

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

May 13, 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/>

May 6, 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 May 13, 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)]
 - A. Consideration of Proposal for ERP Statement of Inspection
4. Monthly Aquatics Community Update [Premier Lakes]
5. Monthly Landscaping Community Update [Sunscape/Juniper]
6. Consideration of Juniper Landscape Proposal No. 392119 [Butterfly Garden Enhancement]
7. Continued Discussion/Update: Landscaping Maintenance Area [Pasco County]
8. Staff Report: Lifestyle Director & Amenity Manager [Arch Amenities Group]
9. Discussion: Letter to Hudak Residence Regarding Notice of Suspension – Violation of Amenity Policy
10. Consideration of Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
11. Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
12. Acceptance of Unaudited Financial Statements as of March 31, 2026

13. Approval of Minutes

- A. April 2, 2026 Workshop
- B. April 8, 2026 Regular Meeting

14. Action & Completed Items

15. Staff Reports

- A. District Counsel: *Kutak Rock, LLP*
- B. District Manager: *Wrathell, Hunt and Associates, LLC*

- Operations Report
- UPCOMING MEETINGS
 - May 19, 2026 at 5:00 PM [Budget Workshop]
 - June 10, 2026 at 5:30 PM [Regular Meeting]
 - QUORUM CHECK

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

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

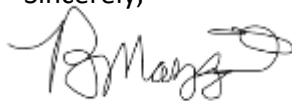
16. Supervisors' Requests

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

18. 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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TSR

COMMUNITY DEVELOPMENT DISTRICT

3A



April 29, 2026

Barry Mazzone, CMCA, LCAM, LSSGB
Operations Manager
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

**RE: Proposal – Engineering Services
TSR CDD – SWFWMD ERP Statement of Inspection**

Project Description

TSR CDD has several overdue or upcoming SWFWMD Environmental Resource Permits that require recertification or require an update to the administrative contact information. The following scope of services details the civil engineering efforts for this effort.

SCOPE OF SERVICES

TASK 1 – SWFWMD ERP Statement of Inspection

Under this phase of the project Brletic Dvorak, Inc. will complete the following tasks for overdue or upcoming TSR CDD SWFWMD ERP Statements of Inspection:

Perform a site visit to visually inspect the stormwater management systems for SWFWMD ERP compliance for overdue permits (28893.016, 28893.027, 28893.047, 28893.055) and upcoming permits due at the end of 2026 (28893.040, 28893.054, 28893.061), provide a brief report summarizing the inspection along with the signed and sealed recertification form, and file a report and related documents to the Statement of Inspection to SWFWMD.

Note, this task does not include providing construction plans or scopes of work related to deficiency items found during the inspections. All deficiency items found during inspection will be reconciled into a list and provided to the District Manager. Once these items are confirmed to be completed by the District Manager, a recertification will be filed.

BDI will also work with the SWFWMD Compliance Department to update any outdated contact information for the remaining ERPs that TSR CDD is the operation and maintenance entity.

Exclusions

- Comprehensive Reporting regarding items not required by SWFWMD recertification standards
- Construction plans or maintenance scope of work related to noncompliance items found
- Coordination or scheduling of construction work
- Geotechnical Services
- Attendance of any Site Visits other than stated above
- Applying for or securing permits
- Services provided in conjunction with easements, waivers, variances or denials, O&E reports
- Establishing field locations of tree barricades, limits of clearing, limits of construction and locations of erosion control devices or the installation of these items
- Inspecting, monitoring, or accepting the contractor's daily traffic control plan or activities including placement of warning signs and barricades, temporary striping, use of flagmen or other items related to the safety of the traveling public
- Construction Stakeout
- Permit Fees
- Any services not specifically listed in the scope (i.e. geotechnical, architectural, etc.)
- This proposal assumes work will be completed in one phase
- Additional or revised fees not addressed in the scope (i.e. additional fees for permits addressed in the scope and or new fees associated with additional permits or review fees)
- Reproduction of materials for distribution
- Inspection of overdue SWFWMD ERPs No 28893.013 & 28893.46 that have been discussed with the District manager require more coordination before commencing with an inspection and report.

To Be Provided by the Owner

- Site Access
- Any Historical Plans and Surveys for the Site
- Permit Fees
- Signatures on Permit Applications or Agent Authorization Form

COMPENSATION

Compensation for these services is shown below (typical direct expenses included).

TASKS	SERVICES FEE
TASK 1 – SWFWMD Statement of Inspection	\$7,350
Grand Total	\$7,350

Again, thank you for this opportunity.

Sincerely,



Stephen Brletic, P.E.
Project Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

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Juniper

Proposal

Proposal No.: 392119

Proposed Date: 04/20/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Butterfly Garden Enhancement

This estimate includes enhancing the butterfly garden with new plant material specifically selected to attract butterflies. Existing plant material will be removed and all debris properly disposed of. The area will then be prepared for installation. Upon completion, we will thoroughly clean and blow off all surrounding grounds to ensure a neat and finished appearance.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Butterfly garden					
Site Prep					\$1,950.00
Bed Prep - Plant, Sod, Debris Removal	32.00	HR	\$50.00	\$1,600.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
Landscape Material					\$11,084.48
Blue Daze, 1Gal	52.00	01g	\$11.37	\$591.24	
Blanket Flower, 1Gal	71.00	01g	\$21.70	\$1,540.70	
Senna Ligustrina "Cassia, 3Gal	10.00	03g	\$41.67	\$416.70	
Dwarf Firebush, 3Gal	17.00	03g	\$18.97	\$322.49	
Coral Honeysuckle, 1Gal	4.00	01g	\$31.63	\$126.52	
Coreopsis lanceolata "Early Sunrise", 1Gal	107.00	01g	\$19.84	\$2,122.88	
Gold Lantana, 1Gal	58.00	01g	\$14.70	\$852.60	

Butterfly Milkweed, 1Gal	36.00	01g	\$25.00	\$900.00
Pentas Red 4.5", 1Gal	67.00	EA	\$12.84	\$860.28
Passion Vine (Assorted), 3Gal	4.00	03g	\$53.10	\$212.40
Blue Porterweed, 1Gal	45.00	01g	\$15.00	\$675.00
Blue Salvia, 1Gal	34.00	01g	\$19.84	\$674.56
Scaevola , 1Gal	8.00	01g	\$23.17	\$185.36
Red Salvia ,1Gal	34.00	01g	\$19.84	\$674.56
Pine Straw, BL- Bale	43.00	Bale	\$13.47	\$579.21
Potting Soil Mix (30 Peat30 Hardwood Shavings30 Pine Bark Fines10 Sand) Bulk (per cu. yd.)	3.00	CY	\$116.66	\$349.98
Fuel Surcharge 5.0%				\$651.72
Fuel Surcharge	13034.48	EA	\$0.05	\$651.72
Total:				\$13,686.20

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

4-20-2024

Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

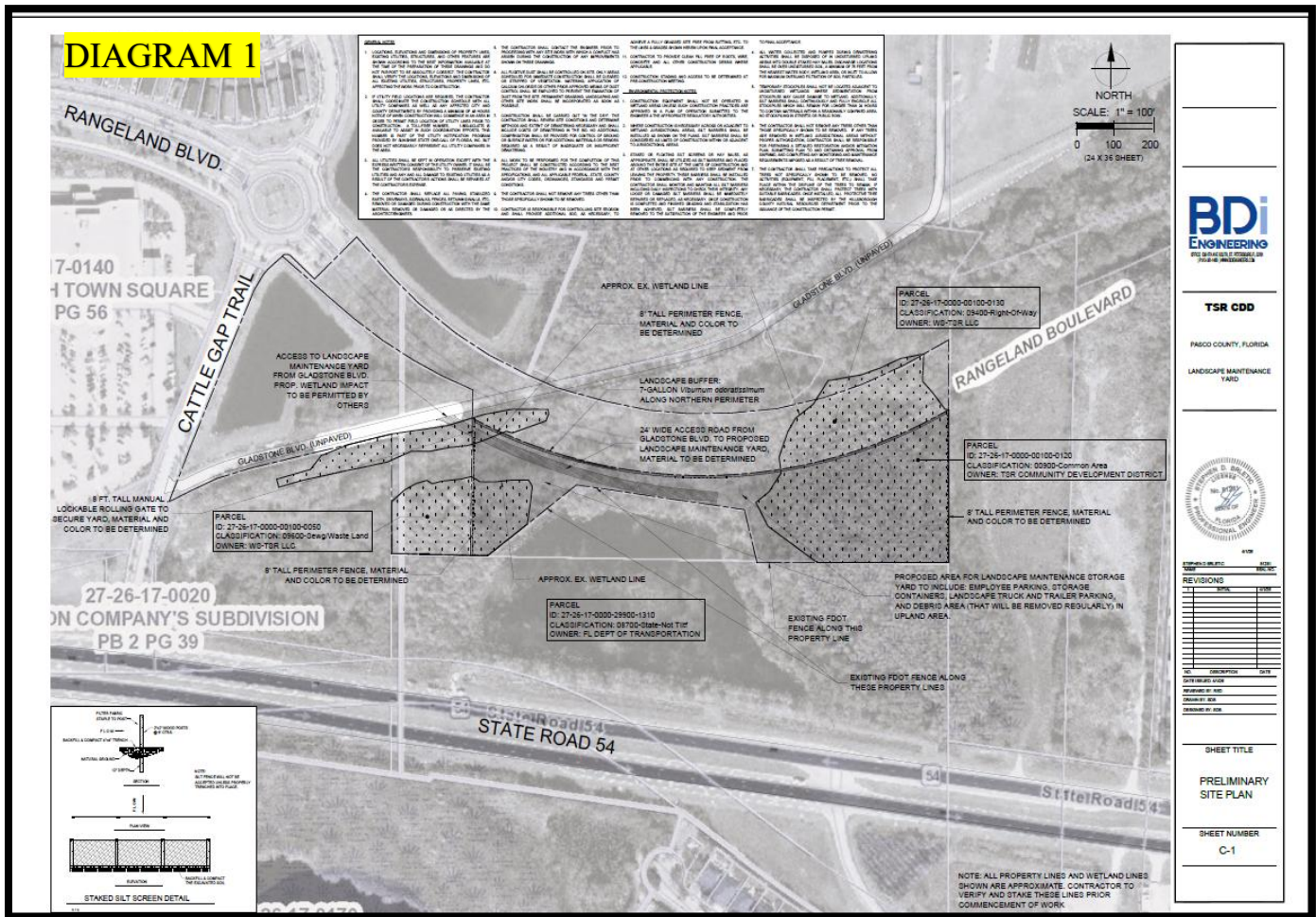
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Wrathell, Hunt and Associates, LLC

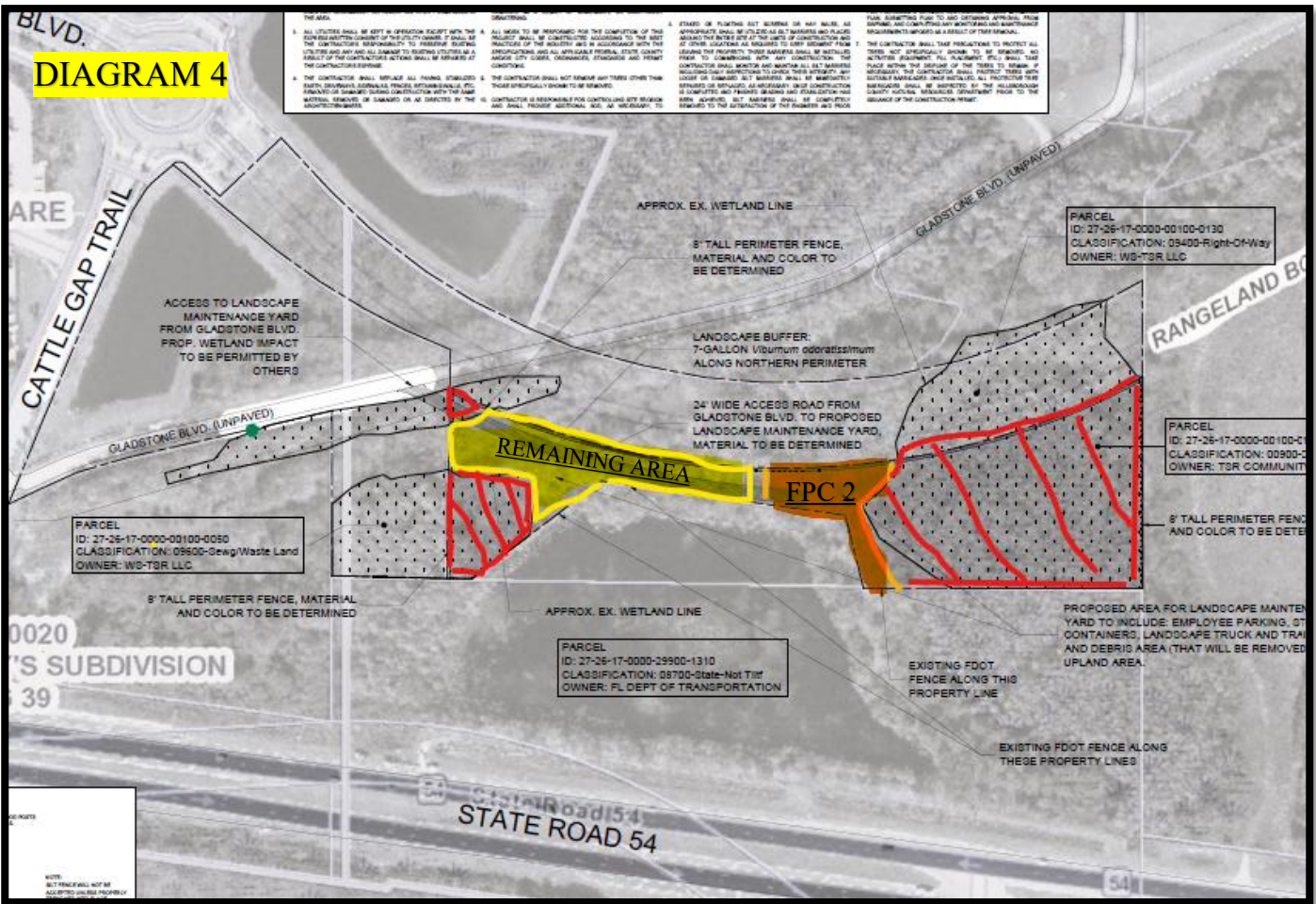
TO: TSR Board of Supervisors
 FROM: Barry Mazzone – Operations Manager
 DATE: April 15, 2026
 SUBJECT: Project Update – Landscaping Maintenance Yard Area

Below is an update on the proposed landscaping maintenance area project. This item will be placed on the agenda for review and discussion at the May 13th Board of Supervisors Meeting. District staff suggest that the Board of Supervisors familiarize themselves with the information below prior to the meeting.



In speaking with Pasco County staff regarding the proposed landscaping maintenance yard, it does not appear that our original plan for the area and its construction will be approved as submitted (**Diagram 1**). There are areas of the parcel that the District will not be authorized to develop, specifically the areas designated as Wetlands. Removing that option significantly limits the available space for the landscaping maintenance yard as shown in **Diagram 2**.

One such pond is designated “**FPC 2**”, which appears to be proposed to fall within the boundaries the District’s proposed landscaping maintenance area. If the extension of Rangeland Blvd moves forward, the usable area of the proposed landscaping maintenance yard will be further limited by the stormwater runoff pond that will be needed to support the roadway.



Based upon the limited area remaining for construction, as shown in **Diagram 4**, District Staff questions whether there isn't sufficient land remaining to justify moving forward with the proposed landscaping maintenance area project at this location. Should the Board determine there is sufficient property remaining, Pasco County Staff has informed TSR CDD District Staff that we will be required to go through the standard development process if we wish to use this site in the long-term. That means the TSR CDD Board of Supervisors will need to plan to employ a civil engineer and submit the following items to the County for review and approval before site development can begin.

<p>Engineered Civil Site Plan</p> <ul style="list-style-type: none"> • CAD • Narrative • Deed • Taxes Paid • Wetland Data Form • Environmental Report 	<ul style="list-style-type: none"> • Stormwater Report • Geotechnical Report <p>Access Record</p> <ul style="list-style-type: none"> • Access Management Application • Graphs Associated with above • Narrative 	<p>Substandard Road Record:</p> <ul style="list-style-type: none"> • Substandard Road Application • Graphs Associated with above • Narrative
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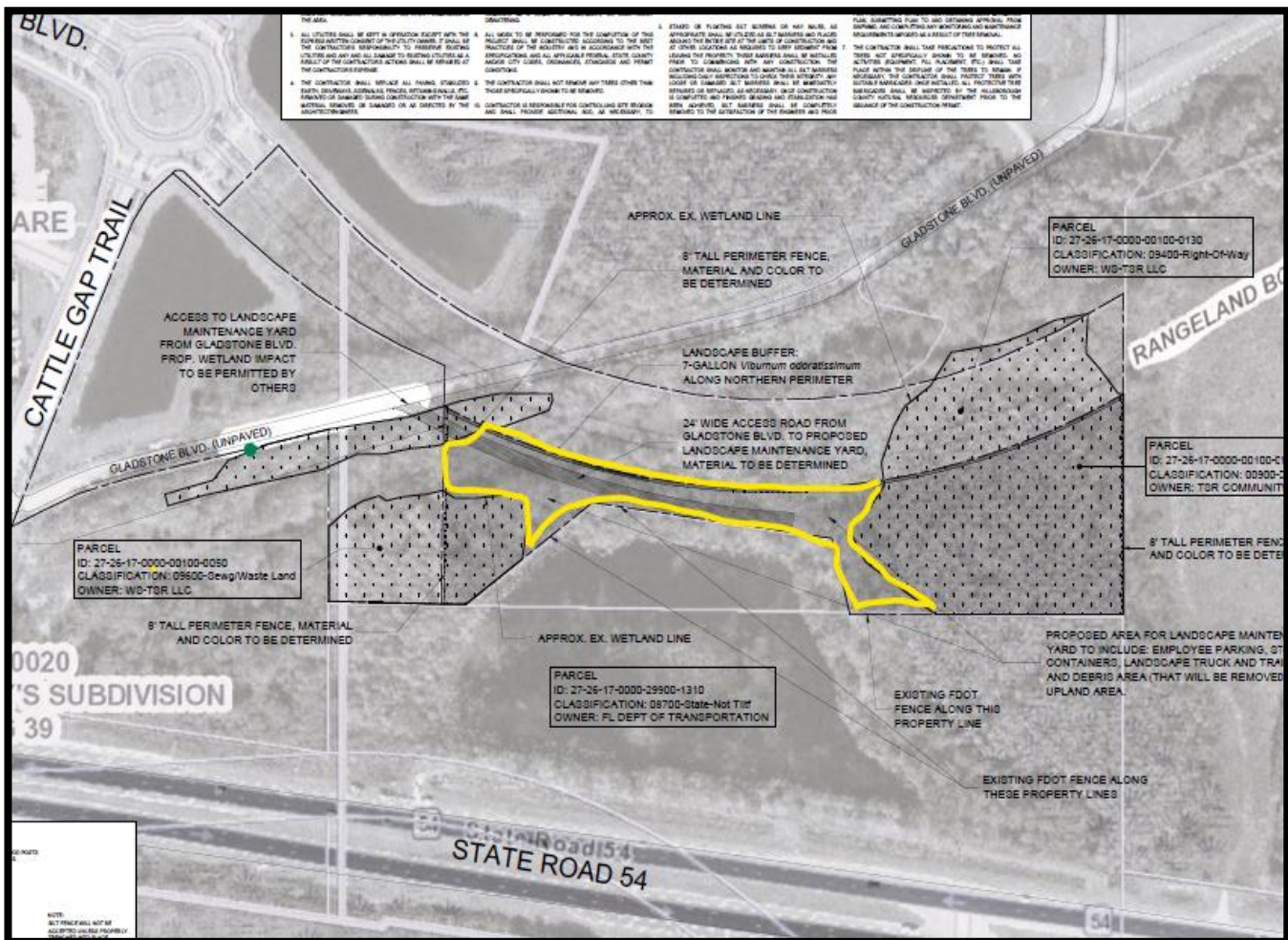
OPTIONS / ALTERNATIVES:

In anticipation of the discussion on May 13th, District staff have identified several options and alternative sites that the Board may wish to consider. Options are presented both in the short term and over the longer term. These options and alternatives include the existing site, and other potential sites that would require additional property acquisitions or potentially an acquisition and a land swap to accomplish.

