysis:** Dissolved oxygen, pH, and temperature will be included as needed. More detailed water quality testing will be an additional charge based on the agreed-upon parameters. Remediation will be priced separately.
 - e. Trash Pickup:** Premier Lakes will provide minor trash and debris pickup when on-site. In some circumstances, for example, in a community where a significant amount of new home construction is ongoing, and the amount of trash and debris is excessive, trash pickup will be an additional service to be added.
 - f. Management Reporting:** Service reports detailing the services rendered will be provided following each inspection.
 - g. Aquatic Consultation:** Attendance to monthly board meetings when requested.
- 4. Equipment Access:** Client will provide access to each pond with a utility vehicle (Kubota UTV) and a boat as needed. Reduced access may result in reduced service or additional charges.
 - 5. Callbacks:** Premier Lakes, Inc. will provide free callbacks for any contracted services, upon the Client's request, at any time during the term of this agreement. Callbacks apply only to services already covered under this agreement and do not include additional or new work outside the contracted scope. All callbacks will be scheduled and completed within Premier Lakes, Inc.'s normal service availability.
 - 6. Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.
 - 7. Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Monthly** installments of **\$10,660.00** commencing as of the first day of the month following the date of commencement of this Agreement. 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.



8. **Forms of Payment:** Premier Lakes accepts payment by check.
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 liable for any failure to provide the Services due to any cause beyond its reasonable control.
11. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.
12. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.
13. **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.
14. **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 damage to plants 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.
15. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.



16. **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 own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
17. **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.
18. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



Annual Agreement Amount: \$127,920.00

Monthly Agreement Amount: \$10,660.00

Invoicing Frequency: Monthly

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

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ARCH |

Monthly Staff Report

March 2026

Kid's Night Out!

March 13, 2026 5:30-9:30PM
Cunningham Hall

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

COST: \$20 PER CHILD

Kids Night Out is based on a lottery system.

Lottery Opens:

STARKEY RANCH LIFESTYLE TEAM PRESENTS

MARCH MADNESS 2026

CALLING ALL BASKETBALL FANS!!!

IT IS EVERYONE'S
FAVORITE TIME OF THE
YEAR! JOIN STARKEY
RANCH FOR MARCH
MADNESS!

THE WINNERS WILL
RECEIVE A GIFT CARD!!!



SHAMROCK RUN

SATURDAY, MARCH 14 | 8:30 AM
CUNNINGHAM HALL

COME ON OUT TO STARKEY
RANCH'S 5K SHAMROCK RUN!

WE WILL HAVE A RAFFLE, DONUTS,
AND PRIZES!

DON'T FORGET TO WEAR GREEN OR
YOU MIGHT GET PINCHED!

RSVP: FUN@OURSTARKEYRANCH.COM



Sound Healing & Meditation

MUSIC IN THE PARK

Bring the family and a blanket to enjoy
the sounds of Highway 60 and dinner
from one of our food trucks!

Friday, March 20th
6 - 8pm

MARCH YOGA

Mat Yoga
March 19 & 26
6 - 7 PM
Cunningham Hall

\$10 per
class



RSVP:
FUN@OURSTARKEYRANCH.COM





Eggstravaganza

APRIL 4TH, 2026 | 9:30 AM - 12:30 PM

*Calling all families!
Someone left eggs in 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 Eggstra important!

RSVP to fun@ourstarkeyranch.com and let us know which time slot will work for you!

AVAILABLE EGG HUNT START TIMES:
9:30AM, 10:15AM, 11AM, 11:45AM

FREE YOGA

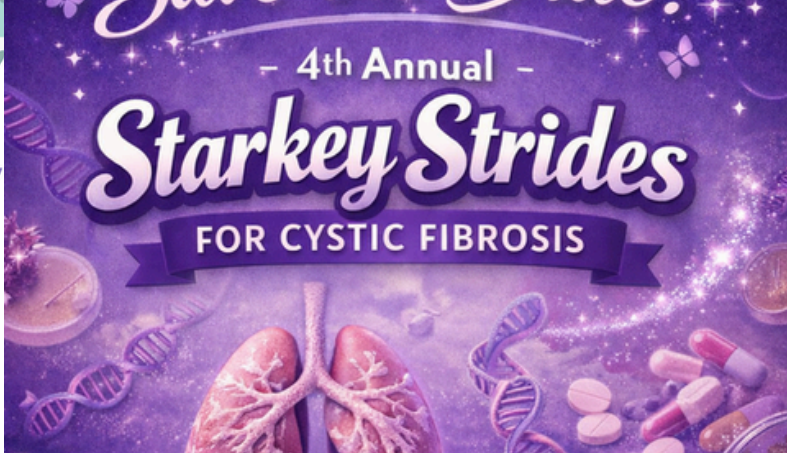
<p>FREE MAT YOGA APRIL 2, 2026 6 - 7PM CUNNINGHAM HALL</p>	<p>FREE CHAIR YOGA APRIL 7, 2026 11:30AM - 12:30PM CUNNINGHAM HALL</p>
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- 4th Annual -

Starkey Strides

FOR CYSTIC FIBROSIS



SPRING BREAK CAMP 2026




Ages	Date	Time
6-12 Years Old	MWF - 3/30, 4/1, 4/3	9 AM - 12:30 PM

Activities

Inflatables, gaga ball, dodgeball, giant soccer, poison ball, sumo balls, races, obstacle course, 4-way soccer, handball, elephant ball, volleyball, kickball, capture the flag, and so much MORE!!!

Location	Cost
Cunningham Hall	\$75 per week or \$30 per day

RSVP: FUN@OURSTARKEYRANCH.COM

STARKEY RANCH

GROUP SWIM LESSONS

DATES: June 5th - June 15th
(JUNE 9TH AND 16TH WILL BE MAKEUP DAYS)

BLOWFISH (Level 1)
CLOWNFISH (Level 2)
JELLYFISH (Level 3)
RAY (Level 4)
SHARK (Level 5)

COST: \$96.00 for the session (8 classes)
LOCATION: Whitfield Park Pool

PARENT&ME: Every Saturday Morning in June and July

ASSESSMENTS THROUGH OUR PROGRAM ARE REQUIRED TO PARTICIPATE
Once the assessment is complete, we will place your child at the appropriate level in the session of our choice. For kids under 2 years old, they will not need an assessment as they will automatically be placed in Parent&Me.

Contact swimstarkeyranch.com to enroll!



Starkey Ranch Community Garage Sale

SAVE THE DATE:
April 25, 2026

Amenity Rentals

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	7 Days/31 Hours	\$1,550.00
Albritton Park Pavilion	6 Days/23 Hours	\$345
Homestead Park Pavilion	4 Days/15 Hours	\$225
Whitfield Park Pavilion (East/West)	3 Days/13 Hours	\$195

Rentals usually take place Friday – Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident’s request.

Facility Operations & Maintenance

SPACE/ITEM/PROJECT	STATUS
Homestead Park Slide	Completed ▾
Lounge Chair Audits & Repairs	In Progress ▾
Walking Bridge Repairs	Completed ▾
Gator Cart Battery Issues	Completed ▾
Plumbing/Toilet Repairs at Whitfield Park	Completed ▾
Pavers at the Pavilions	In Progress ▾
Cunningham Park Floors	Future Request ▾
Gas Fire Pit	Future Request ▾
Dog Park Maintenance	In Progress ▾

FACILITY OPERATIONS & MAINTENANCE



EXAMPLES OF REPLACEMENT
OPTIONS FOR HOMESTEAD PARK



RESIDENT SURVEY/PUT OUT
A POLL/VOTING OPTIONS:
WE THINK THE NEIGHBORS
SHOULD HAVE A SAY TOO!



COMMUNITY APP



Apple



Android/Google Play

ARCH

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2026**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2026**

