

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

July 8, 2026

BOARD OF SUPERVISORS

**REGULAR MEETING
AGENDA**

TSR

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

July 1, 2026

Board of Supervisors
TSR Community Development District

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

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on July 8, 2026 at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The agenda is as follows:

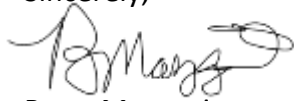
1. Call to Order/Roll Call/Pledge of Allegiance
2. Public Comments (*agenda items*) [3 minutes per person]
3. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2026-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
4. Monthly Aquatics Community Update [Premier Lakes]
5. Monthly Landscaping Community Update [Sunscape/Juniper]
6. Consideration of Pasco County Drainage Easement
7. Consideration of WS-TSR, LLC Partial Assignment and Assumption of Rights Under Declaration of Easements, Covenants and Restrictions
 - A. OR BOOK 10446 PG 2807
 - B. OR BOOK 10545 PG 92
 - C. OR BOOK 10516 PG 532
 - D. OR BOOK 10436 PG 372
 - E. OR BOOK 10233 PG 2072
 - F. OR BOOK 9627 PG 2011
 - G. OR BOOK 9997 PG 910

- H. OR BOOK 9650 PG 3623
 - I. OR BOOK 9621 PG 1553
 - 8. Continued Discussion/Update: Project Recommendations for FY2027 Budget Preparation
 - A. Consideration of Resolution 2026-06, Amending Resolution 2026-03 to Approve an Amended Proposed Budget(s) for FY 2027; Providing a Severability Clause; and Providing an Effective Date
 - 9. Acceptance of Unaudited Financial Statements as of May 31, 2026
 - 10. Approval of Minutes
 - A. May 19, 2026 Workshop
 - B. June 10, 2026 Regular Meeting
 - 11. Action & Completed Items
 - 12. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. Lifestyle Director & Amenity Manager: *Arch Amenities Group*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Operations Report
 - NEXT MEETING DATE: August 12, 2026 at 5:30 PM [Adoption of FY2027 Budget]
 - 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*)
13. Supervisors' Requests
14. Public Comments (*non-agenda items*) [3 minutes per person]
15. Adjournment

*Board of Supervisors
TSR Community Development District
July 8, 2026, Regular Meeting Agenda
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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,

A handwritten signature in black ink, appearing to read "Barry Mazzone", with a stylized flourish at the end.

Barry Mazzone
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

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**TSR
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of TSR Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 29, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Grau & Associates

May 29, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of TSR Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$606,037.
- The change in the District's total net position in comparison with the prior fiscal year was \$997,076, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$7,291,248, a decrease of (\$213,726), in comparison with the prior fiscal year. The total fund balance is non-spendable prepaid items, restricted for debt service and capital projects, and the remainder is unassigned fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024 (Restated)
Current and other assets	\$ 7,709,826	\$ 7,840,786
Capital assets, net of depreciation	44,340,133	44,324,290
Total assets	52,049,959	52,165,076
Current liabilities	1,363,598	1,287,546
Long-term liabilities	50,080,324	51,268,569
Total liabilities	51,443,922	52,556,115
Net position		
Net investment in capital assets	(5,495,173)	(6,697,968)
Restricted	4,595,151	4,709,151
Unrestricted	1,506,059	1,597,778
Total net position	\$ 606,037	\$ (391,039)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024 (Restated)
Revenues:		
Program revenues		
Charges for services	\$ 8,905,219	\$ 8,542,817
Operating grants and contributions	275	281
Capital grants and contributions	13	12
General revenues	233,280	81,364
Unrestricted investment earnings	80,699	72,640
Total revenues	<u>9,219,486</u>	<u>8,697,114</u>
Expenses:		
General government	359,571	401,022
Maintenance and operations	4,324,302	3,891,270
Recreation	1,073,545	859,898
Interest	2,464,992	2,452,439
Total expenses	<u>8,222,410</u>	<u>7,604,629</u>
Change in net position	<u>997,076</u>	<u>1,092,485</u>
Net position - beginning	<u>(391,039)</u>	<u>(1,530,735)</u>
Restatement for Developer write off	-	47,211
Net position - beginning (as restated)	-	<u>(1,483,524)</u>
Net position - ending	<u>\$ 606,037</u>	<u>\$ (391,039)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$8,222,410. The costs of the District's activities primarily funded by program revenues. Program revenues were comprised primarily of assessments. The majority of the increase in expenses is attributed to an increase in landscape maintenance.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budgeted amounts, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by \$242,530 and increase appropriations by \$764,944.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$44,439,598 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$99,465 has been taken, which resulted in a net book value of \$44,340,133. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$50,220,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates that operating costs will increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the TSR Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 1,672,984
Accounts receivable	119,447
Assessments receivable	40,076
Prepaid items and deposits	91,818
Restricted assets:	
Investments	5,785,501
Capital assets	
Nondepreciable	44,231,854
Depreciable, net	108,279
Total assets	52,049,959
LIABILITIES	
Accounts payable	363,032
Due to other	28
Accrued interest payable	1,000,538
Non-current liabilities:	
Due within one year	1,245,000
Due in more than one year	48,835,324
Total liabilities	51,443,922
NET POSITION	
Net investment in capital assets	(5,495,173)
Restricted for debt service	4,595,151
Unrestricted	1,506,059
Total net position	\$ 606,037

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Expenses	Program Revenues		Governmental Activities	Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions		
Primary government:					
Governmental activities:					
General government	\$ 359,571	\$ 359,571	\$ -	\$ -	\$ -
Maintenance and operations	4,324,302	4,324,302	-	13	13
Recreation	1,073,545	417,041	-	-	(656,504)
Interest on long-term debt	2,464,992	3,804,305	275	-	1,339,588
Total governmental activities	8,222,410	8,905,219	275	13	683,097
			General revenues:		
			Unrestricted investment earnings		80,699
			Miscellaneous revenue		233,280
			Total general revenues		<u>313,979</u>
			Change in net position		<u>997,076</u>
			Net position - beginning		<u>(391,039)</u>
			Net position - ending		<u>\$ 606,037</u>

See notes to the financial statements

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

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 1,672,984	\$ -	\$ -	\$ 1,672,984
Investments	-	5,538,475	247,026	5,785,501
Assessments receivable	22,713	17,363	-	40,076
Accounts receivable	79,596	39,851	-	119,447
Prepaid items and deposits	91,818	-	-	91,818
Total assets	<u>\$ 1,867,111</u>	<u>\$ 5,595,689</u>	<u>\$ 247,026</u>	<u>\$ 7,709,826</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 361,024	\$ -	\$ 2,008	\$ 363,032
Due to other	28	-	-	28
Total liabilities	<u>361,052</u>	<u>-</u>	<u>2,008</u>	<u>363,060</u>
Deferred inflows of resources:				
Unavailable revenue	15,667	39,851	-	55,518
Total deferred inflows of resources	<u>15,667</u>	<u>39,851</u>	<u>-</u>	<u>55,518</u>
Fund balances:				
Nonspendable:				
Prepaid items	91,818	-	-	91,818
Restricted for:				
Debt service	-	5,555,838	-	5,555,838
Capital projects	-	-	245,018	245,018
Unassigned				
General fund	1,398,574	-	-	1,398,574
Total fund balances	<u>1,490,392</u>	<u>5,555,838</u>	<u>245,018</u>	<u>7,291,248</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,867,111</u>	<u>\$ 5,595,689</u>	<u>\$ 247,026</u>	<u>\$ 7,709,826</u>

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds		\$ 7,291,248
Amounts reported for governmental activities in the statement of net position are different because:		
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.</p>		
Cost of capital assets	44,439,598	
Accumulated depreciation	<u>(99,465)</u>	44,340,133
<p>Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.</p>		
		55,518
<p>Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.</p>		
Accrued interest payable	(1,000,538)	
Bonds payable	<u>(50,080,324)</u>	<u>(51,080,862)</u>
Net position of governmental activities		<u>\$ 606,037</u>

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Project	
REVENUES				
Assessments	\$ 5,089,495	\$ 3,804,305	\$ -	\$ 8,893,800
Miscellaneous revenue	233,280	-	-	233,280
Interest	80,699	275	13	80,987
Total revenues	<u>5,403,474</u>	<u>3,804,580</u>	<u>13</u>	<u>9,208,067</u>
EXPENDITURES				
Current:				
General government	300,696	58,875	-	359,571
Maintenance and operations	4,312,545	-	-	4,312,545
Recreation	1,073,545	-	-	1,073,545
Debt service:				
Principal	-	1,195,000	-	1,195,000
Interest	-	2,453,532	-	2,453,532
Capital outlay	26,286	-	1,314	27,600
Total expenditures	<u>5,713,072</u>	<u>3,707,407</u>	<u>1,314</u>	<u>9,421,793</u>
Excess (deficiency) of revenues over (under) expenditures	(309,598)	97,173	(1,301)	(213,726)
OTHER FINANCING SOURCES (USES)				
Interfund transfers	-	(8)	8	-
Total other financing sources (uses)	<u>-</u>	<u>(8)</u>	<u>8</u>	<u>-</u>
Net change in fund balances	(309,598)	97,165	(1,293)	(213,726)
Fund balances - beginning (as restated)	<u>1,799,990</u>	<u>5,458,673</u>	<u>246,311</u>	<u>7,504,974</u>
Fund balances - ending	<u>\$ 1,490,392</u>	<u>\$ 5,555,838</u>	<u>\$ 245,018</u>	<u>\$ 7,291,248</u>

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	(213,726)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.		27,600
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.		(11,757)
Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds. However, these revenues are recorded on the government wide financial statements.		11,419
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		1,195,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(6,755)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		(4,705)
		<u>(4,705)</u>
Change in net position of governmental activities	\$	<u>997,076</u>

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

TSR Community Development District ("the District") was created by Ordinance No. 14-14 enacted by the Commission of the Pasco County, Florida on July 8, 2014, under the provisions of the Act. The District is an independent unit of local government created pursuant to, and established in accordance with, the Act enacted in 1980 and otherwise known as Chapter 190, Florida Statutes.

The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements	15
Equipment	5 - 7

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank MM 5CT	\$ 5,785,501	N/A	N/A
	<u>\$ 5,785,501</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital assets activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 1,938,304	\$ -	\$ -	\$ 1,938,304
Construction in progress	42,292,236	1,314	-	42,293,550
Total capital assets, not being depreciated	44,230,540	1,314	-	44,231,854
Capital assets, being depreciated				
Improvements	117,264	-	-	117,264
Equipment	64,194	26,286	-	90,480
Total capital assets, being depreciated	181,458	26,286	-	207,744
Less accumulated depreciation for:				
Improvements	70,362	7,818	-	78,180
Equipment	17,346	3,939	-	21,285
Total accumulated depreciation	87,708	11,757	-	99,465
Total capital assets, being depreciated, net	93,750	14,529	-	108,279
Governmental activities capital assets	\$ 44,324,290	\$ 15,843	\$ -	\$ 44,340,133

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$60,586,000 and will be developed in phases. The infrastructure will include roadways, stormwater management system, water/sewer facilities, and parks and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Certain improvements will be conveyed to other entities upon completion of the project.

NOTE 6 – LONG TERM LIABILITIES

Series 2015

On February 27, 2015, the District issued \$9,930,000 of Special Assessment Revenue Bonds (Village 1 Project), Series 2015 consisting of \$875,000 Term Bonds due on November 1, 2020 with a fixed interest rate of 3.625%, \$1,060,000 Term Bonds due on November 1, 2025 with a fixed interest rate of 4.375%, \$3,425,000 due on November 1, 2036 with a fixed interest rate of 5.000%, and \$4,570,000 Term Bonds due on November 1, 2045 with a fixed interest 5.125%. The Bonds were issued to finance the cost of acquisition, construction, installation and equipment for the 2015 Project.

The Series 2015 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2025. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2015A

On October 14, 2015, the District issued \$9,455,000 of Special Assessment Revenue Bonds (Village 4 Project), Series 2015A consisting of \$935,000 Term Bonds due on November 1, 2021 with a fixed interest rate of 4.250%, \$3,635,000 Term Bonds due on November 1, 2035 with a fixed interest rate of 5.375%, and \$4,885,000 due on November 1, 2045 with a fixed interest rate of 5.625%. The Bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2015A Project.

The Series 2015A Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2028. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2016

On October 5, 2016, the District issued \$10,235,000 of Special Assessment Revenue Bonds (2016 Project), Series 2016 consisting of \$745,000 Term Bonds due on November 1, 2021 with a fixed interest rate of 3.500%, \$1,340,000 Term Bonds due on November 1, 2027 with a fixed interest rate of 4.000%, \$3,160,000 due on November 1, 2037 with a fixed interest rate of 4.625%, and \$4,990,000 Term Bonds due on November 1, 2047 with a fixed interest 4.750%. The Bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2016 Project.

The Series 2016 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2026. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Series 2017

On December 12, 2017, the District issued \$12,870,000 of Special Assessment Revenue Bonds Series 2017, consisting of multiple Term Bonds with maturity dates from November 1, 2023 to November 1, 2048, and fixed interest rates ranging from 3.625% to 4.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2019 through November 1, 2048.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2018

On September 26, 2018, the District issued \$9,785,000 of Special Assessment Revenue Bonds Series 2018, consisting of multiple Term Bonds with maturity dates from November 1, 2024 to November 1, 2049, and fixed interest rates ranging from 4% to 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2049.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2019

On October 10, 2019, the District issued \$5,710,000 of Special Assessment Revenue Bonds Series 2019, consisting of multiple Term Bonds with maturity dates from November 1, 2024 to November 1, 2050, and fixed interest rates ranging from 3% to 4%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2021 through November 1, 2050.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term debt transactions

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 8,120,000	\$ -	\$ 210,000	\$ 7,910,000	\$ 220,000
Less: Original issue discount	(45,192)	-	(2,213)	(42,979)	-
Series 2015A	8,110,000	-	200,000	7,910,000	210,000
Less: Original issue discount	(49,632)	-	(2,363)	(47,269)	-
Series 2016	9,080,000	-	220,000	8,860,000	230,000
Series 2017	11,610,000	-	260,000	11,350,000	270,000
Series 2018	9,120,000	-	185,000	8,935,000	190,000
Less: Original issue discount	(76,322)	-	(3,162)	(73,160)	-
Series 2019	5,375,000	-	120,000	5,255,000	125,000
Plus: Original issue premium	24,715	-	983	23,732	-
Total	\$ 51,268,569	\$ -	\$ 1,188,245	\$ 50,080,324	\$ 1,245,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 1,245,000	\$ 2,401,291	\$ 3,646,291
2027	1,295,000	2,345,431	3,640,431
2028	1,360,000	2,286,238	3,646,238
2029	1,415,000	2,223,519	3,638,519
2030	1,485,000	2,156,338	3,641,338
2031-2035	8,550,000	9,618,860	18,168,860
2036-2040	10,820,000	7,278,428	18,098,428
2041-2045	13,775,000	4,248,863	18,023,863
2046-2050	9,960,000	1,012,659	10,972,659
2051	315,000	6,300	321,300
Total	\$ 50,220,000	\$ 33,577,927	\$ 83,797,927

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – PRIOR PERIOD ADJUSTMENT

During the current fiscal year, the District recorded the following prior period adjustment:

	Government	
	Wide	General Fund
Net position/fund balance - beginning, as previously stated	\$ (1,530,735)	\$ 1,752,779
Write off of Developer advance	47,211	47,211
Net position/fund balance - beginning, as restated	\$ (1,483,524)	\$ 1,799,990

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 4,941,836	\$ 4,975,675	\$ 5,089,495	\$ 113,820
Miscellaneous	166,324	344,316	233,280	(111,036)
Interest	50,000	80,699	80,699	-
Total revenues	<u>5,158,160</u>	<u>5,400,690</u>	<u>5,403,474</u>	<u>2,784</u>
EXPENDITURES				
Current:				
General government	288,998	288,903	300,696	(11,793)
Maintenance and operations	4,020,455	4,309,357	4,312,545	(3,188)
Recreation	822,716	1,298,567	1,073,545	225,022
Capital outlay	26,000	26,286	26,286	-
Total expenditures	<u>5,158,169</u>	<u>5,923,113</u>	<u>5,713,072</u>	<u>210,041</u>
Excess (deficiency) of revenues over (under) expenditures	(9)	(522,423)	(309,598)	212,825
OTHER FINANCING SOURCES				
Use of fund balance	9	522,423	-	(522,423)
Total other financing sources	<u>9</u>	<u>522,423</u>	<u>-</u>	<u>(522,423)</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	<u>(309,598)</u>	<u>\$ (309,598)</u>
Fund balance - beginning (as restated)			<u>1,799,990</u>	
Fund balance - ending			<u>\$ 1,490,392</u>	

See notes to required supplementary information

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by \$242,530 and increase appropriations by \$764,944.

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	8
Employee compensation	\$0.00
Independent contractor compensation	\$890,502
Construction projects to begin on or after October 1, (\$65,000)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non Ad valorem special assessments:	
Special assessment rate	Operation and Maintenance \$1,836.84 Debt Service \$901.00 - \$2,062
Special assessment collected	O&M and DS \$8,893,800.00
Outstanding Bonds:	see Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of TSR Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon May 29, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

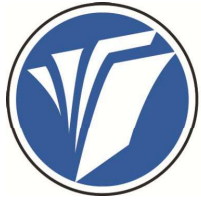
As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Grau & Associates

May 29, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

We have examined TSR Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of TSR Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

May 29, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of TSR Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated May 29, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 29, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of TSR Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank TSR Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

May 29, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.
2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

TSR

COMMUNITY DEVELOPMENT DISTRICT

3A

RESOLUTION 2026-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

WHEREAS, the District’s Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Report for Fiscal Year 2025;

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

1. The Audited Financial Report for Fiscal Year 2025, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2025, for the period ending September 30, 2025; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2025 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 8th day of July, 2026.

ATTEST:

**TSR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR

COMMUNITY DEVELOPMENT DISTRICT

6

Prepared by and Return to:
Real Property Division
Pasco County
7220 Osteen Road
New Port Richey, FL 34653

Property Appraiser's Parcel IDs (Folio)
20-26-17-0000-00100-0085 and
29-26-17-0000-00100-0030

Drainage Easement

THIS DRAINAGE EASEMENT made this ____ day of _____, 2026 by TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is: 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Grantor, to PASCO COUNTY, a Political Subdivision of the State of Florida, its successors, and assigns, whose address is 37918 Meridian Avenue, Dade City, Florida 33525, Grantee.

WITNESS, that Grantor, for good and valuable consideration by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants to Grantee, its successors, and assigns, a nonexclusive perpetual Drainage Easement, over, under and across the following-described real property:

**SEE EXHIBIT "A" ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF
("Easement Area")**

together with the right to access, construct, reconstruct, operate, maintain and modify the drainage structures, features and improvements within the Easement Area.

Grantor may not construct any permanent structures within the Easement Area other than the permitted drainage structures. Grantor shall remain responsible for maintaining the permitted drainage structures and features within the Easement Area, consistent with the approved plans, and Grantee shall have the right, but not the obligation, to perform maintenance within the Easement Area.

This easement shall not be construed, expressly or by implication, to include any right of access by the general public. This easement may be modified only in writing executed by Grantor and Grantee.

TO HAVE AND TO HOLD the same to Grantee, its successors, and assigns forever, and Grantor will defend the title to the lands against all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument on the day and year written herein.

Signed, sealed and delivered
in the presence of:

1st Witness signature

Print name

Address

City, State, Zip Code

2nd Witness signature

Print name

Address

City, State, Zip Code

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026 by Mary Comella, as Chair of TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the District, () who is personally known to me or () has produced _____ as identification.

Grantor:

TSR COMMUNITY DEVELOPMENT
DISTRICT, a local unit of special purpose
government established pursuant to Chapter
190, Florida Statutes

By: _____
Mary Comella, as Chair

Notary Signature

My Commission Expires:

A parcel of land lying in Sections 20, 29, & 30, Township 26 South, Range 17 East, Pasco County, Florida. and being more particularly described as follows:

BEGIN at Northwest corner of WEST PASCO INDUSTRIAL PARK PHASE II UNIT 3, according to the plat thereof, recorded in Plat Book 45, Pages 55 through 57, inclusive, of the Public Records of Pasco County, Florida; run thence along the West boundary of said WEST PASCO INDUSTRIAL PARK PHASE II UNIT 3, S00°12'20"W, a distance of 642.72 feet; thence N73°59'47"W, a distance of 436.16 feet; thence N28°00'20"W, a distance of 478.70 feet; thence N89°03'19"W, a distance of 73.86 feet to a point on the Southerly right-of-way line of LAKE BLANCHE DRIVE; thence along said Southerly right-of-way line the following five (5) courses: 1) Easterly, 502.23 feet along the arc of a non-tangent curve to the left having a radius of 1200.00 feet and a central angle of 23°58'47" (chord bearing N67°39'31"E, 498.57 feet); 2) N55°40'08"E, a distance of 235.56 feet; 3) Easterly, 978.70 feet along the arc of a tangent curve to the right having a radius of 1113.00 feet and a central angle of 50°22'56" (chord bearing N80°51'36"E, 947.47 feet); 4) Easterly, 761.64 feet along the arc of a reverse curve to the left having a radius of 1237.00 feet and a central angle of 35°16'40" (chord bearing N88°24'43"E, 749.67 feet); 5) N70°46'23"E, a distance of 644.68 feet; thence S00°21'24"W, a distance of 641.83 feet to a point on the North boundary of aforesaid WEST PASCO INDUSTRIAL PARK PHASE II UNIT 3, also being the North boundary of aforesaid Section 29; thence along said North boundary, N89°06'44"W, a distance of 2225.29 feet to the POINT OF BEGINNING.

Containing 29.636 acres, more or less.



TSR

COMMUNITY DEVELOPMENT DISTRICT

7

TSR

COMMUNITY DEVELOPMENT DISTRICT

7A

This instrument prepared by
and upon recording return to:

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

Cross Reference: O.R. Book 10446
Page 2807

**PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS UNDER
DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS**

[OR BOOK 10446 PG 2807]

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS (“Partial Assignment”) is made and entered into this ____ day of _____, 2026, by and between:

WS-TSR, LLC, a Delaware limited liability company, with a mailing address of 660 Steamboat Road, 3rd Floor, Greenwich, Connecticut 06830 (hereinafter “Declarant”); and

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, having a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter “District”).

RECITALS

WHEREAS, the Declarant made and recorded the *Declaration of Easements, Covenants, and Restrictions* dated September 23, 2021 (hereinafter “Declaration”), and recorded in Official Records Book 10446, Pages 2807 through 2836, inclusive, and incorporated herein by reference, which provides, in part, for the ongoing maintenance, repair, and replacement of certain improvements that benefit the Property (as defined in the Declaration); and

WHEREAS, the District was established by an ordinance of the Board of County Commissioners of Pasco County, Florida, pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating, and or maintaining certain infrastructure and improvements; and

WHEREAS, the Declarant desires to assign certain rights and obligations under the Declaration to the District relating to the collection of annual assessments as outlined in Section 8 of the Declaration; and

WHEREAS, in furtherance of the District’s activities and services, the District agrees to assume such certain rights and obligations under Section 8 of the Declaration.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants

contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Partial Assignment.

2. AUTHORITY TO ASSIGN. As provided for in Sections 8.2 and 16.1 of the Declaration, the Declarant has the automatic right to assign its rights and duties to collect Annual Assessments (as defined in the Declaration) and enforcement of same to the District.

3. PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS. Declarant hereby assigns and transfers to the District, Declarant's rights and obligations regarding collection of Annual Assessments and enforcement of same to the District under Section 8 of the Declaration. In accordance with the assignment of such rights and obligations, the District agrees to collect and enforce Annual Assessments as outlined in Section 8 of the Declaration.

4. AFFIRMATION OF DECLARATION. Except as provided in Section 3 of this Partial Assignment, nothing contained in this Assignment shall affect the rights and obligations of the Declarant and the District shall not be deemed to have assumed any of the remaining duties or obligations of the Declarant under the Declaration, which Declaration shall remain in full force and effect in accordance with its terms. This Partial Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. EFFECTIVE DATE. This Partial Assignment shall be effective upon the date first written above.

6. COUNTERPARTS. This Partial Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[signature pages follow]

IN WITNESS WHEREOF, the parties execute this Partial Assignment to be effective the day, and year first written above.

Signed, Sealed and Delivered
in Our Presence:

TSR COMMUNITY DEVELOPMENT DISTRICT, a
local unit of special-purpose government existing
pursuant to Chapter 190, *Florida Statutes*

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this ____ day of _____, 2026, by
_____ as _____ of TSR Community
Development District, a local unit of special-purpose government existing pursuant to Chapter
190, *Florida Statutes*, on behalf of the District, who is personally known to me or who has
produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

Signed, Sealed and Delivered
in Our Presence:

WS-TSR, LLC, a Delaware limited liability
company

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this _____ day of _____, 2026, by
_____ as _____ of WS-TSR, LLC, a Delaware
limited liability company, on behalf of the company, who is personally known to me or who has
produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

7B

This instrument prepared by
and upon recording return to:

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

Cross Reference: O.R. Book 10545
Page 92

**PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS UNDER
DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS**

[OR BOOK 10545 PG 92]

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS (“Partial Assignment”) is made and entered into this ____ day of _____, 2026, by and between:

WS-TSR, LLC, a Delaware limited liability company, with a mailing address of 660 Steamboat Road, 3rd Floor, Greenwich, Connecticut 06830 (hereinafter “Declarant”); and

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, having a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter “District”).

RECITALS

WHEREAS, the Declarant made and recorded the *Declaration of Easements, Covenants, and Restrictions* dated January 31, 2022 (hereinafter “Declaration”), and recorded in Official Records Book 10545, Pages 92 through 119, inclusive, and incorporated herein by reference, which provides, in part, for the ongoing maintenance, repair, and replacement of certain improvements that benefit the Property (as defined in the Declaration); and

WHEREAS, the District was established by an ordinance of the Board of County Commissioners of Pasco County, Florida, pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating, and or maintaining certain infrastructure and improvements; and

WHEREAS, the Declarant desires to assign certain rights and obligations under the Declaration to the District relating to the collection of annual assessments as outlined in Section 8 of the Declaration; and

WHEREAS, in furtherance of the District’s activities and services, the District agrees to assume such certain rights and obligations under Section 8 of the Declaration.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants

contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Partial Assignment.