NOTICE TO READER: THESE OPTIONS ARE PRELIMINARY AND NEED FURTHER REVIEW AND STUDY BY THE BOARD, DISTRICT STAFF, AND PASCO COUNTY. ADDITIONAL FACTORS OR CONSTRAINTS MAY EXIST BEYOND THIS ASSESSMENT.

Existing Proposed LMA Site (Short-term Option):

In speaking with Pasco County staff, it appears that the County may be amenable to allowing the District to utilize the proposed facility in the short term. This would require Pasco County and the TSR Community Development District to enter into a short-term agreement. The agreement would establish what specific activities the District may conduct on the property and provide limits on how long landscaping debris and materials may remain onsite. Though this does not provide the board with a long-term solution, the agreement could be written in such a way that it limits the amount of investment the District would need to undertake on the site. Furthermore, it potentially gives the District the ability to utilize the property in some limited capacity until a longer-term solution can be developed. For example, As the site is currently covered by of preserve, the District could propose using the site without the addition of fencing and other improvements.

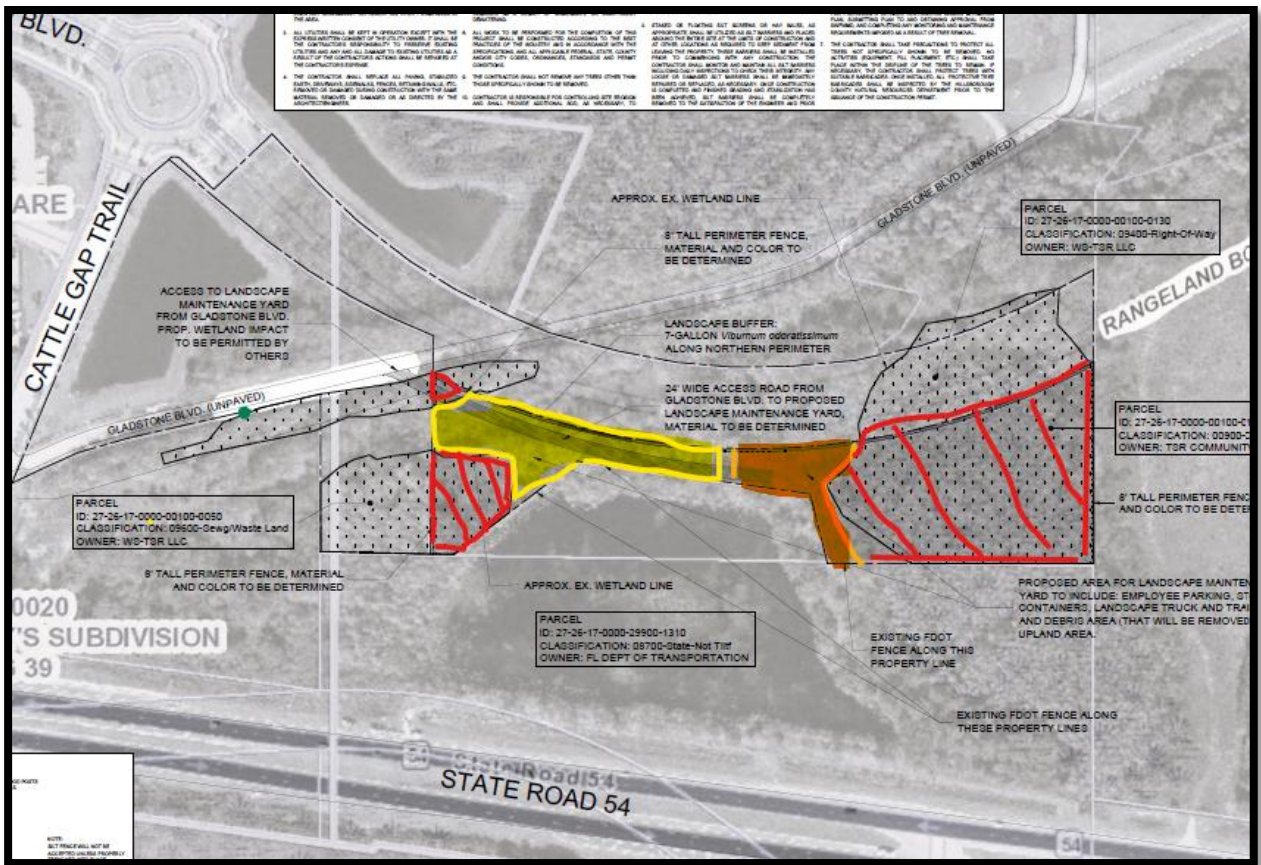


Existing Proposed LMA Site (Long-Term Option):

Pasco County staff are certainly willing to help the District with the process to start preliminary site planning for the current proposed site, should the Board of Supervisors wish to move forward with it. District staff recognize there are some potential hurdles with the site, but they are not insurmountable. Based upon some of the discussions with the County, District staff would recommend that the longer-term facility, including any improvements, would not be constructed until after such time as the extension of Rangeland Blvd. is constructed. Waiting until that time would eliminate some of the potential challenges involved in the process, including the possibility that access to the maintenance area is limited during the proposed road construction.

Should the Board of Supervisors wish to move forward with the long-term option for this site, the Board will need to allocate resources for costs associated with further developing the preliminary site plan (PSP) and hiring a licensed civil engineer.

<p><u>Engineered Civil Site Plan</u></p> <ul style="list-style-type: none"> • CAD • Narrative • Deed • Taxes Paid • Wetland Data Form • Environmental Report 	<ul style="list-style-type: none"> • Stormwater Report • Geotechnical Report <p><u>Access Record</u></p> <ul style="list-style-type: none"> • Access Management Application • Graphs Associated with above • Narrative 	<p><u>Substandard Road Record:</u></p> <ul style="list-style-type: none"> • Substandard Road Application • Graphs Associated with above • Narrative
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ALTERNATIVE #1 – ACQUISITION OF PROPERTY AT CORNER OF RANGELAND BLVD & STARKEY ROAD

If the board is seeking an alternative location for the proposed landscaping maintenance area, it could pursue the parcel at the corner of Rangeland Blvd. and Starkey Rd. This parcel is approximately 1/2 acre in size and it's in a location that would make it easily accessible for a landscaping maintenance yard. A right of way entrance could be constructed off Starkey Blvd. To provide access to the site. Employing this option would require the acquisition of the property from the current property owners. The parcel is currently surrounded by property dedicated to Duke Energy and Pasco County Maintenance, which will not be developed further.

If this option were selected, the District would still be required to go through the same development and preliminary planning process communicated by Pasco County, as with the current proposed site. However, from an availability standpoint, the District would not have to potentially wait the same length of time to plan and develop the site, as the roads surrounding this site have already been developed.



Geography:

- Acres: 0.48
- Commission District: DISTRICT 3
- Future Land Use: RES-3-100
- Zoning: MPUD-97.3, AC-5.04
- Subdivision:
- MPUD: Longleaf - MPUD

Utilities and Hazards:

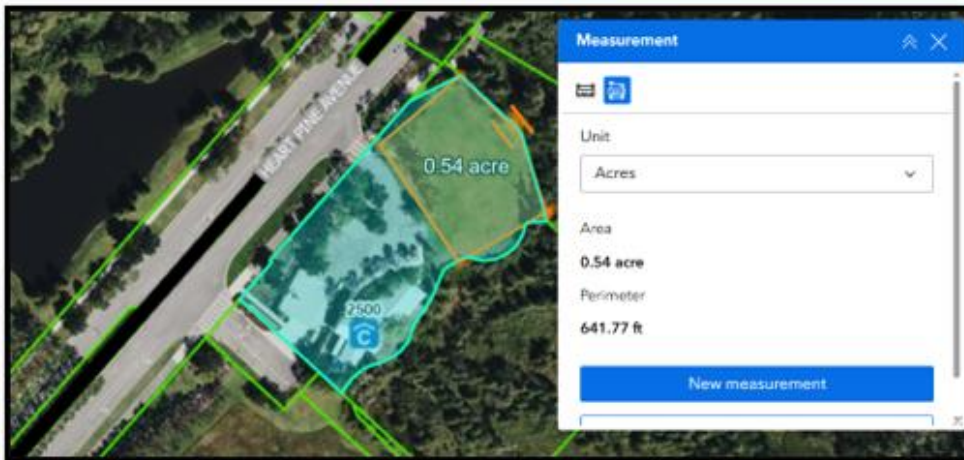
- Water Service Area: Pasco County Utilities
- Waste Service Area: Pasco County Utilities
- Windcode: RC1-131-100, RC3 / 4-150-100, RC2-141-100
- FEMA Flood Zone: X-98.52, AE-1.47
- Evacuation Zone: None
- Storm Floods:



ALTERNATIVE #2 – 2500 HEART PINE AVE (PARCEL ADJACENT TO WELCOME CENTER)

If the board is seeking an alternative location for the proposed landscaping maintenance area, it could pursue the parcel adjacent to the Welcome Center. This parcel is approximately 1/2 acre in size and it's in a location that would make it easily accessible for a landscaping maintenance yard. Entrance to the area is already available and construction costs for the site would be minimal compared to all other proposed alternatives. Employing this option would require the acquisition of the property, which includes the Welcome Center, from the current property owners. The parcel is currently surrounded by property that is zoned as commercial and is proposed to become a sixty-two (62) bay warehouse and shipping facility. That plan is currently under review by Pasco County.

If this option were selected, the District may not be required to go through the same development and preliminary planning process communicated by Pasco County, as with the current proposed site. As the lease for the Welcome Center expires in 2029 and the Developer appears to be nearing completion of development on the remaining commercial parcels, this might be an excellent opportunity to start a dialog regarding the purchase of this property. Acquiring the welcome center and the adjacent parcel would solve two of the districts' objectives, a long-term home base for staff and a facility for its landscaping vendor to utilize.



Land Swap Potential:

To construct the extension of Rangeland Blvd., Pasco County will be required to acquire property adjacent to the current landscaping maintenance area, from the Developer. Considering the FPC 2 pond situation, which would impact the amount of area the District could use on the current proposed property for the landscaping maintenance area, the Board could propose a land swap back to the Developer, along with monetary considerations, for the acquisition of the Welcome Center and the adjacent property. This would allow the Developer to also transfer the original proposed LMA site to the County, along with the other acquisitions, and the County could use those parcels to develop the road as necessary and at a timing of their choosing.

Parcel ID: 28 26 17 0080 0C100 0000
TRID: 17262800800C1000000

Owner Name:
GENTRY SR INVESTMENTS LLC
3850 CANOE CREEK RD
ST CLOUD, FL 34772

Physical Address:
2500 HEART PINE AVENUE
ODESSA, FL 33556

Value:

- Appraisal: \$798,527.00
- Land: \$455,998.00
- Agricultural: \$0.00
- Building: \$321,442.00
- Features: \$21,087.00
- Actual Year Built: 2015
- Effective Year Built: 2015
- Last Sale Date: 9/17/2023, 8:00 PM
- Last Sale Amount: \$750,000.00
- Exempt: \$0.00

Geography:

- Acres: 1.49
- Commission District: DISTRICT 3
- Future Land Use: PD-100
- Zoning: MPUD-100
- Subdivision:
- MPUD: Starkey Ranch - MPUD

ALTERNATIVE #3 – 12131 RANGELAND BLVD. CUNNINGHAM PARK

If the board seeks an alternative location for the proposed landscaping maintenance area, it could pursue construction at Cunningham Park. The District could divide out a parcel from its own property that is approximately 1/2 acre in size. It's in a location that would make it easily accessible for a landscaping maintenance yard. This area has been used in the past as a limited staging area for plants and materials for the District's spring and fall landscaping enhancement programs.

If this option were selected, the District would still be required to go through the same development and preliminary planning process communicated by Pasco County, as with the current proposed site. However, from an availability standpoint, the District would not have to potentially wait the same length of time to plan and develop the site, as the roads surrounding this site have already been developed. Care would have to be taken to design the site in such a way that it does not detract from the surrounding area and matches the aesthetic of Cunningham Hall.



**DUAL WC & LMA
Resolution Potential:**

If the District Board of Supervisors authorized construction of the landscaping maintenance area on this site, it could also consider a site adjacent to Cunningham hall for the replacement of the Welcome Center. Constructing both facilities at the same time, would allow the board to combine some of the development costs and potentially speed up the review and approval process by Pasco County. Incorporating the two sites could also allow the Board to redesign the entrance to the main park area, creating addition improvements around the park and inside the existing building, Cunningham Hall.

Parcel ID: 21 26 17 0080 0C300 0000
TRID: 17262100800C3000000

Owner Name:
TSR COMMUNITY DEVELOPMENT DISTRICT
2300 GLADES RD STE 410W
BOCA RATON, FL 33431

Physical Address:
12131 RANGELAND BOULEVARD
ODESSA, FL 33556

[CLICK TO OPEN PAO DATA](#)



TSR

COMMUNITY DEVELOPMENT DISTRICT

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ARCH |

Monthly Staff Report

APRIL 2026



DONATE BLOOD

Starkey Ranch - Welcome Center
Saturday, April 4
10:00 AM - 2:00 PM

Donors Receive

\$25
eGiftCARD

Walmart
amazon
...and more!

- PLUS -


All donors receive*:
- \$25 eGift Card
- Umbrella
- Wellness Checkup including blood

Save the Date!

- 4th Annual -

Starkey Strides


FOR CYSTIC FIBROSIS



April 18, 2026

Mark Your Calendars!

9am - 12pm
Cunningham Hall



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!

FREE YOGA

FREE MAT YOGA APRIL 2, 2026 6 - 7PM CUNNINGHAM HALL	FREE CHAIR YOGA APRIL 7, 2026 11:30AM - 12:30PM CUNNINGHAM HALL
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RSVP: FUN@OURSTARKEYRANCH.COM

Sound Healing and Meditation

April 7, 14, and 21st
7 - 8:15 PM
Cunningham Hall



GARAGE SALE

APRIL 25, 2026
8 AM - 2 PM

STARKEY RANCH

IF YOU WOULD LIKE US TO ADVERTISE YOUR GARAGE SALE, PLEASE [CLICK HERE](#) AND SIGN UP BY APRIL 19TH!

LISTS OF PARTICIPANTS WILL BE SENT OUT TO ALL THE RESIDENTS AND CAN ALSO BE PICKED UP AT THE STARKEY RANCH WELCOME CENTER AT 8AM ON APRIL 25TH.

HARRY POTTER DAY

MAY 2 @ 10 AM
CUNNINGHAM HALL
COST: \$2

CALLING ALL WITCHES/WIZARDS AND EVEN MUGGLES TO JOIN IN THE FUN TO SEARCH CUNNINGHAM PARK FOR FLYING QUIDDITCHES', PLAY GAMES, & MAKE POTIONS.



MOTHER'S



Brunch

MAY 10 | 11 AM - 1 PM

BRUNCH & MIMOSAS

MOM'S & GRANDMAS FREE
ADULTS: \$15
KIDS: \$10

REGISTER NOW:
FUN@OURSTARKEYRANCH.COM

DAY

HURRICANE PREPARATION SEMINAR

MAY 16, 2026

10 AM

WELCOME CENTER

The seminar will teach residents how to prepare for hurricanes and their aftermath. We learn how to properly build a family emergency kit and create an emergency plan.

Kona Ice

Memorial Day May 25th

Homestead Park: 12 PM

Whitfield Park: 12:30 PM

Albritton Park: 1 PM

times are subject to change based on customer traffic and are weather dependent

KID'S NIGHT OUT!

CUNNINGHAM HALL
MAY 15 | 5:30 PM

CALLING ALL KIDS AGES 5-11 YEARS OLD! COME HANG OUT WITH THE LIFESTYLE TEAM TO ENJOY PIZZA, GAMES & A MOVIE!
*KIDS NIGHT OUT IS BASED ON A

MAY THE 4TH BE WITH YOU

COME JOIN THE LIFESTYLE TEAM FOR YOUR OFFICIAL JEDI TRAINING AND MAKE YOUR OWN LIGHTSABER!

COSTUMES ENCOURAGED

5.4.26

5 PM @ CUNNINGHAM HALL
FEE: \$2

REGISTER AT:
FUN@OURSTARKEYRANCH.COM

Amenity Rentals

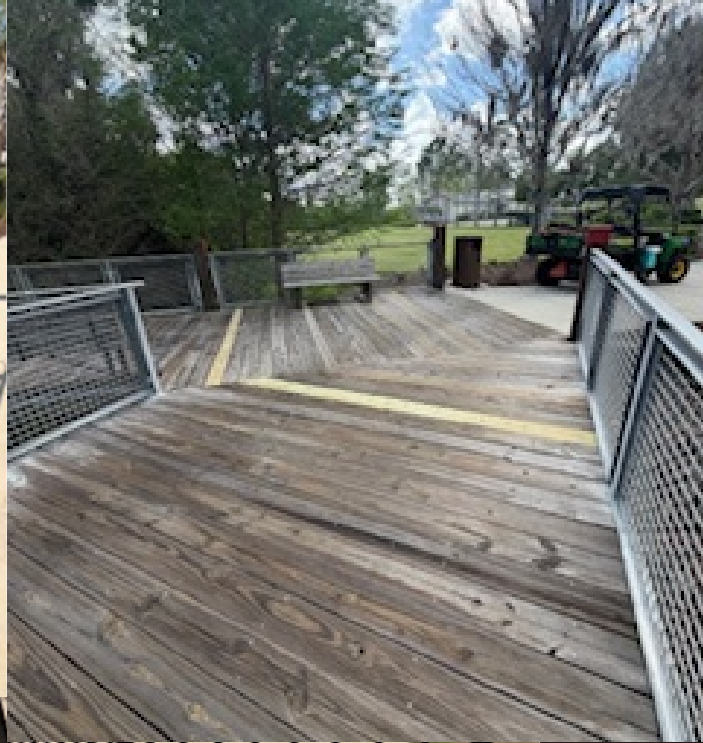
AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	6 Days/32 Hours	\$1,600.00
Albritton Park Pavilion	4 Days/16 Hours	\$240
Homestead Park Pavilion	2 Days/5 Hours	\$75
Whitfield Park Pavilion (East/West)	3 Days/9Hours	\$135

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
Fire & Pool Safety Equipment Audit	Completed ▾
Lounge Chair Audits & Repairs	In Progress ▾
Walking Bridge Repairs	Completed ▾
Gator Cart Maintenance & Oil Changes	Completed ▾
Camera & FOB Repairs	Completed ▾
Pavers in the Pavilions & Bathroom Areas	In Progress ▾
Pressure Washing Park, Pavilion & Pool Areas	In Progress ▾
Touch Ups & Wall Painting	Completed ▾
Dog Park Maintenance	In Progress ▾

FACILITY OPERATIONS & MAINTENANCE



HOW OFTEN DO YOU VISIT THE PARKS?

ONE OR MORE TIMES A WEEK - 60.55%

WHICH PARK IS YOUR FAVORITE IN STARKEY RANCH?

HOMESTEAD PARK - 31.49%

WHICH PARK IN STARKEY RANCH HAS THE BEST PLAYGROUND IN YOUR OPINION?

PASCO COUNTY'S DISTRICT PARK - 53.29%

WHAT AGE LEVEL PLAYGROUND EQUIPMENT WOULD YOU LIKE TO SEE IN HOMESTEAD PARK?

CHILDREN (APPROXIMATE AGES 5-12) - 69.2%

**WHAT ARE SOME OF THE KEY FEATURES IMPORTANT TO YOU
IN THE NEW PLAYGROUND EQUIPMENT?**

SLIDE - 85.47%

SHADE - 83.74%

CLIMBING FEATURES - 79.24%

SURVEY PARTICIPATION STATS:

STARTS - 580

SUBMITS - 289

SUBMISSION RATE - 49.83%

CONTACT SUBMISSIONS - 222

ANONYMOUS SUBMISSIONS - 67

DESKTOP - 18%

MOBILE - 82%

COMMUNITY APP



Apple



Android/Google Play

ARCH

TSR

COMMUNITY DEVELOPMENT DISTRICT

9

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

April 9, 2026

Kristilee & Michael Hudak
12330 Lyon Pine Ln
Odessa, FL 33556-3856

Re: NOTICE OF SUSPENSION – VIOLATION OF AMENITY POLICY

Mr. & Mrs. Hudak,

I serve as District Manager to the TSR Community Development District (the “District”). On Friday, March 27, 2026, two Park Attendants employed by the District drove past Chapin Pass and noticed a water slide placed in the Pocket Park. Upon review, it was determined that no reservation had been made regarding the use of the park. Nor did the party provided the required certificate of insurance for a bounce house or slide, as dictated by the facility use and rental agreement. The use of water slides on TSR CDD property is strictly prohibited.