	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	\$ 4,328,987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,328,987
BankUnited - 2863	57,351	-	-	-	-	-	-	-	57,351
Investments									
Revenue	-	811,006	695,937	683,731	833,718	656,606	340,734	-	4,021,732
Reserve	-	624,494	650,450	481,322	403,163	320,366	165,100	-	2,644,895
Prepayment	-	2,614	3,585	-	-	-	-	-	6,199
Construction	-	-	-	-	-	-	-	247,034	247,034
Bond redemption	-	-	-	86	-	-	-	-	86
Undeposited funds	13,415	-	-	-	-	-	-	-	13,415
Due from Byron-Odesa LLC	4,268	-	-	-	-	-	-	-	4,268
Due from Starkey Ranch Asset	5,431	-	-	-	-	-	-	-	5,431
Due from Bromadnic Real Estate	3,694	-	-	-	-	-	-	-	3,694
Due from Homes by West Bay	-	-	-	-	39,851	-	-	-	39,851
Due from other	1,351	-	-	-	-	-	-	-	1,351
Utility deposit	7,490	-	-	-	-	-	-	-	7,490
Total assets	<u>\$ 4,421,987</u>	<u>\$ 1,438,114</u>	<u>\$ 1,349,972</u>	<u>\$ 1,165,139</u>	<u>\$ 1,276,732</u>	<u>\$ 976,972</u>	<u>\$ 505,834</u>	<u>\$ 247,034</u>	<u>\$ 11,381,784</u>
LIABILITIES									
Liabilities:									
Credit card payable	\$ 364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364
Due to other	28	-	-	-	-	-	-	-	28
Contracts payable	-	-	-	-	-	-	-	249,043	249,043
Accrued taxes payable	459	-	-	-	-	-	-	-	459
Total liabilities	<u>851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>249,043</u>	<u>249,894</u>
DEFERRED INFLOWS OF RESOURCES									
Deferred receipts	14,710	-	-	-	39,851	-	-	-	54,561
Unearned revenue	22,380	-	-	-	-	-	-	-	22,380
Total deferred inflows of resources	<u>37,090</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>76,941</u>
FUND BALANCES									
Restricted for									
Debt service	-	1,438,114	1,349,972	1,165,139	1,236,881	976,972	505,834	-	6,672,912
Capital projects	-	-	-	-	-	-	-	(2,009)	(2,009)
Unassigned	4,384,046	-	-	-	-	-	-	-	4,384,046
Total fund balances	<u>4,384,046</u>	<u>1,438,114</u>	<u>1,349,972</u>	<u>1,165,139</u>	<u>1,236,881</u>	<u>976,972</u>	<u>505,834</u>	<u>(2,009)</u>	<u>11,054,949</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,421,987</u>	<u>\$ 1,438,114</u>	<u>\$ 1,349,972</u>	<u>\$ 1,165,139</u>	<u>\$ 1,276,732</u>	<u>\$ 976,972</u>	<u>\$ 505,834</u>	<u>\$ 247,034</u>	<u>\$ 11,381,784</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 83,975	\$ 5,205,762	\$ 5,369,486	97%
Commercial shared costs	-	-	126,900	0%
Program revenue	3,132	16,384	20,000	82%
Interest	-	3,889	50,000	8%
Specialty program revenue	-	-	30,000	0%
Miscellaneous	-	-	17,000	0%
Total revenues	87,107	5,226,035	5,613,386	93%
EXPENDITURES				
Professional & administrative				
Supervisors	2,153	5,591	12,600	44%
Management	3,506	17,529	42,070	42%
Legal	1,073	6,130	25,000	25%
Engineering	400	13,450	25,000	54%
Assessment administration	833	4,167	10,000	42%
Audit	-	-	6,600	0%
Arbitrage rebate calculation	750	1,250	3,000	42%
Dissemination agent	1,083	5,417	13,000	42%
Trustee	5,388	29,631	35,000	85%
Telephone	21	104	250	42%
Postage	194	561	1,500	37%
Printing & binding	167	833	2,000	42%
Legal advertising	195	437	1,000	44%
Annual special district fee	-	175	175	100%
Insurance	-	7,588	8,500	89%
Other current charges	160	856	2,000	43%
Office supplies	-	-	750	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property tax	194	18,445	-	N/A
Property appraiser	-	-	687	0%
Tax collector	1,680	104,041	111,864	93%
Total professional & administrative	17,797	216,205	301,901	72%
Field operations				
Contract services				
Field services	2,360	11,802	28,325	42%
Landscape maintenance	156,194	780,473	1,931,250	40%
Landscape consulting	5,450	30,222	65,400	46%
Landscape consulting fees	-	-	10,129	0%
Landscape arbor care	-	47,726	60,000	80%
Wetland maintenance	4,635	22,770	114,800	20%
Wetland mitigation reporting	-	-	15,945	0%
Lake maintenance	10,660	53,300	128,000	42%
Erosion control and grass carp stock	8,680	55,680	120,000	46%
Hurricane clean-up	-	-	100,000	0%
Community trash hauling	39,258	196,292	444,000	44%
Off-duty traffic patrols	700	4,600	15,000	31%
Repairs & maintenance				
Repairs - general	28	885	20,000	4%
Operating supplies	1,469	8,063	20,000	40%
Plant replacement	6,510	12,198	120,000	10%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
Mulch	-	12,100	191,600	6%
Sod	-	14,043	20,000	70%
Fertilizer/chemicals	-	6,915	12,000	58%
Irrigation repairs	5,549	31,713	100,000	32%
Irrigation water truck rental	-	-	40,000	0%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	1,274	50,000	3%
Road & sidewalk	9,759	21,123	60,000	35%
Signage maintenance	2,989	11,309	-	N/A
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	30,900	80,000	39%
Pressure washing	-	103	20,000	1%
Utilities - common area				
Electric	1,262	4,885	14,500	34%
Streetlights	33,679	137,720	395,000	35%
Irrigation - reclaimed water	7,728	41,752	70,000	60%
Gas	109	420	450	93%
Recreation facilities				
Amenity management staff/contract	39,466	178,501	455,000	39%
Office operations	9,673	43,520	140,000	31%
Janitorial	2,000	8,000	-	N/A
Park A/C repairs & maintenance	-	1,323	7,500	18%
Pool operations	5,543	25,903	100,000	26%
Pool - signage maintenance	486	486	80,000	1%
Pest services	772	2,391	2,000	120%
Pool resurfacing	-	117,074	-	N/A
Insurance	-	84,230	93,200	90%
Cable/internet/telephone	1,560	5,868	12,000	49%
Access cards	-	1,551	1,500	103%
Activities	4,838	28,174	30,000	94%
Specialty programming	-	-	30,000	0%
Recreational repairs	-	2,520	20,000	13%
Holiday decorations	-	15,000	15,000	100%
Other				
Contingency	2,695	63,366	75,000	84%
Capital outlay	-	-	15,000	0%
Total field operations	<u>364,052</u>	<u>2,116,175</u>	<u>5,327,879</u>	40%
Total expenditures	<u>381,849</u>	<u>2,332,380</u>	<u>5,629,780</u>	41%
Net increase/(decrease) of fund balance	(294,742)	2,893,655	(16,394)	
Fund balance - beginning (unaudited)	4,678,788	1,490,391	1,907,289	
Fund balance - ending (projected)	<u>\$ 4,384,046</u>	<u>\$ 4,384,046</u>	<u>\$ 1,890,895</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 10,262	\$ 636,161	\$ 661,099	96%
Interest	4	21	-	N/A
Total revenues	<u>10,266</u>	<u>636,182</u>	<u>661,099</u>	96%
EXPENDITURES				
Debt service				
Principal - 11/1	-	220,000	220,000	100%
Interest - 11/1	-	199,809	199,809	100%
Interest - 5/1	-	-	194,997	0%
Tax collector	205	12,714	13,773	92%
Total expenditures	<u>205</u>	<u>432,523</u>	<u>628,579</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	10,061	203,659	32,520	
Fund balance:				
Beginning fund balance (unaudited)	1,428,053	1,234,455	1,219,841	
Ending fund balance (projected)	<u>\$ 1,438,114</u>	<u>\$1,438,114</u>	<u>\$1,252,361</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 10,327	\$ 640,173	\$ 665,268	96%
Interest	3	18	-	N/A
Total revenues	<u>10,330</u>	<u>640,191</u>	<u>665,268</u>	96%
EXPENDITURES				
Debt service				
Principal - 11/1	-	210,000	210,000	100%
Interest - 11/1	-	218,650	218,650	100%
Interest - 5/1	-	-	213,006	0%
Tax collector	207	12,794	13,860	92%
Total expenditures	<u>207</u>	<u>441,444</u>	<u>655,516</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	10,123	198,747	9,752	
Fund balance:				
Beginning fund balance (unaudited)	<u>1,339,849</u>	<u>1,151,225</u>	<u>1,135,043</u>	
Ending fund balance (projected)	<u><u>\$1,349,972</u></u>	<u><u>\$1,349,972</u></u>	<u><u>\$1,144,795</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 10,178	\$ 630,933	\$ 655,667	96%
Interest	3	16	-	N/A
Total revenues	<u>10,181</u>	<u>630,949</u>	<u>655,667</u>	96%
EXPENDITURES				
Debt service				
Principal - 11/1	-	230,000	230,000	100%
Interest - 11/1	-	205,788	205,788	100%
Interest - 5/1	-	-	201,188	0%
Tax collector	204	12,609	13,660	92%
Total expenditures	<u>204</u>	<u>448,397</u>	<u>650,636</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	9,977	182,552	5,031	
Fund balance:				
Beginning fund balance (unaudited)	<u>1,155,162</u>	<u>982,587</u>	<u>976,973</u>	
Ending fund balance (projected)	<u><u>\$1,165,139</u></u>	<u><u>\$1,165,139</u></u>	<u><u>\$ 982,004</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2026

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 12,704	\$ 787,540	\$ 818,412	96%
Interest	2	15	-	N/A
Total revenues	<u>12,706</u>	<u>787,555</u>	<u>818,412</u>	96%
EXPENDITURES				
Debt service				
Principal - 11/1	-	270,000	270,000	100%
Interest - 11/1	-	263,481	263,481	100%
Interest - 5/1	-	-	257,913	0%
Tax collector	254	15,740	17,050	92%
Total expenditures	<u>254</u>	<u>549,221</u>	<u>808,444</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	12,452	238,334	9,968	
Fund balance:				
Beginning fund balance (unaudited)	<u>1,224,429</u>	<u>998,547</u>	<u>991,546</u>	
Ending fund balance (projected)	<u><u>\$1,236,881</u></u>	<u><u>\$1,236,881</u></u>	<u><u>\$ 1,001,514</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2026

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 10,159	\$ 629,778	\$ 654,466	96%
Interest	2	11	-	N/A
Total revenues	<u>10,161</u>	<u>629,789</u>	<u>654,466</u>	96%
EXPENDITURES				
Debt service				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	223,822	223,822	100%
Interest - 5/1	-	-	219,547	0%
Tax collector	203	12,586	13,635	92%
Total expenditures	<u>203</u>	<u>426,408</u>	<u>647,004</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	9,958	203,381	7,462	
Fund balance:				
Beginning fund balance (unaudited)	<u>967,014</u>	<u>773,591</u>	<u>767,993</u>	
Ending fund balance (projected)	<u>\$ 976,972</u>	<u>\$ 976,972</u>	<u>\$ 775,455</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2026