2. AUTHORITY TO ASSIGN. As provided for in Sections 8(b) and 16(a) of the Declaration, the Declarant has the automatic right to assign its rights and duties to collect Annual Assessments (as defined in the Declaration) and enforcement of same to the District.

3. PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS. Declarant hereby assigns and transfers to the District, Declarant's rights and obligations regarding collection of Annual Assessments and enforcement of same to the District under Section 8 of the Declaration. In accordance with the assignment of such rights and obligations, the District agrees to collect and enforce Annual Assessments as outlined in Section 8 of the Declaration.

4. AFFIRMATION OF DECLARATION. Except as provided in Section 3 of this Partial Assignment, nothing contained in this Assignment shall affect the rights and obligations of the Declarant and the District shall not be deemed to have assumed any of the remaining duties or obligations of the Declarant under the Declaration, which Declaration shall remain in full force and effect in accordance with its terms. This Partial Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. EFFECTIVE DATE. This Partial Assignment shall be effective upon the date first written above.

6. COUNTERPARTS. This Partial Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[signature pages follow]

IN WITNESS WHEREOF, the parties execute this Partial Assignment to be effective the day, and year first written above.

Signed, Sealed and Delivered
in Our Presence:

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government existing pursuant to Chapter 190, *Florida Statutes*

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____ as _____ of TSR Community Development District, a local unit of special-purpose government existing pursuant to Chapter 190, *Florida Statutes*, on behalf of the District, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

Signed, Sealed and Delivered
in Our Presence:

WS-TSR, LLC, a Delaware limited liability
company

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this _____ day of _____, 2026, by
_____ as _____ of WS-TSR, LLC, a Delaware
limited liability company, on behalf of the company, who is personally known to me or who has
produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

7C

This instrument prepared by
and upon recording return to:

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

Cross Reference: O.R. Book 10516
Page 532

**PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS UNDER
DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS**

[OR BOOK 10516 PG 532]

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS (“Partial Assignment”) is made and entered into this ____ day of _____, 2026, by and between:

WS-TSR, LLC, a Delaware limited liability company, with a mailing address of 660 Steamboat Road, 3rd Floor, Greenwich, Connecticut 06830 (hereinafter “Declarant”); and

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, having a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter “District”).

RECITALS

WHEREAS, the Declarant made and recorded the *Declaration of Easements, Covenants, and Restrictions* dated December 14, 2021 (hereinafter “Declaration”), and recorded in Official Records Book 10516, Pages 532 through 562, inclusive, and incorporated herein by reference, which provides, in part, for the ongoing maintenance, repair, and replacement of certain improvements that benefit the Property (as defined in the Declaration); and

WHEREAS, the District was established by an ordinance of the Board of County Commissioners of Pasco County, Florida, pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating, and or maintaining certain infrastructure and improvements; and

WHEREAS, the Declarant desires to assign certain rights and obligations under the Declaration to the District relating to the collection of annual assessments as outlined in Section 8 of the Declaration; and

WHEREAS, in furtherance of the District’s activities and services, the District agrees to assume such certain rights and obligations under Section 8 of the Declaration.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants

contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Partial Assignment.

2. AUTHORITY TO ASSIGN. As provided for in Sections 8.3 and 16.1 of the Declaration, the Declarant has the automatic right to assign its rights and duties to collect Annual Assessments (as defined in the Declaration) and enforcement of same to the District.

3. PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS. Declarant hereby assigns and transfers to the District, Declarant's rights and obligations regarding collection of Annual Assessments and enforcement of same to the District under Section 8 of the Declaration. In accordance with the assignment of such rights and obligations, the District agrees to collect and enforce Annual Assessments as outlined in Section 8 of the Declaration.

4. AFFIRMATION OF DECLARATION. Except as provided in Section 3 of this Partial Assignment, nothing contained in this Assignment shall affect the rights and obligations of the Declarant and the District shall not be deemed to have assumed any of the remaining duties or obligations of the Declarant under the Declaration, which Declaration shall remain in full force and effect in accordance with its terms. This Partial Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. EFFECTIVE DATE. This Partial Assignment shall be effective upon the date first written above.

6. COUNTERPARTS. This Partial Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[signature pages follow]

IN WITNESS WHEREOF, the parties execute this Partial Assignment to be effective the day, and year first written above.

Signed, Sealed and Delivered
in Our Presence:

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government existing pursuant to Chapter 190, *Florida Statutes*

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____ as _____ of TSR Community Development District, a local unit of special-purpose government existing pursuant to Chapter 190, *Florida Statutes*, on behalf of the District, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

Signed, Sealed and Delivered
in Our Presence:

WS-TSR, LLC, a Delaware limited liability
company

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this _____ day of _____, 2026, by
_____ as _____ of WS-TSR, LLC, a Delaware
limited liability company, on behalf of the company, who is personally known to me or who has
produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

7D

This instrument prepared by
and upon recording return to:

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

Cross Reference: O.R. Book 10436
Page 372

**PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS UNDER
DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS**

[OR BOOK 10436 PG 372]

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS (“Partial Assignment”) is made and entered into this ____ day of _____, 2026, by and between:

WS-TSR, LLC, a Delaware limited liability company, with a mailing address of 660 Steamboat Road, 3rd Floor, Greenwich, Connecticut 06830 (hereinafter “Declarant”); and

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, having a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter “District”).

RECITALS

WHEREAS, the Declarant made and recorded the *Declaration of Easements, Covenants, and Restrictions* dated September 8, 2021 (hereinafter “Declaration”), and recorded in Official Records Book 10436, Pages 372 through 401, inclusive, and incorporated herein by reference, which provides, in part, for the ongoing maintenance, repair, and replacement of certain improvements that benefit the Property (as defined in the Declaration); and

WHEREAS, the District was established by an ordinance of the Board of County Commissioners of Pasco County, Florida, pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating, and or maintaining certain infrastructure and improvements; and

WHEREAS, the Declarant desires to assign certain rights and obligations under the Declaration to the District relating to the collection of annual assessments as outlined in Section 8 of the Declaration; and

WHEREAS, in furtherance of the District’s activities and services, the District agrees to assume such certain rights and obligations under Section 8 of the Declaration.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants

contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Partial Assignment.

2. AUTHORITY TO ASSIGN. As provided for in Sections 8.2 and 16.1 of the Declaration, the Declarant has the automatic right to assign its rights and duties to collect Annual Assessments (as defined in the Declaration) and enforcement of same to the District.

3. PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS. Declarant hereby assigns and transfers to the District, Declarant's rights and obligations regarding collection of Annual Assessments and enforcement of same to the District under Section 8 of the Declaration. In accordance with the assignment of such rights and obligations, the District agrees to collect and enforce Annual Assessments as outlined in Section 8 of the Declaration.

4. AFFIRMATION OF DECLARATION. Except as provided in Section 3 of this Partial Assignment, nothing contained in this Assignment shall affect the rights and obligations of the Declarant and the District shall not be deemed to have assumed any of the remaining duties or obligations of the Declarant under the Declaration, which Declaration shall remain in full force and effect in accordance with its terms. This Partial Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. EFFECTIVE DATE. This Partial Assignment shall be effective upon the date first written above.

6. COUNTERPARTS. This Partial Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[signature pages follow]

IN WITNESS WHEREOF, the parties execute this Partial Assignment to be effective the day, and year first written above.

Signed, Sealed and Delivered
in Our Presence:

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government existing pursuant to Chapter 190, *Florida Statutes*

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____ as _____ of TSR Community Development District, a local unit of special-purpose government existing pursuant to Chapter 190, *Florida Statutes*, on behalf of the District, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

Signed, Sealed and Delivered
in Our Presence:

WS-TSR, LLC, a Delaware limited liability
company

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this _____ day of _____, 2026, by
_____ as _____ of WS-TSR, LLC, a Delaware
limited liability company, on behalf of the company, who is personally known to me or who has
produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

7E

This instrument prepared by
and upon recording return to:

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

Cross Reference: O.R. Book 10233
Page 2072

**PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS UNDER
DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS**

[OR BOOK 10233 PG 2072]

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS (“Partial Assignment”) is made and entered into this ____ day of _____, 2026, by and between:

WS-TSR, LLC, a Delaware limited liability company, with a mailing address of 660 Steamboat Road, 3rd Floor, Greenwich, Connecticut 06830 (hereinafter “Declarant”); and

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, having a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter “District”).

RECITALS

WHEREAS, the Declarant made and recorded the *Declaration of Easements, Covenants, and Restrictions* dated December 2, 2020 (hereinafter “Declaration”), and recorded in Official Records Book 10233, Pages 2072 through 2102, inclusive, and incorporated herein by reference, which provides, in part, for the ongoing maintenance, repair, and replacement of certain improvements that benefit the Property (as defined in the Declaration); and

WHEREAS, the District was established by an ordinance of the Board of County Commissioners of Pasco County, Florida, pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating, and or maintaining certain infrastructure and improvements; and

WHEREAS, the Declarant desires to assign certain rights and obligations under the Declaration to the District relating to the collection of annual assessments as outlined in Article VIII of the Declaration; and

WHEREAS, in furtherance of the District’s activities and services, the District agrees to assume such certain rights and obligations under Article VIII of the Declaration.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants

contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Partial Assignment.

2. AUTHORITY TO ASSIGN. As provided for in Sections 8.2 and 16.1 of the Declaration, the Declarant has the automatic right to assign its rights and duties to collect Annual Assessments (as defined in the Declaration) and enforcement of same to the District.

3. PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS. Declarant hereby assigns and transfers to the District, Declarant's rights and obligations regarding collection of Annual Assessments and enforcement of same to the District under Article VIII of the Declaration. In accordance with the assignment of such rights and obligations, the District agrees to collect and enforce Annual Assessments as outlined in Article VIII of the Declaration.

4. AFFIRMATION OF DECLARATION. Except as provided in Section 3 of this Partial Assignment, nothing contained in this Assignment shall affect the rights and obligations of the Declarant and the District shall not be deemed to have assumed any of the remaining duties or obligations of the Declarant under the Declaration, which Declaration shall remain in full force and effect in accordance with its terms. This Partial Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. EFFECTIVE DATE. This Partial Assignment shall be effective upon the date first written above.

6. COUNTERPARTS. This Partial Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[signature pages follow]

IN WITNESS WHEREOF, the parties execute this Partial Assignment to be effective the day, and year first written above.

Signed, Sealed and Delivered
in Our Presence:

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government existing pursuant to Chapter 190, *Florida Statutes*

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____ as _____ of TSR Community Development District, a local unit of special-purpose government existing pursuant to Chapter 190, *Florida Statutes*, on behalf of the District, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

Signed, Sealed and Delivered
in Our Presence:

WS-TSR, LLC, a Delaware limited liability
company

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this _____ day of _____, 2026, by
_____ as _____ of WS-TSR, LLC, a Delaware
limited liability company, on behalf of the company, who is personally known to me or who has
produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

7F

This instrument prepared by
and upon recording return to:

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

Cross Reference: O.R. Book 9627
Page 2011

**PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS UNDER
DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS**

[OR BOOK 9627 PG 2011]

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS (“Partial Assignment”) is made and entered into this ____ day of _____, 2026, by and between:

WS-TSR, LLC, a Delaware limited liability company, with a mailing address of 660 Steamboat Road, 3rd Floor, Greenwich, Connecticut 06830 (hereinafter “Declarant”); and

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, having a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter “District”).

RECITALS

WHEREAS, the Declarant made and recorded the *Declaration of Easements, Covenants, and Restrictions* dated October 30, 2017 (hereinafter “Declaration”), and recorded in Official Records Book 9627, Pages 2011 through 2037, inclusive, and incorporated herein by reference, which provides, in part, for the ongoing maintenance, repair, and replacement of certain improvements that benefit the Property (as defined in the Declaration); and

WHEREAS, the District was established by an ordinance of the Board of County Commissioners of Pasco County, Florida, pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating, and or maintaining certain infrastructure and improvements; and

WHEREAS, the Declarant desires to assign certain rights and obligations under the Declaration to the District relating to the collection of annual assessments as outlined in Article VIII of the Declaration; and

WHEREAS, in furtherance of the District’s activities and services, the District agrees to assume such certain rights and obligations under Article VIII of the Declaration.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants

contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Partial Assignment.

2. AUTHORITY TO ASSIGN. As provided for in Sections 8.2 and 16.1 of the Declaration, the Declarant has the automatic right to assign its rights and duties to collect Annual Assessments (as defined in the Declaration) and enforcement of same to the District.

3. PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS. Declarant hereby assigns and transfers to the District, Declarant's rights and obligations regarding collection of Annual Assessments and enforcement of same to the District under Article VIII of the Declaration. In accordance with the assignment of such rights and obligations, the District agrees to collect and enforce Annual Assessments as outlined in Article VIII of the Declaration.

4. AFFIRMATION OF DECLARATION. Except as provided in Section 3 of this Partial Assignment, nothing contained in this Assignment shall affect the rights and obligations of the Declarant and the District shall not be deemed to have assumed any of the remaining duties or obligations of the Declarant under the Declaration, which Declaration shall remain in full force and effect in accordance with its terms. This Partial Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. EFFECTIVE DATE. This Partial Assignment shall be effective upon the date first written above.

6. COUNTERPARTS. This Partial Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[signature pages follow]

IN WITNESS WHEREOF, the parties execute this Partial Assignment to be effective the day, and year first written above.

Signed, Sealed and Delivered
in Our Presence:

TSR COMMUNITY DEVELOPMENT DISTRICT, a
local unit of special-purpose government existing
pursuant to Chapter 190, *Florida Statutes*

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this ____ day of _____, 2026, by
_____ as _____ of TSR Community
Development District, a local unit of special-purpose government existing pursuant to Chapter
190, *Florida Statutes*, on behalf of the District, who is personally known to me or who has
produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

Signed, Sealed and Delivered
in Our Presence:

WS-TSR, LLC, a Delaware limited liability
company

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this _____ day of _____, 2026, by
_____ as _____ of WS-TSR, LLC, a Delaware
limited liability company, on behalf of the company, who is personally known to me or who has
produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

7G

This instrument prepared by
and upon recording return to:

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

Cross Reference: O.R. Book 9997
Page 910

**PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS UNDER
DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS**

[OR BOOK 9997 PG 910]

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS (“Partial Assignment”) is made and entered into this ____ day of _____, 2026, by and between:

WS-TSR, LLC, a Delaware limited liability company, with a mailing address of 660 Steamboat Road, 3rd Floor, Greenwich, Connecticut 06830 (hereinafter “Declarant”); and

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, having a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter “District”).

RECITALS

WHEREAS, the Declarant made and recorded the *Declaration of Easements, Covenants, and Restrictions* dated October 28, 2019 (hereinafter “Declaration”), and recorded in Official Records Book 9997, Pages 910 through 942, inclusive, and incorporated herein by reference, which provides, in part, for the ongoing maintenance, repair, and replacement of certain improvements that benefit the Property (as defined in the Declaration); and

WHEREAS, the District was established by an ordinance of the Board of County Commissioners of Pasco County, Florida, pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating, and or maintaining certain infrastructure and improvements; and

WHEREAS, the Declarant desires to assign certain rights and obligations under the Declaration to the District relating to the collection of annual assessments as outlined in Article VIII of the Declaration; and

WHEREAS, in furtherance of the District’s activities and services, the District agrees to assume such certain rights and obligations under Article VIII of the Declaration.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants

contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Partial Assignment.

2. AUTHORITY TO ASSIGN. As provided for in Sections 8.2 and 16.1 of the Declaration, the Declarant has the automatic right to assign its rights and duties to collect Annual Assessments (as defined in the Declaration) and enforcement of same to the District.

3. PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS. Declarant hereby assigns and transfers to the District, Declarant's rights and obligations regarding collection of Annual Assessments and enforcement of same to the District under Article VIII of the Declaration. In accordance with the assignment of such rights and obligations, the District agrees to collect and enforce Annual Assessments as outlined in Article VIII of the Declaration.

4. AFFIRMATION OF DECLARATION. Except as provided in Section 3 of this Partial Assignment, nothing contained in this Assignment shall affect the rights and obligations of the Declarant and the District shall not be deemed to have assumed any of the remaining duties or obligations of the Declarant under the Declaration, which Declaration shall remain in full force and effect in accordance with its terms. This Partial Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. EFFECTIVE DATE. This Partial Assignment shall be effective upon the date first written above.

6. COUNTERPARTS. This Partial Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[signature pages follow]

IN WITNESS WHEREOF, the parties execute this Partial Assignment to be effective the day, and year first written above.

Signed, Sealed and Delivered
in Our Presence:

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government existing pursuant to Chapter 190, *Florida Statutes*

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____ as _____ of TSR Community Development District, a local unit of special-purpose government existing pursuant to Chapter 190, *Florida Statutes*, on behalf of the District, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

Signed, Sealed and Delivered
in Our Presence:

WS-TSR, LLC, a Delaware limited liability
company

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this _____ day of _____, 2026, by
_____ as _____ of WS-TSR, LLC, a Delaware
limited liability company, on behalf of the company, who is personally known to me or who has
produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

7H

This instrument prepared by
and upon recording return to:

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

Cross Reference: O.R. Book 9650
Page 3623

**PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS UNDER
DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS**

[OR BOOK 9650 PG 3623]

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS (“Partial Assignment”) is made and entered into this ____ day of _____, 2026, by and between:

WS-TSR, LLC, a Delaware limited liability company, with a mailing address of 660 Steamboat Road, 3rd Floor, Greenwich, Connecticut 06830 (hereinafter “Declarant”); and

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, having a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter “District”).

RECITALS

WHEREAS, the Declarant made and recorded the *Declaration of Easements, Covenants, and Restrictions* dated December 4, 2017 (hereinafter “Declaration”), and recorded in Official Records Book 9650, Pages 3623 through 3651, inclusive, and incorporated herein by reference, which provides, in part, for the ongoing maintenance, repair, and replacement of certain improvements that benefit the Property (as defined in the Declaration); and

WHEREAS, the District was established by an ordinance of the Board of County Commissioners of Pasco County, Florida, pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating, and or maintaining certain infrastructure and improvements; and

WHEREAS, the Declarant desires to assign certain rights and obligations under the Declaration to the District relating to the collection of annual assessments as outlined in Article VIII of the Declaration; and

WHEREAS, in furtherance of the District’s activities and services, the District agrees to assume such certain rights and obligations under Article VIII of the Declaration.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants

contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Partial Assignment.

2. AUTHORITY TO ASSIGN. As provided for in Sections 8.2 and 16.1 of the Declaration, the Declarant has the automatic right to assign its rights and duties to collect Annual Assessments (as defined in the Declaration) and enforcement of same to the District.

3. PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS. Declarant hereby assigns and transfers to the District, Declarant's rights and obligations regarding collection of Annual Assessments and enforcement of same to the District under Article VIII of the Declaration. In accordance with the assignment of such rights and obligations, the District agrees to collect and enforce Annual Assessments as outlined in Article VIII of the Declaration.

4. AFFIRMATION OF DECLARATION. Except as provided in Section 3 of this Partial Assignment, nothing contained in this Assignment shall affect the rights and obligations of the Declarant and the District shall not be deemed to have assumed any of the remaining duties or obligations of the Declarant under the Declaration, which Declaration shall remain in full force and effect in accordance with its terms. This Partial Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. EFFECTIVE DATE. This Partial Assignment shall be effective upon the date first written above.

6. COUNTERPARTS. This Partial Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[signature pages follow]

IN WITNESS WHEREOF, the parties execute this Partial Assignment to be effective the day, and year first written above.

Signed, Sealed and Delivered
in Our Presence:

TSR COMMUNITY DEVELOPMENT DISTRICT, a
local unit of special-purpose government existing
pursuant to Chapter 190, *Florida Statutes*

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this ____ day of _____, 2026, by
_____ as _____ of TSR Community
Development District, a local unit of special-purpose government existing pursuant to Chapter
190, *Florida Statutes*, on behalf of the District, who is personally known to me or who has
produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

Signed, Sealed and Delivered
in Our Presence:

WS-TSR, LLC, a Delaware limited liability
company

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this _____ day of _____, 2026, by
_____ as _____ of WS-TSR, LLC, a Delaware
limited liability company, on behalf of the company, who is personally known to me or who has
produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

71

This instrument prepared by
and upon recording return to:

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

Cross Reference: O.R. Book 9621
Page 1553

**PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS UNDER
DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS**

[OR BOOK 9621 PG 1553]

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS (“Partial Assignment”) is made and entered into this ____ day of _____, 2026, by and between:

WS-TSR, LLC, a Delaware limited liability company, with a mailing address of 660 Steamboat Road, 3rd Floor, Greenwich, Connecticut 06830 (hereinafter “Declarant”); and

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, having a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter “District”).

RECITALS

WHEREAS, the Declarant made and recorded the *Declaration of Easements, Covenants, and Restrictions* dated October 18, 2017 (hereinafter “Declaration”), and recorded in Official Records Book 9621, Pages 1553 through 1578, inclusive, and incorporated herein by reference, which provides, in part, for the ongoing maintenance, repair, and replacement of certain improvements that benefit the Property (as defined in the Declaration); and

WHEREAS, the District was established by an ordinance of the Board of County Commissioners of Pasco County, Florida, pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating, and or maintaining certain infrastructure and improvements; and

WHEREAS, the Declarant desires to assign certain rights and obligations under the Declaration to the District relating to the collection of annual assessments as outlined in Article VIII of the Declaration; and

WHEREAS, in furtherance of the District’s activities and services, the District agrees to assume such certain rights and obligations under Article VIII of the Declaration.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants

contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Partial Assignment.

2. AUTHORITY TO ASSIGN. As provided for in Sections 8.2 and 16.1 of the Declaration, the Declarant has the automatic right to assign its rights and duties to collect Annual Assessments (as defined in the Declaration) and enforcement of same to the District.

3. PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS. Declarant hereby assigns and transfers to the District, Declarant's rights and obligations regarding collection of Annual Assessments and enforcement of same to the District under Article VIII of the Declaration. In accordance with the assignment of such rights and obligations, the District agrees to collect and enforce Annual Assessments as outlined in Article VIII of the Declaration.

4. AFFIRMATION OF DECLARATION. Except as provided in Section 3 of this Partial Assignment, nothing contained in this Assignment shall affect the rights and obligations of the Declarant and the District shall not be deemed to have assumed any of the remaining duties or obligations of the Declarant under the Declaration, which Declaration shall remain in full force and effect in accordance with its terms. This Partial Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. EFFECTIVE DATE. This Partial Assignment shall be effective upon the date first written above.

6. COUNTERPARTS. This Partial Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[signature pages follow]

IN WITNESS WHEREOF, the parties execute this Partial Assignment to be effective the day, and year first written above.

Signed, Sealed and Delivered
in Our Presence:

TSR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government existing pursuant to Chapter 190, *Florida Statutes*

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____ as _____ of TSR Community Development District, a local unit of special-purpose government existing pursuant to Chapter 190, *Florida Statutes*, on behalf of the District, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

Signed, Sealed and Delivered
in Our Presence:

WS-TSR, LLC, a Delaware limited liability
company

Printed Name: _____

Street

City, State Zip

By: _____
Name: _____
Title: _____

Printed Name: _____

Street

City, State Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this _____ day of _____, 2026, by
_____ as _____ of WS-TSR, LLC, a Delaware
limited liability company, on behalf of the company, who is personally known to me or who has
produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

8

TSR CDD

PROJECT RECOMMENDATIONS

FY 2027 BUDGET

PREPARATION

PREPARED BY:

Barry Mazzone, CMCA, LCAM, LSSGB

Operations Manager



Wrathell, Hunt and Associates, LLC

Produced:
May 7, 2026

Revised:
June 15, 2026

**FY 2027 PROJECT
RESERVE AND
CAPITAL PROJECT
SUMMARY**

PROJECT RECOMMENDATIONS – FY 2027

PROJECT TITLE	DESCRIPTION
Erosion Projects - 10%	Address Erosion concerns on District Ponds with Appropriate Control Method
Concrete Sidewalks & Streets Grind & Replacement	Annual Projects - Various Common Areas
Asphalt Grind, Mill, & Replacement	Annual Projects - Various Common Areas
ADA Mat Sidewalk Restoration - Phase 1	Rangeland Blvd sidewalks and Street Entry Points (Pulled out from Sidewalk Funds)
Common Area Signage Maintenance	Straighten / Replace Common Area Signage and Street Signs
Storm Drain Invest/ Repairs	Investigation/ Repairs of Stormwater Drains and Infrastructure
Arbor Care & Replacement	Annual Arbor Care Projects - Outside of Contract (2027 \$74000 Davey + Buffer)
Homestead Playground Replacement	Replacement of Slide and other equipment at end of useful life
Carp Replenishment (1/2 2026 Qty)	Continued Restock of District Ponds with Carp, per 2026 program
Pressure Washing (Full District)	Addressing all Common Area and Amenity Sidewalks Throughout the District
Stansil Park Turf (Sidewalk to Curb)	Replace Existing Bahia Sod with Zoysia Sod, from Common Area Sidewalk to Curb
Huckleberry Pond Tree Replacement	Replace trees removed in 2025- 2026, with eight (8) new trees, per proposal
Sod - Dog Parks (x2)	On a rotating basis, resod two (2) community dog parks
<i>Landscaping Maintenance Area Planning/ Development</i>	<i>Expenses needed for planning, permitting, and development of the Landscaping Maintenance Yard</i>
<i>Welcome Center Replacement Planning / Development</i>	<i>Expenses needed for planning, permitting, and development of the new District Office</i>
SWFWMD Permit Compliance Projects	Expenses related to any additional maintenance, monitoring, and planting of the wetland areas
Cunningham Park Parking Lot Restoration	Delivery and Install of new shell material
Rangeland Wood Bridge Maintenance	Quarterly Wood Replacement

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

TSR CDD HISTORICAL FUND BALANCE

Fiscal Year	Budget	Actual Spend	YoY Change	Spend/Bgt	EOY Fund Balance	Change to FB	% Fund Bal
2020	\$ 2,828,800	\$ 2,796,473		98.9%	\$ 220,571		6.7%
2021	\$ 3,278,461	\$ 3,123,597	11.7%	95.3%	\$ 499,408	\$ 278,837	12.5%
2022	\$ 3,996,041	\$ 3,567,311	14.2%	89.3%	\$ 1,276,121	\$ 776,713	26.8%
2023	\$ 4,758,516	\$ 4,329,512	21.4%	91.0%	\$ 1,845,334	\$ 569,213	34.6%
2024 *	\$ 5,339,698	\$ 5,339,698	23.3%	100.0%	\$ 1,752,779	\$ (92,555)	34.0%
2025	\$ 5,158,169	\$ 5,923,113	10.9%	114.8%	\$ 1,230,358	\$ (522,421)	

Source: Audited Financials (Except 2025)

** Note: 2024 Bgt adjusted from original \$4,774,869*

Fiscal Year	EOY Fund Balance	Liability W/O	EOY Adjusted
2020	\$ 220,571		
2021	\$ 499,408		
2022	\$ 1,276,121		
2023	\$ 1,845,334	\$ 53,909	\$ 1,899,243
2024	\$ 1,752,779		
2025	\$ 1,230,358		

FY 2027 DM Notes:

To hit Fund Balance of **35%**, or approximately 2.1 million as of March 31, 2026 Financials, Board would need to add **\$730,000** to the fund balance by the end of FY 2027, without incurring any additional expenditures beyond what is budgeted.