According to the report provided by the Lifestyle team, the park attendants immediately contacted the Lifestyle Manager. While the Lifestyle Manager was listening on hold, Park attendants attempted to inform your household that you did not have the authority to utilize the pocket park for your event, nor employ the use of a waterslide on CDD property. After that did not resolve the situation, the Lifestyle Manager attempted to explain the violation by phone. Instead, a member of your household hung up after telling her that there was “*Nothing you can do about it.*” In addition to your household’s willful failure to follow the directions of staff members and the Lifestyle Manager, the report states that you tossed the personal cellphone of a staff member into the park without provocation.

On Saturday, March 28th, even after a warning, Park staff rechecked the pocket park and observed the water slide still inflated and operating. In addition to the slide, staff also discovered multiple tents were now set up in the Pocket Park. Upon review and investigation, it was noted that the slide's water source originated from your property. While the electricity used to maintain inflation of the slide originated from the utility box in the park, drawing on power supplied and paid for by the TSR Community Development District.

Your household’s actions on these two dates were in clear violation of the TSR Community Development District Amenity Policy & Fees as originally adopted August 23, 2016. The violations of these policies as summarized below. Such policy violations include, but are not limited to:

- Failing to abide by any District rules or policies (e.g., Amenity Rules)
- Treating the District’s staff, contractors, representatives, residents, landowners, Patrons, or guests, in a harassing or abusive manner.
- Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property.

- Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests.
- Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believes the health, safety or welfare of the District, its staff, contractors, representatives. (Theft of Electricity)
- Engaging in another Violation after a verbal warning has been given by staff.

The District takes these matters seriously, and it is imperative that all patrons adhere to the rules and regulations set forth to ensure the safety and enjoyment of all community members.

This letter is to inform you that District Management has suspended your household's privileges. As of the date of this letter, your key fobs and access have been shutoff, and your household may not participate in any events held at any District facilities for the duration of this suspension.

At that meeting to be held on **May 13th, 2026** at **2500 Heart Pine Avenue Odessa, FL 33556** at **5:30 PM**, the Board will conduct a hearing to determine whether to remove, extend, or make that suspension permanent. Board may also be presented with an assessment of any damage caused by your actions, at which point the District may seek and demand restitution.

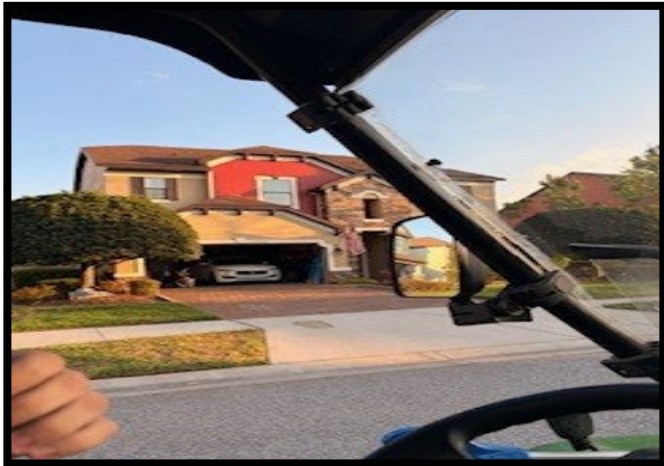
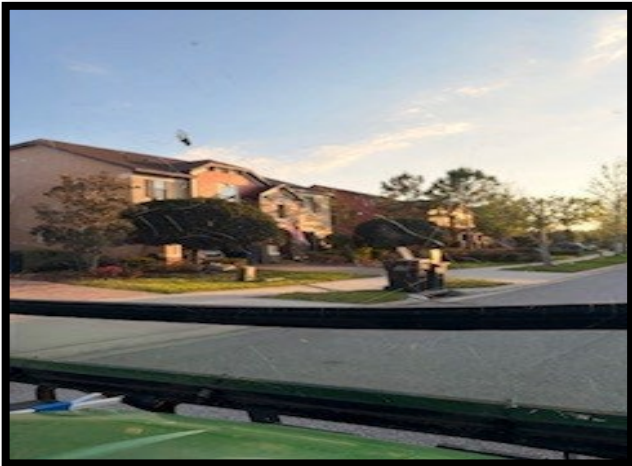
You have a right to appear before the Board and offer testimony and evidence of why the suspension should be lifted. Should you wish to address the Board and appeal this notice, please contact the District Manager's office, Wrathell, Hunt & Associates, LLC, at (877) 276-0889 or at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Respectfully,

Barry Mazzoni
District Operations Manager
mazzonib@whhassociates.com

cc: Board of Supervisors
Amenity Manager
District Counsel

Parcel ID
Classification
Mailing Address HUDAK KRISTILEE & MICHAEL 12330 LYON PINE LN ODESSA, FL 33556-3856
Physical Address 12330 LYON PINE LANE, ODESSA, FL 33556
Legal Description (First 200 characters) See Plat for this Subdivision STARKEY RANCH VILLAGE 1 PHASES 1-5 PB 70 PG 060 BLOCK 8 LOT 8 OR 9496 PG 674
Jurisdiction PASCO COUNTY, BOARD OF COUNTY COMMISSIONERS Community Dev District TSR



TSR

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the TSR Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: 5:30 p.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF MAY, 2026.

ATTEST:

**TSR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Proposed Budget

Exhibit A: Fiscal Year 2026/2027 Proposed Budget

**TSR
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
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**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 5,170,233				\$ 5,931,244
Assessment levy: on-roll - gross trash	422,982				422,982
Allowable discounts (4%)	(223,729)				(254,169)
Assessment levy: on-roll - net	5,369,486	\$5,251,957	\$ 117,529	\$ 5,369,486	6,100,057
Commerical shared costs	126,900	68,627	58,273	126,900	126,900
Program revenue	20,000	5,304	14,696	20,000	20,000
Interest	50,000	3,889	46,111	50,000	50,000
Specialty program revenue	30,000	1,503	28,497	30,000	30,000
Miscellaneous-rental revenue	17,000	14,490	2,510	17,000	17,000
Total revenues	<u>5,613,386</u>	<u>5,345,770</u>	<u>267,616</u>	<u>5,613,386</u>	<u>6,343,957</u>
EXPENDITURES					
Professional & administrative					
Supervisors	12,600	6,668	5,932	12,600	12,600
Management	42,070	21,035	21,035	42,070	42,070
Legal	25,000	7,702	17,298	25,000	25,000
Engineering	25,000	13,450	11,550	25,000	25,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	6,600	6,700	-	6,700	6,900
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	729	771	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	1,000	639	361	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	8,500	7,588	-	7,588	9,000
Other current charges	2,000	1,061	939	2,000	2,000
Office supplies	750	233	517	750	750
Website			-	-	
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	21,417	-	21,417	22,000
Property appraiser & tax collector	111,864	105,115	6,749	111,864	127,085
Total professional & administrative	<u>301,901</u>	<u>236,018</u>	<u>85,801</u>	<u>321,819</u>	<u>339,235</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	
Field operations				
Contract services				
Field services	28,325	14,163	14,162	28,325
Landscape maintenance	1,931,250	936,666	994,584	1,931,250
Landscape consulting	65,400	35,672	29,728	65,400
Landscape consulting fees	10,129	-	10,129	27,168
Landscape arbor care	60,000	72,826	-	120,000
Wetland maintenance and monitoring	114,800	27,405	87,395	114,800
Wetland mitigation reporting	15,945	-	15,945	15,945
Lake maintenance	128,000	63,960	64,040	128,000
Erosion control and grass carp stock	120,000	102,680	17,320	120,000
Hurricane clean-up	100,000	-	100,000	100,000
Porter supplies	-	-	-	-
Community trash hauling	444,000	235,550	208,450	457,320
Off-duty traffic patrols	15,000	5,850	9,150	15,000
Repairs & maintenance				
Repairs - general	20,000	885	19,115	20,000
Operating supplies	20,000	10,511	9,489	20,000
Plant replacement	120,000	64,188	55,812	350,000
Mulch	191,600	12,100	179,500	200,000
Sod	20,000	26,925	-	63,000
Fertilizer/chemicals	12,000	6,915	5,085	14,620
Irrigation repairs	100,000	37,685	62,315	120,000
Irrigation water truck rental	40,000	2,355	37,645	40,000
Irrigation monitoring	2,280	-	2,280	2,280
Security/alarms/camera/repair	50,000	1,274	48,726	20,000
Road & sidewalk	60,000	21,123	38,877	113,000
Signage maintenance	-	12,274	-	-
Common area signage	3,000	-	3,000	10,000
Bridge & deck maintenance	80,000	30,900	49,100	80,000
Pressure washing	20,000	103	19,897	95,000
Utilities - common area				
Electric	14,500	6,760	7,740	14,500
Streetlights	395,000	171,545	223,455	395,000
Irrigation - reclaimed water	70,000	49,954	20,046	70,000
Gas	450	527	-	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
Recreation facilities			-		
Amenity management staff/contract	455,000	209,033	245,967	455,000	445,000
Office operations	140,000	52,560	87,440	140,000	140,000
Janitorial	-	10,000	-	10,000	-
Park A/C repairs and maintenance	7,500	2,307	5,193	7,500	7,500
Pool operations	100,000	31,611	68,389	100,000	106,000
Pool - signage maintenance	80,000	486	79,514	80,000	80,000
Pest services	2,000	2,391	-	2,391	2,000
Pool resurfacing	-	117,074	-	117,074	-
Insurance	93,200	84,230	-	84,230	96,000
Cable/internet/telephone/software	12,000	7,465	4,535	12,000	15,360
Access cards	1,500	1,551	-	1,551	1,500
Activities	30,000	39,038	-	39,038	30,000
Specialty programming	30,000	-	30,000	30,000	30,000
Recreational repairs	20,000	3,071	16,929	20,000	20,000
Pool signage	-	-	-	-	-
Holiday decorations	15,000	15,000	-	15,000	15,000
Other					
Capital outlay	15,000	-	15,000	15,000	20,000
Contingency	75,000	66,040	8,960	75,000	100,000
Total field operations	<u>5,327,879</u>	<u>2,592,653</u>	<u>2,894,912</u>	<u>5,487,565</u>	<u>5,859,418</u>
Total expenditures	<u>5,629,780</u>	<u>2,828,671</u>	<u>2,980,713</u>	<u>5,809,384</u>	<u>6,198,653</u>
Net increase/(decrease) of fund balance	(16,394)	2,517,099	(2,713,097)	(195,998)	145,304
Fund balance - beginning (unaudited)	<u>1,907,289</u>	<u>1,490,391</u>	<u>4,007,490</u>	<u>1,490,391</u>	<u>1,294,393</u>
Assigned					
Project - new facility	-	-	-	-	175,000
Unassigned	1,890,895	4,007,490	1,294,393	1,294,393	1,264,697
Fund balance - ending (projected)	<u><u>\$ 1,890,895</u></u>	<u><u>\$ 4,007,490</u></u>	<u><u>\$ 1,294,393</u></u>	<u><u>\$ 1,294,393</u></u>	<u><u>\$ 1,439,697</u></u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,600
This covers 5 Board members being paid \$200 per meeting for 12 annual meetings plus FICA.	
Management	42,070
The District has contracted with Wrathell, Hunt and Associates to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc. This is a fixed annual fee service.	
Legal	25,000
The District is currently engaged with Kutak Rock for the provision of general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, plats etc.	
Engineering	25,000
The District is currently under contract with Johnson Engineering to provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, plats etc.	
Assessment administration	10,000
The District contracts with Wrathell, Hunt and Associates to levy and administer the collection of non-ad valorem assessment on all assessable property within the District to fund the operating expenses of the District and principal and interest payment on each bond issue. This is a fixed fee service.	
Audit	6,900
The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently engaged with Grau & Associates for this service.	
Arbitrage rebate calculation	3,000
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015, 2015A, 2016, 2017, 2018 and 2019 Special Assessment Revenue Bonds. The District is currently engaged with Grau and Associates for these services. The reports are priced at \$600 per bond series.	
Dissemination agent	13,000
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues .Wrathell, Hunt and Associates, LLC service as the dissemination agent for the District's five bond series.	
Trustee	35,000
The District issued Series 2015, 2015A, 2016, 2017, 2018 & 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank. Each bond series incurs these fees at a rate of \$4,400 per year plus reimbursables.	
Telephone	250
Telephone and fax machine.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	2,000
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	

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

EXPENDITURES (continued)

Legal advertising	1,000
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for	
Insurance	9,000
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	2,000
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	750
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	22,000
Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District.	
Property appraiser & tax collector	127,085
Field operations	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,931,250
The District has contracted with Landscaping Maintenance Professionals (LMP) for maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Services include: mowing, edging, trimming and cleaning of all lawn areas, tree trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place, including recent addendums, and estimated future additions within the District.	
Landscape consulting	65,400
The District has contracted with Sunscape Consulting, Inc. to provide monthly landscape consulting services. The monthly services include: monitoring of the mowing, edging and palm trimming process, all detailed-related work, the agronomic program, palm trimming, arbor care work, mulch/pine straw installation, irrigation system operation and repairs, miscellaneous plant replacements and minor landscape repairs and enhancements.	
Landscape consulting fees	27,168
Landscape arbor care	120,000
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	

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

EXPENDITURES (continued)

<p>Wetland maintenance and monitoring The District has contracted with Florida Natives Nursery, Inc. to maintain and periodic monitor/report wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. The District has contracted with Premier Lakes and GHS to maintain and report on approximately 65.06 acres of wetlands located around Esplanade. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water.</p>	<p>114,800</p>
<p>Wetland mitigation reporting The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.</p>	<p>15,945</p>
<p>Lake maintenance Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with Premier Lakes for these services.</p>	<p>128,000</p>
<p>Erosion control and grass carp stock Covers cost of localized lake bank erosion control as well as stocking of Triploid Grass Carp in Huckleberry Pond to assist in the management of submersed vegetation and reduce chemical treatments.</p>	<p>120,000</p>
<p>Hurricane clean-up</p>	<p>100,000</p>
<p>Community trash hauling Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.</p>	<p>457,320</p>
<p>Off-duty traffic patrols Allows for the hiring of an off duty FHP officers for a 4+1 hour block each week to provide traffic and speed patrol services.</p>	<p>15,000</p>
<p>Repairs & maintenance</p>	
<p>Repairs - general Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	<p>20,000</p>
<p>Operating supplies Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	<p>20,000</p>
<p>Plant replacement Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year along with any corresponding irrigation modifications..</p>	<p>350,000</p>
<p>Mulch Represents supply and install costs for mulching of landscape common areas. and playgrounds</p>	<p>200,000</p>
<p>Sod Represents the estimated costs to replace localized areas of sod which have deteriorated or expired.</p>	<p>63,000</p>
<p>Fertilizer/chemicals Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	<p>14,620</p>
<p>Irrigation repairs The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated and historical costs.</p>	<p>120,000</p>

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

EXPENDITURES (continued)

Irrigation water truck rental Provides for seasonal rental of water truck to spot water CDD landscape areas during times of low or no supply of irrigation water from Pasco County.	40,000
Irrigation monitoring The District will incur costs related to GPRS irrigation communication services. The cost is based on 19 controllers at a rate of \$120 per year and is provided by Hunter Industries.	2,280
Security/alarms/camera/repair Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	20,000
Road & sidewalk Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.	113,000
Common area signage Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	10,000
Bridge & deck maintenance Represents the estimated costs of maintaining various bridges and decks owned by the District. Price includes every other month review and replacement as needed, of wood and paver brick decking.	80,000
Pressure washing Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	95,000
Utilities - common area	
Electric Represents current and estimated electric charges for common areas throughout the District. These services are provided by Duke Energy.	14,500
Streetlights Represents the cost of a lease, power and maintenance agreement with Duke Energy, for streetlights within the District.	395,000
Irrigation - reclaimed water Represents current and estimated costs for reclaimed water supply services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.	70,000
Gas Represents current and estimated gas services provided at the recreational facilities.	450
Recreation facilities	
Amenity management staff/contract The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2025 includes increases to some payroll items such as Pool Attendants and the addition of Monthly IT services.	445,000
Office operations Includes the costs of office rental, expenses, utilities, office equipment rental and janitorial costs.	140,000
Park A/C repairs and maintenance Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	7,500
Pool operations Covers the costs of operating and maintaining the District three District pools. Including repairs and maintenance, cleaning, annual licenses and utilities.	106,000