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 5,234	\$ 324,483	\$ 337,204	96%
Interest	1	6	-	N/A
Total revenues	<u>5,235</u>	<u>324,489</u>	<u>337,204</u>	96%
EXPENDITURES				
Debt service				
Principal - 11/1	-	125,000	125,000	100%
Interest - 11/1	-	102,600	102,600	100%
Interest - 5/1	-	-	100,491	0%
Tax collector	105	6,485	7,025	92%
Total expenditures	<u>105</u>	<u>234,085</u>	<u>335,116</u>	70%
Excess/(deficiency) of revenues over/(under) expenditures	5,130	90,404	2,088	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(3)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(3)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	5,129	90,401	2,088	
Beginning fund balance (unaudited)	500,705	415,433	412,553	
Ending fund balance (projected)	<u>\$ 505,834</u>	<u>\$ 505,834</u>	<u>\$ 414,641</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 6
Total revenues	1	6
EXPENDITURES		
Capital outlay - construction	247,035	247,035
Total expenditures	247,035	247,035
Excess/(deficiency) of revenues over/(under) expenditures	(247,034)	(247,029)
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	3
Total other financing sources/(uses)	1	3
Net change in fund balance	(247,033)	(247,026)
Beginning fund balance (unaudited)	245,024	245,017
Ending fund balance (projected)	\$ (2,009)	\$ (2,009)

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Check Detail
February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	CBI	02/03/2026	SUNTRUST BANK		101.002 · Suntrust #570803-Operating...		-3,374.42
					204.300 · Credit Card - SunTrust	-3,374.42	3,374.42
TOTAL						-3,374.42	3,374.42
Bill Pmt -Check	12634	02/03/2026	BIG DOG LEO SE...		101.002 · Suntrust #570803-Operating...		-150.00
Bill	02012026	02/03/2026			538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL						-150.00	150.00
Bill Pmt -Check	CBI	02/03/2026	DUKE ENERGY		101.002 · Suntrust #570803-Operating...		-6,128.07
Bill	3212 0055 013026	02/03/2026			531.301 · Electric	-20.42	20.42
Bill	8703 0061 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8703 0178 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8703 0269 013026	02/03/2026			531.307 · Street Lights	-30.80	30.80
Bill	8703 0326 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8703 0425 020326	02/03/2026			531.307 · Street Lights	-905.59	905.59
Bill	8703 0566 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8703 0722 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8703 0805 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8703 0847 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8812 1120 020226	02/03/2026			531.301 · Electric	-20.28	20.28
Bill	8712 3081 020326	02/03/2026			531.307 · Street Lights	-933.81	933.81
Bill	8712 3156 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8712 3320 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8811 5106 020226	02/03/2026			531.301 · Electric	-20.06	20.06
Bill	8702 7826 020326	02/03/2026			531.307 · Street Lights	-1,837.41	1,837.41
Bill	8702 7991 013026	02/03/2026			531.301 · Electric	-45.47	45.47
Bill	8702 8059 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8702 8322 020326	02/03/2026			531.307 · Street Lights	-1,581.56	1,581.56
Bill	8702 8471 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8702 8554 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8702 8629 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8702 8702 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8702 8786 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8702 8869 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8702 8942 013026	02/03/2026			531.301 · Electric	-66.06	66.06
Bill	8935 9059 020226	02/03/2026			531.301 · Electric	-19.81	19.81
Bill	8702 9109 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8702 9430 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8702 9696 013026	02/03/2026			531.301 · Electric	-30.80	30.80

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Check Detail
February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	8702 9836 013026	02/03/2026			531.301 · Electric	-30.80	30.80
Bill	8702 9951 013026	02/03/2026			531.301 · Electric	-30.80	30.80
TOTAL						-6,128.07	6,128.07
Bill Pmt -Check	12635	02/03/2026	GENTRY SR INVE...		101.002 · Suntrust #570803-Operating...		-7,199.17
Bill	1036	02/03/2026			572.701 · Office Operations	-7,199.17	7,199.17
TOTAL						-7,199.17	7,199.17
Bill Pmt -Check	12636	02/03/2026	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating...		-275.00
Bill	012726	02/03/2026			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	12637	02/03/2026	JOHNSON ENGIN...		101.002 · Suntrust #570803-Operating...		-200.00
Bill	8176	02/03/2026			519.320 · Engineering	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	12638	02/03/2026	JUNIPER LANDSC...		101.002 · Suntrust #570803-Operating...		-162,703.53
Bill	380995	02/03/2026			538.604 · Landscape Maintenance - Co...	-156,193.67	156,193.67
Bill	379336	02/03/2026			538.651 · Replace Plants, Shrubs, Trees	-1,164.86	1,164.86
Bill	379337	02/03/2026			538.651 · Replace Plants, Shrubs, Trees	-5,345.00	5,345.00
TOTAL						-162,703.53	162,703.53
Bill Pmt -Check	12639	02/03/2026	PREMIER LAKES		101.002 · Suntrust #570803-Operating...		-15,295.00
Bill	3401	02/03/2026			538.615 · Wetland Maintenance	-4,635.00	4,635.00
Bill	3448	02/03/2026			538.700 · Lake Maintenance	-10,660.00	10,660.00
TOTAL						-15,295.00	15,295.00

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Check Detail
February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12640	02/03/2026	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating...		-4,195.00
Bill	12435439	02/03/2026			572.300 · Amenity Management - Activit...	-30.00	30.00
Bill	12436219	02/03/2026			538.121 · Amenity Management	-235.00	235.00
Bill	12435612	02/03/2026			538.121 · Amenity Management	-3,930.00	3,930.00
TOTAL						-4,195.00	4,195.00
Bill Pmt -Check	CBI	02/03/2026	WELLS FARGO V...		101.002 · Suntrust #570803-Operating...		-399.83
Bill	5037305414	02/03/2026			572.701 · Office Operations	-399.83	399.83
TOTAL						-399.83	399.83
Bill Pmt -Check	12641	02/03/2026	WELLS FARGO V...		101.002 · Suntrust #570803-Operating...		-993.58
Bill	5036950546	02/03/2026			572.701 · Office Operations	-399.83	399.83
Bill	5036579821	02/03/2026			513.510 · Property Taxes	-193.92	193.92
Bill					572.701 · Office Operations	-399.83	399.83
TOTAL						-993.58	993.58
Bill Pmt -Check	CBI	02/11/2026	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating...		-372.86
Bill	1414954020726	02/10/2026			572.416 · Amenity Cable/Internet	-170.00	170.00
Bill	1415019020526	02/10/2026			572.416 · Amenity Cable/Internet	-202.86	202.86
TOTAL						-372.86	372.86
Bill Pmt -Check	12642	02/11/2026	COASTAL WASTE...		101.002 · Suntrust #570803-Operating...		-39,258.32
Bill	SW0001488844	02/10/2026			534.000 · Garbage/Solid Waste Contr S...	-38,835.00	38,835.00
Bill	SW0001493336	02/10/2026			534.000 · Garbage/Solid Waste Contr S...	-423.32	423.32
TOTAL						-39,258.32	39,258.32

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Check Detail
February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	02/11/2026	DUKE ENERGY		101.002 · Suntrust #570803-Operating...		-19,763.98
Bill	8812 0434 020425	02/10/2026		531.301 · Electric		-20.07	20.07
Bill	8703 0681 020626	02/10/2026		531.307 · Street Lights		-284.36	284.36
Bill	8811 1467 020526	02/10/2026		531.301 · Electric		-20.05	20.05
Bill	5641 1687 020426	02/10/2026		531.307 · Street Lights		-353.58	353.58
Bill	8712 3429 020926	02/10/2026		531.301 · Electric		-307.51	307.51
Bill	3807 3819 020426	02/10/2026		531.301 · Electric		-20.41	20.41
Bill	3807 5598 020426	02/10/2026		572.711 · Pool Operations		-391.95	391.95
Bill	6305 7442 020426	02/10/2026		531.301 · Electric		-23.82	23.82
Bill	8702 8140 020626	02/10/2026		531.307 · Street Lights		-12,618.27	12,618.27
Bill	8702 8223 020926	02/10/2026		572.711 · Pool Operations		-1,044.18	1,044.18
Bill	8702 8413 020626	02/10/2026		531.307 · Street Lights		-2,543.36	2,543.36
Bill	8702 9216 021026	02/10/2026		531.307 · Street Lights		-1,329.14	1,329.14
Bill	8702 9761 020926	02/10/2026		531.307 · Street Lights		-807.28	807.28
TOTAL						-19,763.98	19,763.98
Bill Pmt -Check	12643	02/11/2026	FAIRY DUST HOU...		101.002 · Suntrust #570803-Operating...		-2,500.00
Bill	INV00067	02/10/2026		572.301 · Janitorial Service		-2,000.00	2,000.00
Bill	INV00066	02/10/2026		538.129 · Office operations		-500.00	500.00
TOTAL						-2,500.00	2,500.00
Bill Pmt -Check	12644	02/11/2026	FEDEX		101.002 · Suntrust #570803-Operating...		-132.95
Bill	9-171-33723	02/10/2026		519.410 · Postage		-132.95	132.95
TOTAL						-132.95	132.95
Bill Pmt -Check	12645	02/11/2026	JUNIPER LANDSC...		101.002 · Suntrust #570803-Operating...		-5,548.59
Bill	012026	02/10/2026		538.609 · Irrigation Repairs & Maint		-385.39	385.39
				538.609 · Irrigation Repairs & Maint		-210.10	210.10
				538.609 · Irrigation Repairs & Maint		-146.23	146.23
				538.609 · Irrigation Repairs & Maint		-136.78	136.78
				538.609 · Irrigation Repairs & Maint		-154.36	154.36
				538.609 · Irrigation Repairs & Maint		-241.83	241.83
				538.609 · Irrigation Repairs & Maint		-169.28	169.28
				538.609 · Irrigation Repairs & Maint		-110.34	110.34
				538.609 · Irrigation Repairs & Maint		-109.21	109.21
				538.609 · Irrigation Repairs & Maint		-238.46	238.46
				538.609 · Irrigation Repairs & Maint		-340.52	340.52
				538.609 · Irrigation Repairs & Maint		-138.86	138.86
				538.609 · Irrigation Repairs & Maint		-237.67	237.67