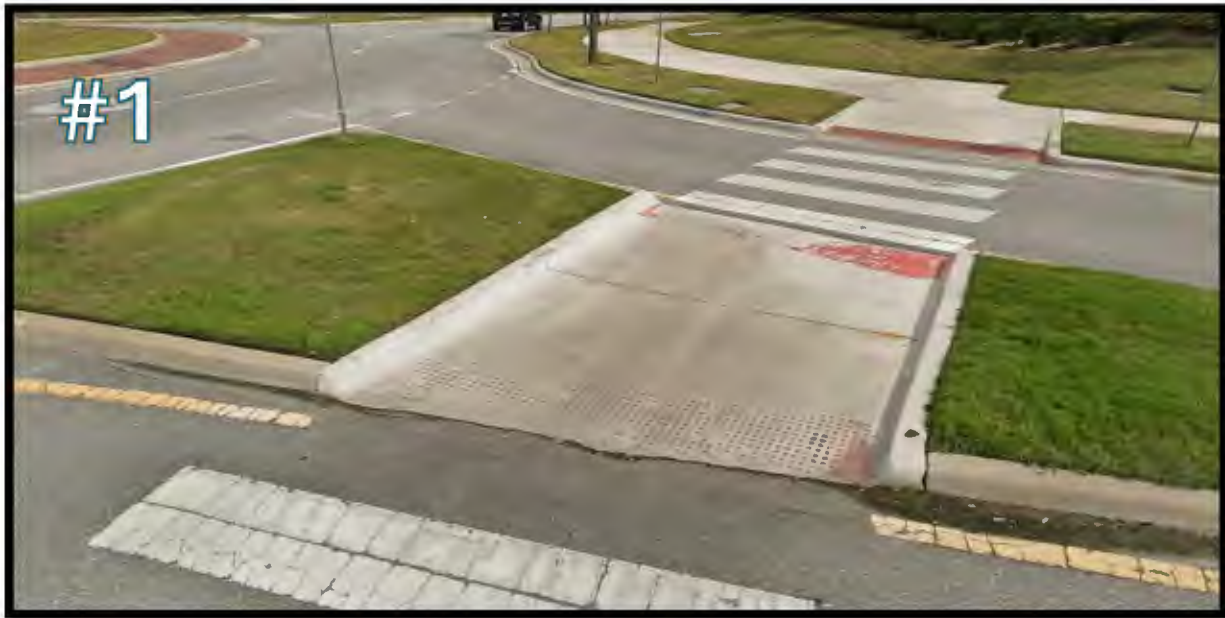
To hit Fund Balance of **40%**, or approximately 2.4 million as of March 31, 2026 Financials, Board would need to add **\$1.1 million** to the fund balance by the end of FY 2027, without incurring any additional expenditures beyond what is budgeted.

**FY 2027 PROJECT
FIELD OPERATIONS
PROPOSALS & NOTES**

TSR CDD FY Comp	FY 2023	FY 2024	FY 2025	FY 2026
	Budget	Budget	Budget	Budget
Landscaping Maintenance	\$1,700,000.00	\$1,760,000.00	\$1,875,000.00	\$1,931,250.00
Landscaping Consulting	\$60,000.00	\$65,400.00	\$65,400.00	\$65,400.00
Landscaping Consulting Fees	\$0.00	\$0.00	\$0.00	\$10,129.00
Landscaping Arbor Care	\$155,000.00	\$155,000.00	\$155,000.00	\$60,000.00
Plant Replacement	\$70,000.00	\$70,000.00	\$120,000.00	\$120,000.00
Mulch (w/ Playground)	\$218,000.00	\$218,000.00	\$150,000.00	\$191,600.00
Road & Sidewalk	\$40,000.00	\$40,000.00	\$60,000.00	\$60,000.00
Common Area Signage	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Pressure Washing	\$105,000.00	\$0.00	\$80,000.00	\$20,000.00

ADA MAT QUOTE / FEEDBACK FROM VENDOR – ROSE PAVING

The vendor can handle a maximum of about 15 areas per mobilization. ADA mats (Truncated domes – Pic #2) are recommended over the concrete version, poured and painted – Pic #1, due to their overall durability. The mats themselves are around \$300 each and they are sold in 5 ft by 2 ft sections. The average mobilization would be \$5000 to \$6000. Overall, on each mobilization, they would be able to handle 10 to 15 areas depending on the sizes needed.



**PROPOSAL EXAMPLE:
THE MAP IS MISSING AREAS
AND ADDITIONAL WORK WILL
BE NEEDED. OPERATIONS
RECOMMENDS THE NUMBER
BUDGETED FOR FY 2027**



The enclosed proposal is presented by
Riptide Pressure Washing, LLC

Website: www.riptidepressurewashing.com

Email: office@riptidepressurewashing.com

Phone: 727-216-9672

WHAT YOU GET WITH RIPTIDE:		
RIPTIDE SUPPLIES ALL OF THE WATER.	✓	Page 2
RIPTIDE HAS INDUSTRIAL EQUIPMENT FOR EFFICIENCY AND EFFECTIVENESS.	✓	Page 2
RIPTIDE USES HOT WATER FOR BEST RESULTS WHEN CLEANING CONCRETE.	✓	Page 2
RIPTIDE APPLIES AN ALGICIDE TO CONCRETE TO IMPROVE THE LONGEVITY OF THE CLEANING.	✓	Page 2
RIPTIDE CARRIES WORKERS COMPENSATION INSURANCE.	✓	Page 3
RIPTIDE CARRIES COMMERCIAL AUTO AND GENERAL LIABILITY WITH \$2M IN PROTECTION.	✓	Page 3
RIPTIDE IS A PRE-APPROVED VENDOR.	✓	Page 3

This proposal contains proprietary information intended solely for the individual or entity to whom it is addressed and may not be shared or posted publicly without permission.

OUR EQUIPMENT:

Riptide's industrial equipment consists of three, turbo diesel 84HP, 20 gallon-per-minute pressure washing machines, connected to instant hot-water heaters. These machines are mounted on a 25' x 10' trailer with a 2,000-gallon water tank and a county issued hydrant filtration system for extracting water from hydrant meters with authorization from the county. Additionally, a custom, compressed-air atomizing pump is mounted to our rig to apply the appropriate amount of cleaning agent to clean a structure, roof, or building of any size.

OUR CLEANING METHOD FOR ROOFS, BUILDINGS AND OTHER STRUCTURES:

Riptide performs roof cleaning, exterior building cleaning, fence cleaning and boundary wall cleaning using our state-of-the-art cleaning agent application system. A proprietary blend of cleaning agents, with the active ingredient SLO-MO, are mixed in our chemical tank and applied to the structure by our team of professionals. Once applied, the cleaning agents break down the living organisms that create the unsightly discoloration on exterior structures. The end result is restored aesthetic value; and the elimination of contaminants such as mold, mildew and algae. Our cleaning agents are approved by the Vinyl Siding Institute and the Roof Cleaning Institute of America. Photo, right: Roof cleaning being performed on a 3-story apt. building in Tampa.



PRO TIP: Never allow a vendor to use a pressure washer or a concrete cleaner on a roof.

OUR CLEANING METHOD FOR CONCRETE:

We use a 2-step process to clean concrete surfaces such as sidewalks, walkways, curbing, etc. Step one is performed using a flat surface cleaner. The flat surface cleaner affords a powerful, uniform cleaning without risk of damage to concrete material. This cleaning tool, when combined with the use of hot water to create steam, provides the most effective cleaning method for flat surfaces. After the concrete is cleaned, we apply an algicide which oxidizes the algae, mold and mildew from the porous concrete and inhibits its return. The end result is bright, clean concrete material. Photo, right: High-performance, industrial flat surface cleaner



Please note that Riptide also offers a concrete treatment to remove rust and iron stains that are the result of well water irrigation systems. This is a separate service using a different cleaning method (a chemical application) and must be specifically requested.

HOW WE DETERMINE OUR PRICING:

All cost proposals are calculated using linear or square footage of the area to be cleaned. This allows us to determine the amount of algicide we will need for the scope of work. A detailed itemized cost proposal is included on the last page of this proposal. **This proposal is being submitted as one complete document, do not separate the itemized cost proposal when presenting to decision-makers.**

HOW WE PROTECT YOUR ASSETS:

Riptide carries Worker's Compensation, General Liability and Commercial Auto insurance with levels of coverage well beyond the minimums. A certificate of insurance is included on the last page of this proposal. **Your property will be named as an additional insured upon acceptance of our cost proposal.** Riptide Pressure Washing, LLC is an approved vendor with credentialing companies such as Compliance Depot, Enterprise Risk Control, Grid Vendor, VIVE and Registry Monitoring Services.

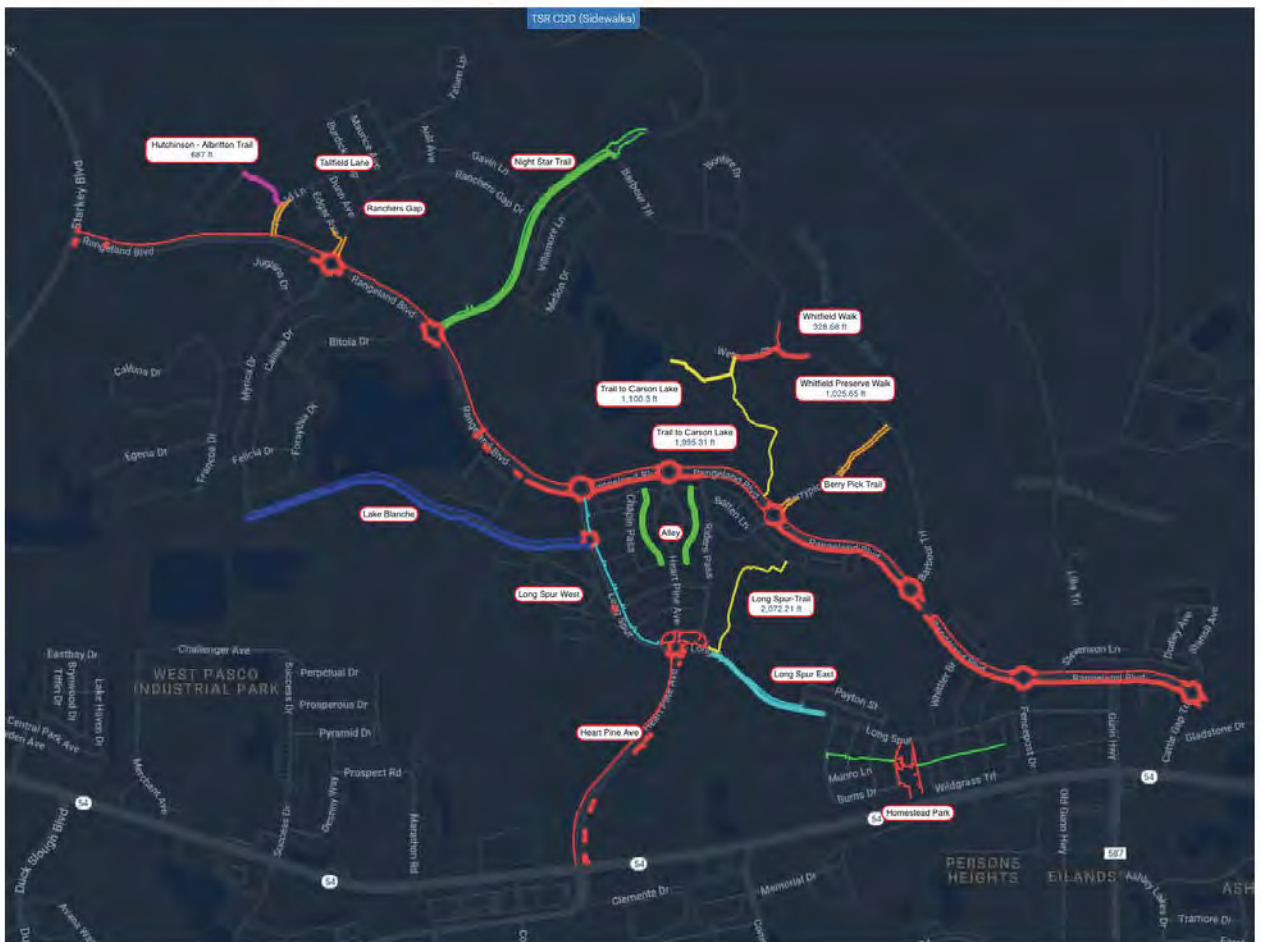
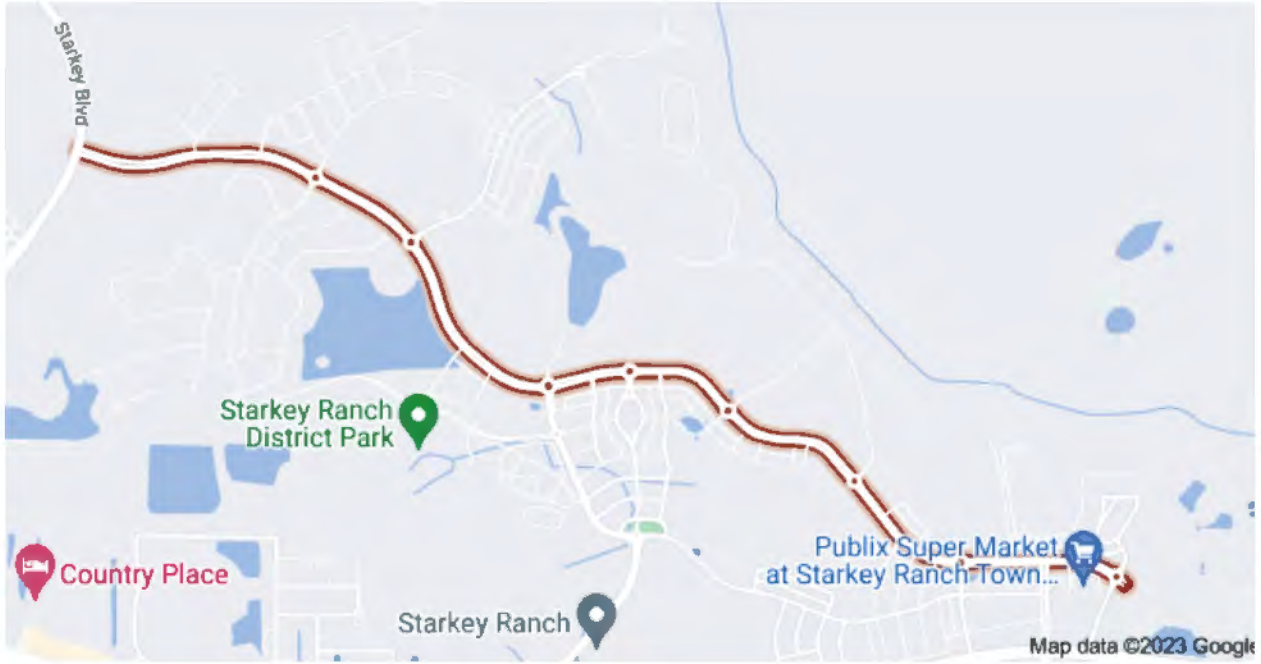
HOW YOU WILL BENEFIT FROM CHOOSING RIPTIDE PRESSURE WASHING, LLC:

Riptide is the best-equipped exterior cleaning specialist in the entire state of Florida. The efficiency of our industrial equipment reduces the time needed to complete a project, thereby reducing disruption to residents and commerce. Simply put, other vendors would need a full week to perform the same amount of services that Riptide performs in one day. Working efficiently means that we can offer very competitive pricing. When compared “apples to apples” with other vendors, we are almost always the least expensive vendor, offering you the best service. Be sure to compare wisely.

PRO TIP: When comparing vendors, use the checklist on our cover page to be certain you are asking all of the right questions.



Map #6- Rangeland Blvd (center red)



TSR CDD

c/o Wrathall, Hunt & Associates, LLC
 2300 Glades Road, Suite 410W
 Boca Raton, Florida 33431

Riptide Pressure Washing, LLC

6727 Trouble Creek Road
 New Port Richey, FL 34655

Street	Description	Cost	Total
Heart Pine-Map 1	12' sidewalks.	1.20	861.60
Map 1 Continued	6' sidewalks.	0.65	2,005.90
Map 1 Continued	Hitching Park 6' sidewalks.	0.65	1,682.85
Whitfield Alleys- Map 2	Whitfield alleys in green.	1.60	3,168.00
Map 2 Continued	Long Spur 12' sidewalks in blue.	1.20	2,055.60
Map 2 Continued	Long Spur 10' sidewalks in blue.	1.00	493.00
Map 2 Continued	Long Spur 6' sidewalks in blue.	0.65	2,091.70
Map 2 Continued	Long Spur "cut through" trail in yellow.	1.00	2,072.00
Homestead- Map 3	Homestead Park sidewalk	0.65	1,884.35
Map 3 Continued	6' "cut through" sidewalks in green.	0.65	1,413.10
Carson Lake- Map 4	12' trail section in yellow.	1.20	1,320.00
Map 4 Continued	6' trail section in yellow.	1.00	1,995.00
Whitfield Preserve- Map 5	5' sidewalks	0.55	180.40
Map 5 Continued	12' sidewalks	1.20	1,230.00
Rangeland- Map 6	12' sidewalks.	1.20	19,662.00
Map 6 Continued	6' sidewalks.	0.65	9,672.65
Berry Pick Trail- Map 7	5' sidewalks in orange.	0.55	1,293.05
Ranchers Gap- Map 8	5' sidewalks	0.55	393.80
Hutchinson-Map 9	6' Hutchinson/Albritton cut through trail.	0.65	446.55
Night Star Trail-Map 10	6' sidewalks.	0.65	2,750.15
Map 10 Continued	10' sidewalks.	1.00	3,374.00
Lake Blanche-Map 11	6' sidewalks.	0.65	2,982.20
Tallfield-Map 12	5' sidewalks in orange	0.55	1,206.70
Albritton Park-Map 13	5' sidewalks in red	0.55	2,153.80
Stansil Park- Map 14	6' sidewalks in green	0.65	158.60
Map 14 Continued	10' sidewalks in yellow	1.00	267.00
Whitfield Amenity- Map 15	8' sidewalks in red	0.75	1,758.75
Cunningham Park- Map 16	Paver walkway	1.00	421.00
Welcome Center- Map 17	10' sidewalks	1.00	107.00
Map 17 Continued	6' sidewalks	0.65	208.00
Map 17 Continued.	Driveway Apron (SF)	0.08	118.56
Stevenson/Cattle/Gunn Map 18	12' sidewalks	1.20	1,237.20
Map 18 Continued	8' sidewalks	0.75	1,683.75
Map 18 Continued	6' sidewalks	0.65	963.30
Map 18 Continued	5' sidewalks	0.55	1,215.50
DISCOUNT	WE WANT YOU BACK 105 DISCOUNT.	-7,451.71	-7,451.71

Proposal Total:	\$67,075.35
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/07/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Paragon Risk Management, Inc. dba One Source Advisory 203 Crystal Grove Blvd Lutz FL 33549		CONTACT NAME: Cody Cribbs PHONE (A/C No. Ext): (813) 949-8636 E-MAIL ADDRESS: cody@onesourceadvisory.com FAX (A/C, No): (813) 909-8743	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Southern-Owners Insurance Company	NAIC # 10190
		INSURER B: Auto-Owners Insurance Co	18988
		INSURER C: FCBI	
		INSURER D:	
		INSURER E:	
		INSURER F:	
INSURED Riptide Pressure Washing Llc 6727 Trouble Creek Rd New Port Richey FL 34653-5538			

COVERAGES

CERTIFICATE NUMBER: 25-26 Term

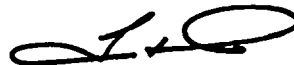
REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			20388929	05/21/2025	05/21/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			4919265803	05/21/2025	05/21/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$ 500,000
							BODILY INJURY (Per accident)	\$ 500,000
							PROPERTY DAMAGE (Per accident)	\$ 500,000
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB DED RETENTION \$			4919265801	05/21/2025	05/21/2026	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	85658	05/21/2025	05/21/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	E.L. EACH ACCIDENT \$ 1,000,000
								E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
								E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Contractors Equipment - Rented Equipment			20388929	05/21/2025	05/21/2026		100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Riptide Pressure Washing LLC 6727 Trouble Creek Rd New Port Richey FL 34653	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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HAVEN SMART™

Our Solutions



Alarm Monitoring

Rest assured knowing your home is always guarded with our 24/7 alarm monitoring services - protecting your investment.



Remote Support

With 24/7 support we're available to communicate with you in whichever manner is most convenient - email, phone, or text.



On-Site Service

When an issue can't be resolved remotely, HavenSmart's expert technicians are ready to be on-site to keep you up and running.

ABOUT US

Since 2021, HavenSmart has been leading the way in home automation with an innovative approach to design, creating bespoke home solutions tailored to each individual.

WHY CHOOSE US

Our systems are backed by a **team of experts, white glove service**, and unparalleled **knowledge and support** every step of the way. With a background in industrial automation - we understand precision and support is key.



GET IN TOUCH
(888) 999-3417
Info@havensmart.com
Service@havensmart.com



HAVEN SMART™

SERVICE PLANS

STANDARD

NETWORK SECURITY

GOLD

DIAMOND

EMAIL SUPPORT (M-F 9AM - 5PM)	✓	✓	✓	✓
PHONE SUPPORT (M-F 9AM - 5PM)	FIRST 15 MINUTES FREE	✓ NETWORK ONLY	✓	✓
24/7 PHONE, CHAT, TEXT, & EMAIL SUPPORT	✗	✗	✓	✓
PRIORITY ONSITE/REMOTE SUPPORT	BEST AVAILABLE	BEST AVAILABLE	WITHIN 2 BUSINESS DAYS	FIRST PRIORITY
REMOTE PROGRAMMING	\$55/HR - MINIMUM 1 HR	✓ NETWORK ONLY	1 HOUR FREE PER YEAR	✓
PROACTIVE REMOTE SOFTWARE UPDATES	✗	✓ NETWORK ONLY	✓	✓
NETWORK SUPPORT	✗	✓ NETWORK ONLY	✓	✓
NETWORK SECURITY	✗	✓	\$29.99/mo	✓
ALARM SYSTEM MONITORING	\$35/mo	\$35/mo	\$25/mo	✓
ANNUAL ON SITE SERVICE ALLOWANCE	BILLED HOURLY	BILLED HOURLY	2 HOURS	8 HOURS
ON SITE LABOR RATE	\$150/hr	\$150/hr	\$125/hr	\$95/hr
ON SITE AFTER HOURS + WEEKEND SERVICE	✗	✗	✗	\$275/hr
CONTROL4 4SIGHT REMOTE ACCESS	\$120/yr	\$120/yr	\$90/yr	✓
MONTHLY FEE	INCLUDED	\$29.99	\$69.99	\$299.99



havensmart.com / 888.999.3417



Price Quotation

SPECIALTY SURFACES, LLC.