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

EXPENDITURES (continued)	
Pool - signage maintenance	80,000
Covers cost of resurfacing the pool at Homestead Park.	
Pest services	2,000
The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Southern Care Lawn and Pest for Cunningham Park at \$75 per quarter.	
Pool resurfacing	-
Anticipates pool resurfacing and repairs at Homestead Park.	
Insurance	96,000
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	15,360
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	1,500
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000
The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.	
Specialty programming	30,000
Covers the provision of specialty programs such as swim lessons, gymnastics etc.	
Recreational repairs	20,000
Represents estimated costs for general repairs and maintenance of the District's recreational facilities.	
Holiday decorations	15,000
Covers the costs related to the decoration of common areas during the Holidays.	
Other	
Capital outlay	20,000
Intended to cover the cost of refurbishing the Splash Pad.	
Contingency	100,000
throughout the fiscal year and/or expenses that do not fit into any standard category.	
Total expenditures	<u><u>\$6,198,653</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 641,806	\$ 19,293	\$ 661,099	661,099
Interest	-	26	-	26	-
Total revenues	661,099	641,832	19,293	661,125	661,099
EXPENDITURES					
Debt service					
Principal - 11/1	220,000	220,000	-	220,000	230,000
Interest - 11/1	199,809	199,809	-	199,809	194,997
Interest - 5/1	194,997	-	194,997	194,997	189,247
Tax collector	13,773	12,827	946	13,773	13,773
Total expenditures	628,579	432,636	195,943	628,579	628,017
Excess/(deficiency) of revenues over/(under) expenditures	32,520	209,196	(176,650)	32,546	33,082
Beginning fund balance (unaudited)	1,219,841	1,234,455	1,443,651	1,234,455	1,267,001
Ending fund balance (projected)	<u>\$1,252,361</u>	<u>\$1,443,651</u>	<u>\$1,267,001</u>	<u>\$1,267,001</u>	<u>1,300,083</u>
Use of fund balance:					
Debt service reserve account balance (required)					(624,494)
Principal expense - November 1, 2027					(245,000)
Interest expense - November 1, 2027					(189,247)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 241,342</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/26	230,000.00	5.000%	194,996.88	425,125.00	7,460,000.00
05/01/27	-		189,246.88	189,375.00	7,460,000.00
11/01/27	245,000.00	5.000%	189,246.88	434,375.00	7,215,000.00
05/01/28	-		183,121.88	183,250.00	7,215,000.00
11/01/28	255,000.00	5.000%	183,121.88	438,250.00	6,960,000.00
05/01/29	-		176,746.88	176,875.00	6,960,000.00
11/01/29	270,000.00	5.000%	176,746.88	446,875.00	6,690,000.00
05/01/30	-		169,996.88	170,125.00	6,690,000.00
11/01/30	280,000.00	5.000%	169,996.88	450,125.00	6,410,000.00
05/01/31	-		162,996.88	163,125.00	6,410,000.00
11/01/31	295,000.00	5.000%	162,996.88	458,125.00	6,115,000.00
05/01/32	-		155,621.88	155,750.00	6,115,000.00
11/01/32	310,000.00	5.000%	155,621.88	465,750.00	5,805,000.00
05/01/33	-		147,871.88	148,000.00	5,805,000.00
11/01/33	325,000.00	5.000%	147,871.88	473,000.00	5,480,000.00
05/01/34	-		139,746.88	139,875.00	5,480,000.00
11/01/34	345,000.00	5.000%	139,746.88	484,875.00	5,135,000.00
05/01/35	-		131,121.88	131,250.00	5,135,000.00
11/01/35	360,000.00	5.000%	131,121.88	491,250.00	4,775,000.00
05/01/36	-		122,121.88	122,250.00	4,775,000.00
11/01/36	380,000.00	5.000%	122,121.88	502,250.00	4,395,000.00
05/01/37	-		112,621.88	112,750.00	4,395,000.00
11/01/37	395,000.00	5.125%	112,621.88	507,750.00	4,000,000.00
05/01/38	-		102,500.00	102,628.13	4,000,000.00
11/01/38	415,000.00	5.125%	102,500.00	517,628.13	3,585,000.00
05/01/39	-		91,865.63	91,993.75	3,585,000.00
11/01/39	440,000.00	5.125%	91,865.63	531,993.75	3,145,000.00
05/01/40	-		80,590.63	80,718.75	3,145,000.00
11/01/40	460,000.00	5.125%	80,590.63	540,718.75	2,685,000.00
05/01/41	-		68,803.13	68,931.25	2,685,000.00
11/01/41	485,000.00	5.125%	68,803.13	553,931.25	2,200,000.00
05/01/42	-		56,375.00	56,503.13	2,200,000.00
11/01/42	510,000.00	5.125%	56,375.00	566,503.13	1,690,000.00
05/01/43	-		43,306.25	43,434.38	1,690,000.00
11/01/43	535,000.00	5.125%	43,306.25	578,434.38	1,155,000.00
05/01/44	-		29,596.88	29,725.00	1,155,000.00
11/01/44	565,000.00	5.125%	29,596.88	594,725.00	590,000.00
05/01/45	-		15,118.75	15,246.88	590,000.00
11/01/45	590,000.00	5.125%	15,118.75	610,246.88	-
Total	7,690,000.00		4,553,740.78	12,253,737.54	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015A
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll	\$ 692,988				\$ 692,988
Allowable discounts (4%)	(27,720)				(27,720)
Net assessment levy - on-roll	665,268	\$ 645,854	\$ 19,414	\$ 665,268	665,268
Interest	-	23	-	23	-
Total revenues	665,268	645,877	19,414	665,291	665,268
EXPENDITURES					
Debt service					
Principal - 11/1	210,000	210,000	-	210,000	220,000
Interest - 11/1	218,650	218,650	-	218,650	213,006
Interest - 5/1	213,006	-	213,006	213,006	207,094
Tax collector	13,860	12,908	952	13,860	13,860
Total expenditures	655,516	441,558	213,006	655,516	653,960
Excess/(deficiency) of revenues over/(under) expenditures	9,752	204,319	(193,592)	9,775	11,308
Beginning fund balance (unaudited)	1,135,043	1,151,225	1,355,544	1,151,225	1,161,000
Ending fund balance (projected)	<u>\$1,144,795</u>	<u>\$ 1,355,544</u>	<u>\$1,161,952</u>	<u>\$1,161,000</u>	<u>1,172,308</u>
Use of fund balance:					
Debt service reserve account balance (required)					(650,450)
Principal expense - November 1, 2027					(235,000)
Interest expense - November 1, 2027					(207,094)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 79,764</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/26	220,000.00	5.375%	213,006.25	433,006.25	7,480,000.00
05/01/27	-		207,093.75	207,093.75	7,480,000.00
11/01/27	235,000.00	5.375%	207,093.75	442,093.75	7,245,000.00
05/01/28	-		200,778.13	200,778.13	7,245,000.00
11/01/28	245,000.00	5.375%	200,778.13	445,778.13	7,000,000.00
05/01/29	-		194,193.75	194,193.75	7,000,000.00
11/01/29	260,000.00	5.375%	194,193.75	454,193.75	6,740,000.00
05/01/30	-		187,206.25	187,206.25	6,740,000.00
11/01/30	275,000.00	5.375%	187,206.25	462,206.25	6,465,000.00
05/01/31	-		179,815.63	179,815.63	6,465,000.00
11/01/31	290,000.00	5.375%	179,815.63	469,815.63	6,175,000.00
05/01/32	-		172,021.88	172,021.88	6,175,000.00
11/01/32	305,000.00	5.375%	172,021.88	477,021.88	5,870,000.00
05/01/33	-		163,825.00	163,825.00	5,870,000.00
11/01/33	320,000.00	5.375%	163,825.00	483,825.00	5,550,000.00
05/01/34	-		155,225.00	155,225.00	5,550,000.00
11/01/34	340,000.00	5.375%	155,225.00	495,225.00	5,210,000.00
05/01/35	-		146,087.50	146,087.50	5,210,000.00
11/01/35	355,000.00	5.375%	146,087.50	501,087.50	4,855,000.00
05/01/36	-		136,546.88	136,546.88	4,855,000.00
11/01/36	375,000.00	5.625%	136,546.88	511,546.88	4,480,000.00
05/01/37	-		126,000.00	126,000.00	4,480,000.00
11/01/37	395,000.00	5.625%	126,000.00	521,000.00	4,085,000.00
05/01/38	-		114,890.63	114,890.63	4,085,000.00
11/01/38	420,000.00	5.625%	114,890.63	534,890.63	3,665,000.00
05/01/39	-		103,078.13	103,078.13	3,665,000.00
11/01/39	440,000.00	5.625%	103,078.13	543,078.13	3,225,000.00
05/01/40	-		90,703.13	90,703.13	3,225,000.00
11/01/40	465,000.00	5.625%	90,703.13	555,703.13	2,760,000.00
05/01/41	-		77,625.00	77,625.00	2,760,000.00
11/01/41	495,000.00	5.625%	77,625.00	572,625.00	2,265,000.00
05/01/42	-		63,703.13	63,703.13	2,265,000.00
11/01/42	520,000.00	5.625%	63,703.13	583,703.13	1,745,000.00
05/01/43	-		49,078.13	49,078.13	1,745,000.00
11/01/43	550,000.00	5.625%	49,078.13	599,078.13	1,195,000.00
05/01/44	-		33,609.38	33,609.38	1,195,000.00
11/01/44	580,000.00	5.625%	33,609.38	613,609.38	615,000.00
05/01/45	-		17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
Total	7,700,000.00		5,050,562.61	12,750,562.61	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 636,532	\$ 19,135	\$ 655,667	655,667
Interest	-	19	-	19	-
Total revenues	655,667	636,551	19,135	655,686	655,667
EXPENDITURES					
Debt service					
Principal - 11/1	230,000	230,000	-	230,000	235,000
Interest - 11/1	205,788	205,788	-	205,788	201,188
Interest - 5/1	201,188	-	201,188	201,188	196,488
Tax collector	13,660	12,721	939	13,660	13,660
Total expenditures	650,636	448,509	202,127	650,636	646,336
Excess/(deficiency) of revenues over/(under) expenditures	5,031	188,042	(182,992)	5,050	9,331
Beginning fund balance (unaudited)	976,973	982,587	1,170,629	982,587	987,637
Ending fund balance (projected)	<u>\$982,004</u>	<u>\$1,170,629</u>	<u>\$ 987,637</u>	<u>\$987,637</u>	<u>996,968</u>
Use of fund balance:					
Debt service reserve account balance (required)					(481,322)
Principal expense - November 1, 2027					(245,000)
Interest expense - November 1, 2027					(196,488)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 74,158</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/26	235,000.00	4.000%	201,187.50	436,187.50	8,395,000.00
05/01/27			196,487.50	196,487.50	8,395,000.00
11/01/27	245,000.00	4.000%	196,487.50	441,487.50	8,150,000.00
05/01/28			191,587.50	191,587.50	8,150,000.00
11/01/28	255,000.00	4.625%	191,587.50	446,587.50	7,895,000.00
05/01/29			185,690.63	185,690.63	7,895,000.00
11/01/29	270,000.00	4.625%	185,690.63	455,690.63	7,625,000.00
05/01/30			179,446.88	179,446.88	7,625,000.00
11/01/30	280,000.00	4.625%	179,446.88	459,446.88	7,345,000.00
05/01/31			172,971.88	172,971.88	7,345,000.00
11/01/31	295,000.00	4.625%	172,971.88	467,971.88	7,050,000.00
05/01/32			166,150.00	166,150.00	7,050,000.00
11/01/32	305,000.00	4.625%	166,150.00	471,150.00	6,745,000.00
05/01/33			159,096.88	159,096.88	6,745,000.00
11/01/33	320,000.00	4.625%	159,096.88	479,096.88	6,425,000.00
05/01/34			151,696.88	151,696.88	6,425,000.00
11/01/34	335,000.00	4.625%	151,696.88	486,696.88	6,090,000.00
05/01/35			143,950.00	143,950.00	6,090,000.00
11/01/35	350,000.00	4.625%	143,950.00	493,950.00	5,740,000.00
05/01/36			135,856.25	135,856.25	5,740,000.00
11/01/36	365,000.00	4.625%	135,856.25	500,856.25	5,375,000.00
05/01/37			127,415.63	127,415.63	5,375,000.00
11/01/37	385,000.00	4.625%	127,415.63	512,415.63	4,990,000.00
05/01/38			118,512.50	118,512.50	4,990,000.00
11/01/38	400,000.00	4.750%	118,512.50	518,512.50	4,590,000.00
05/01/39			109,012.50	109,012.50	4,590,000.00
11/01/39	420,000.00	4.750%	109,012.50	529,012.50	4,170,000.00
05/01/40			99,037.50	99,037.50	4,170,000.00
11/01/40	440,000.00	4.750%	99,037.50	539,037.50	3,730,000.00
05/01/41			88,587.50	88,587.50	3,730,000.00
11/01/41	460,000.00	4.750%	88,587.50	548,587.50	3,270,000.00
05/01/42			77,662.50	77,662.50	3,270,000.00
11/01/42	485,000.00	4.750%	77,662.50	562,662.50	2,785,000.00
05/01/43			66,143.75	66,143.75	2,785,000.00
11/01/43	505,000.00	4.750%	66,143.75	571,143.75	2,280,000.00
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
Total	8,630,000.00		5,216,962.56	13,846,962.56	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll	\$ 852,513			\$ 852,513	\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 794,528	\$ 23,884	\$ 818,412	818,412
Interest	-	18	-	18	-
Total revenues	818,412	794,546	23,884	818,430	818,412
EXPENDITURES					
Debt service					
Principal - 11/1	270,000	270,000	-	270,000	285,000
Interest - 11/1	263,481	263,481	-	263,481	257,913
Interest - 5/1	257,913	-	257,913	257,913	252,034
Tax collector	17,050	15,879	1,171	17,050	17,050
Total expenditures	808,444	549,360	259,084	808,444	811,997
Excess/(deficiency) of revenues over/(under) expenditures	9,968	245,186	(235,200)	9,986	6,415
Beginning fund balance (unaudited)	991,546	998,547	1,243,733	998,547	1,008,533
Ending fund balance (projected)	<u>\$1,001,514</u>	<u>\$1,243,733</u>	<u>\$1,008,533</u>	<u>\$1,008,533</u>	<u>1,014,948</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2027					(295,000)
Interest expense - November 1, 2027					(252,034)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 64,751</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/26	285,000.00	4.125%	257,912.50	542,912.50	10,795,000.00
05/01/27			252,034.38	252,034.38	10,795,000.00
11/01/27	295,000.00	4.125%	252,034.38	547,034.38	10,500,000.00
05/01/28			245,950.00	245,950.00	10,500,000.00
11/01/28	305,000.00	4.125%	245,950.00	550,950.00	10,195,000.00
05/01/29			239,659.38	239,659.38	10,195,000.00
11/01/29	320,000.00	4.625%	239,659.38	559,659.38	9,875,000.00
05/01/30			232,259.38	232,259.38	9,875,000.00
11/01/30	335,000.00	4.625%	232,259.38	567,259.38	9,540,000.00
05/01/31			224,512.50	224,512.50	9,540,000.00
11/01/31	350,000.00	4.625%	224,512.50	574,512.50	9,190,000.00
05/01/32			216,418.75	216,418.75	9,190,000.00
11/01/32	365,000.00	4.625%	216,418.75	581,418.75	8,825,000.00
05/01/33			207,978.13	207,978.13	8,825,000.00
11/01/33	385,000.00	4.625%	207,978.13	592,978.13	8,440,000.00
05/01/34			199,075.00	199,075.00	8,440,000.00
11/01/34	400,000.00	4.625%	199,075.00	599,075.00	8,040,000.00
05/01/35			189,825.00	189,825.00	8,040,000.00
11/01/35	420,000.00	4.625%	189,825.00	609,825.00	7,620,000.00
05/01/36			180,112.50	180,112.50	7,620,000.00
11/01/36	440,000.00	4.625%	180,112.50	620,112.50	7,180,000.00
05/01/37			169,937.50	169,937.50	7,180,000.00
11/01/37	460,000.00	4.625%	169,937.50	629,937.50	6,720,000.00
05/01/38			159,300.00	159,300.00	6,720,000.00
11/01/38	480,000.00	4.625%	159,300.00	639,300.00	6,240,000.00
05/01/39			148,200.00	148,200.00	6,240,000.00
11/01/39	500,000.00	4.750%	148,200.00	648,200.00	5,740,000.00
05/01/40			136,325.00	136,325.00	5,740,000.00
11/01/40	525,000.00	4.750%	136,325.00	661,325.00	5,215,000.00
05/01/41			123,856.25	123,856.25	5,215,000.00
11/01/41	550,000.00	4.750%	123,856.25	673,856.25	4,665,000.00
05/01/42			110,793.75	110,793.75	4,665,000.00
11/01/42	575,000.00	4.750%	110,793.75	685,793.75	4,090,000.00
05/01/43			97,137.50	97,137.50	4,090,000.00
11/01/43	605,000.00	4.750%	97,137.50	702,137.50	3,485,000.00
05/01/44			82,768.75	82,768.75	3,485,000.00
11/01/44	635,000.00	4.750%	82,768.75	717,768.75	2,850,000.00
05/01/45			67,687.50	67,687.50	2,850,000.00
11/01/45	665,000.00	4.750%	67,687.50	732,687.50	2,185,000.00
05/01/46			51,893.75	51,893.75	2,185,000.00
11/01/46	695,000.00	4.750%	51,893.75	746,893.75	1,490,000.00
05/01/47			35,387.50	35,387.50	1,490,000.00
11/01/47	730,000.00	4.750%	35,387.50	765,387.50	760,000.00
05/01/48			18,050.00	18,050.00	760,000.00
11/01/48	760,000.00	4.750%	18,050.00	778,050.00	-
Total	11,080,000.00		7,036,237.54	18,116,237.54	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 635,366	\$ 19,100	\$ 654,466	654,466
Interest	-	14	-	14	-
Total revenues	654,466	635,380	19,100	654,480	654,466
EXPENDITURES					
Debt service					
Principal - 11/1	190,000	190,000	-	190,000	200,000
Interest - 11/1	223,822	223,822	-	223,822	219,547
Interest - 5/1	219,547	-	219,547	219,547	215,047
Tax collector	13,635	12,698	937	13,635	13,635
Total expenditures	647,004	426,520	220,484	647,004	648,229
Excess/(deficiency) of revenues over/(under) expenditures	7,462	208,860	(201,384)	7,476	6,237
Beginning fund balance (unaudited)	767,993	773,591	982,451	773,591	781,067
Ending fund balance (projected)	<u>\$775,455</u>	<u>\$982,451</u>	<u>\$781,067</u>	<u>\$781,067</u>	<u>787,304</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2027					(210,000)
Interest expense - November 1, 2027					(215,047)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 41,891</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/26	200,000.00	4.500%	219,546.88	419,546.88	8,545,000.00
05/01/27			215,046.88	215,046.88	8,545,000.00
11/01/27	210,000.00	4.500%	215,046.88	425,046.88	8,335,000.00
05/01/28			210,321.88	210,321.88	8,335,000.00
11/01/28	220,000.00	4.500%	210,321.88	430,321.88	8,115,000.00
05/01/29			205,371.88	205,371.88	8,115,000.00
11/01/29	225,000.00	4.500%	205,371.88	430,371.88	7,890,000.00
05/01/30			200,309.38	200,309.38	7,890,000.00
11/01/30	240,000.00	5.000%	200,309.38	440,309.38	7,650,000.00
05/01/31			194,309.38	194,309.38	7,650,000.00
11/01/31	250,000.00	5.000%	194,309.38	444,309.38	7,400,000.00
05/01/32			188,059.38	188,059.38	7,400,000.00
11/01/32	260,000.00	5.000%	188,059.38	448,059.38	7,140,000.00
05/01/33			181,559.38	181,559.38	7,140,000.00
11/01/33	275,000.00	5.000%	181,559.38	456,559.38	6,865,000.00
05/01/34			174,684.38	174,684.38	6,865,000.00
11/01/34	290,000.00	5.000%	174,684.38	464,684.38	6,575,000.00
05/01/35			167,434.38	167,434.38	6,575,000.00
11/01/35	305,000.00	5.000%	167,434.38	472,434.38	6,270,000.00
05/01/36			159,809.38	159,809.38	6,270,000.00
11/01/36	320,000.00	5.000%	159,809.38	479,809.38	5,950,000.00
05/01/37			151,809.38	151,809.38	5,950,000.00
11/01/37	335,000.00	5.000%	151,809.38	486,809.38	5,615,000.00
05/01/38			143,434.38	143,434.38	5,615,000.00
11/01/38	350,000.00	5.000%	143,434.38	493,434.38	5,265,000.00
05/01/39			134,684.38	134,684.38	5,265,000.00
11/01/39	370,000.00	5.000%	134,684.38	504,684.38	4,895,000.00
05/01/40			125,434.38	125,434.38	4,895,000.00
11/01/40	385,000.00	5.125%	125,434.38	510,434.38	4,510,000.00
05/01/41			115,568.75	115,568.75	4,510,000.00
11/01/41	405,000.00	5.125%	115,568.75	520,568.75	4,105,000.00
05/01/42			105,190.63	105,190.63	4,105,000.00
11/01/42	430,000.00	5.125%	105,190.63	535,190.63	3,675,000.00
05/01/43			94,171.88	94,171.88	3,675,000.00
11/01/43	450,000.00	5.125%	94,171.88	544,171.88	3,225,000.00
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
Total	8,745,000.00		6,356,390.84	15,101,390.84	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 327,363	\$ 9,841	\$ 337,204	337,204
Interest	-	7	-	7	-
Total revenues	337,204	327,370	9,841	337,211	337,204
EXPENDITURES					
Debt service					
Principal - 11/1	125,000	125,000	-	125,000	125,000
Interest - 11/1	102,600	102,600	-	102,600	100,491
Interest - 5/1	100,491	-	100,491	100,491	98,381
Tax collector	7,025	6,543	482	7,025	7,025
Total expenditures	335,116	234,143	100,973	335,116	330,897
Excess/(deficiency) of revenues over/(under) expenditures	2,088	93,227	(91,132)	2,095	6,307
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	2,088	93,223	(91,132)	2,091	6,307
Beginning fund balance (unaudited)	412,553	415,433	508,656	415,433	417,524
Ending fund balance (projected)	<u>\$414,641</u>	<u>\$508,656</u>	<u>\$417,524</u>	<u>\$417,524</u>	<u>423,831</u>
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2027					(130,000)
Interest expense - November 1, 2027					(98,381)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 30,350</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/26	125,000.00	3.375%	100,490.63	225,490.63	5,005,000.00
05/01/27			98,381.25	98,381.25	5,005,000.00
11/01/27	130,000.00	3.375%	98,381.25	228,381.25	4,875,000.00
05/01/28			96,187.50	96,187.50	4,875,000.00
11/01/28	135,000.00	3.375%	96,187.50	231,187.50	4,740,000.00
05/01/29			93,909.38	93,909.38	4,740,000.00
11/01/29	140,000.00	3.375%	93,909.38	233,909.38	4,600,000.00
05/01/30			91,546.88	91,546.88	4,600,000.00
11/01/30	145,000.00	3.375%	91,546.88	236,546.88	4,455,000.00
05/01/31			89,100.00	89,100.00	4,455,000.00
11/01/31	150,000.00	4.000%	89,100.00	239,100.00	4,305,000.00
05/01/32			86,100.00	86,100.00	4,305,000.00
11/01/32	155,000.00	4.000%	86,100.00	241,100.00	4,150,000.00
05/01/33			83,000.00	83,000.00	4,150,000.00
11/01/33	160,000.00	4.000%	83,000.00	243,000.00	3,990,000.00
05/01/34			79,800.00	79,800.00	3,990,000.00
11/01/34	170,000.00	4.000%	79,800.00	249,800.00	3,820,000.00
05/01/35			76,400.00	76,400.00	3,820,000.00
11/01/35	175,000.00	4.000%	76,400.00	251,400.00	3,645,000.00
05/01/36			72,900.00	72,900.00	3,645,000.00
11/01/36	180,000.00	4.000%	72,900.00	252,900.00	3,465,000.00
05/01/37			69,300.00	69,300.00	3,465,000.00
11/01/37	190,000.00	4.000%	69,300.00	259,300.00	3,275,000.00
05/01/38			65,500.00	65,500.00	3,275,000.00
11/01/38	195,000.00	4.000%	65,500.00	260,500.00	3,080,000.00
05/01/39			61,600.00	61,600.00	3,080,000.00
11/01/39	205,000.00	4.000%	61,600.00	266,600.00	2,875,000.00
05/01/40			57,500.00	57,500.00	2,875,000.00
11/01/40	215,000.00	4.000%	57,500.00	272,500.00	2,660,000.00
05/01/41			53,200.00	53,200.00	2,660,000.00
11/01/41	220,000.00	4.000%	53,200.00	273,200.00	2,440,000.00
05/01/42			48,800.00	48,800.00	2,440,000.00
11/01/42	230,000.00	4.000%	48,800.00	278,800.00	2,210,000.00
05/01/43			44,200.00	44,200.00	2,210,000.00
11/01/43	240,000.00	4.000%	44,200.00	284,200.00	1,970,000.00
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
Total	5,130,000.00		2,962,740.65	8,092,740.65	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2027**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2027				Fiscal Year 2026 Total
		O&M	Trash Collection	DS	Total	
<u>Village 1 (Series 2015)</u>						
61	TH	2,290.94	179.61	901.00	3,371.55	3,077.61
60	SF 40'	2,290.94	179.61	1,201.00	3,671.55	3,377.61
35	SF 45'	2,290.94	179.61	1,201.00	3,671.55	3,377.61
85	SF 50'	2,290.94	179.61	1,501.00	3,971.55	3,677.61
90	SF 55'	2,290.94	179.61	1,501.00	3,971.55	3,677.61
101	SF 65'	2,290.94	179.61	1,726.00	4,196.55	3,902.61
45	SF 75'	2,290.94	179.61	1,877.00	4,347.55	4,053.61
477						
<u>Village 4 (Series 2015A)</u>						
201	SF 45'	2,290.94	179.61	1,343.00	3,813.55	3,519.61
240	SF 52'	2,290.94	179.61	1,343.00	3,813.55	3,519.61
77	SF 62'	2,290.94	179.61	1,343.00	3,813.55	3,519.61
518						
<u>Village 2, Parcel 7 (Series 2016)</u>						
32	TH	2,290.94	179.61	901.00	3,371.55	3,077.61
58	SF 34'	2,290.94	179.61	1,021.00	3,491.55	3,197.61
29	SF 40'	2,290.94	179.61	1,201.00	3,671.55	3,377.61
114	SF 45'	2,290.94	179.61	1,201.00	3,671.55	3,377.61
68	SF 50'	2,290.94	179.61	1,501.00	3,971.55	3,677.61
107	SF 55'	2,290.94	179.61	1,501.00	3,971.55	3,677.61
93	SF 65'	2,290.94	179.61	1,726.00	4,196.55	3,902.61
501						
<u>NW Area Parcels D E and F (Series 2017)</u>						
43	SF 40'	2,290.94	179.61	1,319.00	3,789.55	3,495.61
25	SF 45'	2,290.94	179.61	1,319.00	3,789.55	3,495.61
23	SF 50'	2,290.94	179.61	1,649.00	4,119.55	3,825.61
24	SF 55'	2,290.94	179.61	1,649.00	4,119.55	3,825.61
208	SF 65'	2,290.94	179.61	1,897.00	4,367.55	4,073.61
141	SF 75'	2,290.94	179.61	2,062.00	4,532.55	4,238.61
464						
<u>NW Area Parcels A B and C (Series 2018)</u>						
56	SF 40'/45'	2,290.94	179.61	1,325.00	3,795.55	3,501.61
137	SF 55'	2,290.94	179.61	1,655.00	4,125.55	3,831.61
200	SF 65'	2,290.94	179.61	1,904.00	4,374.55	4,080.61
393						