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Check Detail
February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					538.609 · Irrigation Repairs & Maint	-239.75	239.75
					538.609 · Irrigation Repairs & Maint	-275.52	275.52
					538.609 · Irrigation Repairs & Maint	-132.86	132.86
					538.609 · Irrigation Repairs & Maint	-171.36	171.36
					538.609 · Irrigation Repairs & Maint	-306.83	306.83
					538.609 · Irrigation Repairs & Maint	-525.86	525.86
					538.609 · Irrigation Repairs & Maint	-237.67	237.67
					538.609 · Irrigation Repairs & Maint	-155.82	155.82
					538.609 · Irrigation Repairs & Maint	-140.94	140.94
					538.609 · Irrigation Repairs & Maint	-237.67	237.67
					538.609 · Irrigation Repairs & Maint	-257.02	257.02
					538.609 · Irrigation Repairs & Maint	-248.26	248.26
TOTAL						-5,548.59	5,548.59
Bill Pmt -Check	12646	02/11/2026	KUTAK ROCK LLP		101.002 · Suntrust #570803-Operating...		-1,073.40
Bill	3690412 20923-1	02/10/2026			514.007 · District Counsel	-1,073.40	1,073.40
TOTAL						-1,073.40	1,073.40
Bill Pmt -Check	12647	02/11/2026	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating...		-6,295.45
Bill	23894235	02/10/2026			536.301 · Irrigation - Reclaimed Water	-94.56	94.56
Bill	23894237	02/10/2026			536.301 · Irrigation - Reclaimed Water	-125.24	125.24
Bill	23894238	02/10/2026			536.301 · Irrigation - Reclaimed Water	-292.90	292.90
Bill	23894244	02/10/2026			536.301 · Irrigation - Reclaimed Water	-319.16	319.16
Bill	23894245	02/10/2026			536.301 · Irrigation - Reclaimed Water	-184.83	184.83
Bill	23894246	02/10/2026			536.301 · Irrigation - Reclaimed Water	-64.64	64.64
Bill	23894247	02/10/2026			536.301 · Irrigation - Reclaimed Water	-172.71	172.71
Bill	23894249	02/10/2026			536.301 · Irrigation - Reclaimed Water	-157.56	157.56
Bill	23894250	02/10/2026			536.301 · Irrigation - Reclaimed Water	-63.63	63.63
Bill	23894347	02/10/2026			536.301 · Irrigation - Reclaimed Water	-315.12	315.12
Bill	23894349	02/10/2026			536.301 · Irrigation - Reclaimed Water	-285.83	285.83
Bill	23894411	02/10/2026			536.301 · Irrigation - Reclaimed Water	-220.18	220.18
Bill	23894413	02/10/2026			536.301 · Irrigation - Reclaimed Water	-36.36	36.36
Bill	23894412	02/10/2026			536.301 · Irrigation - Reclaimed Water	-11.00	11.00
Bill	23894417	02/10/2026			536.301 · Irrigation - Reclaimed Water	-293.77	293.77
Bill	23894467	02/10/2026			536.301 · Irrigation - Reclaimed Water	-67.67	67.67
Bill	23894472	02/10/2026			536.301 · Irrigation - Reclaimed Water	-49.49	49.49
Bill	23894473	02/10/2026			536.301 · Irrigation - Reclaimed Water	-22.22	22.22
Bill	23896169	02/10/2026			536.301 · Irrigation - Reclaimed Water	-243.41	243.41
Bill	23895192	02/10/2026			536.301 · Irrigation - Reclaimed Water	-408.04	408.04
Bill	23894581	02/10/2026			536.301 · Irrigation - Reclaimed Water	-229.16	229.16
Bill	23894603	02/10/2026			536.301 · Irrigation - Reclaimed Water	-315.11	315.11
Bill	23894606	02/10/2026			536.301 · Irrigation - Reclaimed Water	-235.33	235.33
Bill	23894611	02/10/2026			536.301 · Irrigation - Reclaimed Water	-332.29	332.29
Bill	23894616	02/10/2026			536.301 · Irrigation - Reclaimed Water	-101.00	101.00

TSR CDD
Check Detail
February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	23894685	02/10/2026			536.301 · Irrigation - Reclaimed Water	-66.66	66.66
Bill	23895575	02/10/2026			536.301 · Irrigation - Reclaimed Water	-102.01	102.01
Bill	23896290	02/10/2026			536.301 · Irrigation - Reclaimed Water	-110.09	110.09
Bill	23896312	02/10/2026			536.301 · Irrigation - Reclaimed Water	-636.16	636.16
Bill	23896337	02/10/2026			536.301 · Irrigation - Reclaimed Water	-96.96	96.96
Bill	23896338	02/10/2026			536.301 · Irrigation - Reclaimed Water	-58.58	58.58
Bill	23896342	02/10/2026			536.301 · Irrigation - Reclaimed Water	-156.55	156.55
Bill	23896479	02/10/2026			536.301 · Irrigation - Reclaimed Water	-37.37	37.37
Bill	23896827	02/10/2026			536.301 · Irrigation - Reclaimed Water	-374.71	374.71
Bill	23896929	02/10/2026			536.301 · Irrigation - Reclaimed Water	-3.03	3.03
Bill	23896931	02/10/2026			536.301 · Irrigation - Reclaimed Water	-4.04	4.04
Bill	23896932	02/10/2026			536.301 · Irrigation - Reclaimed Water	-3.03	3.03
Bill	23896933	02/10/2026			536.301 · Irrigation - Reclaimed Water	-1.01	1.01
Bill	23896947	02/10/2026			536.301 · Irrigation - Reclaimed Water	-2.02	2.02
Bill	23896949	02/10/2026			536.301 · Irrigation - Reclaimed Water	-2.02	2.02
TOTAL						-6,295.45	6,295.45
Bill Pmt -Check	12648	02/11/2026	PREMIER LAKES		101.002 · Suntrust #570803-Operating...		-8,680.00
Bill	3476	02/10/2026			538.628 · Erosion control and grass carp	-8,680.00	8,680.00
TOTAL						-8,680.00	8,680.00
Bill Pmt -Check	12649	02/11/2026	SUNSCAPE CONS...		101.002 · Suntrust #570803-Operating...		-5,450.00
Bill	14571	02/10/2026			538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL						-5,450.00	5,450.00
Bill Pmt -Check	12650	02/11/2026	TIMES PUBLISHI...		101.002 · Suntrust #570803-Operating...		-194.50
Bill	0126	02/10/2026			513.801 · Legal Advertising	-194.50	194.50
TOTAL						-194.50	194.50
Bill Pmt -Check	12651	02/11/2026	U.S. BANK		101.002 · Suntrust #570803-Operating...		-5,387.50
Bill	258620000	02/10/2026			513.105 · Trustee Fees	-5,387.50	5,387.50
TOTAL						-5,387.50	5,387.50

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TSR CDD
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February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12652	02/11/2026	WRATHELL, HUN...		101.002 · Suntrust #570803-Operating...		-7,970.42
Bill	2026-1020	02/10/2026			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	12653	02/11/2026	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating...		-16,687.86
Bill	12436831	02/10/2026			538.121 · Amenity Management	-15,697.86	15,697.86
Bill	12436667	02/10/2026			538.121 · Amenity Management	-990.00	990.00
TOTAL						-16,687.86	16,687.86
Check	12654	02/11/2026	TSR CDD		101.002 · Suntrust #570803-Operating...		-511,391.00
					207.201 · Due to Debt Service Fund-2015	-511,391.00	511,391.00
TOTAL						-511,391.00	511,391.00
Check	12655	02/11/2026	TSR CDD		101.002 · Suntrust #570803-Operating...		-514,616.14
					207.202 · Due to Debt Service Fund-201...	-514,616.14	514,616.14
TOTAL						-514,616.14	514,616.14
Check	12656	02/11/2026	TSR CDD		101.002 · Suntrust #570803-Operating...		-507,188.60
					207.203 · Due to debt service fund - 2016	-507,188.60	507,188.60
TOTAL						-507,188.60	507,188.60
Check	12657	02/11/2026	TSR CDD		101.002 · Suntrust #570803-Operating...		-633,080.15
					207.204 · Due to debt service fund - 2017	-633,080.15	633,080.15
TOTAL						-633,080.15	633,080.15

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TSR CDD
Check Detail
February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	12658	02/11/2026	TSR CDD		101.002 · Suntrust #570803-Operating...		-506,259.60
					207.205 · .Due to debt service fund -2018	-506,259.60	506,259.60
TOTAL						-506,259.60	506,259.60
Check	12659	02/11/2026	TSR CDD		101.002 · Suntrust #570803-Operating...		-260,842.86
					207.206 · Due to Debt Service Fund - 20...	-260,842.86	260,842.86
TOTAL						-260,842.86	260,842.86
Check	CBI	02/11/2026	SUNTRUST BANK		101.002 · Suntrust #570803-Operating...		-1,958.81
					204.300 · Credit Card - SunTrust	-1,958.81	1,958.81
TOTAL						-1,958.81	1,958.81
Paycheck	12660	02/12/2026	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	12661	02/12/2026	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

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Check Detail
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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Paycheck	12662	02/12/2026	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	12663	02/12/2026	Matthew Bruno		101.002 · Suntrust #570803-Operating...		-184.70
					511.110 · Supervisor's Fees	-200.00	200.00
					511.110 · Supervisor's Fees	-12.40	12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					511.110 · Supervisor's Fees	-2.90	2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	12664	02/12/2026	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
Paycheck	12665	02/13/2026	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

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Check Detail
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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	12666	02/13/2026	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	12667	02/13/2026	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	12668	02/13/2026	Matthew Bruno		101.002 · Suntrust #570803-Operating...		-184.70
					511.110 · Supervisor's Fees	-200.00	200.00
					511.110 · Supervisor's Fees	-12.40	12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					511.110 · Supervisor's Fees	-2.90	2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
TOTAL						-184.70	184.70