3899 Mannix Dr. Suite 424
 Naples, FL 34114-5411
 Phone 239-352-7151
 Fax 239-352-7153

Date: 03/31/26
 Quote Expiration Date: 06/29/26

Sales Rep: Nikki Barney
 Email: nbarney@specialtysurfacesllc.com
 Cell: (407) 925-7873

specialtysurfacesllc.com

Contact Name: Renee Gillooly-Hlebak Customer Name: Starkey Ranch Street Address: 12959 SR 54 City, ST. & Zip: Odessa FL Office: 813-925-9777 Cell: Email: renee@starkeyranch.com	Site Contact: 0 Job Name: Deep Clean and Roll-Coat AquaFlex Surface Street Address: City, ST. & Zip Office: Cell: Email:
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Installation Product Description	Critical Fall Height	Total System Height (inches)	Quantity / Square Footage	NOTES	Amount
Deep Clean and Roll Coat AquaFlex Non Porous			1235		\$5,363.00
2 days work Scope, 3 days cure time, no water or foot traffic after we complete the Roll-Coat Please lock out water feature so the water doesn't turn on during the 5 day period					
This Service is Recommended to be performed on a Tri-Annual basis, if so, the surface will perform for 10 years with ease.					
Terms: 50% Due upon acceptance / 50% to be paid upon completion				TOTAL:	\$5,363.00

Price quoted includes all materials, shipping and installation - Any difference in final SF will be reflected in the final price.
 Price does not include Custom Design Work, Prevailing Wage Rates and Field Security if required unless noted above.
 Trash and / or Demolition remains will be bagged and disposed of in a customer supplied dumpster unless otherwise agreed on.
 Department of Health Variance AND FEES may be required and is the sole responsibility of the Owner or General Contractor.
 Price is not inclusive of on site storage or container fees unless otherwise noted above.
 Pebble Flex is only installed on flat surface, it will terminate at the tangent point of the radius.
 Sales Tax is NOT included unless noted above.
 The price reflected in this quote is valid for 60 days from date of this quote as noted above.
 All Permits and/or fees are the sole responsibility of the Owner or General Contractor.
 Customer is responsible to provide an adequate dumpster on site if required.
 New concrete at a 4 inch average thickness requires a 28 day minimum cure time before installation

BUY THE BEST, IT WILL OUTLAST THE REST

**FY 2027
LANDSCAPING
& ARBOR CARE
PROJECT
RECOMMENDATIONS**

FY 2027 Proposal/ Recommendations

Arbor Care

Juniper	\$13,519.62	(8) Live Oaks / Peninsula - Huckleberry Pond
Davey	\$14,240.00	Demoss/ Pruning/ Liquid Humate (Oct 2026 projects)
Davey	\$18,590.00	Demoss/ Pruning/ Liquid Humate (Oct 2026 projects)
Davey	\$41,001.00	Demoss/ Pruning/ Liquid Humate (March 2027 projects)
	<u>\$87,350.62</u>	TOTAL

Plant Replacement

Juniper #1	\$13,220.00	Albritton Park Enhancement
	\$4,250.91	Albritton Park - Irrigation
Juniper #2	\$29,962.50	State Road 54 Enhancement
	\$13,432.65	State Road 54 - Irrigation
Juniper #3	\$17,920.00	Rangeland Blvd Enhancement
	\$6,666.92	Rangeland Blvd Irrigation
Juniper #4	\$23,399.60	Stansil Park Enhancement
	\$14,491.60	Stansil Park - Irrigation
Juniper #5	\$27,580.00	Long Spur Enhancement
	\$1,470.00	Long Spur - Irrigation
Juniper #6	\$23,245.00	Homestead Park - Landscaping Post Pool
	\$6,618.60	Homestead Park - Irrigation
Juniper #7	\$65,935.00	Heart Pine Ave- Enhancements
	\$26,993.70	Heart Pine Ave- Irrigation
	<u>\$275,186.48</u>	TOTAL
Juniper #8	\$42,720.00	Frost Damage
	\$7,872.86	Frost Damage- Irrigation
	<u>\$50,592.86</u>	TOTAL

Enhancement + Frost \$325,779.34 TOTAL

Sod

Juniper	\$37,390.72	Rangeland East - Stansil Park
	<u>\$37,390.72</u>	TOTAL

Juniper

Proposal

Proposal No.: 393255

Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Enhancement on the peninsula island

The following estimate covers the installation of six (6) missing Live Oak trees within the peninsula island located on the north side of Lake Blanch Avenue.

We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Peninsula island					
Site Prep					\$890.00
Bobcat Rental	1.00	EA	\$500.00	\$500.00	
Heavy Equipment (includes operator)	6.00	HR	\$65.00	\$390.00	
Landscape Material					\$12,419.62
Enhancement Labor	6.00	HR	\$50.00	\$300.00	
Live Oak, 16-18' x 7-8', 4-5" cal - FGT3	6.00	FG	\$1,863.20	\$11,179.22	
Re-Stake 4-5" caliber tree	6.00	EA	\$150.00	\$900.00	
Pine Straw, BL- Bale	3.00	Bale	\$13.47	\$40.40	
Irrigation Renovation					\$210.00
Irrigation Technician Labor	3.00	HR	\$70.00	\$210.00	
				Total:	\$13,519.62

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

YOUR Proposal

Included with this document, you will find a proposal from your local arborist. We thank you for considering us for your landscape needs and we look forward to caring for your property. If you have any questions, please contact your arborist.

Thank you!

OUR FAMILY

Founded in 1880, our organization is dedicated to providing quality service and caring for trees. As we've grown, our employee owned company welcomed new brands into the Davey family. As a valued client, you will receive the benefit of that dedicated service from your local brand, backed by national resources.



The Davey Tree Expert Company ("Company")
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Ben.Wasielewski@davey.com



Client	3/30/2026
TSR CDD - STARKEY RANCH CDD 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1774879029 Account #: Work: (407) 841-5524 Mobile: (407) 841-5524 Fax: (407) 839-1526 mail: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning	October	\$9,920.00		\$9,920.00
OCTOBER 2026 Albritton park: Demoss large clumps at ends of branches on oak on the corner of Tatum and Burdick Loop. Demoss large clumps at ends of branches on oaks in park on hanging over the walkways for safety. Also prune, de-moss, and deadwood trees around the pool. Wildgrass Loop: Structurally prune 36 oaks along Townhome side, removing dead wood and providing clearance for pedestrians and cars.				
Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Liquid Humate Application (**)	October	\$4,320.00		\$4,320.00
OCTOBER 2026: Deep root fertilize 36 oaks along road on Wildgrass Loop in front of Townhomes.				
Total of All Services		\$14,240.00	\$0.00	\$14,240.00

- YES, please schedule the Services marked above.
- YES, please automatically renew the Services marked above that are eligible for automatic renewal (as indicated by **) for successive Service Periods, which will continue until I inform Company in writing that I want to cancel automatic renewal effective as of the next Service Period; however, automatic renewal will not apply to customers in CA, NY, CT or any other state that prohibits this automatic renewal option

Other Important Terms: See the attached "Terms and Conditions" either set forth on the reverse side of this Agreement or attached to this Agreement for additional information, such as early termination, maintenance responsibilities, warranties, late and default charges and insurance.

ACCEPTANCE OF PROPOSAL: By signing below, Client agrees and accepts the terms and conditions stated above and the Terms and Conditions either set forth on the reverse side of this Agreement or attached to this Agreement. Company is authorized to do this work as specified. All deletions have been noted. I understand that once accepted, this Agreement constitutes a binding contract. If Client is a legal entity, the undersigned hereby represents that the undersigned has full authority to enter into this Agreement on behalf of Client. This proposal may be withdrawn if not accepted within 30 days.

YOU ARE ENTITLED TO A COMPLETELY FILLED IN COPY OF THIS AGREEMENT, SIGNED BY BOTH YOU AND US, BEFORE ANY WORK MAY BE STARTED



The Davey Tree Expert Company ("Company")
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Ben.Wasielewski@davey.com



Client	3/30/2026
TSR CDD - STARKEY RANCH CDD 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1774879029 Account #: Work: (407) 841-5524 Mobile: (407) 841-5524 Fax: (407) 839-1526 mail: psoety@sunscapeconsulting.com

DOOR-TO-DOOR SALE/ HOME SOLICITATION: If this Agreement is the result of a Door-to-Door or Home Solicitation Sale (under applicable state or federal law), the following provision applies:

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

CLIENT:

Signature: _____
 Name (print): _____
 Title: _____
 Date: _____

COMPANY:

Signature: Ben Wasielewski
 Name (print): Ben Wasielewski
 Cert TreeCare Safety Prof 02526
 Tree Risk Assessor Qual.
 Title: District Manager
 Date: 3/30/2026

CLIENT CARE GUARANTEE:

We guarantee to deliver what we contract to deliver. If we fail to deliver, we will work with you until you are satisfied, or we will not charge you for the disputed service.

TERMS AND CONDITIONS

1. **Exclusive Terms.** Client and Company agree that these Terms and Conditions are the sole and exclusive terms and conditions of this Services Agreement (this "Agreement"). Any additional or different terms or conditions not contained herein, including, without limitation, any request or communication by Client regarding the Services, are hereby rejected by the parties, unless agreed to in writing, identified as an amendment to this Agreement, and signed by both parties.
2. **Client.** If Client is a legal entity, the term Client shall include all parent, subsidiary, related, and affiliated entities and each of their respective officers, directors, members, owners, employees, agents, representatives, contractors, and insurers.
3. **Limited Scope of Services.** Company agrees to perform only the services (the "Services") expressly listed on the first page of this Agreement. Client understands and agrees that Company is not required to perform any services other than the Services. Notwithstanding the foregoing, if Company provides additional or different services with Client's written approval, additional fees, costs, and charges will apply, and Client agrees to pay such additional fees, costs, and charges.
4. **Jobsite.** Client represents and warrants that Client has, and at all times will have, authority to grant access, and does hereby authorize and grant access, to Company to enter the property or properties where the Services are performed ("Job Site"), including all streets, sidewalks, and all surrounding property or areas necessary to gain access to or remove material from the Job Site. Client understands and agrees that Company has relied upon this representation and warranty to perform the Services. Client further represents and warrants that the Job Site is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations. While Company may assist, Client is responsible for obtaining any necessary permits in connection with the Services, unless otherwise agreed in writing. Unless otherwise agreed to in writing, Company has made no survey of the property.
5. **Payment.** Company will provide one or more invoices for the Services provided to Client, and in consideration of Client receiving the Services, Client shall pay the fees set forth on each invoice in full within thirty (30) days of the invoice date. If Company initiates litigation or other collection action against Client to recover any amount, Client agrees, to the extent permitted by applicable law, to pay all litigation or collection costs and expenses, including reasonable attorney's fees and expert witness fees, incurred by Company in connection with such litigation or collection action.
6. **Limited Warranty.** Company agrees to perform all Services in accordance with applicable federal, state and local laws and industry standards, and it shall exercise due care and act in good faith at all times in the performance of its obligations under this Agreement. Company will repair, at its own expense, any material defects with its Services for a period of six months following completion of the applicable Services.
7. **Working with Living Things.** As trees and other plant life are living, changing organisms affected by factors beyond Company's control, no guarantee on tree, plant, or general landscape safety, risk, health, or condition is expressed or implied and is disclaimed in this Agreement, unless that guarantee is specifically stated in writing by Company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under any circumstances. There are many unseen and unforeseen items and hazards that may or may not exist now, or in the future, over which Company has no control. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, this is not a Tree Risk Assessment and will not include investigations to determine a tree's structural integrity or stability. Company may recommend a Tree Risk Assessment be conducted for an additional charge. All trees present some degree of risk and will eventually fail. The only way to eliminate tree risk is to remove trees. By choosing to preserve trees, Client hereby accepts this risk. Client also accepts the risk of, and Company will not be liable for, any accident, damage, or injury occurring prior to the scheduled Services.
8. **Product Usage.** To the extent the Services include application of product on the Jobsite, Company is relying on the applicable manufacturer's representations regarding the product used and makes no independent representations regarding the product, including, without limitation, safety or efficacy.
9. **Indemnification by Client.** To the fullest extent permitted by applicable law, Client shall indemnify, defend, and hold harmless Company from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of, resulting from, or relating to (a) Client's negligence or willful misconduct in connection with this Agreement, (b) any breach by Client of this Agreement, (c) the condition of the Job Site or any hazards on the Job Site existing prior to the execution of this Agreement or caused by Client or a third party, (d) Client's grant of access to the Job Site or surrounding areas, and (e) any acts or omissions by a third-party, Client, or any of Client's employees, agents, contractors (other than Company), or representatives.
10. **Indemnification by Company.** To the fullest extent permitted by applicable law, Company shall indemnify, defend, and hold harmless Client from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, to the extent caused by the negligence or willful misconduct of Company or its employees or agents in connection with this Agreement. Company's indemnification, defense and hold harmless obligations shall survive the expiration or earlier termination of this Agreement for a period of one year.
11. **LIMITATION OF LIABILITY. CLIENT AGREES THAT COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL LOSSES, DAMAGES, OR EXPENSES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY BUSINESS INTERRUPTION LOSSES OR LOST REVENUE, ARISING DIRECTLY OR INDIRECTLY OUT OF, RESULTING FROM, RELATING TO, OR IN CONNECTION WITH THIS AGREEMENT OR THE SERVICES.**
12. **DAMAGE AND LIABILITY RELEASE. UNLESS CAUSED BY COMPANY'S NEGLIGENCE, CLIENT HEREBY RELEASES COMPANY FROM ANY AND ALL CLAIMS AND DAMAGES AS A RESULT OF OR IN ANY WAY RELATING TO THE SERVICES PROVIDED BY COMPANY AT OR NEAR THE JOB SITE (INCLUDING, BUT NOT LIMITED TO, ABOVE-GROUND ITEMS SUCH AS SIDEWALKS, BUILDINGS, STRUCTURES, DOG FENCES, DRIVEWAYS, LAWNS, OR LANDSCAPING AND UNDERGROUND ITEMS SUCH AS ELECTRICAL LINES, SEPTIC SYSTEMS, LEACH FIELDS, SEWER SYSTEMS, WELLS, IRRIGATION SYSTEMS, OR WATER LINES).**
13. **Term and Termination.** The term of this Agreement commences on the date of this Agreement and continues until the Services are completed, unless and until earlier terminated as provided under this Agreement (the "Term"). Either party may terminate this Agreement at any time upon at least ten (10) day's written notice, provided Client shall pay Company for any Services performed prior to the termination date.
14. **Assignment.** Client may not assign any of its rights under this Agreement without the prior written consent of Company. This Agreement does not confer upon any third-party any right to claim damages against Company.
15. **Severability.** If any term of this Agreement is held invalid, illegal, or unenforceable, such term shall be limited to the extent necessary to comply with applicable law and if such limitation is not possible, severed and inoperative, and the remainder of this Agreement shall remain operative and binding on the parties.

NOTICE OF CANCELLATION

Date of Transaction

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to The Davey Tree Expert Company, at 123 Atlantic Dr Suite 111, Maitland, FL 32751-3370 NOT LATER THAN MIDNIGHT OF _____ .

Cancellation
Date

I HEREBY CANCEL THIS TRANSACTION

Date

Buyer's Signature

Printed Name

20004068-1774879029
Proposal Number

YOUR Proposal

Included with this document, you will find a proposal from your local arborist. We thank you for considering us for your landscape needs and we look forward to caring for your property. If you have any questions, please contact your arborist.

Thank you!

OUR FAMILY

Founded in 1880, our organization is dedicated to providing quality service and caring for trees. As we've grown, our employee owned company welcomed new brands into the Davey family. As a valued client, you will receive the benefit of that dedicated service from your local brand, backed by national resources.



The Davey Tree Expert Company ("Company")
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Ben.Wasielewski@davey.com



Client	3/30/2026
TSR CDD - STARKEY RANCH CDD 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1774879626 Account #: Work: (407) 841-5524 Mobile: (407) 841-5524 Fax: (407) 839-1526 mail: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning	October	\$5,890.00		\$5,890.00
HOMESTEAD PARK OCTOBER 2026: Slightly remove clumps of moss in the 4 Large oaks and remove large deadwood 3 inches and greater. Also structure prune 14 smaller oaks and 8 Sycamores around park.				
<input type="checkbox"/> Tree Pruning	October	\$2,650.00		\$2,650.00
OCTOBER 2026 RYDERS PASS, CHAPIN PASS, & RAIL SPUR: Structure prune all oaks in the parks and along the road if part of the park.				
<input type="checkbox"/> Tree Pruning	October	\$4,250.00		\$4,250.00
OCTOBER 2026: Structure prune 34 oaks in the 2 parks along Barbour Trail.				
Landscape	Service Period	Price	Tax	Total
<input type="checkbox"/> Vertical Mulching	October	\$2,400.00		\$2,400.00
OCTOBER 2026 HOMESTEAD PARK Vertical mulch the 4 large oaks in Homestead Park.				
Fertilization/Soil Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Liquid Humate Application (**)	October	\$3,400.00		\$3,400.00
OCTOBER 2026 BARBOUR TRAIL: Deep root fertilize 34 oaks in 2 parks along Barbour Trail.				
Total of All Services		\$18,590.0	\$0.0	\$18,590.0

- YES, please schedule the Services marked above.
- YES, please automatically renew the Services marked above that are eligible for automatic renewal (as indicated by **) for successive Service Periods, which will continue until I inform Company in writing that I want to cancel automatic renewal effective as of the next Service Period; however, automatic renewal will not apply to customers in CA, NY, CT or any other state that prohibits this automatic renewal option

Other Important Terms: See the attached "Terms and Conditions" either set forth on the reverse side of this Agreement or attached to this Agreement for additional information, such as early termination, maintenance responsibilities, warranties, late and default charges and insurance.



The Davey Tree Expert Company ("Company")
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Ben.Wasielewski@davey.com



Client	3/30/2026
TSR CDD - STARKEY RANCH CDD 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1774879626 Account #: Work: (407) 841-5524 Mobile: (407) 841-5524 Fax: (407) 839-1526 mail: psoety@sunscapeconsulting.com

ACCEPTANCE OF PROPOSAL: By signing below, Client agrees and accepts the terms and conditions stated above and the Terms and Conditions either set forth on the reverse side of this Agreement or attached to this Agreement. Company is authorized to do this work as specified. All deletions have been noted. I understand that once accepted, this Agreement constitutes a binding contract. If Client is a legal entity, the undersigned hereby represents that the undersigned has full authority to enter into this Agreement on behalf of Client. This proposal may be withdrawn if not accepted within 30 days.

YOU ARE ENTITLED TO A COMPLETELY FILLED IN COPY OF THIS AGREEMENT, SIGNED BY BOTH YOU AND US, BEFORE ANY WORK MAY BE STARTED

DOOR-TO-DOOR SALE/ HOME SOLICITATION: If this Agreement is the result of a Door-to-Door or Home Solicitation Sale (under applicable state or federal law), the following provision applies:

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

CLIENT:

Signature: _____
 Name (print): _____
 Title: _____
 Date: _____

COMPANY:

Signature: Ben Wasielewski
 Name (print): Ben Wasielewski
 Cert TreeCare Safety Prof 02526
 Tree Risk Assessor Qual.
 Title: District Manager
 Date: 3/30/2026

CLIENT CARE GUARANTEE:

We guarantee to deliver what we contract to deliver. If we fail to deliver, we will work with you until you are satisfied, or we will not charge you for the disputed service.

TERMS AND CONDITIONS

1. **Exclusive Terms.** Client and Company agree that these Terms and Conditions are the sole and exclusive terms and conditions of this Services Agreement (this "Agreement"). Any additional or different terms or conditions not contained herein, including, without limitation, any request or communication by Client regarding the Services, are hereby rejected by the parties, unless agreed to in writing, identified as an amendment to this Agreement, and signed by both parties.
2. **Client.** If Client is a legal entity, the term Client shall include all parent, subsidiary, related, and affiliated entities and each of their respective officers, directors, members, owners, employees, agents, representatives, contractors, and insurers.
3. **Limited Scope of Services.** Company agrees to perform only the services (the "Services") expressly listed on the first page of this Agreement. Client understands and agrees that Company is not required to perform any services other than the Services. Notwithstanding the foregoing, if Company provides additional or different services with Client's written approval, additional fees, costs, and charges will apply, and Client agrees to pay such additional fees, costs, and charges.
4. **Jobsite.** Client represents and warrants that Client has, and at all times will have, authority to grant access, and does hereby authorize and grant access, to Company to enter the property or properties where the Services are performed ("Job Site"), including all streets, sidewalks, and all surrounding property or areas necessary to gain access to or remove material from the Job Site. Client understands and agrees that Company has relied upon this representation and warranty to perform the Services. Client further represents and warrants that the Job Site is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations. While Company may assist, Client is responsible for obtaining any necessary permits in connection with the Services, unless otherwise agreed in writing. Unless otherwise agreed to in writing, Company has made no survey of the property.
5. **Payment.** Company will provide one or more invoices for the Services provided to Client, and in consideration of Client receiving the Services, Client shall pay the fees set forth on each invoice in full within thirty (30) days of the invoice date. If Company initiates litigation or other collection action against Client to recover any amount, Client agrees, to the extent permitted by applicable law, to pay all litigation or collection costs and expenses, including reasonable attorney's fees and expert witness fees, incurred by Company in connection with such litigation or collection action.
6. **Limited Warranty.** Company agrees to perform all Services in accordance with applicable federal, state and local laws and industry standards, and it shall exercise due care and act in good faith at all times in the performance of its obligations under this Agreement. Company will repair, at its own expense, any material defects with its Services for a period of six months following completion of the applicable Services.
7. **Working with Living Things.** As trees and other plant life are living, changing organisms affected by factors beyond Company's control, no guarantee on tree, plant, or general landscape safety, risk, health, or condition is expressed or implied and is disclaimed in this Agreement, unless that guarantee is specifically stated in writing by Company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under any circumstances. There are many unseen and unforeseen items and hazards that may or may not exist now, or in the future, over which Company has no control. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, this is not a Tree Risk Assessment and will not include investigations to determine a tree's structural integrity or stability. Company may recommend a Tree Risk Assessment be conducted for an additional charge. All trees present some degree of risk and will eventually fail. The only way to eliminate tree risk is to remove trees. By choosing to preserve trees, Client hereby accepts this risk. Client also accepts the risk of, and Company will not be liable for, any accident, damage, or injury occurring prior to the scheduled Services.
8. **Product Usage.** To the extent the Services include application of product on the Jobsite, Company is relying on the applicable manufacturer's representations regarding the product used and makes no independent representations regarding the product, including, without limitation, safety or efficacy.
9. **Indemnification by Client.** To the fullest extent permitted by applicable law, Client shall indemnify, defend, and hold harmless Company from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of, resulting from, or relating to (a) Client's negligence or willful misconduct in connection with this Agreement, (b) any breach by Client of this Agreement, (c) the condition of the Job Site or any hazards on the Job Site existing prior to the execution of this Agreement or caused by Client or a third party, (d) Client's grant of access to the Job Site or surrounding areas, and (e) any acts or omissions by a third-party, Client, or any of Client's employees, agents, contractors (other than Company), or representatives.
10. **Indemnification by Company.** To the fullest extent permitted by applicable law, Company shall indemnify, defend, and hold harmless Client from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, to the extent caused by the negligence or willful misconduct of Company or its employees or agents in connection with this Agreement. Company's indemnification, defense and hold harmless obligations shall survive the expiration or earlier termination of this Agreement for a period of one year.
11. **LIMITATION OF LIABILITY. CLIENT AGREES THAT COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL LOSSES, DAMAGES, OR EXPENSES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY BUSINESS INTERRUPTION LOSSES OR LOST REVENUE, ARISING DIRECTLY OR INDIRECTLY OUT OF, RESULTING FROM, RELATING TO, OR IN CONNECTION WITH THIS AGREEMENT OR THE SERVICES.**
12. **DAMAGE AND LIABILITY RELEASE. UNLESS CAUSED BY COMPANY'S NEGLIGENCE, CLIENT HEREBY RELEASES COMPANY FROM ANY AND ALL CLAIMS AND DAMAGES AS A RESULT OF OR IN ANY WAY RELATING TO THE SERVICES PROVIDED BY COMPANY AT OR NEAR THE JOB SITE (INCLUDING, BUT NOT LIMITED TO, ABOVE-GROUND ITEMS SUCH AS SIDEWALKS, BUILDINGS, STRUCTURES, DOG FENCES, DRIVEWAYS, LAWNS, OR LANDSCAPING AND UNDERGROUND ITEMS SUCH AS ELECTRICAL LINES, SEPTIC SYSTEMS, LEACH FIELDS, SEWER SYSTEMS, WELLS, IRRIGATION SYSTEMS, OR WATER LINES).**
13. **Term and Termination.** The term of this Agreement commences on the date of this Agreement and continues until the Services are completed, unless and until earlier terminated as provided under this Agreement (the "Term"). Either party may terminate this Agreement at any time upon at least ten (10) day's written notice, provided Client shall pay Company for any Services performed prior to the termination date.
14. **Assignment.** Client may not assign any of its rights under this Agreement without the prior written consent of Company. This Agreement does not confer upon any third-party any right to claim damages against Company.
15. **Severability.** If any term of this Agreement is held invalid, illegal, or unenforceable, such term shall be limited to the extent necessary to comply with applicable law and if such limitation is not possible, severed and inoperative, and the remainder of this Agreement shall remain operative and binding on the parties.

NOTICE OF CANCELLATION

Date of Transaction

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to The Davey Tree Expert Company, at 123 Atlantic Dr Suite 111, Maitland, FL 32751-3370 NOT LATER THAN MIDNIGHT OF _____ .

Cancellation
Date

I HEREBY CANCEL THIS TRANSACTION

Date

Buyer's Signature

Printed Name

20004068-1774879626
Proposal Number

YOUR
Proposal

Included with this document, you will find a proposal from your local arborist. We thank you for considering us for your landscape needs and we look forward to caring for your property. If you have any questions, please contact your arborist.

Thank you!

 **OUR
FAMILY**

Founded in 1880, our organization is dedicated to providing quality service and caring for trees. As we've grown, our employee owned company welcomed new brands into the Davey family. As a valued client, you will receive the benefit of that dedicated service from your local brand, backed by national resources.



The Davey Tree Expert Company ("Company")
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Ben.Wasielewski@davey.com



Client	3/30/2026
TSR CDD - STARKEY RANCH CDD 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1774879405 Account #: Work: (407) 841-5524 Mobile: (407) 841-5524 Fax: (407) 839-1526 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning MARCH 2027 LONGSPUR & NIGHT STAR: Structure prune all oaks along the roads and remove large clumps of moss in the canopy.	March	\$21,840.00		\$21,840.00
<input type="checkbox"/> Demossing (**) MARCH 2027 CUNNINGHAM PARK: Remove moss in oak stand west of the clubhouse, along with oaks near the retention pond to the far west. Davey will work there for one day and remove as much moss as possible in one days time.	March	\$5,180.00		\$5,180.00
<input type="checkbox"/> Tree Pruning MARCH 2027: Structure prune all oaks on Rangeland , west of Starkey Blvd.	March	\$7,080.00		\$7,080.00
Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Liquid Humate Application (**) MARCH 2027 CUNNINGHAM PARK: Deep root fertilize all oaks along entrance and in picnic area. Including the parking lot oaks.	March	\$6,900.00		\$6,900.00
Lawn Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Moss Control Treatment (**) Spray a few trees next to clubhouse as a sample at no charge, to show board alternate decisions for moss removal.	March	\$1.00		\$1.00
Total of All Services		\$41,001.00	\$0.00	\$41,001.00

- YES, please schedule the Services marked above.
- YES, please automatically renew the Services marked above that are eligible for automatic renewal (as indicated by **) for successive Service Periods, which will continue until I inform Company in writing that I want to cancel automatic renewal effective as of the next Service Period; however, automatic renewal will not apply to customers in CA, NY, CT or any other state that prohibits this automatic renewal option

Other Important Terms: See the attached "Terms and Conditions" either set forth on the reverse side of this Agreement or attached to this Agreement for additional information, such as early termination, maintenance responsibilities, warranties, late and default charges and insurance.