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2027**

On-Roll Assessments

<u>Downtown</u> <u>Neighborhood (Series</u> <u>2019)</u>	Unit Type	Projected Fiscal Year 2027				Fiscal Year 2026 Total
		O&M	Trash Collection	DS	Total	
76	SF 34'	2,290.94	179.61	1,184.00	3,654.55	3,360.61
50	SF 40'	2,290.94	179.61	1,393.00	3,863.55	3,569.61
110	SF 50'	2,290.94	179.61	1,742.00	4,212.55	3,918.61
236						

TSR

COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2026-04

A RESOLUTION OF THE TSR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2026/2027 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Pasco County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 13th day of May, 2026.

Attest:

TSR COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 14, 2026	Regular Meeting	5:30 PM
November 11, 2026	Regular Meeting	5:30 PM
December 9, 2026	Regular Meeting	5:30 PM
January 13, 2027	Regular Meeting	5:30 PM
February 10, 2027	Regular Meeting	5:30 PM
March 10, 2027	Regular Meeting	5:30 PM
April 14, 2027	Regular Meeting	5:30 PM
May 12, 2027	Regular Meeting	5:30 PM
June 9, 2027	Regular Meeting	5:30 PM
July 14, 2027	Regular Meeting	5:30 PM
August 11, 2027	Regular Meeting	5:30 PM
September 8, 2027	Regular Meeting	5:30 PM

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2026**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 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	\$ 3,903,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,903,077
BankUnited - 2863	57,350	-	-	-	-	-	-	-	57,350
Investments									
Revenue	-	816,543	701,509	689,221	840,571	662,086	343,556	-	4,053,486
Reserve	-	624,494	650,450	481,322	403,162	320,365	165,100	-	2,644,893
Prepayment	-	2,614	3,585	-	-	-	-	-	6,199
Construction	-	-	-	-	-	-	-	247,036	247,036
Bond redemption	-	-	-	86	-	-	-	-	86
Undeposited funds	2,512	-	-	-	-	-	-	-	2,512
Due from BW 54 Gunn West LLC	4,256	-	-	-	-	-	-	-	4,256
Due from FRMF-Odessa LLC	50,325	-	-	-	-	-	-	-	50,325
Due from Byron-Odessa LLC	8,651	-	-	-	-	-	-	-	8,651
Due from Coronado Group LLC	2,538	-	-	-	-	-	-	-	2,538
Due from Bromadnic Real Estate	7,489	-	-	-	-	-	-	-	7,489
Due from Fifth&Thrid Bank	1,835	-	-	-	-	-	-	-	1,835
Due from Homes by West Bay	-	-	-	-	39,851	-	-	-	39,851
Due from other	1,350	-	-	-	-	-	-	-	1,350
Utility deposit	7,490	-	-	-	-	-	-	-	7,490
Prepaid expense	38,835	-	-	-	-	-	-	-	38,835
Total assets	<u>\$ 4,085,708</u>	<u>\$ 1,443,651</u>	<u>\$ 1,355,544</u>	<u>\$ 1,170,629</u>	<u>\$ 1,283,584</u>	<u>\$ 982,451</u>	<u>\$ 508,656</u>	<u>\$ 247,036</u>	<u>\$ 11,077,259</u>
LIABILITIES									
Liabilities:									
Credit card payable	\$ 211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 211
Due to other	28	-	-	-	-	-	-	-	28
Contracts payable	-	-	-	-	-	-	-	249,043	249,043
Accrued taxes payable	612	-	-	-	-	-	-	-	612
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	76,410	-	-	-	39,851	-	-	-	116,261
Unearned revenue	957	-	-	-	-	-	-	-	957
Total deferred inflows of resources	<u>77,367</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>117,218</u>
FUND BALANCES									
Restricted for									
Debt service	-	1,443,651	1,355,544	1,170,629	1,243,733	982,451	508,656	-	6,704,664
Capital projects	-	-	-	-	-	-	-	(2,007)	(2,007)
Unassigned	4,007,490	-	-	-	-	-	-	-	4,007,490
Total fund balances	<u>4,007,490</u>	<u>1,443,651</u>	<u>1,355,544</u>	<u>1,170,629</u>	<u>1,243,733</u>	<u>982,451</u>	<u>508,656</u>	<u>(2,007)</u>	<u>10,710,147</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,085,708</u>	<u>\$ 1,443,651</u>	<u>\$ 1,355,544</u>	<u>\$ 1,170,629</u>	<u>\$ 1,283,584</u>	<u>\$ 982,451</u>	<u>\$ 508,656</u>	<u>\$ 247,036</u>	<u>\$ 11,077,259</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MARCH 31, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 46,195	\$ 5,251,957	\$ 5,369,486	98%
Commercial shared costs	68,627	68,627	126,900	54%
Program revenue	-	5,304	20,000	27%
Interest	-	3,889	50,000	8%
Specialty program revenue	1,503	1,503	30,000	5%
Miscellaneous	14,490	14,490	17,000	85%
Total revenues	<u>130,815</u>	<u>5,345,770</u>	<u>5,613,386</u>	95%
EXPENDITURES				
Professional & administrative				
Supervisors	1,077	6,668	12,600	53%
Management	3,506	21,035	42,070	50%
Legal	1,572	7,702	25,000	31%
Engineering	-	13,450	25,000	54%
Assessment administration	833	5,000	10,000	50%
Audit	6,700	6,700	6,600	102%
Arbitrage rebate calculation	-	1,250	3,000	42%
Dissemination agent	1,083	6,500	13,000	50%
Trustee	-	29,631	35,000	85%
Telephone	21	125	250	50%
Postage	169	729	1,500	49%
Printing & binding	167	1,000	2,000	50%
Legal advertising	201	639	1,000	64%
Annual special district fee	-	175	175	100%
Insurance	-	7,588	8,500	89%
Other current charges	205	1,061	2,000	53%
Office supplies	233	233	750	31%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property tax	2,972	21,417	-	N/A
Property appraiser	150	150	687	22%
Tax collector	924	104,965	111,864	94%
Total professional & administrative	<u>19,813</u>	<u>236,018</u>	<u>301,901</u>	78%
Field operations				
Contract services				
Field services	2,360	14,163	28,325	50%
Landscape maintenance	156,194	936,666	1,931,250	49%
Landscape consulting	5,450	35,672	65,400	55%
Landscape consulting fees	-	-	10,129	0%
Landscape arbor care	25,100	72,826	60,000	121%
Wetland maintenance	4,635	27,405	114,800	24%
Wetland mitigation reporting	-	-	15,945	0%
Lake maintenance	10,660	63,960	128,000	50%
Erosion control and grass carp stock	47,000	102,680	120,000	86%
Hurricane clean-up	-	-	100,000	0%
Community trash hauling	39,258	235,550	444,000	53%
Off-duty traffic patrols	1,250	5,850	15,000	39%
Repairs & maintenance				
Repairs - general	-	885	20,000	4%
Operating supplies	2,448	10,511	20,000	53%
Plant replacement	51,990	64,188	120,000	53%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
Mulch	-	12,100	191,600	6%
Sod	12,882	26,925	20,000	135%
Fertilizer/chemicals	-	6,915	12,000	58%
Irrigation repairs	5,973	37,685	100,000	38%
Irrigation water truck rental	2,355	2,355	40,000	6%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	1,274	50,000	3%
Road & sidewalk	-	21,123	60,000	35%
Signage maintenance	965	12,274	-	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	1,874	6,760	14,500	47%
Streetlights	33,826	171,545	395,000	43%
Irrigation - reclaimed water	8,202	49,954	70,000	71%
Gas	107	527	450	117%
Recreation facilities				
Amenity management staff/contract	30,532	209,033	455,000	46%
Office operations	9,041	52,560	140,000	38%
Janitorial	2,000	10,000	-	N/A
Park A/C repairs & maintenance	984	2,307	7,500	31%
Pool operations	5,708	31,611	100,000	32%
Pool - signage maintenance	-	486	80,000	1%
Pest services	-	2,391	2,000	120%
Pool resurfacing	-	117,074	-	N/A
Insurance	-	84,230	93,200	90%
Cable/internet/telephone	1,596	7,465	12,000	62%
Access cards	-	1,551	1,500	103%
Activities	10,864	39,038	30,000	130%
Specialty programming	-	-	30,000	0%
Recreational repairs	551	3,071	20,000	15%
Holiday decorations	-	15,000	15,000	100%
Other				
Contingency	2,673	66,040	75,000	88%
Capital outlay	-	-	15,000	0%
Total field operations	<u>476,478</u>	<u>2,592,653</u>	<u>5,327,879</u>	49%
Total expenditures	<u>496,291</u>	<u>2,828,671</u>	<u>5,629,780</u>	50%
Net increase/(decrease) of fund balance	(365,476)	2,517,099	(16,394)	
Fund balance - beginning (unaudited)	4,372,966	1,490,391	1,907,289	
Fund balance - ending (projected)	<u>\$ 4,007,490</u>	<u>\$ 4,007,490</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 MARCH 31, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 5,645	\$ 641,806	\$ 661,099	97%
Interest	5	26	-	N/A
Total revenues	<u>5,650</u>	<u>641,832</u>	<u>661,099</u>	97%
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	113	12,827	13,773	93%
Total expenditures	<u>113</u>	<u>432,636</u>	<u>628,579</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	5,537	209,196	32,520	
Fund balance:				
Beginning fund balance (unaudited)	1,438,114	1,234,455	1,219,841	
Ending fund balance (projected)	<u>\$ 1,443,651</u>	<u>\$1,443,651</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 MARCH 31, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 5,681	\$ 645,854	\$ 665,268	97%
Interest	4	23	-	N/A
Total revenues	<u>5,685</u>	<u>645,877</u>	<u>665,268</u>	97%
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	113	12,908	13,860	93%
Total expenditures	<u>113</u>	<u>441,558</u>	<u>655,516</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	5,572	204,319	9,752	
Fund balance:				
Beginning fund balance (unaudited)	<u>1,349,972</u>	<u>1,151,225</u>	<u>1,135,043</u>	
Ending fund balance (projected)	<u><u>\$1,355,544</u></u>	<u><u>\$1,355,544</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 MARCH 31, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 5,599	\$ 636,532	\$ 655,667	97%
Interest	4	19	-	N/A
Total revenues	<u>5,603</u>	<u>636,551</u>	<u>655,667</u>	97%
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	112	12,721	13,660	93%
Total expenditures	<u>112</u>	<u>448,509</u>	<u>650,636</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	5,491	188,042	5,031	
Fund balance:				
Beginning fund balance (unaudited)	<u>1,165,138</u>	<u>982,587</u>	<u>976,973</u>	
Ending fund balance (projected)	<u><u>\$1,170,629</u></u>	<u><u>\$1,170,629</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 MARCH 31, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 6,988	\$ 794,528	\$ 818,412	97%
Interest	4	18	-	N/A
Total revenues	<u>6,992</u>	<u>794,546</u>	<u>818,412</u>	97%
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	140	15,879	17,050	93%
Total expenditures	<u>140</u>	<u>549,360</u>	<u>808,444</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	6,852	245,186	9,968	
Fund balance:				
Beginning fund balance (unaudited)	<u>1,236,881</u>	<u>998,547</u>	<u>991,546</u>	
Ending fund balance (projected)	<u><u>\$1,243,733</u></u>	<u><u>\$1,243,733</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 MARCH 31, 2026

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 5,589	\$ 635,366	\$ 654,466	97%
Interest	2	14	-	N/A
Total revenues	<u>5,591</u>	<u>635,380</u>	<u>654,466</u>	97%
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	112	12,698	13,635	93%
Total expenditures	<u>112</u>	<u>426,520</u>	<u>647,004</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	5,479	208,860	7,462	
Fund balance:				
Beginning fund balance (unaudited)	<u>976,972</u>	<u>773,591</u>	<u>767,993</u>	
Ending fund balance (projected)	<u><u>\$ 982,451</u></u>	<u><u>\$ 982,451</u></u>	<u><u>\$ 775,455</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MARCH 31, 2026**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 2,879	\$ 327,363	\$ 337,204	97%
Interest	1	7	-	N/A
Total revenues	<u>2,880</u>	<u>327,370</u>	<u>337,204</u>	97%
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	57	6,543	7,025	93%
Total expenditures	<u>57</u>	<u>234,143</u>	<u>335,116</u>	70%
Excess/(deficiency) of revenues over/(under) expenditures	2,823	93,227	2,088	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(4)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(4)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	2,822	93,223	2,088	
Beginning fund balance (unaudited)	505,834	415,433	412,553	
Ending fund balance (projected)	<u>\$ 508,656</u>	<u>\$ 508,656</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 MARCH 31, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 7
Total revenues	1	7
EXPENDITURES		
Capital outlay - construction	-	247,035
Total expenditures	-	247,035
Excess/(deficiency) of revenues over/(under) expenditures	1	(247,028)
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	4
Total other financing sources/(uses)	1	4
Net change in fund balance	2	(247,024)
Beginning fund balance (unaudited)	(2,009)	245,017
Ending fund balance (projected)	\$ (2,007)	\$ (2,007)

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TSR CDD
Check Detail
April 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	04/07/2026	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-6,248.82
Bill	8703 0425 040226	04/07/2026		531.307 · Street Lights		-905.54	905.54
Bill	8812 0434 040625	04/07/2026		531.301 · Electric		-20.05	20.05
Bill	8812 1120 040126	04/07/2026		531.301 · Electric		-20.06	20.06
Bill	8811 1467 040726	04/07/2026		531.301 · Electric		-20.05	20.05
Bill	5641 1687 040626	04/07/2026		531.307 · Street Lights		-470.34	470.34
Bill	8712 3081 040226	04/07/2026		531.307 · Street Lights		-933.76	933.76
Bill	3807 3819 040626	04/07/2026		531.301 · Electric		-20.29	20.29
Bill	8811 5106 040126	04/07/2026		531.301 · Electric		-19.90	19.90
Bill	3807 5598 040626	04/07/2026		572.711 · Pool Operations		-376.37	376.37
Bill	6305 7442 040626	04/07/2026		531.301 · Electric		-24.09	24.09
Bill	8702 7826 040226	04/07/2026		531.307 · Street Lights		-1,837.31	1,837.31
Bill	8702 8322 040226	04/07/2026		531.307 · Street Lights		-1,581.42	1,581.42
Bill	8935 9059 040126	04/07/2026		531.301 · Electric		-19.64	19.64
TOTAL						-6,248.82	6,248.82
Check	CBI	04/14/2026	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-3,122.24
					204.300 · Credit Card - SunTrust	-3,122.24	3,122.24
TOTAL						-3,122.24	3,122.24
Bill Pmt -Check	CBI	04/14/2026	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-372.81
Bill	1414954 040726	04/14/2026		572.416 · Amenity Cable/Internet		-170.00	170.00
Bill	1415019 040526	04/14/2026		572.416 · Amenity Cable/Internet		-202.81	202.81
TOTAL						-372.81	372.81
Bill Pmt -Check	CBI	04/14/2026	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-19,054.52
Bill	8703 0681 040926	04/14/2026		531.307 · Street Lights		-284.35	284.35
Bill	8712 3429 041026	04/14/2026		531.301 · Electric		-287.01	287.01
Bill	8702 8140 040826	04/14/2026		531.307 · Street Lights		-12,616.88	12,616.88
Bill	8702 8223 041026	04/14/2026		572.711 · Pool Operations		-1,186.79	1,186.79
Bill	8702 8413 040826	04/14/2026		531.307 · Street Lights		-2,543.23	2,543.23
Bill	8702 9216 041326	04/14/2026		531.307 · Street Lights		-1,329.07	1,329.07
Bill	8702 9761 040926	04/14/2026		531.307 · Street Lights		-807.19	807.19
TOTAL						-19,054.52	19,054.52

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TSR CDD
Check Detail
April 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	04/22/2026	DEX IMAGING		101.002 · Suntrust #570803-Operating ...		-275.32
Bill	AR15084843	04/21/2026			572.701 · Office Operations	-275.32	275.32
TOTAL						-275.32	275.32
Bill Pmt -Check	CBI	04/22/2026	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-10,743.46
Bill	8703 0516 042126	04/21/2026			531.307 · Street Lights	-1,583.19	1,583.19
Bill	8703 0938 041726	04/21/2026			531.307 · Street Lights	-3,434.03	3,434.03
Bill	8712 3263 041526	04/21/2026			572.711 · Pool Operations	-1,196.39	1,196.39
Bill	8702 7933 041726	04/21/2026			531.307 · Street Lights	-3,339.98	3,339.98
Bill	8702 9365 041626	04/21/2026			531.307 · Street Lights	-481.99	481.99
Bill	8702 9620 041526	04/21/2026			531.307 · Street Lights	-707.88	707.88
TOTAL						-10,743.46	10,743.46
Bill Pmt -Check	CBI	04/22/2026	WELLS FARGO V...		101.002 · Suntrust #570803-Operating ...		-399.83
Bill	5038393494	04/21/2026			572.701 · Office Operations	-399.83	399.83
TOTAL						-399.83	399.83
Bill Pmt -Check	CBI	04/22/2026	CITY OF CLEARW...		101.002 · Suntrust #570803-Operating ...		-111.81
Bill	4224446 041526	04/21/2026			532.306 · Propane Services - Gas	-29.82	29.82
Bill	4304296 041426	04/21/2026			532.306 · Propane Services - Gas	-81.99	81.99
TOTAL						-111.81	111.81
Check	CBI	04/28/2026	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-3,376.28
					204.300 · Credit Card - SunTrust	-3,376.28	3,376.28
TOTAL						-3,376.28	3,376.28
Bill Pmt -Check	CBI	04/29/2026	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-562.13
Bill	1420332 042426	04/28/2026			572.416 · Amenity Cable/Internet	-329.32	329.32
Bill	1436734 041726	04/28/2026			572.416 · Amenity Cable/Internet	-232.81	232.81
TOTAL						-562.13	562.13