TSR CDD
Check Detail
February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Paycheck	12669	02/13/2026	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	12670	02/17/2026	ABBY DENNY		101.002 · Suntrust #570803-Operating...		-160.00
Bill	021126	02/17/2026		572.300 · Amenity Management - Activit...		-160.00	160.00
TOTAL						-160.00	160.00
Bill Pmt -Check	CBI	02/17/2026	DUKE ENERGY		101.002 · Suntrust #570803-Operating...		-8,367.79
Bill	8703 0938 021726	02/17/2026		531.307 · Street Lights		-3,434.64	3,434.64
Bill	8712 3263 021226	02/17/2026		572.711 · Pool Operations		-403.04	403.04
Bill	8702 7933 021726	02/17/2026		531.307 · Street Lights		-3,340.18	3,340.18
Bill	8702 9365 021326	02/17/2026		531.307 · Street Lights		-482.01	482.01
Bill	8702 9620 021226	02/17/2026		531.307 · Street Lights		-707.92	707.92
TOTAL						-8,367.79	8,367.79
Bill Pmt -Check	12671	02/17/2026	FEDEX		101.002 · Suntrust #570803-Operating...		-12.37
Bill	9-181-99012	02/17/2026		519.410 · Postage		-12.37	12.37
TOTAL						-12.37	12.37
Bill Pmt -Check	12672	02/17/2026	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating...		-275.00
Bill	020926	02/17/2026		538.620 · Off Duty Traffic Patrols		-275.00	275.00
TOTAL						-275.00	275.00

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TSR CDD
Check Detail
February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12673	02/17/2026	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating...		-1,432.48
Bill	23894613	02/17/2026		536.301 · Irrigation - Reclaimed Water		-316.13	316.13
Bill	23894617	02/17/2026		536.301 · Irrigation - Reclaimed Water		-99.28	99.28
Bill	23894615	02/17/2026		536.301 · Irrigation - Reclaimed Water		-238.36	238.36
Bill	23895029	02/17/2026		536.301 · Irrigation - Reclaimed Water		-510.05	510.05
Bill	23895030	02/17/2026		536.301 · Irrigation - Reclaimed Water		-259.57	259.57
Bill	23895031	02/17/2026		536.301 · Irrigation - Reclaimed Water		-9.09	9.09
TOTAL						-1,432.48	1,432.48
Bill Pmt -Check	12674	02/17/2026	ROSE PAVING LLC		101.002 · Suntrust #570803-Operating...		-9,759.26
Bill	PS-INV167039	02/17/2026		538.602 · Roads & Sidewalk Maintenance		-9,759.26	9,759.26
TOTAL						-9,759.26	9,759.26
Bill Pmt -Check	12675	02/17/2026	SUNCOAST POOL...		101.002 · Suntrust #570803-Operating...		-3,185.00
Bill	11314	02/17/2026		572.711 · Pool Operations		-1,055.00	1,055.00
Bill	11315	02/17/2026		572.711 · Pool Operations		-930.00	930.00
Bill	11316	02/17/2026		572.711 · Pool Operations		-1,200.00	1,200.00
TOTAL						-3,185.00	3,185.00
Bill Pmt -Check	12676	02/17/2026	SUNNY BUNNY E...		101.002 · Suntrust #570803-Operating...		-2,734.00
Bill	INV-2024-003818	02/17/2026		572.300 · Amenity Management - Activit...		-2,734.00	2,734.00
TOTAL						-2,734.00	2,734.00
Bill Pmt -Check	CBI	02/17/2026	WELLS FARGO V...		101.002 · Suntrust #570803-Operating...		-399.83
Bill	5037674952	02/17/2026		572.701 · Office Operations		-399.83	399.83
TOTAL						-399.83	399.83
Check	12677	02/17/2026	TSR CDD		101.002 · Suntrust #570803-Operating...		-24,090.53
				207.201 · Due to Debt Service Fund-2015		-24,090.53	24,090.53
TOTAL						-24,090.53	24,090.53

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TSR CDD
Check Detail
February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	12678	02/17/2026	TSR CDD		101.002 · Suntrust #570803-Operating...		-24,242.45
					207.202 · Due to Debt Service Fund-201...	-24,242.45	24,242.45
TOTAL						-24,242.45	24,242.45
Check	12679	02/17/2026	TSR CDD		101.002 · Suntrust #570803-Operating...		-23,892.56
					207.203 · Due to debt service fund - 2016	-23,892.56	23,892.56
TOTAL						-23,892.56	23,892.56
Check	12680	02/17/2026	TSR CDD		101.002 · Suntrust #570803-Operating...		-29,823.04
					207.204 · Due to debt service fund - 2017	-29,823.04	29,823.04
TOTAL						-29,823.04	29,823.04
Check	12681	02/17/2026	TSR CDD		101.002 · Suntrust #570803-Operating...		-23,848.80
					207.205 · .Due to debt service fund -2018	-23,848.80	23,848.80
TOTAL						-23,848.80	23,848.80
Check	12682	02/17/2026	TSR CDD		101.002 · Suntrust #570803-Operating...		-12,287.75
					207.206 · Due to Debt Service Fund - 20...	-12,287.75	12,287.75
TOTAL						-12,287.75	12,287.75
Bill Pmt -Check	CBI	02/17/2026	CITY OF CLEARW...		101.002 · Suntrust #570803-Operating...		-108.81
Bill	4224446 021326	02/17/2026			532.306 · Propane Services - Gas	-29.82	29.82
Bill	4304296 021226	02/17/2026			532.306 · Propane Services - Gas	-78.99	78.99
TOTAL						-108.81	108.81
Check	CBI	02/24/2026	SUNTRUST BANK		101.002 · Suntrust #570803-Operating...		-2,615.02
					204.300 · Credit Card - SunTrust	-2,615.02	2,615.02
TOTAL						-2,615.02	2,615.02

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TSR CDD
Check Detail
February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12683	02/25/2026	ABIGAIL DENNY		101.002 · Suntrust #570803-Operating...		-90.00
Bill	FEB2601	02/24/2026			572.300 · Amenity Management - Activit...	-90.00	90.00
TOTAL						-90.00	90.00
Bill Pmt -Check	12684	02/25/2026	BARRY MAZZONI		101.002 · Suntrust #570803-Operating...		-5,712.78
Bill	022026	02/24/2026			538.601 · General Repair & Maintenance	-27.78	27.78
					579.799 · Miscellaneous Contigencies	-2,321.00	2,321.00
					579.799 · Miscellaneous Contigencies	-375.00	375.00
					538.621 · Signage Maintenance	-958.00	958.00
					538.621 · Signage Maintenance	-231.00	231.00
					538.621 · Signage Maintenance	-1,800.00	1,800.00
TOTAL						-5,712.78	5,712.78
Bill Pmt -Check	CBI	02/25/2026	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating...		-232.95
Bill	1436734 021726	02/24/2026			572.416 · Amenity Cable/Internet	-232.95	232.95
TOTAL						-232.95	232.95
Bill Pmt -Check	CBI	02/25/2026	DUKE ENERGY		101.002 · Suntrust #570803-Operating...		-2,519.66
Bill	8703 0516 021826	02/24/2026			531.307 · Street Lights	-1,583.27	1,583.27
Bill	8702 9274 021826	02/24/2026			531.301 · Electric	-30.80	30.80
Bill	5357 9828 022326	02/24/2026			531.307 · Street Lights	-905.59	905.59
TOTAL						-2,519.66	2,519.66
Bill Pmt -Check	12685	02/25/2026	FEDEX		101.002 · Suntrust #570803-Operating...		-48.72
Bill	9-189-56200	02/24/2026			519.410 · Postage	-48.72	48.72
TOTAL						-48.72	48.72
Bill Pmt -Check	12686	02/25/2026	GRAU AND ASSO...		101.002 · Suntrust #570803-Operating...		-750.00
Bill	28711	02/24/2026			513.203 · Arbitrage Rebate Calculation	-750.00	750.00
TOTAL						-750.00	750.00

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TSR CDD
Check Detail
February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12687	02/25/2026	JOHNSON ENGIN...		101.002 · Suntrust #570803-Operating...		-200.00
Bill	8459	02/24/2026			519.320 · Engineering	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	12688	02/25/2026	KREWE DE FORTI		101.002 · Suntrust #570803-Operating...		-330.00
Bill	2601	02/24/2026			572.300 · Amenity Management - Activit...	-330.00	330.00
TOTAL						-330.00	330.00
Bill Pmt -Check	12689	02/25/2026	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating...		-19,566.59
Bill	12437458	02/24/2026			538.121 · Amenity Management	-4,195.00	4,195.00
Bill	12437744	02/24/2026			538.121 · Amenity Management	-14,417.75	14,417.75
Bill	12437897	02/24/2026			572.711 · Pool Operations	-84.00	84.00
					572.711 · Pool Operations	-194.84	194.84
Bill	12437937	02/24/2026			572.416 · Amenity Cable/Internet	-450.00	450.00
Bill	12437938	02/24/2026			572.416 · Amenity Cable/Internet	-225.00	225.00
TOTAL						-19,566.59	19,566.59

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the TSR Community Development District held a Regular Meeting on March 11, 2026 at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

Present:

Mary Comella	Chair
Karen Anderson	Vice Chair
Kevin Kurtz (via Zoom)	Assistant Secretary
Matt Bruno	Assistant Secretary
Dave Jackson	Assistant Secretary

Also present:

Barry Mazzoni	District Manager
Alyssa Willson (via Zoom)	District Counsel
Pete Soety (via Zoom)	SunScape Consulting, Inc.
Alex Kurth (via Zoom)	Premier Lakes, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Paul Gomez	Juniper formerly LMP
Matt Gerich	Juniper formerly LMP
Member of the Public	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Mazzoni called the meeting to order at 5:34 p.m.
Supervisors Comella, Anderson, Bruno and Jackson were present. Supervisor Kurtz attended via Zoom.
All recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

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

41 **THIRD ORDER OF BUSINESS****Monthly Landscaping Community Updates
[Sunscape/Juniper]**

42

43

44 Mr. Soety reported the following:

45 ➤ He is pleasantly surprised that the landscaping, peanut grass and zoysia turf damaged in
46 the freeze is recovering so nicely.47 ➤ Crews are mowing and spot treating new weed growth and cutting back a lot of damaged
48 plant material that did not recover.49 ➤ Granular turf fertilization applications that were deferred due to the cold snap, are now
50 underway.51 ➤ Pasco County indicated that the meter for the water truck will be installed by March 13,
52 2026. The meter will be activated as needed.53 Mr. Gomez asked for patience while crews are removing dead vegetation up to the green
54 base and from the moss hanging from the trees. Mr. Mazzoni stated notifications about the soft
55 and hard pruning projects were e-blasted to residents.56 Mr. Gerich stated he completed a walkthrough with Mr. Yahn today and promised to
57 increase the number of crew members with pruning expertise for Paul next week.