The Davey Tree Expert Company ("Company")
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Ben.Wasielewski@davey.com



Client	3/30/2026
TSR CDD - STARKEY RANCH CDD 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1774879405 Account #: Work: (407) 841-5524 Mobile: (407) 841-5524 Fax: (407) 839-1526 Email: psoety@sunscapeconsulting.com

ACCEPTANCE OF PROPOSAL: By signing below, Client agrees and accepts the terms and conditions stated above and the Terms and Conditions either set forth on the reverse side of this Agreement or attached to this Agreement. Company is authorized to do this work as specified. All deletions have been noted. I understand that once accepted, this Agreement constitutes a binding contract. If Client is a legal entity, the undersigned hereby represents that the undersigned has full authority to enter into this Agreement on behalf of Client. This proposal may be withdrawn if not accepted within 30 days.

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CLIENT:

Signature: _____
 Name (print): _____
 Title: _____
 Date: _____

COMPANY:

Signature: Ben Wasielewski
 Name (print): Ben Wasielewski
 Cert TreeCare Safety Prof 02526
 Tree Risk Assessor Qual.
 Title: District Manager
 Date: 3/30/2026

CLIENT CARE GUARANTEE:

We guarantee to deliver what we contract to deliver. If we fail to deliver, we will work with you until you are satisfied, or we will not charge you for the disputed service.

TERMS AND CONDITIONS

- 1. Exclusive Terms.** Client and Company agree that these Terms and Conditions are the sole and exclusive terms and conditions of this Services Agreement (this "Agreement"). Any additional or different terms or conditions not contained herein, including, without limitation, any request or communication by Client regarding the Services, are hereby rejected by the parties, unless agreed to in writing, identified as an amendment to this Agreement, and signed by both parties.
- 2. Client.** If Client is a legal entity, the term Client shall include all parent, subsidiary, related, and affiliated entities and each of their respective officers, directors, members, owners, employees, agents, representatives, contractors, and insurers.
- 3. Limited Scope of Services.** Company agrees to perform only the services (the "Services") expressly listed on the first page of this Agreement. Client understands and agrees that Company is not required to perform any services other than the Services. Notwithstanding the foregoing, if Company provides additional or different services with Client's written approval, additional fees, costs, and charges will apply, and Client agrees to pay such additional fees, costs, and charges.
- 4. Jobsite.** Client represents and warrants that Client has, and at all times will have, authority to grant access, and does hereby authorize and grant access, to Company to enter the property or properties where the Services are performed ("Job Site"), including all streets, sidewalks, and all surrounding property or areas necessary to gain access to or remove material from the Job Site. Client understands and agrees that Company has relied upon this representation and warranty to perform the Services. Client further represents and warrants that the Job Site is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations. While Company may assist, Client is responsible for obtaining any necessary permits in connection with the Services, unless otherwise agreed in writing. Unless otherwise agreed to in writing, Company has made no survey of the property.
- 5. Payment.** Company will provide one or more invoices for the Services provided to Client, and in consideration of Client receiving the Services, Client shall pay the fees set forth on each invoice in full within thirty (30) days of the invoice date. If Company initiates litigation or other collection action against Client to recover any amount, Client agrees, to the extent permitted by applicable law, to pay all litigation or collection costs and expenses, including reasonable attorney's fees and expert witness fees, incurred by Company in connection with such litigation or collection action.
- 6. Limited Warranty.** Company agrees to perform all Services in accordance with applicable federal, state and local laws and industry standards, and it shall exercise due care and act in good faith at all times in the performance of its obligations under this Agreement. Company will repair, at its own expense, any material defects with its Services for a period of six months following completion of the applicable Services.
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- 8. Product Usage.** To the extent the Services include application of product on the Jobsite, Company is relying on the applicable manufacturer's representations regarding the product used and makes no independent representations regarding the product, including, without limitation, safety or efficacy.
- 9. Indemnification by Client.** To the fullest extent permitted by applicable law, Client shall indemnify, defend, and hold harmless Company from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of, resulting from, or relating to (a) Client's negligence or willful misconduct in connection with this Agreement, (b) any breach by Client of this Agreement, (c) the condition of the Job Site or any hazards on the Job Site existing prior to the execution of this Agreement or caused by Client or a third party, (d) Client's grant of access to the Job Site or surrounding areas, and (e) any acts or omissions by a third-party, Client, or any of Client's employees, agents, contractors (other than Company), or representatives.
- 10. Indemnification by Company.** To the fullest extent permitted by applicable law, Company shall indemnify, defend, and hold harmless Client from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, to the extent caused by the negligence or willful misconduct of Company or its employees or agents in connection with this Agreement. Company's indemnification, defense and hold harmless obligations shall survive the expiration or earlier termination of this Agreement for a period of one year.
- 11. LIMITATION OF LIABILITY. CLIENT AGREES THAT COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL LOSSES, DAMAGES, OR EXPENSES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY BUSINESS INTERRUPTION LOSSES OR LOST REVENUE, ARISING DIRECTLY OR INDIRECTLY OUT OF, RESULTING FROM, RELATING TO, OR IN CONNECTION WITH THIS AGREEMENT OR THE SERVICES.**
- 12. DAMAGE AND LIABILITY RELEASE. UNLESS CAUSED BY COMPANY'S NEGLIGENCE, CLIENT HEREBY RELEASES COMPANY FROM ANY AND ALL CLAIMS AND DAMAGES AS A RESULT OF OR IN ANY WAY RELATING TO THE SERVICES PROVIDED BY COMPANY AT OR NEAR THE JOB SITE (INCLUDING, BUT NOT LIMITED TO, ABOVE-GROUND ITEMS SUCH AS SIDEWALKS, BUILDINGS, STRUCTURES, DOG FENCES, DRIVEWAYS, LAWNS, OR LANDSCAPING AND UNDERGROUND ITEMS SUCH AS ELECTRICAL LINES, SEPTIC SYSTEMS, LEACH FIELDS, SEWER SYSTEMS, WELLS, IRRIGATION SYSTEMS, OR WATER LINES).**
- 13. Term and Termination.** The term of this Agreement commences on the date of this Agreement and continues until the Services are completed, unless and until earlier terminated as provided under this Agreement (the "Term"). Either party may terminate this Agreement at any time upon at least ten (10) day's written notice, provided Client shall pay Company for any Services performed prior to the termination date.
- 14. Assignment.** Client may not assign any of its rights under this Agreement without the prior written consent of Company. This Agreement does not confer upon any third-party any right to claim damages against Company.
- 15. Severability.** If any term of this Agreement is held invalid, illegal, or unenforceable, such term shall be limited to the extent necessary to comply with applicable law and if such limitation is not possible, severed and inoperative, and the remainder of this Agreement shall remain operative and binding on the parties.

NOTICE OF CANCELLATION

Date of Transaction

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to The Davey Tree Expert Company, at 123 Atlantic Dr Suite 111, Maitland, FL 32751-3370 NOT LATER THAN MIDNIGHT OF _____ .

Cancellation
Date

I HEREBY CANCEL THIS TRANSACTION

Date

Buyer's Signature

Printed Name

20004068-1774879405
Proposal Number

**FY 2027
LANDSCAPING
ENHANCEMENT
RECOMMENDATIONS**

Juniper

Proposal

Proposal No.: 393250
 Proposed Date: 04/01/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Enhancement at Albritton Park

The following estimate applies to Albritton Park. The scope of work includes replacing any declining plant material and filling in gaps where plant material is currently missing.

Irrigation modification and repairs will be on a separate estimate. We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Albritton Park					
Site Prep					\$1,310.00
Bed Prep - Plant, Sod, Debris Removal	16.00	HR	\$60.00	\$960.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
Landscape Material					\$11,910.00
Muhly Grass, 03 gallon - 03G	160.00	03g	\$17.50	\$2,800.00	
Sand Cordgrass, 03 gallon	60.00	03g	\$18.00	\$1,080.00	
Dwarf Firebush, 07 gallon - 07G	65.00	07g	\$65.00	\$4,225.00	
Dwarf Blue Palmetto, 07 gallon - 07G	20.00	07g	\$65.00	\$1,300.00	
Coontie, 07 gallon - 07G	20.00	07g	\$65.00	\$1,300.00	
Dwarf Fakahatchee Grass, 03 gallon - 03G	30.00	03g	\$18.50	\$555.00	
Dwarf Walter's Viburnum, 'Mrs Schiller's Delight', 07 gallon - 07G	10.00	07g	\$65.00	\$650.00	

Total: \$13,220.00

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

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

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

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

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

Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date

Juniper

Proposal

Proposal No.: 393438

Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	April 2026 Irrigation Repair-Albritton Park- Drip Line

Albritton Park- Add drip line.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$4,048.49
Irrigation Tech Labor	40.00	HR	\$70.00	\$2,800.00	
HUNTER HDL DRIPLINE PC 0.9 GPH 12 in. 500 ft.	1800.00	FT	\$0.39	\$702.00	
Hunter PLD Tee 17 mm Barb	650.00	EA	\$0.59	\$383.50	
Hunter PLD 90 Degree Elbow 17 mm Barb	25.00	EA	\$0.31	\$7.75	
Hunter PLD Coupling 17 mm Barb	25.00	EA	\$0.41	\$10.25	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	9.00	BG	\$16.11	\$144.99	
Fuel Surcharge 5%					\$202.42
Fuel Surcharge	4048.49	EA	\$0.05	\$202.42	
				Total:	\$4,250.91

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

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

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

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

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

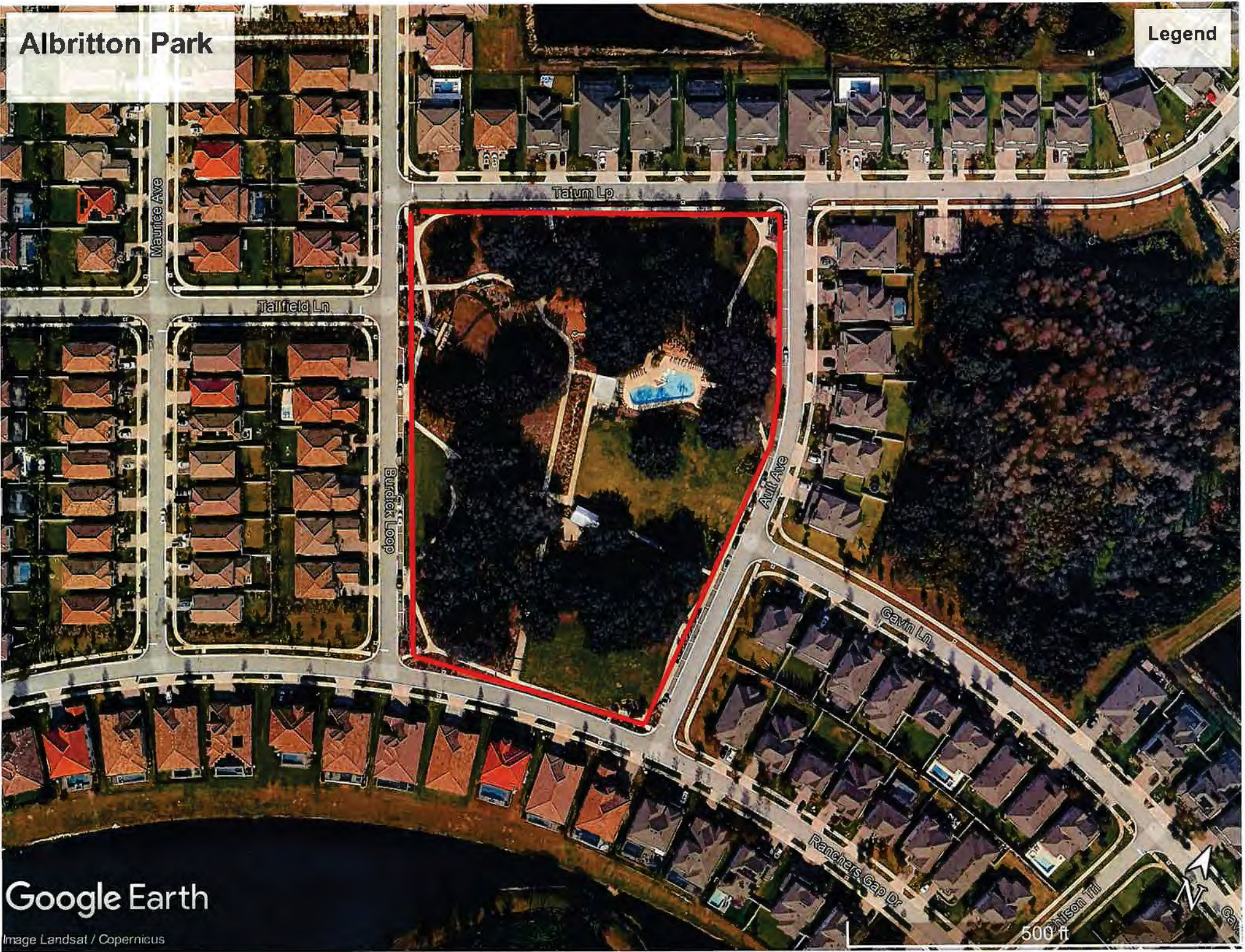
Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date

Albritton Park

Legend



Google Earth

Image Landsat / Copernicus

500 ft



Juniper

Proposal

Proposal No.: 393173
Proposed Date: 04/01/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Enhancement off 54

The following estimate applies to State Road 54. The scope of work includes replacing any declining plant material and filling in gaps where plant material is currently missing.

Irrigation modification and repairs will be on a separate estimate. We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
State Road 54 enhancement					
Site Prep					\$1,980.00
Bed Prep - Plant, Sod, Debris Removal	32.00	HR	\$40.00	\$1,280.00	
Debris by the truck	2.00	1	\$350.00	\$700.00	
Landscape Material					\$27,982.50
Muhly Grass, 03 gallon - 03G	450.00	03g	\$16.50	\$7,425.00	
Dwarf Ilex Schillings, 07 gallon - 07G	20.00	07g	\$65.00	\$1,300.00	
Dwarf Blue Palmetto, 07 gallon - 07G	35.00	07g	\$65.00	\$2,275.00	
Sand Cordgrass, 03 gallon	480.00	03g	\$16.50	\$7,920.00	
Dwarf Firebush, 07 gallon - 07G	40.00	07g	\$65.00	\$2,600.00	
Dwarf Fakahatchee Grass, 03 gallon - 03G	305.00	03g	\$16.50	\$5,032.50	
Coontie, 07 gallon - 07G	22.00	07g	\$65.00	\$1,430.00	

Total: \$29,962.50

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

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

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

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

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

Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date

Juniper

Proposal

Proposal No.: 393432
Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	April 2026 Irrigation Repair-54- Drip Line

54- Add drip line.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$12,793.00
Irrigation Tech Labor	120.00	HR	\$70.00	\$8,400.00	
HUNTER HDL DRIPLINE PC 0.9 GPH 12 in. 500 ft.	6000.00	FT	\$0.39	\$2,340.00	
Hunter PLD Tee 17 mm Barb	2630.00	EA	\$0.59	\$1,551.70	
Hunter PLD 90 Degree Elbow 17 mm Barb	25.00	EA	\$0.31	\$7.75	
Hunter PLD Coupling 17 mm Barb	25.00	EA	\$0.41	\$10.25	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	30.00	BG	\$16.11	\$483.30	
Fuel Surcharge 5%					\$639.65
Fuel Surcharge	12793.00	EA	\$0.05	\$639.65	
				Total:	\$13,432.65

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

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

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

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

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

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)	
_____	_____
Signature - Representative	Date

State Road 54

Write a description for your map.

Legend

- 📍 Starkey Ranch Playground



54

54

Google Earth

Image Landsat / Copernicus

1000 ft



Juniper

Proposal

Proposal No.: 393155

Proposed Date: 04/01/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Enhancements for Rangeland Blvd

The following estimate applies to Rangeland Blvd. The scope of work includes replacing any declining plant material and filling in gaps where plant material is currently missing. Irrigation modification and repairs will be on a separate estimate.

We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Rangeland Blvd enhancement					
Site Prep					\$1,630.00
Bed Prep - Plant, Sod, Debris Removal	32.00	HR	\$40.00	\$1,280.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
Landscape Material					\$16,290.00
Muhly Grass, 03 gallon - 03G	450.00	03g	\$16.50	\$7,425.00	
Dwarf Fakahatchee Grass, 03 gallon - 03G	40.00	03g	\$18.50	\$740.00	
Dwarf Firebush, 07 gallon - 07G	40.00	07g	\$65.00	\$2,600.00	
Dwarf Ilex Schillings, 07 gallon - 07G	15.00	07g	\$65.00	\$975.00	
Coontie, 07 gallon - 07G	30.00	07g	\$65.00	\$1,950.00	
Green Saw Palmetto, 07 gallon - 07G	10.00	07g	\$65.00	\$650.00	

Dwarf Walter's Viburnum, 'Mrs Schiller's Delight', 07 gallon - 07G	30.00	07g	\$65.00	\$1,950.00
				Total: \$17,920.00

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

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

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

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

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

Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date

Juniper

Proposal

Proposal No.: 393437
Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	April 2026 Irrigation Repair-Rangeland Blvd.- Drip Line

Rangeland Blvd.- Add drip line.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$6,349.45
Irrigation Tech Labor	60.00	HR	\$70.00	\$4,200.00	
HUNTER HDL DRIPLINE PC 0.9 GPH 12 in. 500 ft.	3000.00	FT	\$0.39	\$1,170.00	
Hunter PLD Tee 17 mm Barb	1220.00	EA	\$0.59	\$719.80	
Hunter PLD 90 Degree Elbow 17 mm Barb	25.00	EA	\$0.31	\$7.75	
Hunter PLD Coupling 17 mm Barb	25.00	EA	\$0.41	\$10.25	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	15.00	BG	\$16.11	\$241.65	
Fuel Surcharge 5%					\$317.47
Fuel Surcharge	6349.45	EA	\$0.05	\$317.47	
				Total:	\$6,666.92

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Rangeland Blvd

Legend
Cunningham Park



Google Earth

Image Landsat / Copernicus

900 ft

Juniper

Proposal

Proposal No.: 392982
 Proposed Date: 04/01/26

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

The following estimate applies to Stencil. The scope of work includes replacing any declining plant material. Irrigation modifications and repairs will be on a separate estimate.

We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Stencil enhancement					
Site Prep					\$1,630.00
Bed Prep - Plant, Sod, Debris Removal	32.00	HR	\$40.00	\$1,280.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
Landscape Material					\$21,769.60
Fountain Grass, Red, 03 gallon - 03G	850.00	03g	\$16.50	\$14,025.00	
Floritam Saint Augustine, 01 Square Foot - 01SF	1000.00	01SF	\$1.75	\$1,750.00	
Ecoturf Perennial Peanut, 03 gallon - 03G	600.00	03g	\$8.50	\$5,100.00	
Pine Fines Mulch 2 cu. ft. Bag	55.00	BG	\$16.27	\$894.60	
				Total:	\$23,399.60

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 393435
 Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	April 2026 Irrigation Repair-Stansil- Drip Line

Stansil- Add drip line.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$13,801.52
Irrigation Tech Labor	130.00	HR	\$70.00	\$9,100.00	
HUNTER HDL DRIPLINE PC 0.9 GPH 12 in. 500 ft.	6300.00	FT	\$0.39	\$2,457.00	
Hunter PLD Tee 17 mm Barb	2900.00	EA	\$0.59	\$1,711.00	
Hunter PLD 90 Degree Elbow 17 mm Barb	25.00	EA	\$0.31	\$7.75	
Hunter PLD Coupling 17 mm Barb	25.00	EA	\$0.41	\$10.25	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	32.00	BG	\$16.11	\$515.52	
Fuel Surcharge 5%					\$690.08
Fuel Surcharge	13801.52	EA	\$0.05	\$690.08	
Total:				\$14,491.60	

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Stansil

Legend

- Stansil



Google Earth

Image Landsat / Copernicus

800 ft

Juniper

Proposal

Proposal No.: 393235

Proposed Date: 04/01/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Enhancement Along Long Spur

The following estimate applies along to Long Spur. The scope of work includes replacing any declining plant material and filling in gaps where plant material is currently missing.

Irrigation modification and repairs will be on a separate estimate. We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Along Long Spur from Hitching St to Lake Blanche Dr					
Site Prep					\$1,630.00
Bed Prep - Plant, Sod, Debris Removal	32.00	HR	\$40.00	\$1,280.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
Landscape Material					\$25,950.00
Muhly Grass, 03 gallon - 03G	250.00	03g	\$17.50	\$4,375.00	
Sand Cordgrass, 03 gallon	500.00	03g	\$16.50	\$8,250.00	
Dwarf Firebush, 07 gallon - 07G	100.00	07g	\$65.00	\$6,500.00	
Empire Zoysia, 01 Square Foot - 01SF	3500.00	01SF	\$1.95	\$6,825.00	
				Total:	\$27,580.00

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

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

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

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

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

Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date

Juniper

Proposal

Proposal No.: 393440
Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	April 2026 Irrigation Repair-Long Spur-Adjustments

Long Spur- Irrigation adjustment to make sure everything is adequately watered.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$1,400.00
Irrigation Tech Labor	20.00	HR	\$70.00	\$1,400.00	
Fuel Surcharge 5%					\$70.00
Fuel Surcharge	1400.00	EA	\$0.05	\$70.00	
				Total:	\$1,470.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

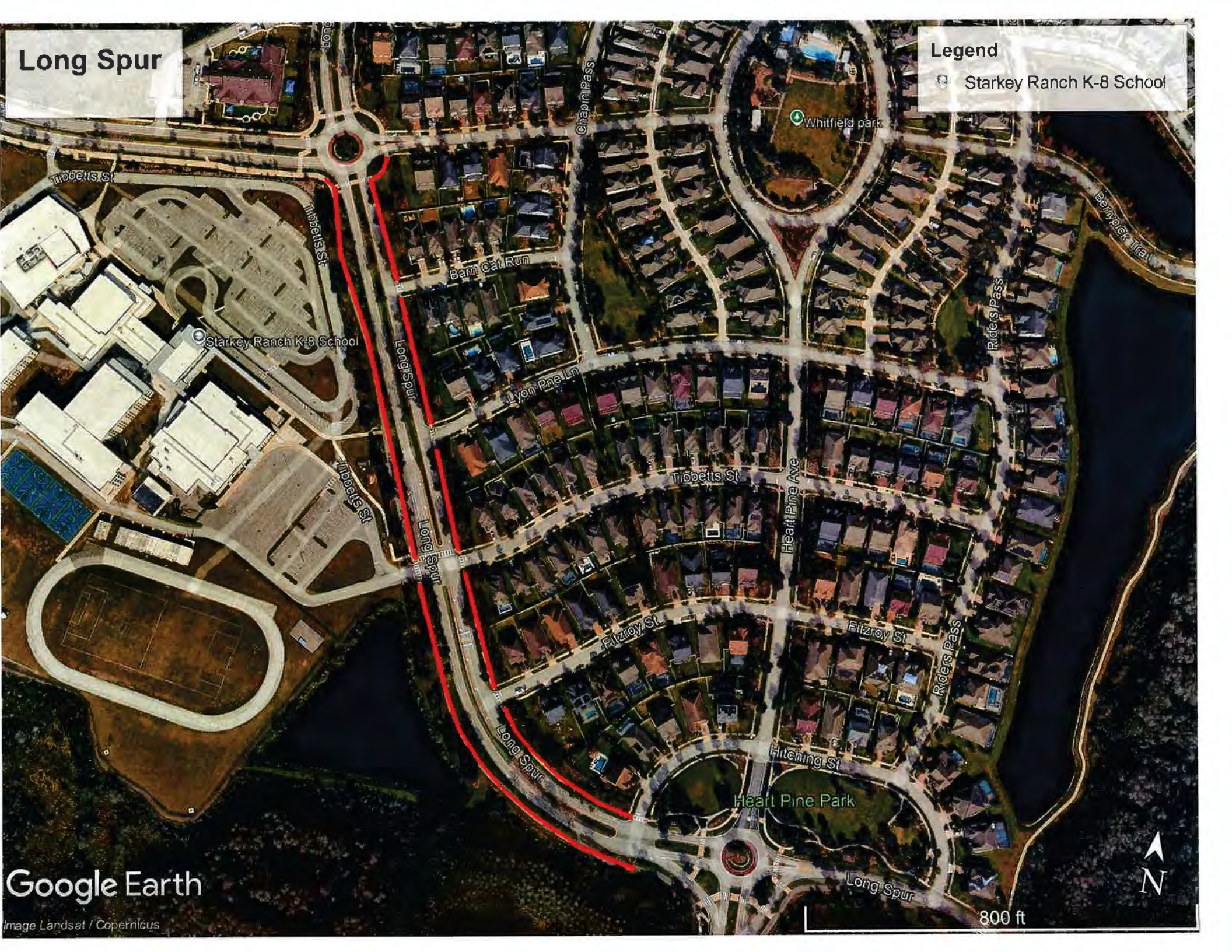
Signature - Representative

Date

Long Spur

Legend

- Starkey Ranch K-8 School



Starkey Ranch K-8 School

Whitfield park

Heart Pine Park

Google Earth

Image Landsat / Copernicus

800 ft



Juniper

Proposal

Proposal No.: 393211
 Proposed Date: 04/01/26

PROPERTY:	FOR:
TSR CDD Barry Mazzoni 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Enhancement at Homestead Park

The following estimate applies to the enhancement of the pool construction project, specifically restoring the landscape to its original condition. The second phase of the project involves removing the large berm hill located outside the pool area, grading the land down to the existing ground level, and installing new sod.