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TSR CDD
Check Detail
April 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	04/29/2026	DEX IMAGING		101.002 · Suntrust #570803-Operating ...		-454.87
Bill	AR14768693	04/28/2026			572.701 · Office Operations	-454.87	454.87
TOTAL						-454.87	454.87
Bill Pmt -Check	CBI	04/29/2026	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-949.72
Bill	8702 9274 042226	04/28/2026			531.301 · Electric	-44.18	44.18
Bill	5357 9828 042426	04/28/2026			531.307 · Street Lights	-905.54	905.54
TOTAL						-949.72	949.72
Bill Pmt -Check	12743	04/07/2026	BIG DOG LEO SE...		101.002 · Suntrust #570803-Operating ...		-150.00
Bill	04012026	04/07/2026			538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL						-150.00	150.00
Bill Pmt -Check	12744	04/07/2026	BRLETIC DVORA...		101.002 · Suntrust #570803-Operating ...		-2,895.00
Bill	2382	04/07/2026			519.320 · Engineering	-2,895.00	2,895.00
TOTAL						-2,895.00	2,895.00
Bill Pmt -Check	12745	04/07/2026	FAIRY DUST HOU...		101.002 · Suntrust #570803-Operating ...		-2,500.00
Bill	INV00071	04/07/2026			572.301 · Janitorial Service	-2,000.00	2,000.00
Bill	INV00070	04/07/2026			538.129 · Office operations	-500.00	500.00
TOTAL						-2,500.00	2,500.00
Bill Pmt -Check	12746	04/07/2026	FEDEX		101.002 · Suntrust #570803-Operating ...		-142.97
Bill	9-245-52079	04/07/2026			519.410 · Postage	-142.97	142.97
TOTAL						-142.97	142.97
Bill Pmt -Check	12747	04/07/2026	GENTRY SR INVE...		101.002 · Suntrust #570803-Operating ...		-7,199.17
Bill	1038	04/07/2026			572.701 · Office Operations	-7,199.17	7,199.17
TOTAL						-7,199.17	7,199.17

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05/01/26

TSR CDD
Check Detail
April 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12748	04/07/2026	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-275.00
Bill	033126	04/07/2026			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	12749	04/07/2026	JUNIPER LANDSC...		101.002 · Suntrust #570803-Operating ...		-26,820.47
Bill	033126	04/07/2026			538.609 · Irrigation Repairs & Maint	-618.77	618.77
					538.609 · Irrigation Repairs & Maint	-139.33	139.33
					538.609 · Irrigation Repairs & Maint	-206.67	206.67
					538.609 · Irrigation Repairs & Maint	-172.78	172.78
					538.609 · Irrigation Repairs & Maint	-378.92	378.92
					538.609 · Irrigation Repairs & Maint	-104.33	104.33
					538.609 · Irrigation Repairs & Maint	-207.78	207.78
					538.609 · Irrigation Repairs & Maint	-2,343.98	2,343.98
					538.609 · Irrigation Repairs & Maint	-306.93	306.93
					538.609 · Irrigation Repairs & Maint	-582.00	582.00
					538.609 · Irrigation Repairs & Maint	-624.16	624.16
					538.609 · Irrigation Repairs & Maint	-323.16	323.16
					538.609 · Irrigation Repairs & Maint	-1,660.03	1,660.03
					538.609 · Irrigation Repairs & Maint	-171.67	171.67
					538.609 · Irrigation Repairs & Maint	-597.24	597.24
					538.609 · Irrigation Repairs & Maint	-637.90	637.90
					538.609 · Irrigation Repairs & Maint	-377.23	377.23
					538.609 · Irrigation Repairs & Maint	-518.93	518.93
					538.609 · Irrigation Repairs & Maint	-4,088.28	4,088.28
					538.609 · Irrigation Repairs & Maint	-618.38	618.38
					538.609 · Irrigation Repairs & Maint	-3,033.03	3,033.03
					538.609 · Irrigation Repairs & Maint	-2,171.16	2,171.16
					538.609 · Irrigation Repairs & Maint	-567.28	567.28
					538.609 · Irrigation Repairs & Maint	-1,089.41	1,089.41
					538.609 · Irrigation Repairs & Maint	-481.12	481.12
Bill	389646	04/07/2026			538.502 · Water Truck Rental	-4,800.00	4,800.00
TOTAL						-26,820.47	26,820.47
Bill Pmt -Check	12750	04/07/2026	KUTAK ROCK LLP		101.002 · Suntrust #570803-Operating ...		-2,587.50
Bill	3719142 20923-1	04/07/2026			514.007 · District Counsel	-2,587.50	2,587.50
TOTAL						-2,587.50	2,587.50

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12751	04/07/2026	PREMIER LAKES		101.002 · Suntrust #570803-Operating ...		-15,295.00
Bill	3697	04/07/2026			538.700 · Lake Maintenance	-10,660.00	10,660.00
Bill	3710	04/07/2026			538.615 · Wetland Maintenance	-4,635.00	4,635.00
TOTAL						-15,295.00	15,295.00
Bill Pmt -Check	12752	04/07/2026	SUNCOAST POOL...		101.002 · Suntrust #570803-Operating ...		-3,978.00
Bill	11317	04/07/2026			572.711 · Pool Operations	-1,428.00	1,428.00
Bill	11318	04/07/2026			572.711 · Pool Operations	-875.00	875.00
Bill	11319	04/07/2026			572.711 · Pool Operations	-1,675.00	1,675.00
TOTAL						-3,978.00	3,978.00
Bill Pmt -Check	12753	04/07/2026	THE DAVEY TREE...		101.002 · Suntrust #570803-Operating ...		-2,750.00
Bill	920382911	04/07/2026			538.611 · Fertilizer/Chemicals	-2,750.00	2,750.00
TOTAL						-2,750.00	2,750.00
Bill Pmt -Check	12754	04/07/2026	WRATHELL, HUN...		101.002 · Suntrust #570803-Operating ...		-7,970.42
Bill	2026-1844	04/07/2026			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	12755	04/07/2026	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-19,955.99
Bill	12439413	04/07/2026			538.121 · Amenity Management	-4,195.00	4,195.00
Bill	12440290	04/07/2026			538.121 · Amenity Management	-15,760.99	15,760.99
TOTAL						-19,955.99	19,955.99
Bill Pmt -Check	12756	04/14/2026	ABIGAIL DENNY		101.002 · Suntrust #570803-Operating ...		-90.00
Bill	APR26	04/14/2026			572.300 · Amenity Management - Activiti...	-90.00	90.00
TOTAL						-90.00	90.00

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12757	04/14/2026	COASTAL WASTE...		101.002 · Suntrust #570803-Operating ...		-1,259.66
Bill	SW0001741966	04/14/2026			534.000 · Garbage/Solid Waste Contr S...	-434.66	434.66
Bill	SW0001654593	04/14/2026			572.414 · Amenity Repair & Maint Service	-825.00	825.00
TOTAL						-1,259.66	1,259.66
Bill Pmt -Check	12758	04/14/2026	JUNIPER LANDSC...		101.002 · Suntrust #570803-Operating ...		-3,840.00
Bill	391826	04/14/2026			579.799 · Miscellaneous Contingencies	-3,840.00	3,840.00
TOTAL						-3,840.00	3,840.00
Bill Pmt -Check	12759	04/14/2026	LARRY SEKELY		101.002 · Suntrust #570803-Operating ...		-200.00
Bill	4726	04/14/2026			572.300 · Amenity Management - Activiti...	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	12760	04/14/2026	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-6,771.72
Bill	24261840	04/14/2026			536.301 · Irrigation - Reclaimed Water	-85.18	85.18
Bill	24261838	04/14/2026			536.301 · Irrigation - Reclaimed Water	-86.86	86.86
Bill	24261841	04/14/2026			536.301 · Irrigation - Reclaimed Water	-324.21	324.21
Bill	24261846	04/14/2026			536.301 · Irrigation - Reclaimed Water	-384.81	384.81
Bill	24261847	04/14/2026			536.301 · Irrigation - Reclaimed Water	-213.11	213.11
Bill	24261848	04/14/2026			536.301 · Irrigation - Reclaimed Water	-61.61	61.61
Bill	24261849	04/14/2026			536.301 · Irrigation - Reclaimed Water	-77.77	77.77
Bill	24261851	04/14/2026			536.301 · Irrigation - Reclaimed Water	-297.95	297.95
Bill	24261852	04/14/2026			536.301 · Irrigation - Reclaimed Water	-93.93	93.93
Bill	24261950	04/14/2026			536.301 · Irrigation - Reclaimed Water	-529.24	529.24
Bill	24261951	04/14/2026			536.301 · Irrigation - Reclaimed Water	-340.37	340.37
Bill	24262013	04/14/2026			536.301 · Irrigation - Reclaimed Water	-296.94	296.94
Bill	24262014	04/14/2026			536.301 · Irrigation - Reclaimed Water	-41.41	41.41
Bill	24262015	04/14/2026			536.301 · Irrigation - Reclaimed Water	-13.18	13.18
Bill	24262021	04/14/2026			536.301 · Irrigation - Reclaimed Water	-339.92	339.92
Bill	24262069	04/14/2026			536.301 · Irrigation - Reclaimed Water	-60.60	60.60
Bill	24262074	04/14/2026			536.301 · Irrigation - Reclaimed Water	-43.43	43.43
Bill	24262075	04/14/2026			536.301 · Irrigation - Reclaimed Water	-18.18	18.18
Bill	24262184	04/14/2026			536.301 · Irrigation - Reclaimed Water	-229.16	229.16
Bill	24262207	04/14/2026			536.301 · Irrigation - Reclaimed Water	-424.76	424.76
Bill	24262208	04/14/2026			536.301 · Irrigation - Reclaimed Water	-219.17	219.17
Bill	24262213	04/14/2026			536.301 · Irrigation - Reclaimed Water	-438.34	438.34
Bill	24262216	04/14/2026			536.301 · Irrigation - Reclaimed Water	-56.56	56.56
Bill	24262217	04/14/2026			536.301 · Irrigation - Reclaimed Water	-121.20	121.20
Bill	24262285	04/14/2026			536.301 · Irrigation - Reclaimed Water	-101.00	101.00

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	24262791	04/14/2026			536.301 · Irrigation - Reclaimed Water	-208.06	208.06
Bill	24263173	04/14/2026			536.301 · Irrigation - Reclaimed Water	-90.90	90.90
Bill	24263767	04/14/2026			536.301 · Irrigation - Reclaimed Water	-175.74	175.74
Bill	24263889	04/14/2026			536.301 · Irrigation - Reclaimed Water	-80.80	80.80
Bill	24263913	04/14/2026			536.301 · Irrigation - Reclaimed Water	-515.27	515.27
Bill	24263936	04/14/2026			536.301 · Irrigation - Reclaimed Water	-159.58	159.58
Bill	24263937	04/14/2026			536.301 · Irrigation - Reclaimed Water	-50.50	50.50
Bill	24263941	04/14/2026			536.301 · Irrigation - Reclaimed Water	-144.43	144.43
Bill	24264077	04/14/2026			536.301 · Irrigation - Reclaimed Water	-72.72	72.72
Bill	24264415	04/14/2026			536.301 · Irrigation - Reclaimed Water	-336.33	336.33
Bill	24264517	04/14/2026			536.301 · Irrigation - Reclaimed Water	-6.06	6.06
Bill	24264518	04/14/2026			536.301 · Irrigation - Reclaimed Water	-4.04	4.04
Bill	24264519	04/14/2026			536.301 · Irrigation - Reclaimed Water	-2.02	2.02
Bill	24264520	04/14/2026			536.301 · Irrigation - Reclaimed Water	-2.02	2.02
Bill	24264533	04/14/2026			536.301 · Irrigation - Reclaimed Water	-1.01	1.01
Bill	24264535	04/14/2026			536.301 · Irrigation - Reclaimed Water	-2.02	2.02
Bill	24304021	04/14/2026			536.301 · Irrigation - Reclaimed Water	-21.33	21.33
TOTAL						-6,771.72	6,771.72
Bill Pmt -Check	12761	04/14/2026	SOUTHERN LAND...		101.002 · Suntrust #570803-Operating ...		-19,200.00
Bill	040326-14	04/14/2026			538.610 · Bridge & Deck Maintenance	-7,800.00	7,800.00
Bill	040326-15	04/14/2026			538.610 · Bridge & Deck Maintenance	-11,400.00	11,400.00
TOTAL						-19,200.00	19,200.00
Bill Pmt -Check	12762	04/14/2026	SUNCOAST POOL...		101.002 · Suntrust #570803-Operating ...		-4,415.00
Bill	11342	04/14/2026			572.711 · Pool Operations	-1,600.00	1,600.00
Bill	11340	04/14/2026			572.711 · Pool Operations	-1,520.00	1,520.00
Bill	11341	04/14/2026			572.711 · Pool Operations	-1,295.00	1,295.00
TOTAL						-4,415.00	4,415.00
Bill Pmt -Check	12763	04/14/2026	SUNSCAPE CONS...		101.002 · Suntrust #570803-Operating ...		-5,450.00
Bill	14773	04/14/2026			538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL						-5,450.00	5,450.00
Bill Pmt -Check	12764	04/14/2026	U.S. BANK		101.002 · Suntrust #570803-Operating ...		-5,387.50
Bill	8122593	04/14/2026			513.105 · Trustee Fees	-5,387.50	5,387.50
TOTAL						-5,387.50	5,387.50

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Paycheck	12765	04/15/2026	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	12766	04/15/2026	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	12767	04/15/2026	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	12768	04/15/2026	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

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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	12769	04/15/2026	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	12770	04/15/2026	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	12771	04/15/2026	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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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Paycheck	12772	04/15/2026	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	12773	04/15/2026	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	12774	04/15/2026	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	12775	04/22/2026	FEDEX		101.002 · Suntrust #570803-Operating ...		-9.22
Bill	9-263-72035	04/21/2026			519.410 · Postage	-9.22	9.22
TOTAL						-9.22	9.22

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12776	04/22/2026	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-2,346.13
Bill	24262215	04/21/2026			536.301 · Irrigation - Reclaimed Water	-732.76	732.76
Bill	24262218	04/21/2026			536.301 · Irrigation - Reclaimed Water	-37.37	37.37
Bill	24262219	04/21/2026			536.301 · Irrigation - Reclaimed Water	-214.12	214.12
Bill	24262628	04/21/2026			536.301 · Irrigation - Reclaimed Water	-883.14	883.14
Bill	24262630	04/21/2026			536.301 · Irrigation - Reclaimed Water	-4.04	4.04
Bill	24262629	04/21/2026			536.301 · Irrigation - Reclaimed Water	-474.70	474.70
TOTAL						-2,346.13	2,346.13
Bill Pmt -Check	12777	04/22/2026	SUNSCAPE CONS...		101.002 · Suntrust #570803-Operating ...		-5,923.64
Bill	14824	04/21/2026			538.627 · Landscape consulting fees	-5,923.64	5,923.64
TOTAL						-5,923.64	5,923.64
Bill Pmt -Check	12778	04/22/2026	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-16,333.63
Bill	12441172	04/21/2026			538.121 · Amenity Management	-225.00	225.00
Bill	12441280	04/21/2026			538.121 · Amenity Management	-16,108.63	16,108.63
TOTAL						-16,333.63	16,333.63
Liability Check	12779	04/09/2026	UNITED STATES T...		101.002 · Suntrust #570803-Operating ...		-612.00
					215.000 · Accrued Taxes Payable	-58.00	58.00
					215.000 · Accrued Taxes Payable	-58.00	58.00
					215.000 · Accrued Taxes Payable	-248.00	248.00
					215.000 · Accrued Taxes Payable	-248.00	248.00
TOTAL						-612.00	612.00
Bill Pmt -Check	12780	04/29/2026	BARRY MAZZONI		101.002 · Suntrust #570803-Operating ...		-982.38
Bill	042226	04/28/2026			538.621 · Signage Maintenance	-530.38	530.38
					538.621 · Signage Maintenance	-440.00	440.00
					538.129 · Office operations	-12.00	12.00
TOTAL						-982.38	982.38

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12781	04/29/2026	FLORIDA DEPT. O...		101.002 · Suntrust #570803-Operating ...		-985.00
Bill	51-60-1593933 2027	04/28/2026			572.713 · Pool/Spa Permits	-145.00	145.00
Bill	51-60-1593936 2027	04/28/2026			572.713 · Pool/Spa Permits	-280.00	280.00
Bill	51-60-1728284 2027	04/28/2026			572.713 · Pool/Spa Permits	-280.00	280.00
Bill	51-60-2297987 2027	04/28/2026			572.713 · Pool/Spa Permits	-280.00	280.00
TOTAL						-985.00	985.00
Bill Pmt -Check	12782	04/29/2026	GENTRY SR INVE...		101.002 · Suntrust #570803-Operating ...		-364.03
Bill	1038	04/28/2026			572.701 · Office Operations	-364.03	364.03
TOTAL						-364.03	364.03
Bill Pmt -Check	12783	04/29/2026	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-275.00
Bill	042226	04/28/2026			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	12784	04/29/2026	THE DAVEY TREE...		101.002 · Suntrust #570803-Operating ...		-8,585.00
Bill	920446496	04/28/2026			538.611 · Fertilizer/Chemicals	-8,585.00	8,585.00
TOTAL						-8,585.00	8,585.00

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

A

DRAFT
MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the TSR Community Development District held a Workshop on April 2, 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 Kutz	Assistant Secretary
David Jackson	Assistant Secretary
Matt Bruno	Assistant Secretary

Also Present:

Barry Mazzone	District Manager
Renee Hlebak (via Zoom)	WTS-AAG - Starkey Ranch Lifestyle Director
Kathy Barr	Resident
Jerry Yetman	Resident

**NO DECISIONS OR ACTIONS WILL BE MADE OR TAKEN
BY THE BOARD DURING THE WORKSHOP**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Mazzone called the meeting to order at 5:31 p.m. Supervisor Anderson, Kurtz, Jackson and Bruno were present. Supervisor Comella was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident Kathy Barr asked if the new housing development shown on the map is part of Starkey Ranch, as the advertisements included photos of CDD amenities.

Mr. Mazzone stated the development is within the Starkey Ranch community, but it is not part of the CDD. He spoke to the Builder, David Weekley, about this and they already changed most of its marketing materials. He sent another email to further discuss the matter and ensure that the sales team informs its homebuyers that they will not have access to CDD property.

Ms. Barr referred to where the CDD's location on the map. Mr. Mazzone stated the map will be corrected as it and the Reserve Study were created by an outside company. The official

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

41 map of the CDD is on the CDD website. Mr. Mazzoni was asked to put this on the next agenda, if
42 necessary.

43 Ms. Barr observed landscaping trucks damaging turf. Mr. Mazzoni stated he too observed
44 Red Tree's trucks damaging CDD turf while servicing the Esplanade community; he spoke to them
45 a number of times. It would be helpful for residents to write down the license plate numbers to
46 provide to Staff, who can then contact the Sheriff's office.

47 Resident Jerry Yetman asked for the purpose of the CDD. Mr. Mazzoni stated the CDD
48 operates, maintains and funds CDD assets, as reflected in the budget, which is on the CDD
49 website, along with other information and documents. He reviewed the protocols for conducting
50 CDD meetings, and noted the purpose of today's workshop. Decisions about items discussed
51 today will be made at a regular CDD meeting. He invited Mr. Yetman to attend the CDD 101
52 presentation on April 28, 2026 at Cuningham Hall.

53 **Ms. Comella arrived at the meeting at 5:45 p.m.**

54

55 **THIRD ORDER OF BUSINESS**

56 **Discussion: Reserve Study – Reserve** 57 **Advisors**

58 Mr. Mazzoni distributed the Reserve Expenditures and stated he did not receive any notes
59 or changes to the Reserve Study. He reviewed the highlighted items, which were deemed critical
60 or mostly due at this time; the figures are rough estimates equating to approximately \$80,000 of
61 potential budgeting to prioritize for the Fiscal Year 2027 budget. He noted the following:

- 62 ➤ 80% of the contingency budget has been expended through January 2026 and will need
63 to be replenished in the Fiscal Year 2027 budget.
- 64 ➤ The storm drain project might require tearing up two streets, at a cost of about \$80,000.
- 65 ➤ \$100,000 was allocated for erosion projects and the remaining carp installation, based on
66 conversations with Premier Lakes.
- 67 ➤ Pressure washing, the dog park sod and the playground are included items.
- 68 ➤ The capital project reserves amount is based on the Reserve Study.