58 ➤ Pine straw installation is scheduled for one week after the pruning and cleanup.

59 Ms. Comella asked if Juniper would consider offering residents a price for tree trimming
60 on their private property. Mr. Gerich stated it could be an option if it is based off each
61 neighborhood and the HOA pays for it instead of Juniper having to send hundreds of invoices.
62 Mr. Mazzoni stated he will find out if the MPOA is interested.

63 ➤ They were able to source the remaining plants at the right size.

64 Regarding the roundabout, Mr. Mazzoni stated the final shipment of parts arrived today
65 and repairs will commence this Friday, as outlined in his Report. The signs will be repaired once
66 the repairs are completed.

67

68 **FOURTH ORDER OF BUSINESS****Monthly Aquatics Community Update
[Premier Lakes]**

69

70

71 Mr. Kurth discussed the actions taken. Crews are treating the increased number of algae
72 blooms. Overall, the lakes look pretty good. He expects the Huckleberry Pond SOX Shoreline
73 Restoration Project to be completed no later than next Friday. Board Members, if interested, can
74 meet with the Project Manager to tour the site. Once the Florida Fish and Wildlife Commission
75 (FWC) signs off on the carp barrier installation, the remaining grass carp will hopefully be stocked
76 within the following 30 days.

77

78 **FIFTH ORDER OF BUSINESS**

**Staff Report: Lifestyle Director & Amenity
79 Manager [Arch Amenities Group]**

80

81 Ms. Hlebak presented the February Monthly Summary Report.

82 Mr. Mazzone stated he intends to schedule a "CDD 101" presentation for late April or May.
83 He noted that two seats will be up in the November 2026 General Election.

84

85 **SIXTH ORDER OF BUSINESS**

**Consideration of Division 32 USA, LLC
86 Proposal to Replace Sharkey Ranch Play
87 Timber Tower [Earthscape]**

88

89 The DIV32 Proposal to replace the Timber Tower 2 with a custom slide was included for
90 informational purposes.

91 Ms. Comella asked when Mr. Kurtz wants to close the slide. Mr. Kurtz's stated that, if the
92 experts deem the slide unsafe, they should close and dismantled it now.

93 Discussion ensued regarding the condition of the slide, failure areas, replacement costs,
94 \$500,000 quote from the Whitfield Park equipment vendor to remove and install a custom slide
95 using the same footprint, relocating the playground to another area, obtaining quotes for a new
96 design, budgeting for Fiscal Year 2027, notifying residents of the decision to remove the slide
97 while looking into other options, and the language to include in the e-blast.

98

99

**On MOTION by Ms. Comella and seconded by Mr. Bruno, with all in favor, closing
and dismantling the slide, was approved.**

100

101

102 **SEVENTH ORDER OF BUSINESS**

Continued Discussion Items

103

104 **A. Landscape Maintenance Yard**

105 The Pasco County letter allowing the CDD to construct and maintain a Landscape
106 Maintenance Yard, which was based on the preliminary plan, was included for informational
107 purposes.

108 Discussion ensued regarding the site plan, inspecting the well, fencing, Staff ensuring any
109 contradictions in the Pasco County letter are cleared up before obtaining final approval, and
110 outlining the Phase 1 next steps to obtain a survey and install fencing.

111 **B. Garden Renewal Project**

112 Mr. Mazzoni presented Sunscape's planting recommendations to enhance the Butterfly
113 Garden.

114 Discussion ensued regarding trimming the rose bush instead of removing it as
115 recommended, watering and Staff obtaining bids.

116 **On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor,**
117 **authorizing Staff to obtain proposals, was approved.**

118

119 **C. Bridge Replacement and Rangeland Blvd Extension**

120 Mr. Mazzoni provided updates from the County Commission meeting, noting the
121 Rangeland Boulevard Extension project will not be on the County agenda until May or June 2026.
122 Since there is no additional update regarding the Rangeland bridge replacement, he recommends
123 monitoring the wood bridge repairs and increasing maintenance until the County makes its
124 decision. The Board agreed.

125 This item will be removed from the agenda until further notice.

126 Mr. Mazzoni stated he executed a \$7,800 contract to repair the Heart Pine Avenue bridge
127 and is waiting on the landscaping proposal; the necessary items will be submitted to the
128 insurance company upon receipt of the accident report.

129

130 **EIGHTH ORDER OF BUSINESS**

**Consideration Brletic Dvorak, Inc. (BDI
Engineering) Professional Engineering
Services Agreement**

131

132

133

134 Ms. Willson presented the Brletic Dvorak, Inc. Professional Engineering Services
135 Agreement, which was prepared in the CDD's standard form of Agreement. When in attendance,
136 Mr. Mazzoni suggested moving the District Engineer's Staff Report to earlier on the agenda so
137 the District Engineer can give the report and then leave, which could save costs.

138 **On MOTION by Mr. Jackson and seconded by Ms. Anderson, with all in favor, the**
139 **Brletic Dvorak, Inc. Agreement for Professional Engineering Services, was**
140 **approved.**

141
142

143 **NINTH ORDER OF BUSINESS**

**Consideration of Assignment from WS-TSR,
144 LLC Regarding Collection of Commercial
145 Property Fees**

146
147

148 Ms. Willson stated the Developer is willing to execute the assignment to transfer the
149 collection of commercial property fees over to the CDD, upon review. Ms. Willson stated that she
150 and a real estate partner at her firm are researching whether the CDD is able to enforce lien
rights.

151 **On MOTION by Mr. Jackson and seconded by Ms. Anderson, with all in favor, the**
152 **Assignment from WS-TSR, LLC Regarding Collection of Commercial Property**
153 **Fees, in substantial form, and authorizing the Chair to execute in final form, was**
154 **approved.**

155
156

157 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
158 Statements as of January 31, 2026**

159
160

161 Mr. Mazzoni stated he will be working with Accounting to correct certain items coded to
the wrong budget line item.

162 Discussion ensued regarding locking the Whitfield dog park due to observances of dog
163 walking in the park, which could potentially damage the new sod, and explaining to residents
164 that the reason for initiating these programs is to prolong the life of CDD assets and avoid
165 increasing homeowner assessments.

166 **On MOTION by Ms. Comella and seconded by Mr. Jackson, with all in favor, the**
167 **Unaudited Financial Statements as of January 31, 2026, were accepted.**

168
169

170 **ELEVENTH ORDER OF BUSINESS** **Approval of February 11, 2026 Regular**
 171 **Meeting Minutes**

172
 173 The following changes were made:

174 Line 60: Insert “and all other ponds” after “Riders Pass”

175 Line 106: Change “choses” to “chooses”

176 Mr. Mazzoni reminded the Board Members to submit their comments on the Reserve
 177 Study by next week.

178 **On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the**
 179 **February 11, 2026 Regular Meeting Minutes, as amended, were approved.**

180

181

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

183

184 Items 2, 3, 4, 5, 8, 14, 16, 18 and 19 were completed.

185

186 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

187

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

189 **B. District Engineer: Brletic Dvorak, Inc. (BDI Engineering)**

190 There were no District Counsel or District Engineer reports.

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

192 • **Operations Report**

193 Mr. Mazzoni presented the Monthly Field Operations Report. He noted that the CDD is
 194 prepared to offset the Phase 2 water restriction stage.

195 • **UPCOMING MEETINGS**

196 ➤ **April 2, 2026 at 5:30 PM [Reserve Study Workshop]**

197 ➤ **April 8, 2026 at 5:30 PM [Regular Meeting]**

198 ○ **QUORUM CHECK**

199 • **Performance Measures/Standards & Annual Reporting Form (for informational**
 200 **purposes)**

201

202 **FOURTEENTH ORDER OF BUSINESS** **Supervisors' Requests**

203
204
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There were no Supervisors' requests.