Irrigation modifications and repairs will be on a separate estimate. We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Homestead Park & pool area					
Site Prep					\$5,320.00
Bed Prep - Plant, Sod, Debris Removal	32.00	HR	\$60.00	\$1,920.00	
Debris by the truck	6.00	1	\$350.00	\$2,100.00	
Bobcat Rental	1.00	EA	\$500.00	\$500.00	
Heavy Equipment (includes operator)	16.00	HR	\$50.00	\$800.00	
Landscape Material					\$17,925.00
Dwarf Walter's Viburnum, 'Mrs Schiller's Delight', 07 gallon - 07G	20.00	07g	\$65.00	\$1,300.00	
Silver Saw Palmetto, 07 gallon - 07G	6.00	07g	\$65.00	\$390.00	
Dwarf Blue Palmetto, 07 gallon - 07G	12.00	07g	\$65.00	\$780.00	

Dwarf Fakahatchee Grass, 03 gallon - 03G	250.00	03g	\$16.50	\$4,125.00
Muhly Grass, 03 gallon - 03G	200.00	03g	\$17.50	\$3,500.00
Sand Cordgrass, 03 gallon	100.00	03g	\$18.00	\$1,800.00
Empire Zoysia, 01 Square Foot - 01SF	400.00	01SF	\$1.95	\$780.00
Bahia, 01 Square Foot - 01SF	3500.00	01SF	\$1.50	\$5,250.00
Total:				\$23,245.00

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

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

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

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

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

Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date

Juniper

Proposal

Proposal No.: 393420
Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	April 2026 Irrigation Repair-Homestead Park- Drip Line

Homestead Park- Add drip line.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$6,303.43
Irrigation Tech Labor	60.00	HR	\$70.00	\$4,200.00	
HUNTER HDL DRIPLINE PC 0.9 GPH 12 in. 500 ft.	3000.00	FT	\$0.39	\$1,170.00	
Hunter PLD Tee 17 mm Barb	1142.00	EA	\$0.59	\$673.78	
Hunter PLD 90 Degree Elbow 17 mm Barb	25.00	EA	\$0.31	\$7.75	
Hunter PLD Coupling 17 mm Barb	25.00	EA	\$0.41	\$10.25	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	15.00	BG	\$16.11	\$241.65	
Fuel Surcharge 5%					\$315.17
Fuel Surcharge	6303.43	EA	\$0.05	\$315.17	
				Total:	\$6,618.60

Homestead Park Pool Area

Legend

- Starkey Ranch Playground



Juniper

Proposal

Proposal No.: 392900

Proposed Date: 03/31/26

PROPERTY:	FOR:
TSR CDD Barry Mazzoni 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Enhancements for Heart Pine Ave

The following estimate applies to the main entrance to Starkey Ranch, located at Heart Pine Avenue and State Road 54, and extends along Heart Pine Avenue to Long Spur. The scope of work includes replacing any declining plant material and filling in gaps where plant material is currently missing. Irrigation modifications and repairs will be on a separate estimate.

We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Heart Pine Ave enhancements					
Site Prep					\$3,300.00
Bed Prep - Plant, Sod, Debris Removal	65.00	HR	\$40.00	\$2,600.00	
Debris by the truck	2.00	1	\$350.00	\$700.00	
Landscape Material					\$62,635.00
Muhly Grass, 03 gallon - 03G	1135.00	03g	\$16.50	\$18,727.50	
Dwarf Firebush, 07 gallon - 07G	150.00	07g	\$60.00	\$9,000.00	
Green Saw Palmetto, 07 gallon - 07G	20.00	07g	\$65.00	\$1,300.00	
Silver Saw Palmetto, 07 gallon - 07G	10.00	07g	\$65.00	\$650.00	
Sand Cordgrass, 03 gallon - 03G	450.00	03g	\$16.50	\$7,425.00	
Dwarf Blue Palmetto, 07 gallon - 07G	10.00	07g	\$65.00	\$650.00	

Coontie, 03 gallon - 03G	120.00	03g	\$18.50	\$2,220.00
Dwarf Fakahatchee Grass, 03 gallon - 03G	425.00	03g	\$16.50	\$7,012.50
Dwarf Walter's Viburnum, 'Mrs Schiller's Delight', 03 gallon - 03G	500.00	03g	\$16.50	\$8,250.00
Empire Zoysia, 01 Square Foot - 01SF	4000.00	01SF	\$1.85	\$7,400.00
Total:				\$65,935.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 393434
 Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	April 2026 Irrigation Repair-Heart Pine Avenue- Drip Line

Heart Pine Avenue-Drip installation for new plants.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$25,708.29
Irrigation Tech Labor	240.00	HR	\$70.00	\$16,800.00	
HUNTER HDL DRIPLINE PC 0.9 GPH 12 in. 500 ft.	11780.00	FT	\$0.39	\$4,594.20	
Hunter PLD Tee 17 mm Barb	5640.00	EA	\$0.59	\$3,327.60	
Hunter PLD 90 Degree Elbow 17 mm Barb	50.00	EA	\$0.31	\$15.50	
Hunter PLD Coupling 17 mm Barb	50.00	EA	\$0.41	\$20.50	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	59.00	BG	\$16.11	\$950.49	
Fuel Surcharge 5%					\$1,285.41
Fuel Surcharge	25708.29	EA	\$0.05	\$1,285.41	
				Total:	\$26,993.70

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

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

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

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

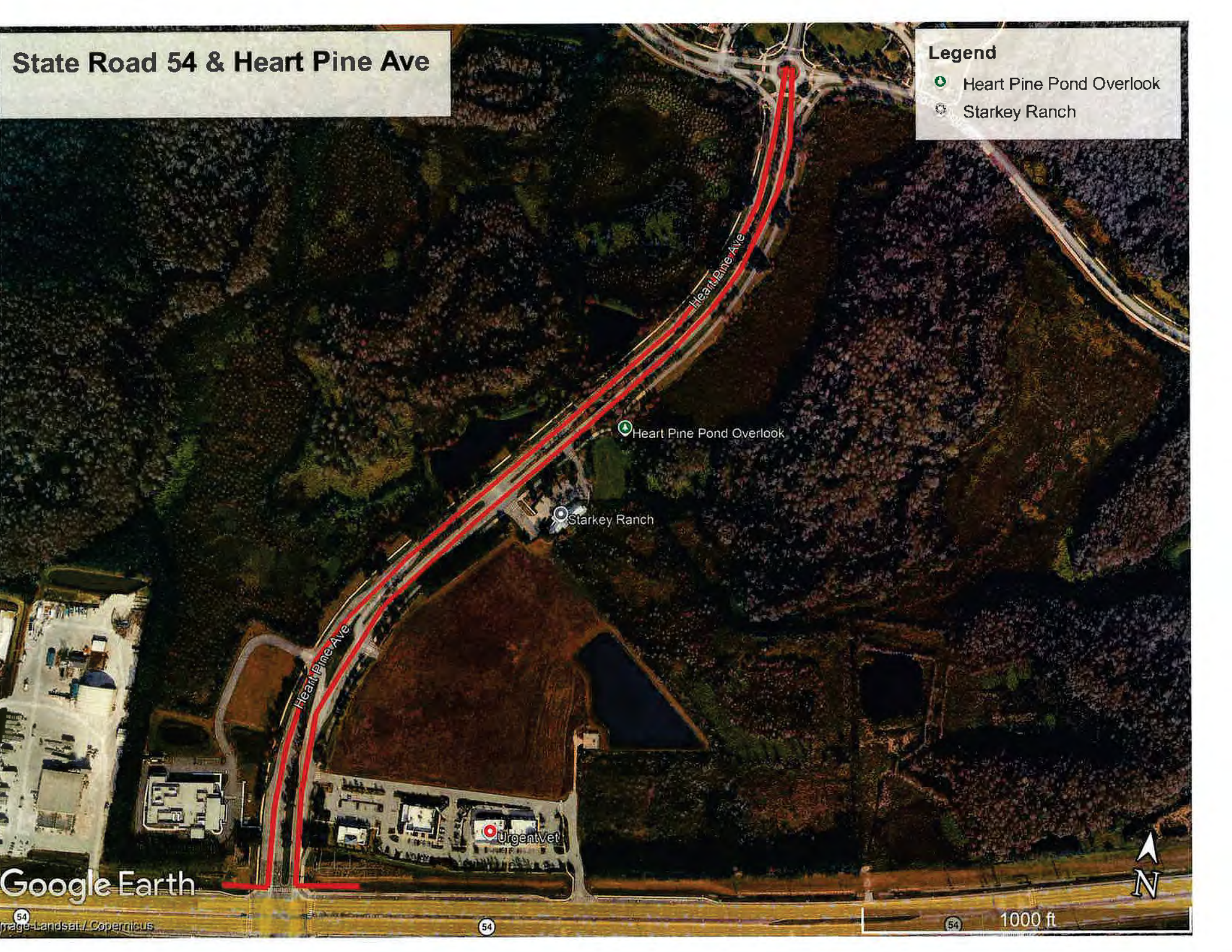
_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)	
_____	_____
Signature - Representative	Date

State Road 54 & Heart Pine Ave

Legend

- 📍 Heart Pine Pond Overlook
- 📍 Starkey Ranch



Google Earth



Juniper

Proposal

Proposal No.: 392109

Proposed Date: 03/31/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Stencil Sod Replacement

The scope of work includes replacing the existing Bahia turf with Zoysia turf from the sidewalk to the roadway to ensure consistency with the surrounding community. This work will take place along the section between Steven Lane and Cattle Gap.

As part of the preparation process, two applications herbicides will be applied to eliminate the existing turf and any mixed weeds prior to the installation of the new Zoysia sod.

We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Convert Bahia turf to Zoysia					
Site Prep					\$1,050.00
Debris by the truck	3.00	1	\$350.00	\$1,050.00	
Landscape Material					\$35,000.00
Empire Zoysia, 01 Square Foot - 01SF	20000.00	01SF	\$1.75	\$35,000.00	
Non-selective spray out					\$990.72
Prosecutor Pro 30gal Drum (Roundup)	100.00	OZ	\$1.02	\$101.99	
Tribune Diquat Non Selective Liquid Herbicide (2.5 gal)	40.00	OZ	\$1.66	\$66.33	
LESCO Spreader Sticker 2.5gal Jug	60.00	OZ	\$0.71	\$42.40	

Agronomy Labor	12.00	HR	\$65.00	\$780.00	
Irrigation Renovation					\$350.00
Irrigation Technician Labor	5.00	HR	\$70.00	\$350.00	
				Total:	\$37,390.72

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Rangeland Blvd at Stansil

Legend

 Publix Super Market at Starkey Ranch



TSR

COMMUNITY DEVELOPMENT DISTRICT

8A

RESOLUTION 2026-06

[FY 2027 REVISED BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2026-03 TO APPROVE AN AMENDED PROPOSED BUDGET(S) FOR FY 2027; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*; and

WHEREAS, at a duly noticed public meeting, the District's Board of Supervisors ("**Board**") approved the proposed budget ("**Proposed Budget**") for fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"); and

WHEREAS, the District has amended its Proposed Budget for FY 2027, and the Board now desires to approve amended Proposed Budget; and

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

- 1.** The originally adopted Proposed Budget for FY 2027 with the amended FY 2027 Proposed Budget attached hereto as **Exhibit A ("Amended Proposed Budget")** and hereby approve preliminarily the Amended Proposed Budget.
- 2.** Except as otherwise provided herein, all previous actions of the Board including setting a public hearing regarding the Proposed Budget continue in full force and effect.
- 3.** 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.
- 4.** This Resolution shall take effect upon its passage and adoption by the Board.

[remainder of page intentionally left blank]

PASSED AND ADOPTED this 8th day of July, 2026.

ATTEST:

TSR COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Amended FY 2027 Proposed Budget

Exhibit A

Amended FY 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				\$ 6,198,661
Assessment levy: on-roll - gross trash	422,982				454,573
Allowable discounts (4%)	(223,729)				(266,129)
Assessment levy: on-roll - net	5,369,486	\$5,251,957	\$ 117,529	\$ 5,369,486	6,387,105
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>6,631,005</u>
EXPENDITURES					
Professional & administrative					
Supervisors	12,600	6,668	5,932	12,600	14,000
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	133,065
Total professional & administrative	<u>301,901</u>	<u>236,018</u>	<u>85,801</u>	<u>321,819</u>	<u>346,615</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	10,129
Landscape arbor care	60,000	72,826	-	72,826
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	444,000
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	120,000
Mulch	191,600	12,100	179,500	191,600
Sod	20,000	26,925	-	26,925
Fertilizer/chemicals	12,000	6,915	5,085	12,000
Irrigation repairs	100,000	37,685	62,315	100,000
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	50,000
Road & sidewalk	60,000	21,123	38,877	60,000
Signage maintenance	-	12,274	-	12,274
Common area signage	3,000	-	3,000	3,000
Bridge & deck maintenance	80,000	30,900	49,100	80,000
Pressure washing	20,000	103	19,897	20,000
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	-	527

**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	-	486	-	486	-
Pest services	2,000	2,391	-	2,391	2,000
Pool resurfacing	80,000	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
Playground Replacement	-	-	-	-	80,000
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>2,815,398</u>	<u>5,408,051</u>	<u>5,859,418</u>
Total expenditures	<u>5,629,780</u>	<u>2,828,671</u>	<u>2,901,199</u>	<u>5,729,870</u>	<u>6,206,033</u>
Net increase/(decrease) of fund balance	(16,394)	2,517,099	(2,633,583)	(116,484)	424,972
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>1,373,907</u>
Assigned					
Project - new facility	-	-	-	-	175,000
Unassigned	1,890,895	4,007,490	1,373,907	1,373,907	1,623,879
Fund balance - ending (projected)	<u>\$ 1,890,895</u>	<u>\$ 4,007,490</u>	<u>\$ 1,373,907</u>	<u>\$ 1,373,907</u>	<u>\$ 1,798,879</u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 14,000
This covers 5 Board members being paid \$200 per meeting for 12 annual meetings, 2-3 workshops annual, 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 BDI 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	133,065
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 Juniper Landscaping 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)

Wetland maintenance and monitoring	114,800
<p>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>	
Wetland mitigation reporting	15,945
<p>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>	
Lake maintenance	128,000
<p>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>	
Erosion control and grass carp stock	120,000
<p>Covers cost of localized lake bank erosion control as well as stocking of Triploid Grass Carp in onds to assist in the management of submersed vegetation and reduce chemical treatments.</p>	
Hurricane clean-up	100,000
Community trash hauling	457,320
<p>Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.</p>	
Off-duty traffic patrols	15,000
<p>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>	
Repairs & maintenance	
Repairs - general	20,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	20,000
<p>Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	
Plant replacement	350,000
<p>Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year along with any corresponding irrigation modifications..</p>	
Mulch	200,000
<p>Represents supply and install costs for mulching of landscape common areas. and playgrounds</p>	
Sod	63,000
<p>Represents the estimated costs to replace localized areas of sod which have deteriorated or expired.</p>	
Fertilizer/chemicals	14,620
<p>Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	
Irrigation repairs	120,000
<p>The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated and historical costs.</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 ARCH/ 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	-
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 replacement of gator currently owned by the District	
Contingency	100,000
throughout the fiscal year and/or expenses that do not fit into any standard category.	
Total expenditures	<u><u>\$6,206,033</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			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	\$ 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	2,394.23	193.03	901.00	3,488.26	3,077.61
60	SF 40'	2,394.23	193.03	1,201.00	3,788.26	3,377.61
35	SF 45'	2,394.23	193.03	1,201.00	3,788.26	3,377.61
85	SF 50'	2,394.23	193.03	1,501.00	4,088.26	3,677.61
90	SF 55'	2,394.23	193.03	1,501.00	4,088.26	3,677.61
101	SF 65'	2,394.23	193.03	1,726.00	4,313.26	3,902.61
45	SF 75'	2,394.23	193.03	1,877.00	4,464.26	4,053.61
477						
<u>Village 4 (Series 2015A)</u>						
201	SF 45'	2,394.23	193.03	1,343.00	3,930.26	3,519.61
240	SF 52'	2,394.23	193.03	1,343.00	3,930.26	3,519.61
77	SF 62'	2,394.23	193.03	1,343.00	3,930.26	3,519.61
518						
<u>Village 2, Parcel 7 (Series 2016)</u>						
32	TH	2,394.23	193.03	901.00	3,488.26	3,077.61
58	SF 34'	2,394.23	193.03	1,021.00	3,608.26	3,197.61
29	SF 40'	2,394.23	193.03	1,201.00	3,788.26	3,377.61
114	SF 45'	2,394.23	193.03	1,201.00	3,788.26	3,377.61
68	SF 50'	2,394.23	193.03	1,501.00	4,088.26	3,677.61
107	SF 55'	2,394.23	193.03	1,501.00	4,088.26	3,677.61
93	SF 65'	2,394.23	193.03	1,726.00	4,313.26	3,902.61
501						
<u>NW Area Parcels D E and F (Series 2017)</u>						
43	SF 40'	2,394.23	193.03	1,319.00	3,906.26	3,495.61
25	SF 45'	2,394.23	193.03	1,319.00	3,906.26	3,495.61
23	SF 50'	2,394.23	193.03	1,649.00	4,236.26	3,825.61
24	SF 55'	2,394.23	193.03	1,649.00	4,236.26	3,825.61
208	SF 65'	2,394.23	193.03	1,897.00	4,484.26	4,073.61
141	SF 75'	2,394.23	193.03	2,062.00	4,649.26	4,238.61
464						
<u>NW Area Parcels A B and C (Series 2018)</u>						
56	SF 40'/45'	2,394.23	193.03	1,325.00	3,912.26	3,501.61
137	SF 55'	2,394.23	193.03	1,655.00	4,242.26	3,831.61
200	SF 65'	2,394.23	193.03	1,904.00	4,491.26	4,080.61
393						

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

On-Roll Assessments

	Unit Type	Projected Fiscal Year 2027				Fiscal Year 2026 Total
		O&M	Trash Collection	DS	Total	
<u>Downtown</u>						
<u>Neighborhood (Series</u>						
<u>2019)</u>						
76	SF 34'	2,394.23	193.03	1,184.00	3,771.26	3,360.61
50	SF 40'	2,394.23	193.03	1,393.00	3,980.26	3,569.61
110	SF 50'	2,394.23	193.03	1,742.00	4,329.26	3,918.61
236						

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 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	\$ 3,143,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,143,160
BankUnited - 2863	57,350	-	-	-	-	-	-	-	57,350
Investments									
Revenue	-	637,082	504,137	503,440	601,887	457,915	250,988	-	2,955,449
Reserve	-	624,494	650,450	481,322	403,162	320,366	165,100	-	2,644,894
Prepayment	-	2,614	3,585	-	-	-	-	-	6,199
Construction	-	-	-	-	-	-	-	5	5
Bond redemption	-	-	-	86	-	-	-	-	86
Undeposited funds	169	-	-	-	-	-	-	-	169
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	1,328	-	-	-	-	-	-	-	1,328
Utility deposit	7,490	-	-	-	-	-	-	-	7,490
Total assets	<u>\$ 3,284,591</u>	<u>\$ 1,264,190</u>	<u>\$ 1,158,172</u>	<u>\$ 984,848</u>	<u>\$ 1,044,900</u>	<u>\$ 778,281</u>	<u>\$ 416,088</u>	<u>\$ 5</u>	<u>\$ 8,931,075</u>
LIABILITIES									
Liabilities:									
Credit card payable	\$ 1,031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,031
Due to other	5	-	-	-	-	-	-	-	5
Contracts payable	-	-	-	-	-	-	-	2,009	2,009
Accrued taxes payable	612	-	-	-	-	-	-	-	612
Total liabilities	<u>1,648</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,009</u>	<u>3,657</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	-	1,264,190	1,158,172	984,848	1,005,049	778,281	416,088	-	5,606,628
Capital projects	-	-	-	-	-	-	-	(2,004)	(2,004)
Unassigned	3,205,576	-	-	-	-	-	-	-	3,205,576
Total fund balances	<u>3,205,576</u>	<u>1,264,190</u>	<u>1,158,172</u>	<u>984,848</u>	<u>1,005,049</u>	<u>778,281</u>	<u>416,088</u>	<u>(2,004)</u>	<u>8,810,200</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,284,591</u>	<u>\$ 1,264,190</u>	<u>\$ 1,158,172</u>	<u>\$ 984,848</u>	<u>\$ 1,044,900</u>	<u>\$ 778,281</u>	<u>\$ 416,088</u>	<u>\$ 5</u>	<u>\$ 8,931,075</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 11,210	\$ 5,381,579	\$ 5,369,486	100%
Commercial shared costs	-	68,627	126,900	54%
Program revenue	-	4,401	20,000	22%
Interest	-	3,889	50,000	8%
Insurance proceeds	7,800	15,397	-	N/A
Social event revenue	3,322	3,688	-	N/A
Specialty program revenue	1,090	2,963	30,000	10%
Miscellaneous	2,054	18,339	17,000	108%
Total revenues	<u>25,476</u>	<u>5,498,883</u>	<u>5,613,386</u>	98%
EXPENDITURES				
Professional & administrative				
Supervisors	2,282	11,103	12,600	88%
Management	3,506	28,047	42,070	67%
Legal	2,012	12,302	25,000	49%
Engineering	1,470	17,815	25,000	71%
Assessment administration	833	6,667	10,000	67%
Audit	-	6,700	6,600	102%
Arbitrage rebate calculation	-	1,250	3,000	42%
Dissemination agent	1,083	8,667	13,000	67%
Trustee	-	35,019	35,000	100%
Telephone	21	167	250	67%
Postage	348	1,230	1,500	82%
Printing & binding	167	1,333	2,000	67%
Legal advertising	136	774	1,000	77%
Annual special district fee	-	175	175	100%
Insurance	-	7,588	8,500	89%
Other current charges	166	1,393	2,000	70%
Office supplies	-	233	750	31%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property tax	-	21,417	-	N/A
Property appraiser	-	150	687	22%
Tax collector	224	107,550	111,864	96%
Total professional & administrative	<u>12,248</u>	<u>269,580</u>	<u>301,901</u>	89%
Field operations				
Contract services				
Field services	2,360	18,883	28,325	67%
Landscape maintenance	156,194	1,249,054	1,931,250	65%
Landscape consulting	6,413	47,536	65,400	73%
Landscape consulting fees	-	5,924	10,129	58%
Landscape arbor care	5,574	78,400	60,000	131%
Wetland maintenance	4,635	36,675	114,800	32%
Wetland mitigation reporting	-	-	15,945	0%
Lake maintenance	10,660	85,280	128,000	67%
Erosion control and grass carp stock	16,535	119,215	120,000	99%
Hurricane clean-up	-	-	100,000	0%
Community trash hauling	39,270	314,089	444,000	71%
Off-duty traffic patrols	700	7,250	15,000	48%
Repairs & maintenance				
Repairs - general	-	885	20,000	4%
Operating supplies	964	14,358	20,000	72%
Plant replacement	-	64,188	120,000	53%

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

	Current Month	Year to Date	Budget	% of Budget
Mulch	-	12,100	191,600	6%
Landscape mulch	157,813	157,813	-	N/A
Sod	4,000	30,926	20,000	155%
Fertilizer/chemicals	-	18,250	12,000	152%
Irrigation repairs	10,569	70,274	100,000	70%
Irrigation water truck rental	-	7,155	40,000	18%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	1,603	50,000	3%
Road & sidewalk	-	21,123	60,000	35%
Signage maintenance	901	14,145	-	N/A
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	50,100	80,000	63%
Pressure washing	-	103	20,000	1%
Utilities - common area				
Electric	1,746	8,981	14,500	62%
Streetlights	33,830	239,137	395,000	61%
Irrigation - reclaimed water	9,284	68,356	70,000	98%
Gas	109	747	450	166%
Recreation facilities				
Amenity management staff/contract	35,214	280,536	455,000	62%
Office operations	9,436	71,693	140,000	51%
Janitorial	2,000	14,000	-	N/A
Park A/C repairs & maintenance	1,355	3,662	7,500	49%
Pool operations	6,797	50,847	100,000	51%
Pool permits	-	985	-	N/A
Pool - signage maintenance	-	535	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	2,003	10,749	12,000	90%
Access cards	166	1,717	1,500	114%
Activities	3,604	44,373	30,000	148%
Specialty programming	-	-	30,000	0%
Recreational repairs	-	3,896	20,000	19%
Holiday decorations	-	15,000	15,000	100%
Other				
Contingency	-	69,880	75,000	93%
Capital outlay	-	-	15,000	0%
Total field operations	<u>522,132</u>	<u>3,514,118</u>	<u>5,327,879</u>	66%
Total expenditures	<u>534,380</u>	<u>3,783,698</u>	<u>5,629,780</u>	67%
Net increase/(decrease) of fund balance	(508,904)	1,715,185	(16,394)	
Fund balance - beginning (unaudited)	3,714,480	1,490,391	1,907,289	
Fund balance - ending (projected)	<u>\$ 3,205,576</u>	<u>\$ 3,205,576</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 MAY 31, 2026

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 1,370	\$ 657,646	\$ 661,099	99%
Interest	6	38	-	N/A
Total revenues	<u>1,376</u>	<u>657,684</u>	<u>661,099</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	220,000	220,000	100%
Interest - 11/1	-	199,809	199,809	100%
Interest - 5/1	194,997	194,997	194,997	100%
Tax collector	27	13,143	13,773	95%
Total expenditures	<u>195,024</u>	<u>627,949</u>	<u>628,579</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(193,648)	29,735	32,520	
Fund balance:				
Beginning fund balance (unaudited)	1,457,838	1,234,455	1,219,841	
Ending fund balance (projected)	<u>\$ 1,264,190</u>	<u>\$1,264,190</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 MAY 31, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,379	\$ 661,794	\$ 665,268	99%
Interest	6	35	-	N/A
Total revenues	<u>1,385</u>	<u>661,829</u>	<u>665,268</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	210,000	210,000	100%
Interest - 11/1	-	218,650	218,650	100%
Interest - 5/1	213,006	213,006	213,006	100%
Tax collector	28	13,226	13,860	95%
Total expenditures	<u>213,034</u>	<u>654,882</u>	<u>655,516</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(211,649)	6,947	9,752	
Fund balance:				
Beginning fund balance (unaudited)	<u>1,369,821</u>	<u>1,151,225</u>	<u>1,135,043</u>	
Ending fund balance (projected)	<u><u>\$1,158,172</u></u>	<u><u>\$1,158,172</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 MAY 31, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,359	\$ 652,242	\$ 655,667	99%
Interest	5	30	-	N/A
Total revenues	<u>1,364</u>	<u>652,272</u>	<u>655,667</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	230,000	230,000	100%
Interest - 11/1	-	205,788	205,788	100%
Interest - 5/1	201,188	201,188	201,188	100%
Tax collector	27	13,035	13,660	95%
Total expenditures	<u>201,215</u>	<u>650,011</u>	<u>650,636</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(199,851)	2,261	5,031	
Fund balance:				
Beginning fund balance (unaudited)	<u>1,184,699</u>	<u>982,587</u>	<u>976,973</u>	
Ending fund balance (projected)	<u>\$ 984,848</u>	<u>\$ 984,848</u>	<u>\$ 982,004</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2026