69 Ms. Comella thinks about \$400,000 is needed to address urgent items, like erosion
70 repairs. She wants to budget up to Fiscal Year 2028, not further; she is not worried about long-
71 term projects.

72 Discussion ensued about advertising the CDD 101 presentation as a workshop, so several
73 Board Members can attend. This will avoid a potential for a Sunshine Law violation.

74 Regarding Ms. Comella’s earlier comment about not focusing on funding future projects,
75 Mr. Mazzone discussed the option of building reserves, issuing a bond, or obtaining a short-term
76 loan for future capital projects. He asked for direction as to whether or not to incorporate the
77 reserve amount into the Fiscal Year 2027 budget.

78 Ms. Anderson wants to see two budgets; one with and one without the reserve amount.

79 Discussion ensued between Board Members and Staff regarding the direction to budget
80 for ongoing maintenance versus building reserve funds for unexpected projects and projects
81 further in the future, and implementing a 5-Year Priority Project List based on the Reserve Study
82 estimates, to use as a guide to determine what to incorporate into the Fiscal Year 2027 budget.

83 Ms. Anderson thinks the budget amounts for certain line items need to be adjusted,
84 specifically pond maintenance. Ms. Comella brought up prior discussions about budgeting for
85 plantings for Rangeland East. Mr. Mazzone stated he requested a proposal from Juniper for the
86 grass in front of Stansil Park, due to resident complaints and to consider incorporating it into the
87 Fiscal Year 2027 budget. The Landscaping Team is working with SunScape on five key areas on
88 Rangeland East and Arbor Care that were deferred. The dog park pilot program was discussed.

89 Ms. Comella asked Mr. Mazzone to prepare a 5-Year Priority Project List to review against
90 the proposed Fiscal Year 2027 budget.

91 Regarding the request to add the cost to sod a portion of Rangeland East and other areas
92 into the budget, Mr. Mazzone stated that replacing sod is not the only remedy.

93

94 **FOURTH ORDER OF BUSINESS**

NEXT MEETING DATE: April 8, 2026 at 5:30 PM

95

96

97 ○ **QUORUM CHECK**

98

99 **FIFTH ORDER OF BUSINESS**

Supervisors’ Requests

100

101 There were no Supervisors’ requests.

102

103 **SIXTH ORDER OF BUSINESS**

Adjournment

104

105 **On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor,**
106 **the meeting adjourned at 6:45 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

DRAFT
MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on April 8, 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	Assistant Secretary
Matt Bruno	Assistant Secretary
Dave Jackson	Assistant Secretary

Also present:

Barry Mazzoni	District Manager
Alyssa Willson (via Zoom)	District Counsel
Stephen Brletic (via Zoom)	District Engineer
Pete Soety (via Zoom)	SunScape Consulting, Inc.
Bill Kurth (via Zoom)	Premier Lakes, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Paul Gomez	Juniper formerly LMP
Neal Johnsky	President of the Starkey Ranch MPOA

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Mazzoni called the meeting to order at 5:29 p.m.

All Supervisors were present.

All recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

Staff Report: District Engineer [Brletic Dvorak, Inc. (BDI Engineering)]

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

43 Mr. Brletic stated he and Mr. Mazzone conducted an on-site inspection of ongoing
44 landscape, inlet repairs, and permit compliance issues, the results of which are in Mr. Mazzone's
45 Report. Some of the 22 South Florida Water Management District (SFWMD) stormwater permits
46 require attention, as inspections are overdue or upcoming and some are still assigned under the
47 old Management's name. The Board agreed to his request to expend time to provide a proposal
48 to bring items into compliance for the next meeting.

49 Mr. Kurtz asked if the inlet repairs means the storm drains. Mr. Brletic replied
50 affirmatively. He inspected the storm drain repairs the CDD did in the past and, of new areas they
51 are unaware of. Ms. Willson is researching which ones are the CDD's responsibility to repair.

52

53 **FOURTH ORDER OF BUSINESS**

**Monthly Landscaping Community Update
[Sunscape/Juniper]**

54

55

56 Mr. Soety reported the following:

57 ➤ The spring enhancement project is complete. Juniper upgraded the planting material at
58 no cost to the CDD, as suppliers were limited on quality material due to the recent frost.

59 ➤ SunScape is monitoring the project and the water truck is on standby, if needed, due to
60 drought conditions and water restrictions.

61 ➤ The pine straw project will be completed by the end of week.

62 ➤ Seasonal cutbacks of the perennial peanut plantings will commence this week and include
63 cutting the blooms, which will return quickly. This will provide good structure and density with
64 the plant material.

65 Mr. Gomez asked if the CDD obtained approval to construct the Landscape Maintenance
66 Yard. Mr. Mazzone stated the plans were not submitted to the County, as Pasco County
67 Representatives did not give approval to construct the yard yet and requested additional
68 documentation. He exchanged 15 emails as of 1:00 p.m., yesterday, which Mr. Brletic is following
69 and will go over later on in his Report.

70 Discussion ensued between District Staff regarding whether the CDD is able to initiate a
71 process until Pasco County approves the yard, which allows Juniper temporarily use of the
72 property to install a hopper for cutbacks and a container to store equipment, noting that the area
73 abuts the forest and there is no fencing at this time.

74 Ms. Willson stated she will research the zoning restrictions and review the Pasco County
75 letter giving the CDD approval to start the preliminary development process. Updates will be
76 provided at the next meeting.

77 **On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor,**
78 **designating William David Jackson to serve as the point person to work with**
79 **Pasco County on the landscape maintenance yard, subject to coming back to the**
80 **Board for any final action items for full Board discussion, review and decisions,**
81 **was approved.**

82
83 In response to a question, Mr. Soety stated, within the next few weeks, he should be able
84 to tell if the plants damaged in the freeze will make a full recovery. Mr. Mazzoni stated he will
85 incorporate the replacement costs into the Fiscal Year 2027 budget. Mr. Gomez stated plants
86 that were damaged or stressed might not show up until the summer, so they might have to
87 incorporate additional replacement costs into the Fiscal Year 2027 budget.

88

89 **FIFTH ORDER OF BUSINESS**

Monthly Aquatics Community Update
90 **[Premier Lakes]**

91

92 Mr. Kurth stated it is typical for the lake banks to be exposed this time of year. Crews will
93 make sure the lake banks are well prepared for the upcoming rainy season. Overall, the lakes are
94 in pretty good shape. The Huckleberry Pond 800' ShoreSox® restoration project was completed.
95 The Florida Fish and Wildlife Commission (FWC) gave verbal approval to stock the amounts
96 remaining on the grass carp permit. Documents are pending and the permit is expected within
97 the next two weeks.

98 • **Consideration of Annual Management Program Agreement (Contract Renewal for**
99 **Annual Lake Maintenance)**

100 Mr. Mazzoni presented the Premier Lakes Annual Management Program Agreement for
101 renewal at the current rates for another two years. The contract expires in August 2026. He
102 recommends approval.

103 Mr. Mazzoni and Mr. Kurth responded to questions and noted that Premier is prioritizing
104 which ponds require the ShoreSox® system or another remedy for shoreline erosion repairs,
105 which will be provided to the District Engineer for input prior to commencing projects. They
106 reviewed the terms and conditions in the Agreement. Ms. Willson stated she will prepare an
107 amendment to the District's Form of Agreement.

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On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, authorizing District Counsel to prepare an amendment to the District's Form of Agreement extending the Premier Lakes' Annual Lake Management contract another two years, in a not-to-exceed annual amount of \$127,920,000, equating to a not-to-exceed monthly amount of \$10,660, was approved.

113
114

SIXTH ORDER OF BUSINESS

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

116
117

118 Ms. Hlebak presented the March Monthly Summary Report. The dog park projects are
119 50% completed and the greens recovered and crews started mowing. Mr. Mazzoni stated two
120 more dog parks were authorized for turf replacement, due to the condition of the sod.

121 Discussion ensued regarding responding to resident complaints about the dog parks and
122 explaining the pilot program to them, actions leading up to the decision to remove the slide at
123 the Homestead playground, and initiating the process of polling residents before the Board
124 makes a major decision impacting residents.

125 The Board is in agreement with Staff sending the playground equipment survey to
126 residents.

127 • **Discussion: Facility Exceptions and Review Process**

128 Mr. Mazzoni discussed a resident who used Chapin Pass pocket park without
129 authorization, installed a water slide, and used the CDD's electricity, and their negative response
130 to Amenity Staff when told about the violation. A letter will be sent suspending the person's
131 amenity privileges, based on violating the CDD's policy. The letter will invite them to attend the
132 May 13, 2026 meeting.

133 Mr. Mazzoni explained his and Ms. Hlebak's decision, which was based on the Amenity
134 Policy, to deny a rental request for an event at Cunningham Hall. The person is running for a
135 School Board seat but gave different reasons about the event.

136 Discussion ensued regarding possibly changing the Policy to allow residents to use the
137 amenity for that type of event.

138 Ms. Willson stated that the amenity cannot be used for private commercial purposes
139 because it was funded with tax-exempt bonds nor can it be used for events that are not permitted
140 or not suited for the building. The Amenity Policy states it "prohibits petitions, posters or
141 promotional material originated, solicited, circulated or posted on CDD property unless approved
142 in writing by the Amenity Manager."

143

144 **SEVENTH ORDER OF BUSINESS**145 **Discussion/Update: Landscape**
146 **Maintenance Area (Pasco County)**

147

148 Mr. Mazzoni stated the County Commission voted 3 to 2 to go back to the effected
149 communities and to place the Rangeland Extension Project on hold, as they want to conduct
150 further studies. He reviewed the lengthy document and noted the development of the road has
151 plans to install a new pond on CDD property. The County rejected the recent submittal of the
152 CDD's Preliminary Site Plan and wants the CDD to engage a Civil Engineer to develop the plan for
153 the landscaping maintenance chart, amongst other items that will cost about \$80,000. If the CDD
154 defers the project until the County starts its project, he thinks it will lead to further negotiations.
155 He plans to speak to County Staff who are more receptive to these types of situations to see if
156 that is an option for the CDD. He will provide his and the District Engineer's recommendation at
157 the next meeting.

158

159 **EIGHTH ORDER OF BUSINESS**160 **Acceptance of Unaudited Financial**
161 **Statements as of February 28, 2026**

162

163 Mr. Mazzoni presented the Unaudited Financial Statements as of February 28, 2026.

164 Mr. Kurtz asked for an update on the process of transferring the lien and collection of
165 commercial property fees over to the CDD. Ms. Willson stated the CDD is able to accept
166 assignment of the lien and the collection process. She is working with the Developer on preparing
167 draft documents.

168 **On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the**
169 **Unaudited Financial Statements as of February 28, 2026, were accepted.**

170

171

172 **NINTH ORDER OF BUSINESS**173 **Approval of March 11, 2026 Regular**
174 **Meeting Minutes**

175

176 **On MOTION by Mr. Bruno and seconded by Mr. Jackson, with all in favor, the**
177 **February 11, 2026 Regular Meeting Minutes, as presented, were approved.**

178

179

180 **TENTH ORDER OF BUSINESS**181 **Action & Completed Items**

182

183 Items 1, 4, 5, 6, 8, 9, 12, 13, 14, 15 and 17 were completed.

180 Item 13: As some Board Members want to attend the CDD 101 presentation, Ms. Willson
181 advised noticing it as a Workshop, which will require taking meeting minutes. A quorum is not
182 required and no action will be taken by the Board at the Workshop. Ms. Hlebak stated most of
183 the questions she received are from new residents asking what their CDD assessments are paying
184 for. The Workshop will be advertised for April 28, 2026 at 6:30 p.m., at Cunningham Hall.

185

186 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

187

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

189 Mr. Mazzoni stated that, based on Ms. Willson's research, he will let the Lotus Apartment
190 Complex know that the property owner, not the CDD, is responsible for its road or stormwater
191 drains. Ms. Willson stated research shows there is nothing in the file assigning responsibility of
192 the road or the stormwater drains to the CDD.

193 **B. District Manager: Wrathell, Hunt and Associates, LLC**

194 • **Operations Report**

195 The April Monthly Field Operations Report was included for informational purposes.

196 • **Discussion/Consideration of Setting FY2027 Budget Workshop**

197 **On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor,**
198 **authorizing Staff to schedule and advertise a Budget Workshop for May 19, 2026**
199 **at 5:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida**
200 **33556, was approved.**

201

202 • **NEXT MEETING DATE: May 13, 2026 at 5:30 PM**

203 ○ **QUORUM CHECK**

204 All Supervisors confirmed their attendance at the May 13, 2026 meeting.

205 • **Performance Measures/Standards & Annual Reporting Form (for informational**
206 **purposes)**

207 This item is included for informational purposes.

208

209 **TWELFTH ORDER OF BUSINESS**

Supervisors' Requests

210

211 Ms. Anderson asked about the proposal to enhance the Butterfly Garden. Mr. Mazzoni
212 stated he approved Juniper's request to delay this until the May meeting, given their workload
213 and because the planting season already ended.

214

215 **THIRTEENTH ORDER OF BUSINESS**

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

216

217

218 MPOA President Neal Johnsky thanked everyone for the services they provide the CDD.

219 He noted the MPOA entered into a Community Access Agreement with Spectrum last year and

220 since it is unable to use the 16 courtesy accounts for internet and voice access, he offered it to

221 the CDD, which will cut the CDD's expenses. Ms. Hlebak will work with Mr. Johnsky on

222 implementation.

223

224 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

225

226 **On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the**
227 **meeting adjourned at 7:44 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

**ACTION &
COMPLETED
ITEMS**

TSR CDD
ACTION & COMPLETED ITEMS LIST
04.08.26 for 05.13.26 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	01.14.26	ACTION	Mr. Mazzone: Follow up with off-site commercial property owners 30 days after next cycle of invoices go out.	X			
2	01.14.26	ACTION	Mr. Mazzone: Research and present ways to eradicate cogongrass without harming the environment.	X			
3	03.11.26	ACTION	Mr. Mazzone: Account for sidewalks, alleyways, curving, bridge & roof replacement at Cunningham Hall in FY2027 Capital Projects budget.	X			
4	03.11.26	ACTION	Mr. Mazzone: Track labor & repair costs for Heart Pine Ave roundabout to submit to the insurance carrier.		X		
5	03.11.26	ACTION	Ms. Willson: Send 2 nd demand letters & draft litigation complaint to commercial property owners.	X			
6	03.11.26	ACTION	Mr. Mazzone: Ensure contradictions in County letter re: landscape maintenance yard are cleared up; coordinate well inspection; obtain survey, and obtain bids for planting.	X			
7	04.02.26	ACTION/ AGENDA	Mr. Mazzone: Have map in the Reserve Study outlining CDD property corrected. Put on the next agenda.	X			
8	04.02.26	ACTION	Mr. Mazzone: Prep 5-Year Priority Project List based on the Reserve Study and include with the proposed Fiscal Year 2027 budget.	X			
9	04.08.26	ACTION/ AGENDA	Mr. Brletic: Present proposal to bring deficient SFWMD stormwater permits into compliance.	X			
10	04.08.26	ACTION	Ms. Willson: Research which inlet repairs are the CDD's responsibilities.	X			
11	04.08.26	ACTION	Ms. Willson: Research zoning restrictions for proposed landscape maintenance yard and review Pasco Co letter. Give update at next mtg.	X			
12	04.08.26	ACTION	Mr. Mazzone: Insert freeze damaged plant replacement costs into the proposed FY2027 budget, include any that do not survive in the summer.	X			
13	04.08.26	ACTION	Mr. Kurth: Prioritize which ponds require erosion repair with ShoreSox [®] system or other remedy for the District Engineer's Review.	X			
14	04.08.26	ACTION	Ms. Willson: Prep Amendment to District's Form of Agreement extending Premier's Lake Maint. contract another 2 years.	X			
15	04.08.26	ACTION	Ms. Hlebak: Send playground equipment survey to residents.	X			
16	04.08.26	ACTION/ AGENDA	Mr. Mazzone: Send amenity suspension letter to resident who held event at Chapin Pass pocket park. Invite them to attend the May, 2026 mtg.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
04.08.26 for 05.13.26 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
17	04.08.26	ACTION/ AGENDA	Mr. Mazzoni: Ask Paco Co. contacts about ability to allow Juniper use of CDD property. If approved, provide recommendations at nxt mtg.	X			
18	04.08.26	ACTION/ AGENDA	Ms. Willson: Work w/ Developer, prep docs to assign lien process and collection process over to the CDD.	X			
19	04.08.26	ACTION	Mr. Mazzoni: Schedule 04.28.26 for CDD 101 presentation workshop.	X			
20	04.08.26	ACTION	Mr. Mazzoni: Advise Lotus Apartment that the property owner, not the CDD, is responsible for its road and stormwater drains.	X			
21	04.08.26	ACTION	Mr. Mazzoni: Schedule 05.19.26 budget workshop.	X			
22	04.08.26	ACTION	Ms. Hlebak: Work w/ MPOA President Johnsky to use its internet and voice access accounts.	X			

TSR CDD
ACTION & COMPLETED ITEMS LIST
04.08.26 for 05.13.26 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	10.08.25	ACTION	Mr. Mazzone: Present proposal for Stancil pocket park storm drain issue.			X	11.12.25
2	10.08.25	ACTION	Mr. Mazzone: Notify Board Members of the Reserve Study mtg date.			X	11.12.25
3	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
4	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
5	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
6	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
7	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
8	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
9	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
10	01.14.26	ACTION	Mazzone/ Willson: Prep CDD Agmts for 01.05.25 Premier Lakes Agmts.			X	02.11.26
11	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
12	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
13	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
14	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
15	02.11.26	ACTION	Mr. Kurth: Send Mr. Mazzone schedule of SOX Shoreline Restoration Project along Huckleberry Pond to distribute to residents.			X	03.11.26

TSR

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS



Wrathell, Hunt and Associates, LLC

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

ADMINISTRATIVE UPDATES:

- Per the Board's request, staff has produced a 5 year project outlook, incorporating both the reserve study and potential maintenance/ repair projects that will likely require funding during the same period.

PROJECT & MAINTENANCE UPDATES:

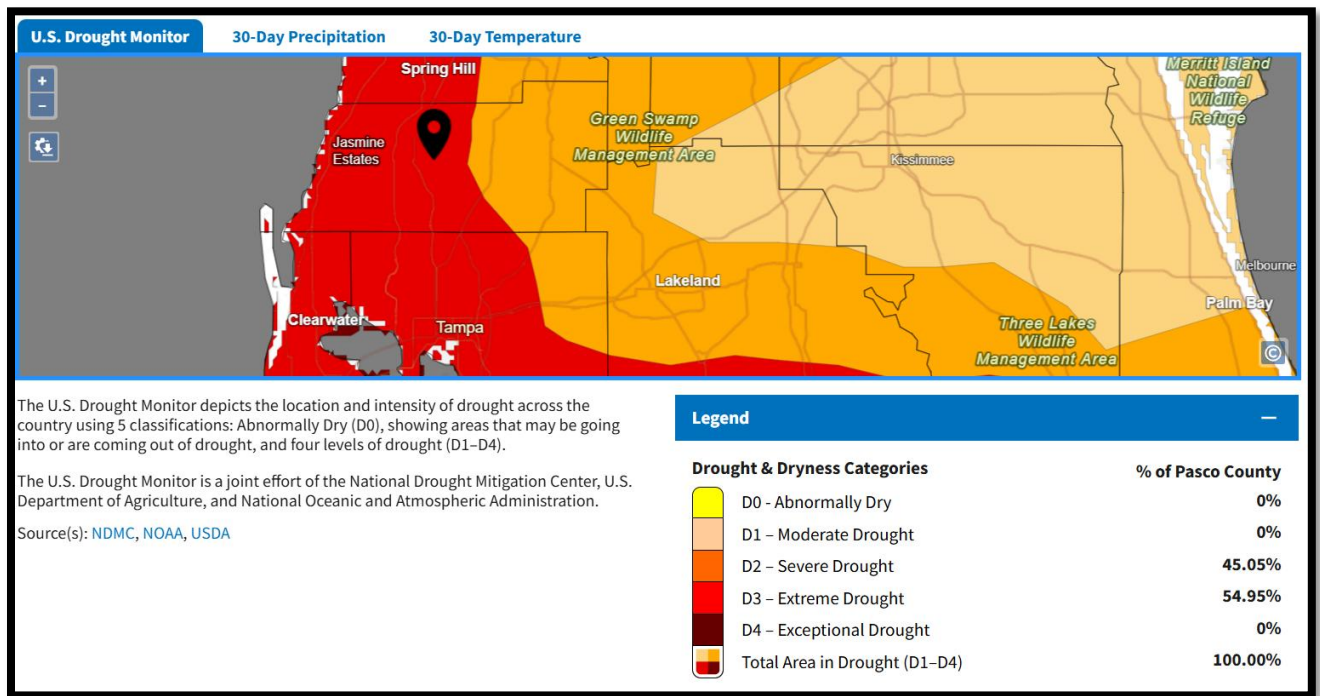
- **Heart Pine Ave Roundabout Damage & Recovery:** Work has been completed on this item, except for the signage. All invoices have been submitted to the driver's insurance carrier. FastSigns has provided a proposal to replace both the damaged and the missing sign. The deposit has been made, and the signs are in production.
- **Heart Pine Bridge Damage & Recovery:** Repairs have been completed and all documentation has been submitted to the carrier. Driver's insurance has reached out and Staff has provided mailing address to remit the check to reimburse the District for the repair invoice.
- **Storm Drain Issues:** Per direction, Staff have alerted The Lotus at Starkey Ranch that the storm drains along the section of Long Spur are separate and theirs to maintain. District Staff are in the process of circling back on the Storm Drain concerns in Stansil Park and the one at the corner of Chapin Pass/ Lyon Pine.
- **Butterfly Garden:** Juniper has Provided the proposal for the project. Once the board determines how they want to proceed with the proposed project, staff will approach the original Developer to see if they would like to contribute to this project.
- **Landscaping Maintenance Yard:** Per the board's direction, district staff met with the county representatives to discuss this project. Please refer to the report previously provided to the board, which includes potential options for the board to consider regarding the next steps in this project.