FIFTEENTH ORDER OF BUSINESS

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

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, the meeting adjourned at 7:18 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

219
220
221
222

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

**ACTION &
COMPLETED
ITEMS**

**TSR CDD
ACTION & COMPLETED ITEMS LIST
03.11.26 for 04.08.26 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. Mazzone: Obtain proposal to replace CDD bridge from vendor who replaced Community Park bridge. 07.09.25: Add'l companies contacted for proposals. 09.10.25: Provide proposal for Bridge Engineer to be Owner's Rep expert on potentially replacing 2 bridges. 10.08.25: Moved to ONGOING 03.24.26 Remove/Non-pending until action by County.			X after 03.11.26 mtg	
2	01.14.26	ACTION	Mr. Mazzone: Follow up with off-site commercial property owners 30 days after next cycle of invoices go out.	X			
3	01.14.26	ACTION	Mr. Mazzone: Research and present ways to eradicate cogongrass without harming the environment.	X			
4	01.14.26	ACTION	Mr. Mazzone: Provide options to tow or install fencing or shrubs to address vehicles parking on CDD grass. 03/24/26 - resolved			X after 03.11.26 mtg	
5	02.11.26	ACTION	Mr. Kurth: Remove litter around pond behind Riders Pass & other ponds.		X		
6	02.11.26	ACTION	Mr. Kurth: Check if pond behind Riders Pass was treated oil slick is gone.		X		
7	03.11.26	ACTION	Mr. Mazzone: Account for sidewalks, alleyways, curving, bridge & roof replacement at Cunningham Hall in FY2027 Capital Projects budget.	X			
8	03.11.26	ACTION	Board Members: Email questions and comments on the Reserve Study to Mr. Mazzone to compile for the 04.02.26 Workshop.		X		
9	03.11.26	ACTION	Mr. Mazzone: Schedule 04.02.26 workshop to discuss Reserve Study.			X after 03.11.26 mtg	
10	03.11.26	ACTION	Mr. Mazzone: Track labor & repair costs for Heart Pine Ave roundabout to submit to the insurance carrier.		X		
11	03.11.26	ACTION	Ms. Willson: Send 2 nd demand letters & draft litigation complaint to commercial property owners.	X			
12	03.11.26	ACTION	Mr. Mazzone: See if MPOA is interested in working with Juniper on negotiating tree trimming costs for residents in each community.			X after 03.11.26 mtg	
13	03.11.26	ACTION	Mr. Mazzone: Schedule CDD 101 presentation for late April or May.			X after 03.11.26 mtg	
14	03.11.26	ACTION	Mr. Mazzone/Hlebak: Obtain quotes for new playground equipment designs; budget for FY 2027.	X			
15	03.11.26	ACTION	Mr. Mazzone/Ms. Willson: Prepare & e-blast communique to residents on decision to remove slide and looking into other options.			X after 03.11.26 mtg	

**TSR CDD
ACTION & COMPLETED ITEMS LIST
03.11.26 for 04.08.26 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
16	03.11.26	ACTION	Mr. Mazzoni: Ensure contradictions in County letter re: landscape maintenance yard are cleared up; coordinate well inspection; obtain survey, and obtain bids for planting.	X			
17	03.11.26	ACTION	Mr. Mazzoni/Accounting: Recode certain items to the correct budget.			X after 03.11.26 mtg	

**TSR CDD
ACTION & COMPLETED ITEMS LIST
03.11.26 for 04.08.26 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	05.14.15	ACTION	Schnars: Provide geotech crew report on Chapin Pass, Barn Cat Run & Lyon Pine & storm drain inspection to determine commonality that CDD already repaired, & historical records on the original installation.			X	10.08.25
2	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
3	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
4	08.13.25	ACTION	Mr. Adams: Email final 2025 Goals and Objectives findings to BOS.			X	10.08.25
5	09.10.25	ACTION	Mr. Mazzoni: Ask Taylor Morrison for Stancil pocket park drain repair warranty. Notify insurance carrier. 10.08.25 TM won't give warranty.			X	10.08.25
6	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
7	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
8	08.13.25	BOTH	Mr. Kurth: Submit a proposal to stock grass carp in the large lake.			X	10.08.25
9	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
10	10.08.25	BOTH	Mr. Mazzoni: Present proposal to eradicate cogon grass.			X	10.08.25
11	10.08.25	BOTH	Mr. Mazzoni/Mr. Gomez: Work on/present rotating schedule to close dog parks.			X	10.08.25
12	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
13	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

TSR CDD
ACTION & COMPLETED ITEMS LIST
03.11.26 for 04.08.26 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	10.08.25	ACTION	Mr. Mazzone: Listen to 09.10.25 Meeting minutes audio to ensure motion starting on line 207 is transcribed accurately.			X	10.08.25
15	10.08.25	ACTION	Mr. Mazzone: Exclude check detail pages only from the physical agenda.			X	10.08.25
16	10.08.25	ACTION	Mr. Mazzone: Present proposal for Stancil pocket park storm drain issue.			X	11.12.25
17	10.08.25	ACTION	Mr. Mazzone: Notify Board Members of the Reserve Study mtg date.			X	11.12.25
18	09.10.25	BOTH	Mr. Mazzone: Jan Wkshp: Discussion on converting vegetable garden to parking lot & if CDD is using land correctly. 10.08.25 Add Discussion Bike Trail to agenda. Ms. Comella: Discuss Library's garden program.			X	01.14.26
19	11.12.25	ACTION	Mr. Mazzone: Regarding Cogon grass and two other types of grass present in the area, Mr. Soety to be asked to provide a second opinion. 01.14.26 Second opinion received and believed to be Cogon grass.			X	01.14.26
20	11.12.25	ACTION	Mr. Mazzone: Reserve Study tour and inspection to begin on Friday, November 21, 2025. Reserve Study to be presented at Feb. 2026 mtg.			X	01.14.26
21	11.12.25	ACTION	Mazzone/Hlebak: Draft e-blast to residents re: stocking grass carp & "catch and release". 01.14.26 Send e-blasts as each lake is stocked.			X	01.14.26
22	11.12.25	ACTION	Ms. Willson: Email links to free ethics training courses to the Board. 01.14.26 Ms. Willson emailed link to Mr. Mazzone today to send to Board.			X	01.14.26
23	11.12.25	ACTION	Mazzone/Hlebak: Send e-blast informing residents of parking enforcement on Pine Spur Gap, Long Spur & Lake Blanche, when info rec'd from County.			X	02.11.26
24	11.12.25	ACTION	Mr. Mazzone/Ms. Hlebak: signs to be ordered re: parking enforcement on Pine Spur Gap, Long Spur and Lake Blanche.			X	02.11.26
25	01.14.26	ACTION	Mazzone/ Willson: Prep CDD Agmts for 01.05.25 Premier Lakes Agmts.			X	02.11.26
26	01.14.26	ACTION	Mr. Mazzone/Mr. Soety: Determine if permits are required to remove the trees and if the CDD is required to replace them.			X	02.11.26
27	09.10.25	BOTH	Mr. Mazzone: Present proposal to repair Heart Pine Ave roundabout & pursue restitution. 11.12.25: Provide new proposal to insurance co. 01.14.26 Purchase materials for LMP to do repairs.			X	03.11.26
28	10.08.25	BOTH	Mr. Mazzone: Get Rangeland East & Extension Project update from Commis Starkey re streets. Put "discussion/update" on WKSP agenda.			X	03.11.26
29	01.14.26	ACTION	Ms. Willson: Research Developer Declaration Agreement to determine CDD's ability to impose late fees to off-site commercial property owners.			X	03.11.26

TSR

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS



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

ADMINISTRATIVE UPDATES:

2027 Budget: District staff Continue to work through the process of gathering proposals related to the 2027 fiscal year budget. District management has met with all the districts’ vendors, to gather any price increases or other factors that the Board need to consider when approving the final budget.

PROJECT & MAINTENANCE UPDATES:

Homestead Playground: Per the Board’s direction, District Counsel reviewed the resident notice regarding the slide closure. Those updates were made, and the Lifestyle team sent out the notice on March 16th. The Maintenance team on March 18th completed the removal of the slide. Please review the Lifestyle manager’s report for additional updates and notes regarding this project.



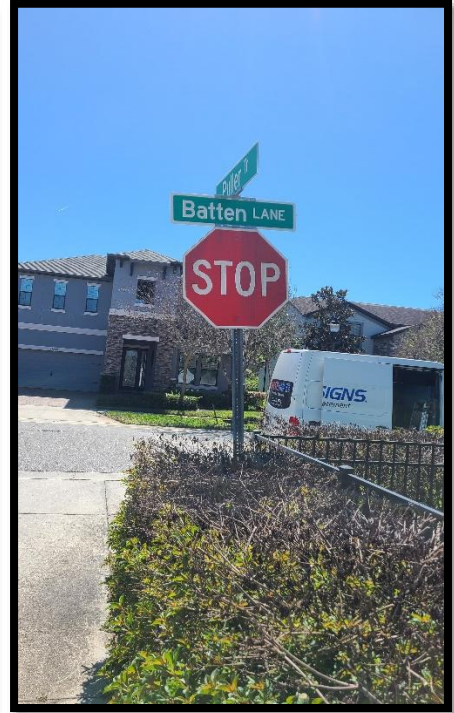
Heart Pine Ave Roundabout: The parts to address the roundabout were received. District Management meet with Juniper Landscaping on site on March 17th, to review the project site. Work on the project is expected to be underway the week of March 24th, Operations will provide an update as it becomes available.

Storm Drain Issues: District staff has received several proposals to address the storm drain concerns on Long Spur near The Lotus at Starkey Ranch, two areas within Stansil Park, and at the corner of Chapin Pass and Lyon Pine. District Management is working with the district engineer and District Council to clarify responsibilities over the Lotus at Starkey Ranch. Once we have clarified the responsibilities, we will bring the updated proposals to the board for their consideration.

Butterfly Garden: District Management met with Sunscape Consulting regarding the board's decision at the March meeting. District Management directed Sunscape Consulting to obtain a proposal from Juniper Landscaping for the planting and installation at the garden. We will provide that proposal, upon completion, for the board's consideration.

Landscaping Maintenance Yard: District Management has met with the District Engineer regarding this project. We have been working diligently to refine the information that needs to be submitted to Pasco County by April 7th. District Management will have more updates on this project at the April 8th meeting.

Spring Street Sign Repairs/ Replacement: Additional areas of the community were addressed on March 18th. Please see a sample of the signs that were repaired or replaced. Additional photos are available, upon request.