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 1,696	\$ 814,138	\$ 818,412	99%
Interest	5	28	-	N/A
Total revenues	<u>1,701</u>	<u>814,166</u>	<u>818,412</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	270,000	270,000	100%
Interest - 11/1	-	263,481	263,481	100%
Interest - 5/1	257,913	257,913	257,913	100%
Tax collector	34	16,270	17,050	95%
Total expenditures	<u>257,947</u>	<u>807,664</u>	<u>808,444</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(256,246)	6,502	9,968	
Fund balance:				
Beginning fund balance (unaudited)	<u>1,261,295</u>	<u>998,547</u>	<u>991,546</u>	
Ending fund balance (projected)	<u><u>\$1,005,049</u></u>	<u><u>\$1,005,049</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 MAY 31, 2026

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 1,356	\$ 651,047	\$ 654,466	99%
Interest	4	23	-	N/A
Total revenues	<u>1,360</u>	<u>651,070</u>	<u>654,466</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	223,822	223,822	100%
Interest - 5/1	219,547	219,547	219,547	100%
Tax collector	27	13,011	13,635	95%
Total expenditures	<u>219,574</u>	<u>646,380</u>	<u>647,004</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(218,214)	4,690	7,462	
Fund balance:				
Beginning fund balance (unaudited)	<u>996,495</u>	<u>773,591</u>	<u>767,993</u>	
Ending fund balance (projected)	<u>\$ 778,281</u>	<u>\$ 778,281</u>	<u>\$ 775,455</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 700	\$ 335,443	\$ 337,204	99%
Interest	2	12	-	N/A
Total revenues	<u>702</u>	<u>335,455</u>	<u>337,204</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	125,000	125,000	100%
Interest - 11/1	-	102,600	102,600	100%
Interest - 5/1	100,491	100,491	100,491	100%
Tax collector	14	6,704	7,025	95%
Total expenditures	<u>100,505</u>	<u>334,795</u>	<u>335,116</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(99,803)	660	2,088	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(5)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(5)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	(99,804)	655	2,088	
Beginning fund balance (unaudited)	515,892	415,433	412,553	
Ending fund balance (projected)	<u>\$ 416,088</u>	<u>\$ 416,088</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 MAY 31, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 8
Total revenues	1	8
EXPENDITURES		
Capital outlay - construction	-	247,034
Total expenditures	-	247,034
Excess/(deficiency) of revenues over/(under) expenditures	1	(247,026)
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	5
Total other financing sources/(uses)	1	5
Net change in fund balance	2	(247,021)
Beginning fund balance (unaudited)	(2,006)	245,017
Ending fund balance (projected)	\$ (2,004)	\$ (2,004)

**TSR CDD
Check Detail
May 2026**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	05/06/2026	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-7,057.32
Bill	3212 0055 043026	05/05/2026			531.301 · Electric	-20.30	20.30
Bill	8703 0061 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8703 0178 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8703 0269 043026	05/05/2026			531.307 · Street Lights	-30.80	30.80
Bill	8703 0326 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8703 0425 050426	05/05/2026			531.307 · Street Lights	-905.54	905.54
Bill	8812 0434 050625	05/05/2026			531.301 · Electric	-20.03	20.03
Bill	8703 0566 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8703 0722 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8703 0805 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8703 0847 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8812 1120 050126	05/05/2026			531.301 · Electric	-20.12	20.12
Bill	5641 1687 050526	05/05/2026			531.307 · Street Lights	-508.14	508.14
Bill	8712 3081 050426	05/05/2026			531.307 · Street Lights	-933.76	933.76
Bill	8712 3156 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8712 3320 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	3807 3819 050526	05/05/2026			531.301 · Electric	-21.24	21.24
Bill	8811 5106 050126	05/05/2026			531.301 · Electric	-19.93	19.93
Bill	3807 5598 050526	05/05/2026			572.711 · Pool Operations	-400.58	400.58
Bill	8702 7826 050426	05/05/2026			531.307 · Street Lights	-1,837.31	1,837.31
Bill	8702 7991 043026	05/05/2026			531.301 · Electric	-37.17	37.17
Bill	8702 8059 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8702 8322 050426	05/05/2026			531.307 · Street Lights	-1,581.42	1,581.42
Bill	8702 8471 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8702 8554 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8702 8629 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8702 8702 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8702 8786 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8702 8869 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8702 8942 043026	05/05/2026			531.301 · Electric	-54.50	54.50
Bill	8935 9059 050126	05/05/2026			531.301 · Electric	-19.68	19.68
Bill	8702 9109 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8702 9430 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8702 9696 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8702 9836 043026	05/05/2026			531.301 · Electric	-30.80	30.80
Bill	8702 9951 043026	05/05/2026			531.301 · Electric	-30.80	30.80
TOTAL						-7,057.32	7,057.32
Check	CBI	05/12/2026	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-1,687.64
					204.300 · Credit Card - SunTrust	-1,687.64	1,687.64
TOTAL						-1,687.64	1,687.64

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**TSR CDD
Check Detail
May 2026**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	05/13/2026	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-372.81
Bill	1414954 050726	05/12/2026			572.416 · Amenity Cable/Internet	-170.00	170.00
Bill	1415019 050526	05/12/2026			572.416 · Amenity Cable/Internet	-202.81	202.81
TOTAL						-372.81	372.81
Bill Pmt -Check	CBI	05/13/2026	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-19,004.51
Bill	8703 0681 050826	05/12/2026			531.307 · Street Lights	-284.35	284.35
Bill	8811 1467 050626	05/12/2026			531.301 · Electric	-20.03	20.03
Bill	8712 3429 051126	05/12/2026			531.301 · Electric	-315.26	315.26
Bill	8702 8140 050726	05/12/2026			531.307 · Street Lights	-12,616.88	12,616.88
Bill	8702 8223 051126	05/12/2026			572.711 · Pool Operations	-1,088.50	1,088.50
Bill	8702 8413 050726	05/12/2026			531.307 · Street Lights	-2,543.23	2,543.23
Bill	8702 9216 051326	05/12/2026			531.307 · Street Lights	-1,329.07	1,329.07
Bill	8702 9761 050826	05/12/2026			531.307 · Street Lights	-807.19	807.19
TOTAL						-19,004.51	19,004.51
Bill Pmt -Check	CBI	05/20/2026	CITY OF CLEARW...		101.002 · Suntrust #570803-Operating ...		-108.51
Bill	4224446 051426	05/18/2026			532.306 · Propane Services - Gas	-29.82	29.82
Bill	4304296 051326	05/18/2026			532.306 · Propane Services - Gas	-78.69	78.69
TOTAL						-108.51	108.51
Bill Pmt -Check	CBI	05/20/2026	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-9,036.66
Bill	8703 0938 051826	05/18/2026			531.307 · Street Lights	-3,434.03	3,434.03
Bill	8712 3263 051426	05/18/2026			572.711 · Pool Operations	-1,072.78	1,072.78
Bill	8702 7933 051826	05/18/2026			531.307 · Street Lights	-3,339.98	3,339.98
Bill	8702 9365 051526	05/18/2026			531.307 · Street Lights	-481.99	481.99
Bill	8702 9620 051426	05/18/2026			531.307 · Street Lights	-707.88	707.88
TOTAL						-9,036.66	9,036.66
Bill Pmt -Check	CBI	05/20/2026	WELLS FARGO V...		101.002 · Suntrust #570803-Operating ...		-399.83
Bill	5038760443	05/18/2026			572.701 · Office Operations	-399.83	399.83
TOTAL						-399.83	399.83

**TSR CDD
Check Detail
May 2026**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	CBI	05/26/2026	SUNTRUST BANK		101.002 · Suntrust #570803-Operating ...		-2,414.95
					204.300 · Credit Card - SunTrust	-2,414.95	2,414.95
TOTAL						-2,414.95	2,414.95
Bill Pmt -Check	CBI	05/27/2026	BRIGHT HOUSE N...		101.002 · Suntrust #570803-Operating ...		-562.13
Bill	1420332 052426	05/26/2026			572.416 · Amenity Cable/Internet	-329.32	329.32
Bill	1436734 051726	05/26/2026			572.416 · Amenity Cable/Internet	-232.81	232.81
TOTAL						-562.13	562.13
Bill Pmt -Check	CBI	05/27/2026	DUKE ENERGY		101.002 · Suntrust #570803-Operating ...		-3,039.57
Bill	8703 0516 051926	05/26/2026			531.307 · Street Lights	-1,583.19	1,583.19
Bill	8702 9274 052026	05/26/2026			531.301 · Electric	-550.84	550.84
Bill	5357 9828 052226	05/26/2026			531.307 · Street Lights	-905.54	905.54
TOTAL						-3,039.57	3,039.57
Bill Pmt -Check	12785	05/06/2026	BARRY MAZZONI		101.002 · Suntrust #570803-Operating ...		-900.76
Bill	2041-25537	05/05/2026			538.621 · Signage Maintenance	-900.76	900.76
TOTAL						-900.76	900.76
Bill Pmt -Check	12786	05/06/2026	BIG DOG LEO SE...		101.002 · Suntrust #570803-Operating ...		-150.00
Bill	05012026	05/05/2026			538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL						-150.00	150.00
Bill Pmt -Check	12787	05/06/2026	COASTAL WASTE...		101.002 · Suntrust #570803-Operating ...		-39,269.66
Bill	SW0001812254	05/05/2026			534.000 · Garbage/Solid Waste Contr S...	-38,835.00	38,835.00
Bill	SW0001912957	05/05/2026			534.000 · Garbage/Solid Waste Contr S...	-434.66	434.66
TOTAL						-39,269.66	39,269.66

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12788	05/06/2026	FAIRY DUST HOU...		101.002 · Suntrust #570803-Operating ...		-2,500.00
Bill	INV00073	05/05/2026			572.301 · Janitorial Service	-2,000.00	2,000.00
Bill	INV00072	05/05/2026			538.129 · Office operations	-500.00	500.00
TOTAL						-2,500.00	2,500.00
Bill Pmt -Check	12789	05/06/2026	GENTRY SR INVE...		101.002 · Suntrust #570803-Operating ...		-7,563.20
Bill	1039	05/05/2026			572.701 · Office Operations	-7,563.20	7,563.20
TOTAL						-7,563.20	7,563.20
Bill Pmt -Check	12790	05/06/2026	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-275.00
Bill	042826	05/05/2026			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	12791	05/06/2026	JUNIPER LANDSC...		101.002 · Suntrust #570803-Operating ...		-156,193.67
Bill	394417	05/05/2026			538.604 · Landscape Maintenance - Con...	-156,193.67	156,193.67
TOTAL						-156,193.67	156,193.67
Bill Pmt -Check	12792	05/06/2026	KUTAK ROCK LLP		101.002 · Suntrust #570803-Operating ...		-2,012.00
Bill	3732428 20923-1	05/05/2026			514.007 · District Counsel	-2,012.00	2,012.00
TOTAL						-2,012.00	2,012.00
Bill Pmt -Check	12793	05/06/2026	PREMIER LAKES		101.002 · Suntrust #570803-Operating ...		-15,295.00
Bill	3825	05/05/2026			538.615 · Wetland Maintenance	-4,635.00	4,635.00
Bill	3886	05/05/2026			538.700 · Lake Maintenance	-10,660.00	10,660.00
TOTAL						-15,295.00	15,295.00

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12794	05/06/2026	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-20,115.85
Bill	12441014	05/05/2026			538.121 · Amenity Management	-4,195.00	4,195.00
Bill	12441173	05/05/2026			538.121 · Amenity Management	-225.00	225.00
Bill	12442009	05/05/2026			538.121 · Amenity Management	-15,695.85	15,695.85
TOTAL						-20,115.85	20,115.85
Bill Pmt -Check	12795	05/13/2026	BRLETIC DVORA...		101.002 · Suntrust #570803-Operating ...		-1,470.00
Bill	2406	05/12/2026			519.320 · Engineering	-1,470.00	1,470.00
TOTAL						-1,470.00	1,470.00
Bill Pmt -Check	12796	05/13/2026	BUSINESS OBSE...		101.002 · Suntrust #570803-Operating ...		-135.62
Bill	26-00960P	05/12/2026			513.801 · Legal Advertising	-76.56	76.56
Bill	26-00926P	05/12/2026			513.801 · Legal Advertising	-59.06	59.06
TOTAL						-135.62	135.62
Bill Pmt -Check	12797	05/13/2026	FEDEX		101.002 · Suntrust #570803-Operating ...		-168.15
Bill	9-293-09789	05/12/2026			519.410 · Postage	-168.15	168.15
TOTAL						-168.15	168.15
Bill Pmt -Check	12798	05/13/2026	JUNIPER LANDSC...		101.002 · Suntrust #570803-Operating ...		-161,768.07
Bill	390381	04/30/2026			538.604 · Landscape Maintenance - Con...	-156,193.67	156,193.67
Bill	396363	05/12/2026			538.320 · Landscape Arbor Care	-5,574.40	5,574.40
TOTAL						-161,768.07	161,768.07
Bill Pmt -Check	12799	05/13/2026	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-7,135.80
Bill	24434585	05/12/2026			536.301 · Irrigation - Reclaimed Water	-84.84	84.84
Bill	24434587	05/12/2026			536.301 · Irrigation - Reclaimed Water	-94.56	94.56
Bill	24434588	05/12/2026			536.301 · Irrigation - Reclaimed Water	-389.86	389.86
Bill	24434592	05/12/2026			536.301 · Irrigation - Reclaimed Water	-437.33	437.33
Bill	24434594	05/12/2026			536.301 · Irrigation - Reclaimed Water	-229.27	229.27
Bill	24434595	05/12/2026			536.301 · Irrigation - Reclaimed Water	-67.67	67.67
Bill	24434596	05/12/2026			536.301 · Irrigation - Reclaimed Water	-93.93	93.93
Bill	24434598	05/12/2026			536.301 · Irrigation - Reclaimed Water	-344.41	344.41
Bill	24434599	05/12/2026			536.301 · Irrigation - Reclaimed Water	-93.93	93.93

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	24434696	05/12/2026			536.301 · Irrigation - Reclaimed Water	-563.58	563.58
Bill	24434697	05/12/2026			536.301 · Irrigation - Reclaimed Water	-435.31	435.31
Bill	24434758	05/12/2026			536.301 · Irrigation - Reclaimed Water	-324.21	324.21
Bill	24434760	05/12/2026			536.301 · Irrigation - Reclaimed Water	-42.42	42.42
Bill	24434761	05/12/2026			536.301 · Irrigation - Reclaimed Water	-11.00	11.00
Bill	24434767	05/12/2026			536.301 · Irrigation - Reclaimed Water	-251.09	251.09
Bill	24434814	05/12/2026			536.301 · Irrigation - Reclaimed Water	-63.63	63.63
Bill	24434820	05/12/2026			536.301 · Irrigation - Reclaimed Water	-44.44	44.44
Bill	24434821	05/12/2026			536.301 · Irrigation - Reclaimed Water	-20.20	20.20
Bill	24434931	05/12/2026			536.301 · Irrigation - Reclaimed Water	-332.34	332.34
Bill	24434952	05/12/2026			536.301 · Irrigation - Reclaimed Water	-410.62	410.62
Bill	24434953	05/12/2026			536.301 · Irrigation - Reclaimed Water	-209.07	209.07
Bill	24434957	05/12/2026			536.301 · Irrigation - Reclaimed Water	-440.36	440.36
Bill	24434961	05/12/2026			536.301 · Irrigation - Reclaimed Water	-60.60	60.60
Bill	24434962	05/12/2026			536.301 · Irrigation - Reclaimed Water	-128.27	128.27
Bill	24435031	05/12/2026			536.301 · Irrigation - Reclaimed Water	-91.91	91.91
Bill	24435535	05/12/2026			536.301 · Irrigation - Reclaimed Water	-244.42	244.42
Bill	24435917	05/12/2026			536.301 · Irrigation - Reclaimed Water	-58.58	58.58
Bill	24436511	05/12/2026			536.301 · Irrigation - Reclaimed Water	-190.89	190.89
Bill	24436631	05/12/2026			536.301 · Irrigation - Reclaimed Water	-81.81	81.81
Bill	24436655	05/12/2026			536.301 · Irrigation - Reclaimed Water	-502.40	502.40
Bill	24436677	05/12/2026			536.301 · Irrigation - Reclaimed Water	-143.42	143.42
Bill	24436679	05/12/2026			536.301 · Irrigation - Reclaimed Water	-49.49	49.49
Bill	24436684	05/12/2026			536.301 · Irrigation - Reclaimed Water	-149.48	149.48
Bill	24436818	05/12/2026			536.301 · Irrigation - Reclaimed Water	-94.94	94.94
Bill	24437156	05/12/2026			536.301 · Irrigation - Reclaimed Water	-342.39	342.39
Bill	24437258	05/12/2026			536.301 · Irrigation - Reclaimed Water	-3.03	3.03
Bill	24437259	05/12/2026			536.301 · Irrigation - Reclaimed Water	-3.03	3.03
Bill	24437260	05/12/2026			536.301 · Irrigation - Reclaimed Water	-1.01	1.01
Bill	24434261	05/12/2026			536.301 · Irrigation - Reclaimed Water	-2.02	2.02
Bill	24437274	05/12/2026			536.301 · Irrigation - Reclaimed Water	-2.02	2.02
Bill	24437276	05/12/2026			536.301 · Irrigation - Reclaimed Water	-2.02	2.02
TOTAL						-7,135.80	7,135.80
Bill Pmt -Check	12800	05/13/2026	SUNCOAST POOL...		101.002 · Suntrust #570803-Operating ...		-4,415.00
Bill	11353	05/12/2026			572.711 · Pool Operations	-1,520.00	1,520.00
Bill	11354	05/12/2026			572.711 · Pool Operations	-1,600.00	1,600.00
Bill	11355	05/12/2026			572.711 · Pool Operations	-1,295.00	1,295.00
TOTAL						-4,415.00	4,415.00

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12801	05/13/2026	SUNSCAPE CONS...		101.002 · Suntrust #570803-Operating ...		-5,450.00
Bill	14879	05/12/2026			538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL						-5,450.00	5,450.00
Bill Pmt -Check	12802	05/13/2026	WRATHELL, HUN...		101.002 · Suntrust #570803-Operating ...		-7,970.42
Bill	2026-2115	05/12/2026			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	12803	05/20/2026	ABBY DENNY		101.002 · Suntrust #570803-Operating ...		-45.00
Bill	MAY2601	05/18/2026			572.300 · Amenity Management - Activiti...	-45.00	45.00
TOTAL						-45.00	45.00
Bill Pmt -Check	12804	05/20/2026	DEX IMAGING		101.002 · Suntrust #570803-Operating ...		-643.00
Bill	AR15300535	05/18/2026			572.701 · Office Operations	-643.00	643.00
TOTAL						-643.00	643.00
Bill Pmt -Check	12805	05/20/2026	EVERGLADES PIN...		101.002 · Suntrust #570803-Operating ...		-157,812.96
Bill	7549	05/18/2026			538.607 · Landscape - Mulch	-157,812.96	157,812.96
TOTAL						-157,812.96	157,812.96
Bill Pmt -Check	12806	05/20/2026	JUNIPER LANDSC...		101.002 · Suntrust #570803-Operating ...		-10,568.63
Bill	043026	05/18/2026			538.609 · Irrigation Repairs & Maint	-147.58	147.58
					538.609 · Irrigation Repairs & Maint	-137.78	137.78
					538.609 · Irrigation Repairs & Maint	-109.55	109.55
					538.609 · Irrigation Repairs & Maint	-202.03	202.03
					538.609 · Irrigation Repairs & Maint	-1,470.00	1,470.00
					538.609 · Irrigation Repairs & Maint	-504.06	504.06
					538.609 · Irrigation Repairs & Maint	-351.48	351.48
					538.609 · Irrigation Repairs & Maint	-121.74	121.74

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					538.609 · Irrigation Repairs & Maint	-104.33	104.33
					538.609 · Irrigation Repairs & Maint	-137.78	137.78
					538.609 · Irrigation Repairs & Maint	-107.81	107.81
					538.609 · Irrigation Repairs & Maint	-1,203.83	1,203.83
					538.609 · Irrigation Repairs & Maint	-1,201.86	1,201.86
					538.609 · Irrigation Repairs & Maint	-1,355.78	1,355.78
					538.609 · Irrigation Repairs & Maint	-322.28	322.28
					538.609 · Irrigation Repairs & Maint	-294.08	294.08
					538.609 · Irrigation Repairs & Maint	-198.53	198.53
					538.609 · Irrigation Repairs & Maint	-105.31	105.31
					538.609 · Irrigation Repairs & Maint	-119.17	119.17
					538.609 · Irrigation Repairs & Maint	-103.89	103.89
					538.609 · Irrigation Repairs & Maint	-76.99	76.99
					538.609 · Irrigation Repairs & Maint	-77.95	77.95
					538.609 · Irrigation Repairs & Maint	-294.08	294.08
					538.609 · Irrigation Repairs & Maint	-621.25	621.25
					538.609 · Irrigation Repairs & Maint	-211.75	211.75
					538.609 · Irrigation Repairs & Maint	-346.10	346.10
					538.609 · Irrigation Repairs & Maint	-104.33	104.33
					538.609 · Irrigation Repairs & Maint	-537.31	537.31
TOTAL						-10,568.63	10,568.63
Bill Pmt -Check	12807	05/20/2026	MCWILLIAMS & S...		101.002 · Suntrust #570803-Operating ...		-460.00
Bill	051226	05/18/2026			572.312 · Park A/C R&M	-460.00	460.00
TOTAL						-460.00	460.00
Bill Pmt -Check	12808	05/20/2026	PASCO COUNTY ...		101.002 · Suntrust #570803-Operating ...		-2,148.16
Bill	24434960	05/18/2026			536.301 · Irrigation - Reclaimed Water	-493.89	493.89
Bill	24434963	05/18/2026			536.301 · Irrigation - Reclaimed Water	-41.41	41.41
Bill	24434964	05/18/2026			536.301 · Irrigation - Reclaimed Water	-305.02	305.02
Bill	24435372	05/18/2026			536.301 · Irrigation - Reclaimed Water	-579.74	579.74
Bill	24435373	05/18/2026			536.301 · Irrigation - Reclaimed Water	-625.19	625.19
Bill	24435374	05/18/2026			536.301 · Irrigation - Reclaimed Water	-4.04	4.04
Bill	24458522	05/18/2026			536.301 · Irrigation - Reclaimed Water	-98.87	98.87
TOTAL						-2,148.16	2,148.16
Bill Pmt -Check	12809	05/20/2026	SUNSCAPE CONS...		101.002 · Suntrust #570803-Operating ...		-963.48
Bill	14941	05/18/2026			538.606 · Landscape Consulting	-963.48	963.48
TOTAL						-963.48	963.48

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12810	05/20/2026	WTS INTERNATIO...		101.002 · Suntrust #570803-Operating ...		-14,955.28
Bill	12442834	05/18/2026			572.300 · Amenity Management - Activiti...	-370.00	370.00
Bill	12442928	05/18/2026			538.121 · Amenity Management	-12,467.96	12,467.96
Bill	12443079	05/18/2026			538.121 · Amenity Management	-2,117.32	2,117.32
TOTAL						-14,955.28	14,955.28
Check	12811	05/20/2026	TSR CDD		101.002 · Suntrust #570803-Operating ...		-15,524.34
					207.201 · Due to Debt Service Fund-2015	-15,524.34	15,524.34
TOTAL						-15,524.34	15,524.34
Check	12812	05/20/2026	TSR CDD		101.002 · Suntrust #570803-Operating ...		-15,622.24
					207.202 · Due to Debt Service Fund-201...	-15,622.24	15,622.24
TOTAL						-15,622.24	15,622.24
Check	12813	05/20/2026	TSR CDD		101.002 · Suntrust #570803-Operating ...		-15,396.77
					207.203 · Due to debt service fund - 2016	-15,396.77	15,396.77
TOTAL						-15,396.77	15,396.77
Check	12814	05/20/2026	TSR CDD		101.002 · Suntrust #570803-Operating ...		-19,218.47
					207.204 · Due to debt service fund - 2017	-19,218.47	19,218.47
TOTAL						-19,218.47	19,218.47
Check	12815	05/20/2026	TSR CDD		101.002 · Suntrust #570803-Operating ...		-15,368.57
					207.205 · .Due to debt service fund -2018	-15,368.57	15,368.57
TOTAL						-15,368.57	15,368.57
Check	12816	05/20/2026	TSR CDD		101.002 · Suntrust #570803-Operating ...		-7,918.45
					207.206 · Due to Debt Service Fund - 20...	-7,918.45	7,918.45
TOTAL						-7,918.45	7,918.45

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Paycheck	12817	05/26/2026	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	12818	05/26/2026	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	12819	05/26/2026	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	12820	05/26/2026	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	12821	05/26/2026	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	12822	05/26/2026	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	12823	05/26/2026	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	12824	05/26/2026	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	12825	05/26/2026	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	12826	05/26/2026	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	12827	05/27/2026	BCE LLC		101.002 · Suntrust #570803-Operating ...		-2,480.00
Bill	051926	05/26/2026			572.300 · Amenity Management - Activiti...	-2,480.00	2,480.00
TOTAL						-2,480.00	2,480.00

12:08 PM

06/30/26

TSR CDD
Check Detail
May 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12828	05/27/2026	FEDEX		101.002 · Suntrust #570803-Operating ...		-180.10
Bill	9-303-34609	05/26/2026			519.410 · Postage	-180.10	180.10
TOTAL						-180.10	180.10
Bill Pmt -Check	12829	05/27/2026	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating ...		-275.00
Bill	051826	05/26/2026			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	12830	05/27/2026	JUNIPER LANDSC...		101.002 · Suntrust #570803-Operating ...		-4,000.00
Bill	397470	05/26/2026			538.630 · SOD	-4,000.00	4,000.00
TOTAL						-4,000.00	4,000.00
Bill Pmt -Check	12831	05/27/2026	PREMIER LAKES		101.002 · Suntrust #570803-Operating ...		-16,535.00
Bill	3914	05/26/2026			538.628 · Erosion control and grass carp	-16,535.00	16,535.00
TOTAL						-16,535.00	16,535.00

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Workshop on May 19, 2026 at 5:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

Present:

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

Also present:

Barry Mazzoni	District Manager
Chuck Adams	Wrathell, Hunt and Associates, LLC
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Resident	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Mazzoni called the workshop to order at 5:00 p.m. Supervisors Comella, Anderson, Kurtz and Jackson were present. Supervisor Bruno was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

No members of the public

THIRD ORDER OF BUSINESS

Discussion: Fiscal Year 2026/2027 Proposed Budget

Mr. Mazzoni discussed the projects in the five-year Operations and Maintenance Plan he distributed a few weeks ago.