VENDOR & MISC UPDATES:

- **Premier Lakes Notes:** Attached are April service reports for Board review. These reports provide detailed updates on aquatic maintenance activities.
- **Notes from Juniper (LMP):** We have completed the rejuvenation process throughout Starkey Ranch. We will shift our efforts include selective tree trimming as needed, removal of moss from trees, and general site policing such as trash collection and overall cleanup. These ongoing improvements are aimed at maintaining the appearance and health of the landscape while ensuring the community grounds continue to look their best.

- Water Truck:** Due to recent changes in county regulations, the watering schedule has been reduced to one day per week. Juniper continues to perform their regular wet checks and is closely monitor weather conditions, making adjustments as needed, especially as daytime temperatures rise and nighttime temperatures drop. As per the annual program and budgeting for FY26, the water truck has been secured by Juniper. To address the current reclaimed water deficit, the truck has been deployed and is actively servicing the common areas.

The current precipitation deficit is as follows:



Source: <https://www.drought.gov/states/florida/county/Pasco>

Note: A **drought index** combines multiple drought indicators (e.g., precipitation, temperature, soil moisture) to depict drought conditions. For some products, like the U.S. Drought Monitor, authors combine their analysis of drought indicators with input from local observers. Other drought indices, like the Standardized Precipitation Index (SPI), use an objective calculation to describe the severity, location, timing, and/or duration of drought.



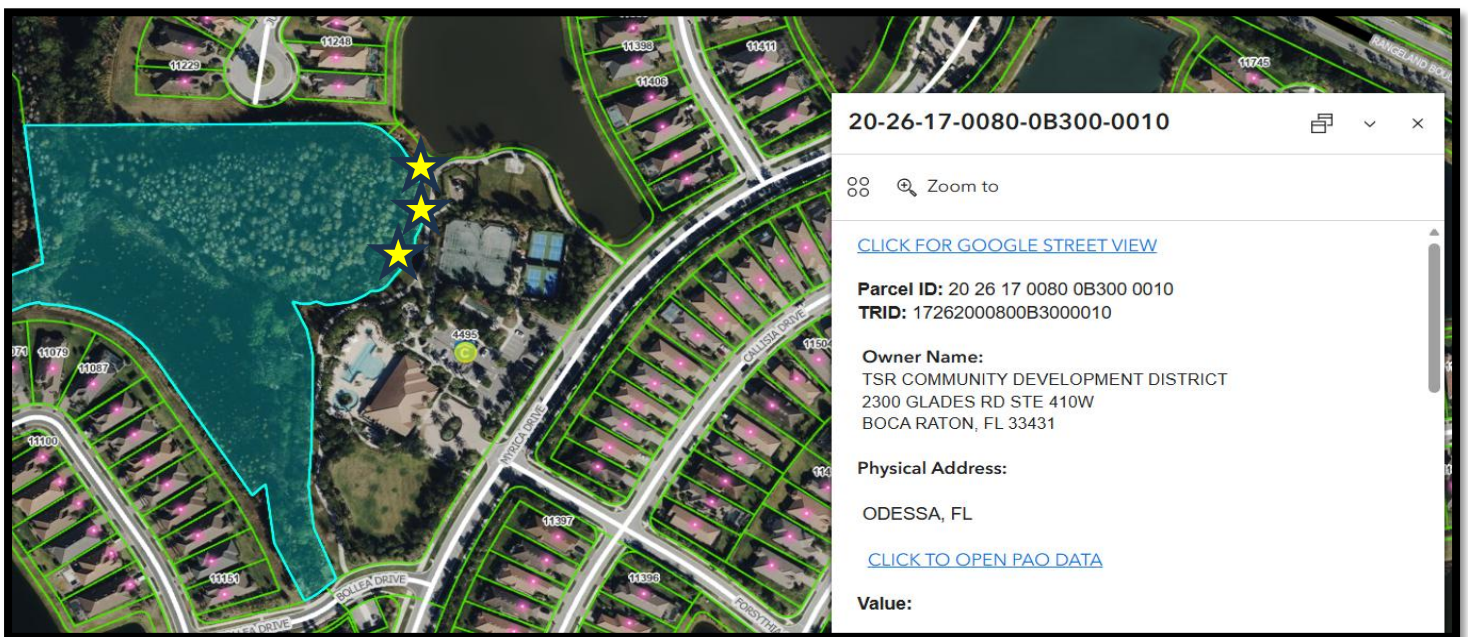
Wrathell, Hunt and Associates, LLC

TO: TSR CDD Board of Supervisors
FROM: Barry Mazzoni – CDD Operations
DATE: April 28, 2026
SUBJECT: Esplanade at Starkey Ranch Neighborhood Homeowners Association - Tennis Court Debris in Preserve

During a routine inspection of the TSR Community Development District preserves and mitigation areas, specifically the area bordering the tennis courts of the Esplanade at Starkey Ranch Neighborhood Homeowners Association, it was noted that large amounts of debris and scrapings from the Esplanade’s tennis courts are present. The debris is located with the TSR CDD’s property, along the edge of the preserve area. The debris is distributed in piles of varying size. Pictures and approximate locations are provided below. Upon further investigation, it appears that pines straw has been used to cover older piles of the material that were previously disposed of in the preserve mitigation area.

District staff is in the process of notifying management for the Esplanade at Starkey Ranch Neighborhood Homeowners Association and its Board of Directors regarding this issue. District staff cannot confirm if the Board is aware of the actions of the individuals maintaining the tennis court, but pine straw application does suggest there has been attempts to cover up the material by an unknown party. There were piles that present which were not covered with pine straw, suggesting more recent disposal of those piles. The same material could be found on the sidewalks adjacent to and around the exterior of the tennis court.

Staff has drafted a letter requesting that this debris be immediately removed from the preserve and that the Esplanade at Starkey Ranch Neighborhood Homeowners Association Board of Directors ensure that no such material nor any other debris is disposed of in the preserve area again without the expressed written consent of the TSR Community Development District Board of Supervisors.





TSR CDD OPERATIONS, MAINTENANCE & CAPITAL PROJECTS - 5 YEAR OUTLOOK

FY YEAR	PROJECT TITLE	DESCRIPTION	Estimate
2027	Erosion Projects - 10%	Address Erosion concerns on District Ponds with Appropriate Control Method	\$57,259
2027	Concrete Sidewalks & Streets Grind & Replacement	Annual Projects - Various Common Areas	\$45,157
2027	Asphalt Grind, Mill, & Replacement	Annual Projects - Various Common Areas	\$17,734
2027	ADA Mat Sidewalk Restoration - Phase 1	Rangeland Blvd sidewalks and Street Entry Points (Pulled out from Sidewalk Funds)	\$50,000
2027	Common Area Signage Maintenance	Straighten / Replace Common Area Signage and Street Signs	\$6,000
2027	Storm Drain Invest/ Repairs	Investigation/ Repairs of Stormwater Drains and Infrastructure	\$50,000
2027	Arbor Care & Replacement	Annual Arbor Care Projects - Outside of Contract (2027 \$74000 Davey + Buffer)	\$120,000
2027	Homestead Playground Replacement	Replacement of Slide and other equipment at end of useful life	\$75,000
2027	Carp Replenishment (1/2 2026 Qty)	Continued Restock of District Ponds with Carp, per 2026 program	\$10,000
2027	Pressure Washing (Full District)	Addressing all Common Area and Amenity Sidewalks Throughout the District	\$95,000
2027	Stansil Park Turf (Sidewalk to Curb)	Replace Existing Bahia Sod with Zoysia Sod, from Common Area Sidewalk to Curb	\$37,391
2027	Huckleberry Pond Tree Replacement	Replace trees removed in 2025- 2026, with eight (8) new trees, per proposal	\$17,600
2027	Sod - Dog Parks (x2)	On a rotating basis, resod two (2) community dog parks	\$5,000
2027	<i>Landscaping Maintenance Area Planning/ Development</i>	<i>Expenses needed for planning, permitting, and development of the Landscaping Maintenance Yard</i>	\$75,000
2027	<i>Welcome Center Replacement Planning / Development</i>	<i>Expenses needed for planning, permitting, and development of the new District Office</i>	\$100,000
2027	SWFWMD Permit Compliance Projects	Expenses related to any additional maintenance, monitoring, and planting of the wetland areas	\$160,000
2027	Cunningham Park Parking Lot Restoration	Delivery and Install of new shell material	\$12,000
2027	Rangeland Wood Bridge Maintenance	Quarterly Wood Replacement	\$80,000
2028	Erosion Projects - 10%	Address Erosion concerns on District Ponds with Appropriate Control Method	\$57,259
2028	Concrete Sidewalks & Streets Grind & Replacement	Annual Projects - Various Common Areas	\$45,157
2028	Asphalt Grind, Mill, & Replacement	Annual Projects - Various Common Areas	\$17,734
2028	ADA Mat Sidewalk Restoration - Phase 2	Long Spur Side of Rangeland (Pulled out from Sidewalk Funds)	\$50,000
2028	Gator Vehicle Replacement	Replacement of the gator known as "Wally"	\$16,727
2028	Common Area Signage Maintenance	Straighten / Replace Common Area Signage and Street Signs	\$6,000
2028	Arbor Care & Replacement	Annual Arbor Care Projects - Outside of Contract	\$120,000
2028	Storm Drain Invest/ Repairs	Investigation/ Repairs of Stormwater Drains and Infrastructure	\$50,000
2028	<i>Landscaping Maintenance Area Development / Construction</i>	<i>Expenses needed for development and construction of the Landscaping Maintenance Yard</i>	\$120,000
2028	<i>Welcome Center Replacement Development / Construction</i>	<i>Expenses needed for planning, permitting, development, and construction of the new District Office</i>	\$750,000
2028	SWFWMD Permit Compliance Projects	Expenses related to any additional maintenance, monitoring, and planting of the wetland areas	\$160,000
2028	Rangeland East Turf & Plant Enhancement - Phase 1	Initial phase of project to enhance Rangeland East similar to Rangeland West	\$75,000
2028	Sod - Dog Parks (x2)	On a rotating basis, resod two (2) community dog parks	\$5,000
2028	Rangeland Wood Bridge Maintenance	Quarterly Wood Replacement	\$80,000

ALL COMBINED	
FY YEAR	TOTAL
2027	\$1,013,141
2028	\$1,552,877
2029	\$956,922
2030	\$809,788
2031	\$510,971
5 YR TOTAL	\$4,843,699

AVERAGE \$968,739.80

STUDY COMPONENTS	
FY YEAR	TOTAL
2027	\$170,150
2028	\$186,877
2029	\$413,922
2030	\$383,788
2031	\$204,971
5 YR TOTAL	\$1,359,708

AVERAGE \$271,941.60

TSR CDD OPERATIONS, MAINTENANCE & CAPITAL PROJECTS - 5 YEAR OUTLOOK

FY YEAR	PROJECT TITLE	DESCRIPTION	Estimate
2029	Erosion Projects - 10%	Address Erosion concerns on District Ponds with Appropriate Control Method	\$57,259
2029	Camera & Access Control System Replacement	Replacement of Camera and Access Control system to coincide with new District office	\$39,319
2029	Parking Space Patch & Striping Phase 1 - 50% ((2034))	Restriping parking spaces on the interior corridor and around amenities, per the District Responsibilities	\$177,855
2029	Concrete Sidewalks & Streets Grind & Replacement	Annual Projects - Various Common Areas	\$45,157
2029	Asphalt Grind, Mill, & Replacement	Annual Projects - Various Common Areas	\$17,734
2029	Pool Furniture Replacement	Whitfield Pool Area - Chair & Umbrella Replacement	\$26,598
2029	ADA Mat Sidewalk Restoration - Phase 3	Barbour Trail Side of Rangeland (Pulled out from Sidewalk Funds)	\$50,000
2029	Common Area Signage Maintenance	Straighten / Replace Common Area Signage and Street Signs	\$6,000
2029	Arbor Care & Replacement	Annual Arbor Care Projects - Outside of Contract	\$12,000
2029	Pressure Washing (Full District)	Addressing all Common Area and Amenity Sidewalks Throughout the District	\$95,000
2029	<i>Welcome Center Move Out before 9/30/29 - Leases ends</i>	<i>Any final expenses, including equipment, furniture, and related items for new District Office</i>	\$50,000
2029	Rangeland East Turf & Plant Enhancement - Phase 2	Second phase of project to enhance Rangeland East similar to Rangeland West	\$75,000
2029	Cunningham Hall Remodel /Tech Upgrades	Replace Existing Flooring, Tech Upgrades for Meetings, Potential Window Replacement	\$40,000
2029	SWFWMD Permit Compliance Projects	Expenses related to any ongoing maintenance, monitoring, and planting of the wetland areas	\$130,000
2029	Sod - Dog Parks (x2)	On a rotating basis, resod two (2) community dog parks	\$5,000
2029	Storm Drain Invest/ Repairs	Investigation/ Repairs of Stormwater Drains and Infrastructure	\$50,000
2029	Rangeland Wood Bridge Maintenance	Quarterly Wood Replacement	\$80,000
2030	Erosion Projects - 10%	Address Erosion concerns on District Ponds with Appropriate Control Method	\$57,259
2030	Parking Space Patch & Striping Phase 2 - 50% (2034)	Restriping parking spaces along Rangeland Blvd and Night Star Trail, per the District Responsibilities	\$177,855
2030	Pool Furniture Replacement	Homestead Pool Area- Chair & Umbrella replacement	\$25,783
2030	Concrete Deck, Sidewalks & Streets Grind & Replacement	Annual Projects - Various Common Areas	\$95,157
2030	Asphalt Grind, Mill, & Replacement	Annual Projects - Various Common Areas	\$27,734
2030	SWFWMD Permit Compliance Projects	Expenses related to any ongoing maintenance, monitoring, and planting of the wetland areas	\$130,000
2030	Arbor Care & Replacement	Annual Arbor Care Projects - Outside of Contract	\$120,000
2030	Common Area Signage Maintenance	Straighten / Replace Common Area Signage and Street Signs	\$6,000
2030	Sod - Dog Parks (x2)	On a rotating basis, resod two (2) community dog parks	\$5,000
2030	Rangeland East Turf & Plant Enhancement - Phase 3	Final phase of project to enhance Rangeland East similar to Rangeland West	\$75,000
2030	Cunningham Park Parking Lot Restoration	Delivery and Install of new shell material	\$10,000
2030	Rangeland Wood Bridge Maintenance	Quarterly Wood Replacement	\$80,000
2031	Pool Air Handling Units - Phased replacement	Bathrooms - Cunningham Park, Whitfield, Homestead, Albritton Park	\$13,058
2031	Erosion Projects - 10%	Address Erosion concerns on District Ponds with Appropriate Control Method	\$57,259
2031	Mechanical Equipment - Whitfield Pool- Phased	Replacement of Pool Pump Equipment - Projected end of useful life - Phased Replacement	\$21,763

NON-STUDY ONLY	
FY YEAR	TOTAL
2027	\$842,991
2028	\$1,366,000
2029	\$543,000
2030	\$426,000
2031	\$306,000
5 YR TOTAL	\$3,483,991
AVERAGE	\$696,798.20

TSR CDD OPERATIONS, MAINTENANCE & CAPITAL PROJECTS - 5 YEAR OUTLOOK

FY YEAR	PROJECT TITLE	DESCRIPTION	Estimate
2031	Concrete Deck Sidewalks & Streets Grind & Replacement	Annual Projects - Various Common Areas	\$95,157
2031	Asphalt Grind, Mill, & Replacement	Annual Projects - Various Common Areas	\$17,734
2031	Common Area Signage Maintenance	Straighten / Replace Common Area Signage and Street Signs	\$6,000
2031	Arbor Care & Replacement	Annual Arbor Care Projects - Outside of Contract	\$120,000
2031	Sod - Dog Parks (x2)	On a rotating basis, resod two (2) community dog parks	\$5,000
2031	Pressure Washing (Full District)	Addressing all Common Area and Amenity Sidewalks Throughout the District	\$95,000
2031	Rangeland Wood Bridge Maintenance	Quarterly Wood Replacement	\$80,000

Work Order



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

DATE	04/06/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372222

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
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated grasses on ponds M10c, 10d,10b,12a,14a. 10-2,b-3,17-1,17-2,16-1,12-6,12-2,12-3,12-4,11-2,15-3. Algae on ponds 11-1,17-2,17-1,16-3,16-4,16-1,12-1,14-7,11-2,m14b. M10c has fire pit at the top left corner of the pond by the fence.
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Work Order



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

DATE	04/07/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372223

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated algae on ponds 1b,16+3,26-4,5-3a,5-3b, stancil A. Trash pickup on ponds stancil a,b,c,d 7-1b,5-1a,5-5a,5-5b,5-1,m3d,m3c,4-1, ESP 1a,b,2a,b,3a,b,5a,b,4a,n.
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Work Order



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

DATE	04/13/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372224

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
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated grasses on ponds m5b,5b,5+2,5-1,5-4,1-2,1-3,3-1,3-1,14-5 huckleberry. Algae on ponds 3-1,3-2,15-9,18-1014-5m14g.
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Work Order



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

DATE	04/14/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372225

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
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated algae and submerged weeds on ponds m14g,15-1,11-1,17-1,17+2,16-3,16-4,16-1,7--1b,5-1b, stancil a,b,c,d. Grasses 23-1,23+2,16-5,12-5,12-1,m12d.
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Work Order



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

DATE	04/20/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372226

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated grasses on ponds 9-3,m9d,m9c,9-1,9-2,m8a,m6c,5-7, stancil a,c,b 5-7,5-5a,m3d,3-5,5-5b,m22c,1-2. Algae on ponds 5-3a,5-1a,m5b,m5d,5-1,5-4,3-2,7-1a, stancil b,c,d.
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Work Order



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

DATE	04/21/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372227

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated grasses on ponds 12-4,12-5,m12d,12-1,m10c,11-1,m11a,d1,m3d,m22c,m3c,m14a,m14g,3-3. Floating weeds on pond m3c.
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Work Order



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

DATE	04/27/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372228

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
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated grasses on ponds m3c,3d,3a,3b,9c,9d,3a. 8-1,9-5. Trash pickup
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Work Order



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

DATE	04/28/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372229

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
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated algae on ponds 14-7,17-1,17-2,16-3,16-4,12-4,12-6,m12d,m14b,11-2,14-1,15-3. Trash pickup.
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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

¹Cunningham Hall, 12131 Rangeland Blvd. 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: Reserve Study	5:30 PM
April 8, 2026	Regular Meeting	5:30 PM
April 28, 2026¹	Workshop: CDD 101	6:30 PM
May 13, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	5:30 PM
May 19, 2026	Workshop: FY2027 Budget	5:00 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>