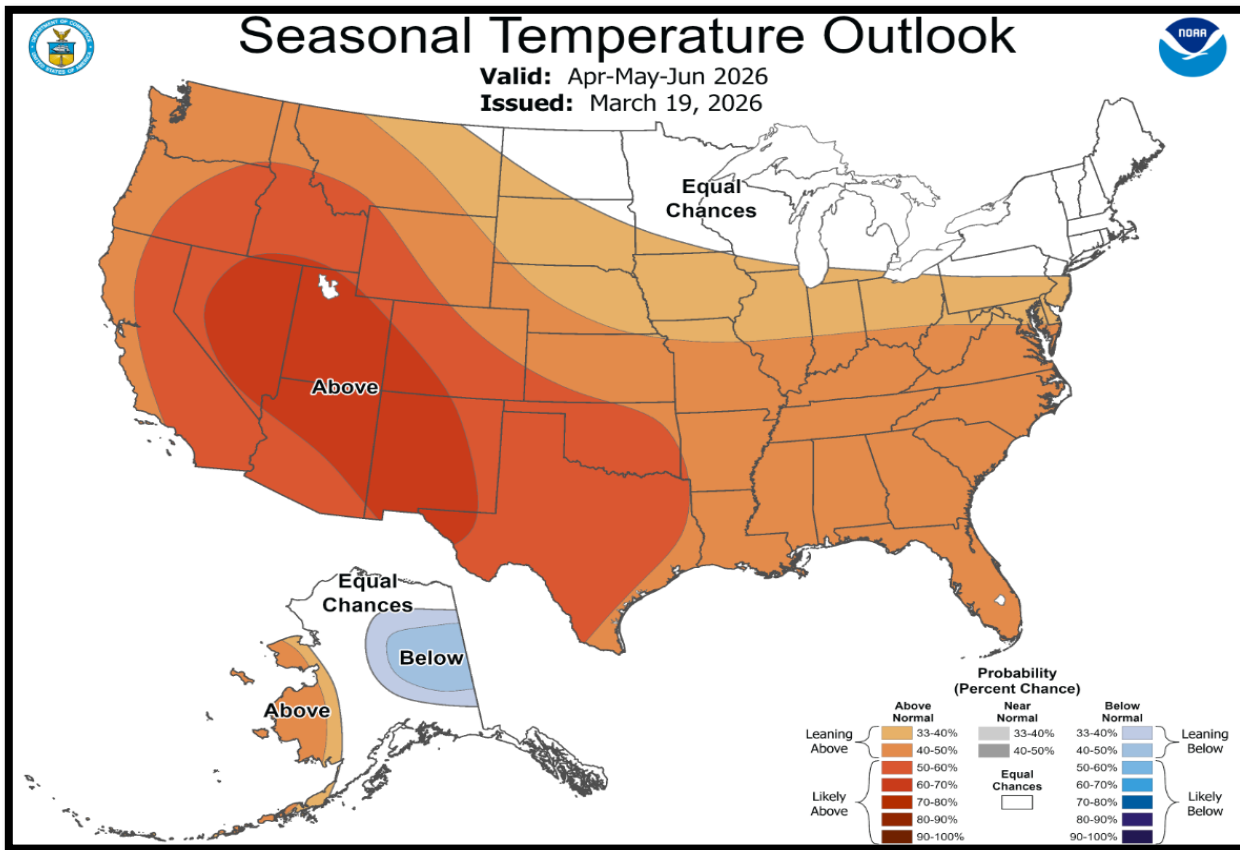
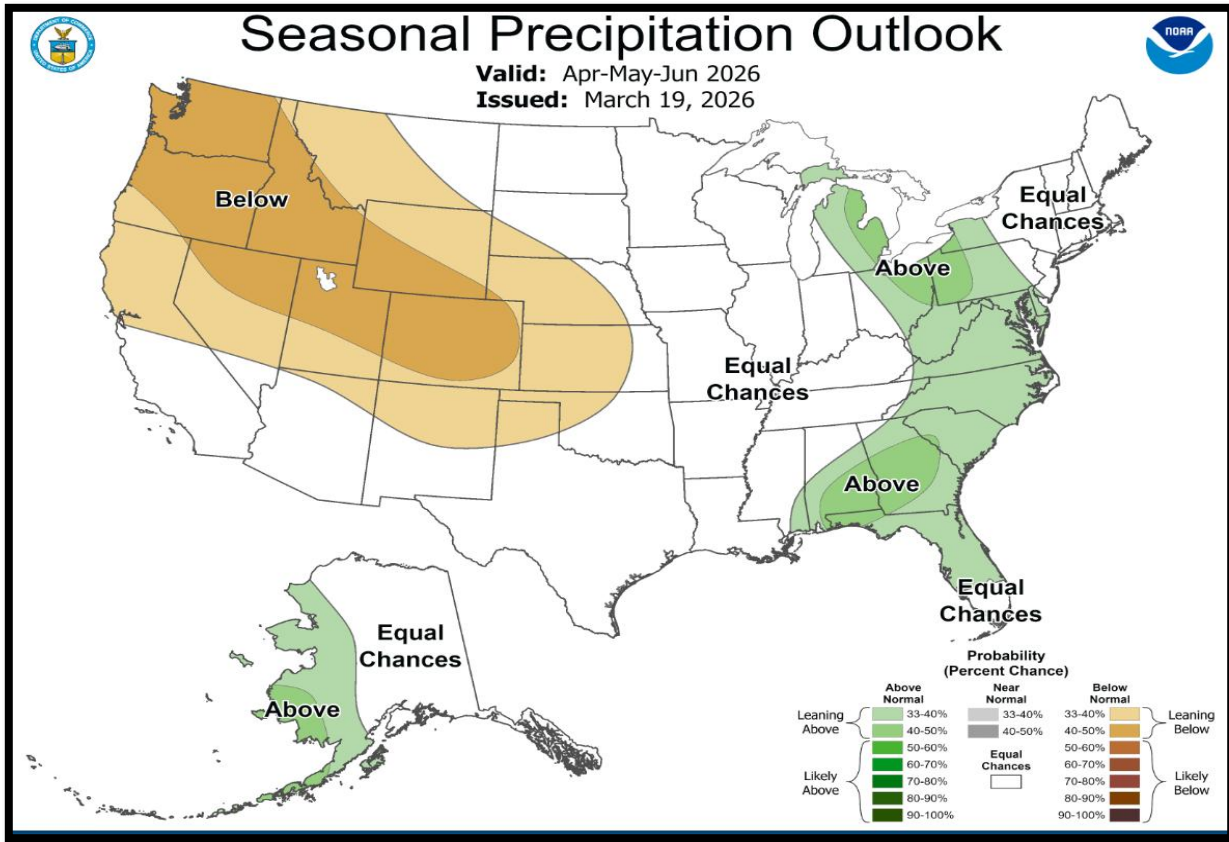


VENDOR & MISC UPDATES:

Premier Lakes Notes: Attached are March service reports for Board review. These reports provide detailed updates on aquatic maintenance activities.

Notes from Juniper (LMP): Work has been progressing well on cutbacks and preparations for the spring projects. The spring enhancements are moving along and will be completed by the time that the board receives this report. The annual pine straw delivery is on scheduled and is expected to be completed by the April 8th meeting.

Seasonal Outlook



Work Order



1936 Bruce Bunnys Blvd Suite 308
West y Chapel FL 3343
(844) 2-373 ,
CustomerSupport@PremierLakesFL.com

DATE	03/09/2026 -
TECH(S) ID	av Smallridg
JOB #	1074372214

CUSTOMER
TSR C Barry Mazzini 200 Hart Pin Av Odessa, Florida, 33636-3462 (813) 399-086 mazzini@whassiat.com

SERVICE LOCATION
TSR C TSR C - West y Chapel 200 Hart Pin Av Odessa, Florida, 33636-3462 (813) 399-086 mazzini@whassiat.com

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Tracked grass on ponds m22b,m22 ,3-3,m3 ,m3b,8-1,9-1, - a, - b, standstill, d.
-------------------------	--

Work Order



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

DATE	03/10/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372215

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 stancil a,b,c,d 5-1,m5b,5-3a,5-b. Grasses on ponds 1-3,5-2,5-1,5-4,14-1,1-2,3-2,3-1,m3a,m3b,m14a,m14b,d-1,d-2,11-2.
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Work Order



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

DATE	03/17/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372217

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

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

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

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

COMPLETION NOTES	Treated algae on ponds 11-1,16-1,16-3,16-4. Trash pickup on ESP1,a,1b,2a,2b,4a,4b,5a,5b,3a,3b,12-4,12-3,12-1. Cold and windy
-------------------------	--

Work Order



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

DATE	03/23/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372218

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 submerged weeds on ponds m14g,14-1,m12d, stancil d. Algae on ponds stancil a,b,c, 12-6,12-2,11-1,m11a,d-1,5-b,5-2,3-2,m22c,m5c,m3d,2,3-3.
-------------------------	---

Work Order



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

DATE	03/20/2026 -
TECH(S)	Wetland Crew
JOB #	1085857534

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

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

JOB DETAILS	SOX Erosion Control Installation - Completion Billing
--------------------	---

JOB CATEGORY	Work Order - SOX
---------------------	------------------

COMPLETION NOTES	Two 400' sections of 12' SOX Erosion Material installed on Huckleberry Pond. Looks great and stable!
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TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556

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 2, 2026	Workshop <i>Reserve Study</i>	5:30 PM
April 8, 2026	Regular Meeting	5:30 PM
May 13, 2026	Regular Meeting	5:30 PM
June 10, 2026	Regular Meeting	5:30 PM
July 8, 2026	Regular Meeting	5:30 PM
August 12, 2026	Regular Meeting	5:30 PM
September 9, 2026	Regular Meeting	5:30 PM

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

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

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

	Fiscal Year 2025				Adopted Budget FY 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>

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

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date