Mr. Bruno arrived at the meeting at 5:02 p.m.

38 Mr. Mazzone discussed the factors that went into preparing the proposed Fiscal Year 2027
39 budget, as follows:

40 ➤ It is a compilation of “wish list” projects and reflects a 14% increase; it does not include
41 the playground and potential inlet and storm drain projects.

42 ➤ The plan is to review the proposed Fiscal Year 2027 budget today in preparation of setting
43 the maximum assessment levels and approving the proposed budget at the June 10, 2026
44 meeting, for the purposes of sending mailed notices and setting the public hearing, which is
45 slated for August 12, 2026 at 9:00 a.m.

46 ➤ Setting the maximum assessment levels allows the Board to make adjustments up to the
47 Public Hearing before finalizing and adopting the Fiscal Year 2027 budget.

48 ➤ An e-blast will be sent to residents explaining the budget process, the purpose of setting
49 the higher assessment amount and the ability to make adjustments in the future.

50 Mr. Mazzone presented the proposed Fiscal Year 2027 budget, highlighting increases,
51 decreases and adjustments, compared to the Fiscal Year 2026 budget.

52 Discussion ensued regarding determining whether to increase or decrease certain budget
53 items, items in the long-range projects list, designating funding for storm events, Management’s
54 recommendation to keep the fund balance at 40% of the annual revenue, and having SunScape
55 and Juniper clarify pricing of certain plant materials.

56 The following changes will be made to the proposed Fiscal Year 2027 budget and final
57 assessment amount, which will be presented for consideration at the June 10, 2026 meeting:

58 Page 1, Supervisors line item: Change “\$12,600” to “\$14,000”

59 **The workshop recessed at 6:30 p.m., and resumed at 6:42 p.m.**

60 Page 3: Create new “Playground replacement” budget line item and reassign the \$80,000
61 in the Pool-signage maintenance budget line item.

62 Page 3, Cable/internet/telephone/software line item: Change “\$15,360” to a figure based
63 upon Mr. Mazzone and Ms. Hlebak’s further discussions.

64 Mr. Mazzone asked the Board Members to submit their budget questions to him. Another
65 Budget Workshop can be scheduled if further discussions are needed after the July 2026 meeting.

66

67 **FOURTH ORDER OF BUSINESS**

NEXT MEETING DATE: June 10, 2026 at 5:30 PM

68

69

70 ○ **QUORUM CHECK**

71

72 **FIFTH ORDER OF BUSINESS**

Supervisors' Requests

73

74 There were no Supervisors' requests.

75

76 **SIXTH ORDER OF BUSINESS**

Adjournment

77

78 **On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the**
79 **meeting adjourned at 7:47 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

MINUTES

B

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the TSR Community Development District held a Regular Meeting on June 10, 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 (via Zoom)	Assistant Secretary
Dave Jackson	Assistant Secretary

Also present:

Barry Mazzoni	District Manager
Alyssa Willson (via Zoom)	District Counsel
Pete Soety (via Zoom)	SunScape Consulting, Inc.
Alex Kurth (via Zoom)	Premier Lakes, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Alex Murphy	WTS-AAG
Paul Gomez	Juniper
Matt Gerich	Juniper
Neal Johnsky	MPOA President
Janine Robinson	Resident
Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Mazzoni called the meeting to order at 5:30 p.m.

Supervisors Comella, Anderson, and Jackson were present. Supervisor Bruno attended via Zoom. Supervisor Kurtz was not present at roll call.

All recited the Pledge of Allegiance.

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

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

41
42 Mr. Mazzoni explained the protocols for public comments.

43 Resident Janine Robinson stated that several sandhill cranes have died due to getting
44 tangled up in fishing lines or cars speeding. She asked for more signs.

45
46 **THIRD ORDER OF BUSINESS** **Monthly Aquatics Community Update**
47 **[Premier Lakes]**

48
49 Mr. Kurth stated additional visits were added at no extra charge to the CDD so crews can
50 stay on top of increases in shoreline weeds and algae blooms, which is typical this time of year.
51 The grass carp arrived healthy and were stocked in the deep-water lakes and monitored; they
52 are thriving.

53 Mr. Kurth stated he copied Mr. Mazzoni on his email response to the Esplanade resident
54 near Lake 5A who asked for information on the CDD's lake maintenance operations to put in their
55 newsletter.

56
57 **FOURTH ORDER OF BUSINESS** **Monthly Landscaping Community Update**
58 **[Sunscape/Juniper]**

59
60 Mr. Soety reported the following:

61 ➤ The water truck is handy to help with drought-stressed areas, new plant materials, and
62 older turf. This method will continue until weather conditions improve.

63 ➤ Crews treated and were able to reduce the number of turf weeds, now that the turf has
64 recovered from the freeze.

65 ➤ Crews were instructed to be diligent in treating increases in insect activity and firebush
66 plantings, which are typical this time of year.

67 Mr. Mazzoni read postings from several residents, including one stating "I have lived here
68 almost 10 years, and it is so nice to see our common areas look so good. We even had some hog
69 damage near us and the landscapers patched it up. Thank you CDD reps for choosing great
70 landscapers."

71 Mr. Gomez and Mr. Gerich reported the following:

72 ➤ Crews will be cutting back the overgrown perennial peanut grass.

73 Discussion ensued regarding the contract for the water truck expiring at the end of June,
74 the number of gallons used, residents noticing the turf in the CDD common areas being much
75 greener than elsewhere, and the reason the CDD hired a water truck.

76 Ms. Anderson asked about the Juniper proposals impacting the proposed Fiscal Year 2027
77 budget.

78 Mr. Mazzoni stated the Board must decide on setting a high assessment amount based
79 on the proposals he distributed and on the possibility of unexpected expenses coming up in Fiscal
80 Year 2027.

81 The Board was in favor of Mr. Mazzoni's suggestion to schedule a workshop to discuss
82 specific budgets for landscaping, engineering and the ponds; and for each representative to make
83 a presentation and prioritize the projects.

84 Mr. Mazzoni asked the Board Members to submit their questions to him to summarize
85 prior to the workshop.

86 **Mr. Kurtz arrived at the meeting at 5:40 p.m.**

87

88 **FIFTH ORDER OF BUSINESS**

Discussion: District Maintained Inlets

89

- 90 • **Consideration of Finn Outdoor LLC Excavation and Underdrain Work Proposal for**
91 **Rangeland Blvd**

92 Mr. Mazzoni presented the Finn Outdoor proposal and the Site Masters of Florida, LLC
93 proposal, which was distributed at the meeting. He discussed the condition of the inlets, noted
94 the District Engineer has worked with both companies and will be supervising the project.

95 Mr. Mazzoni recommended engaging Site Masters of Florida based on project scope and
96 pricing.

97

On MOTION by Ms. Anderson and seconded by Mr. Jackson, with all in favor, the Site Masters of Florida, LLC proposal for underdrain repairs on Rangeland Boulevard and inlet repairs on Stancil Ave/Cattle Gap Boulevard, in the amount of \$10,600, was approved.

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103 **SIXTH ORDER OF BUSINESS**103 **Consideration of Carlson Construction**
104 **Proposal for Bridge Transition Repair**

105

106 Mr. Mazzoni presented the Carlson Construction proposal for bridge transition repairs on
107 the Rangeland Boulevard Bridge. The District Engineer reviewed the proposal and stated these
108 repairs could make a major difference in the number of repairs that were made on that side of
109 the bridge over the last four years.

110 Discussion ensued regarding the project scope, funding, proceeding with the repairs
111 possibly extending the life of the bridge, and designating funds in the budget for future repairs.

112 The schedule will be e-blasted to the residents.

113

**On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor,
114 Carlson Construction Proposal #06022026001 for Bridge Transition Repair on
115 Rangeland Boulevard, in the amount of \$17,450, was approved.**

116

117

118 **SEVENTH ORDER OF BUSINESS**118 **Discussion/Consideration of Allowing**
119 **Installation of Additional Sandhill Crane**
120 **Notice Signage**

121

122 Mr. Mazzoni referred to the photographs in the Operations Report showing the signs a
123 resident installed in the CDD common areas, without obtaining CDD approval. He asked for Board
124 direction on whether to remove the signs or change the 30 to 40 sponsored temporary signs to
125 permanent signs. The signs are causing extra work for the landscapers, as they need to move
126 them before they can mow the area. He noted that the CDD exceeded the sign budget.

127 Discussion ensued regarding asking the MPOA if it is interested in collaborating with the
128 CDD and sharing the costs, determining maintenance responsibilities, a resident witnessing
129 injured wildlife and speeding on Lake Blanche and on the Rangeland area by the school, and if
130 adding signage and increasing the off-duty traffic patrols budget would remedy the issues.

131 Ms. Willson provided guidance of how to handle the situation if the sponsored signs
132 remain on CDD property, and the CDD allowing the MPOA to install signs on CDD property.

133 Mr. Mazzoni conveyed the resident's comment about if the CDD were to remove the signs
134 she installed. He recommended removing the signs and collaborating with the MPOA to install
135 permanent signs at select locations.

136 In response to Ms. Willson's comments, the Board Members discussed removing the
137 temporary signs installed by the resident and installing permanent CDD approved signs at select
138 locations, with the caveat of asking the MPOA to collaborate on funding and getting input from
139 residents present about potential sign locations.

140 **On MOTION by Mr. Kurtz and seconded by Ms. Anderson, with all in favor,**
141 **authorizing Mr. Mazzoni to work with the groups to determine the installation**
142 **areas and the number of permanent Sandhill Crane Notice Signage needed, and**
143 **authorizing the purchase of permanent signs before removing the temporary**
144 **signs, was approved.**

145
146 Mr. Mazzoni was asked to research if the troopers would fill the shifts if the CDD increases
147 the number of off-duty traffic patrols. Mr. Mazzoni was directed to contact Pasco County
148 regarding patrols.

149

150 **EIGHTH ORDER OF BUSINESS**

**Continued Discussion: FY2026/2027
Proposed Budget**

151

152

153 Mr. Mazzoni stated the changes discussed in the workshop were incorporated into the
154 proposed Fiscal Year 2027 budget, which reflects a 14.7% increase from the Fiscal Year 2026
155 budget. He reiterated Staff's efforts to capture all costs.

156 Mr. Mazzoni discussed the unforeseen additional expenses distributed earlier and noted
157 inflation as a reason for rising costs. He suggested setting the maximum assessment levels today,
158 as indicated in the proposed Fiscal Year 2027 budget and scheduling a workshop in July to
159 specifically discuss the budgets for aquatics, landscaping and engineering, which will enable the
160 Board and Staff to possibly reduce the costs and ease the amount of the assessment increase.

161 Mr. Mazzoni asked the Board Members to submit their questions to him so he can
162 summarize them before the workshop. He stated that Mr. Adams voiced concern that the CDD's
163 fund balance is about 25% of the annual budget and the possibility of not having any funds to
164 cover a storm event in the first quarter of Fiscal Year 2027.

165 Discussion ensued regarding past decisions to use fund balance to offset budget
 166 increases, prioritizing projects, factoring in the age of the CDD, adding an additional \$250,000 to
 167 Fund Balance and the mailed notice process.

168 Ms. Willson stated she will work with Mr. Mazzone and prepare a Resolution for the next
 169 meeting to amend the proposed Fiscal Year 2027 budget.

170 The consensus was to not approve the proposed Fiscal Year 2027 budget and only to set
 171 the Fiscal Year 2027 budget public hearing date.

172 **On MOTION by Ms. Comella and seconded by Mr. Jackson, with Ms. Comella,**
 173 **Mr. Jackson, Mr. Kurtz and Ms. Anderson in favor and Mr. Bruno dissenting,**
 174 **authorizing Staff to adjust the proposed Fiscal Year 2027 Budget as necessary to**
 175 **add an additional \$250,000 to Fund Balance, was approved. [Motion passed 4-**
 176 **1]**

177
 178 **On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor,**
 179 **authorizing Staff to schedule and advertise a Budget Workshop for July 7, 2026**
 180 **at 5:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida**
 181 **33556, for the purposes of focusing on Field Operations, the Ponds, Engineering**
 182 **and Landscaping Budget Items, was approved.**

183
 184
 185 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
 Statements as of April 30, 2026**

186
 187
 188 Mr. Mazzone presented the Unaudited Financial Statements as of April 30, 2026. He was
 189 asked to research why the amount in the “revenue-interest” budget line item for the month is
 190 zero.

191 **On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor,**
 192 **Unaudited Financial Statements as of April 30, 2026, were accepted.**

193
 194
 195 **TENTH ORDER OF BUSINESS**

**Approval of May 13, 2026 Regular Meeting
 Minutes**

196
 197
 198 The following changes were made:

199 Line 60: Delete “Mr. Long and” and change “are” to “is”

200 Line 117: Change “agreed to enter into” to “is willing to consider”

On MOTION by Mr. Jackson and seconded by Ms. Anderson, with all in favor, May 13, 2026 Regular Meeting Minutes, as amended, were approved.

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ELEVENTH ORDER OF BUSINESS

Action & Completed Items

An outdated action items list was inadvertently included in the agenda rather than the most recent version. After the meeting, the District Engineer reviewed the most recent version of the Actions & Completed Items List.

Items 2, 3, 4, 5, 6, 10, 12 through 15 and 19 were completed.

Item 2: Mr. Mazzone stated the ways to eradicate cogon grass without harming the environment were identified, but pursuing this will require funding. He proposed deferring a decision until the proposed Fiscal Year 2027 budget is finalized and Staff researches the possibility of obtaining funding from the County or State.

Item 11: This action is no longer necessary based on the County's response.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

This item was an addition to the agenda.

On behalf of the District Engineer, Mr. Mazzone gave updates regarding completing on-site inspections of the inlets and inspections to address erosion issues are underway. The stormwater pond inspections are scheduled for July and, once completed, Mr. Mazzone and the District Engineer will review budget items.

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

Ms. Willson stated she hopes to make progress during tomorrow's conference call with the County, the Developer Representatives, and District Staff regarding the turnover of Lake Blanche Drive and some other turnover items. Developer's Counsel is reviewing the form of Assignment on the commercial property items.

- B. Lifestyle Director & Amenity Manager: Arch Amenities Group**

Ms. Hlebak presented the May Monthly Summary Report.

232 Discussion ensued regarding the survey statistics, moving equipment in the dog park, bike
233 park usage, preparing marketing materials of the CDD amenities to e-blast to residents, and
234 certain budget items exceeding budget due to miscoding of specialty items.

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

236 • **Operations Report**

237 Mr. Mazzoni stated he completed the sidewalk and service roads inspections and will
238 forward the list to Rose Paving to submit a proposal for the repairs. The proposal from Rose
239 Paving to install the Americans with Disability Act (ADA) mats at the entrance to Esplanade is
240 \$2,500; the mobilization fee for every 10 to 15 areas is \$5,000 to \$7,000. He will prepare a priority
241 list and cost to present at the next meeting.

242 Mr. Mazzoni distributed photographs of items left in the common area by a homeowner,
243 who has since removed them. Items where the owner is not known will be stored briefly and
244 then will be disposed of if the owner does not come forward.

245 Mr. Mazzoni stated the Accident Report on Rangeland Boulevard omitted the CDD as a
246 party because the accident started elsewhere. The Trooper corrected the Report, and the CDD
247 insurance carrier has the information to claim landscape damages.

248 Mr. Mazzoni distributed and presented examples of three “dedication” signs he designed
249 for the Butterfly Garden. He discussed upcoming projects and scenarios to get residents involved
250 in the community.

251 **On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor,**
252 **authorizing Mr. Mazzoni to proceed with the Butterfly Garden Project, was**
253 **approved.**

254
255 Mr. Mazzoni stated that an individual fell and filed a lawsuit against Esplanade, the CDD,
256 and Pasco County. He and the CDD insurance carrier representative and their Counsel worked on
257 the responses to the interrogatories, which were filed in court. The incident did not occur on CDD
258 property.

259 • **UPCOMING MEETINGS**

260 A Budget Workshop will be held on July 7, 2026 at 5:00 p.m.

261 ➤ **July 8, 2026 at 5:30 PM**

- 262 ➤ **August 12, 2026 at 5:30 PM [Adoption of FY2027 Budget]**
- 263 ○ **QUORUM CHECK**
- 264 • **Performance Measures/Standards & Annual Reporting Form (for informational**
- 265 **purposes)**

266

267 **THIRTEENTH ORDER OF BUSINESS** **Supervisors’ Requests**

268

269 There were no Supervisors’ requests.

270

271 **FOURTEENTH ORDER OF BUSINESS** **Public Comments (non-agenda items) [3**

272 **minutes per person]**

273

274

275 No members of the public spoke.

276

276 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

277

278 **On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor, the**

279 **meeting adjourned at 7:45 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
06.10.26 for 07.08.26 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	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	03.11.26	ACTION	Ms. Willson: Send 2 nd demand letters & draft litigation complaint to commercial property owners.	X			
3	04.08.26	ACTION	Mr. Kurth: Prioritize which ponds need erosion repairs with ShoreSox [®] or other remedy for the District Engineer's Review.	X			
4	04.08.26	ACTION/ AGENDA	Mr. Mazzone: Ask Pasco Co. contacts about allowing Juniper use of CDD property. If approved, provide recommendations at next mtg.		X		
5	04.08.26	ACTION/ AGENDA	Ms. Willson: Work w/ Developer, prep docs to assign lien and collection process over to the CDD.	X			
6	05.13.26	ACTION	Mazzone/Jackson: Review costs & restrictions with Pasco Co regarding CDD's ability to temporarily use property for the landscape maintenance yard, in addition to the required permit.	X			
7	05.13.26	ACTION	Mr. Mazzone: Find out if Longleaf Landowner is interested in selling their land to the CDD. Check files for proposed plans for District Office.	X			
8	05.13.26	ACTION	Mr. Mazzone: Incorporate, remedial costs to eradicate cogongrass into proposed FY 2027 Budget. 06.10.26 Deferred decision to proceed until the FY 2027 Budget is finalized.	X			
9	05.13.26	ACTION	Mr. Mazzone/Hlebak: Activate Hudak residence amenity privileges.			X	
10	05.13.26	ACTION	Ms. Wilson: Prep Amendment to Form of Agreement w/ BDI to inspect & bring deficient SFWMD permits into compliance.			X	
11	06.10.26	ACTION	Board Members/Mr. Mazzone: Submit budget questions to Mr. Mazzone to summarize and provide to various vendors, prior to the next Workshop.			X after 06.10.26 mtg	
12	06.10.26	ACTION	Mr. Mazzone: E-blast the Bridge Transition Repair on Rangeland Boulevard Schedule to residents, upon receipt.	X			
13	06.10.26	ACTION	Mr. Mazzone: Ask MPOA if interested in collaborating and sharing costs with the CDD to install permanent Sandhill Crane Notice Signage on select CDD property.			X after 06.10.26 mtg	

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.10.26 for 07.08.26 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	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
2	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
3	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
4	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
5	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
6	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
7	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
8	01.14.26	ACTION	Mazzone/ Willson: Prep CDD Agmts for 01.05.25 Premier Lakes Agmts.			X	02.11.26
9	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
10	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
11	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
12	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
13	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 CDD
ACTION & COMPLETED ITEMS LIST
06.10.26 for 07.08.26 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
14	02.11.26	BOTH	Ms. Willson: Send Notice to Award Letters. Prep 30-Day Termination Notice to Johnson Eng. Send Engineering Agmt to BDI, for next mtg.			X	03.11.26
15	06.04.25	BOTH	Mr. Mazzoni: Obtain proposal to replace CDD bridge from vendor who replaced Community Park bridge. 07.09.25: Add'l companies contacted for proposals. 09.10.25: Provide proposal for Bridge Engineer to be Owner's Rep expert on potentially replacing 2 bridges. 10.08.25: Moved to ONGOING 03.24.26 Remove/Non-pending until action by County.			X	04.08.26
16	01.14.26	ACTION	Mr. Mazzoni: Provide options to tow or install fencing or shrubs to address vehicles parking on CDD grass. 03/24/26 - resolved			X	04.08.26
17	02.11.26	ACTION	Mr. Kurth: Remove litter around pond behind Riders Pass & other ponds.			X	04.08.26
18	02.11.26	ACTION	Mr. Kurth: Check if pond behind Riders Pass was treated oil slick is gone.			X	04.08.26
19	03.11.26	ACTION	Board Members: Email questions and comments on the Reserve Study to Mr. Mazzoni to compile for the 04.02.26 Workshop.			X	04.08.26
20	03.11.26	ACTION	Mr. Mazzoni: Schedule 04.02.26 workshop to discuss Reserve Study.			X	04.08.26
21	03.11.26	ACTION	Mr. Mazzoni: See if MPOA is interested in working with Juniper on negotiating tree trimming costs for residents in each community.			X	04.08.26
22	03.11.26	ACTION	Mr. Mazzoni: Schedule CDD 101 presentation for late April or May.			X	04.08.26
23	03.11.26	ACTION	Mr. Mazzoni/Hlebak: Obtain quotes for new playground equipment designs; budget for FY 2027.			X	04.08.26
24	03.11.26	ACTION	Mr. Mazzoni/Ms. Willson: Prepare & e-blast communique to residents on decision to remove slide and looking into other options.			X	04.08.26
25	03.11.26	ACTION	Mr. Mazzoni/Accounting: Recode certain items to the correct budget.			X	04.08.26
26	03.11.26	ACTION	Mr. Mazzoni: Account for sidewalks, alleyways, curving, bridge & roof replacement at Cunningham Hall in FY2027 Capital Projects budget.			X	05.13.26
27	03.11.26	ACTION	Mr. Mazzoni: Track labor & repair costs for Heart Pine Ave roundabout to submit to the insurance carrier.			X	05.13.26

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.10.26 for 07.08.26 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
28	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	05.13.26
29	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	05.13.26
30	04.08.26	ACTION/ AGENDA	Mr. Brletic: Present proposal to bring deficient SFWMD stormwater permits into compliance.			X	05.13.26
31	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	05.13.26
32	04.08.26	ACTION	Ms. Willson: Prep Amendment to District's Form of Agreement extending Premier's Lake Maint. contract another 2 years.			X	05.13.26
33	04.08.26	ACTION	Ms. Hlebak: Send playground equipment survey to residents.			X	05.13.26
34	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	05.13.26
35	04.08.26	ACTION	Mr. Mazzone: Schedule 04.28.26 for CDD 101 presentation workshop.			X	05.13.26
36	04.08.26	ACTION	Mr. Mazzone: Advise Lotus Apartment that the property owner, not the CDD, is responsible for its road and stormwater drains.			X	05.13.26
37	04.08.26	ACTION	Mr. Mazzone: Schedule 05.19.26 budget workshop.			X	05.13.26
38	01.14.26	ACTION	Mr. Mazzone/Mr. Brletic: Research & present ways to eradicate cogon grass w/out harming environment. 05.13.26 Determine if method will impact preserves.			X	06.10.26
39	04.02.26	ACTION	Mr. Mazzone: Have map in Reserve Study with CDD property corrected.			X	06.10.26
40	04.08.26	ACTION	Ms. Willson: Research which inlet repairs are the CDD's responsibilities.			X	06.10.26
41	04.08.26	ACTION	Ms. Willson: Research zoning restrictions for proposed landscape maintenance yard. Review Pasco Co letter. Give update at nxt mtg.			X	06.10.26
42	04.08.26	ACTION	Ms. Hlebak: Work w/ MPOA Pres. Johnsky to use its internet and voice access accounts.			X	06.10.26

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.10.26 for 07.08.26 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
43	05.13.26	ACTION	Mazzoni/Hlebak: E-blast residents about trash in lakes & grass carp stocking. Prep CDD amenities marketing materials & e-blast to residents.			X	06.10.26
44	05.13.26	ACTION	Mr. Mazzoni: Send Ms. Comella new designs for Butterfly Garden & ensure it includes existing rose bush & plant materials.			X	06.10.26
45	05.13.26	ACTION	Ms. Anderson: Ask MPOA President about interest in contributing funds to enhance the Butterfly Garden.			X	06.10.26
46	05.13.26	ACTION	Mr. Mazzoni: Tour & inspect raised concrete on Barbour Trail & Night Star Trail and determine if turf ruts near Esplanade roundabout & triangles were repaired.			X	06.10.26

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COMMUNITY DEVELOPMENT DISTRICT

STAFF

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REPORTS

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Monthly Staff Report

JUNE 2026

KID'S NIGHT OUT

JUNE 26 | 5:30 - 9:30 PM

CUNNINGHAM HALL

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

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

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

Burn Boot Camp Pop Up

Please join Burn Boot Camp for a FREE workout that includes an active warm-up, a challenging workout (scalable to all fitness levels), and a finisher. The instructor will move around the room providing our signature personal training in a group setting. Expect high-fives, words of encouragement and lots of fun!

June 28 @ 10 AM

Whitfield Park

RSVP: FUN@OURSTARKEYRANCH.COM



STARKEY RANCH COMMUNITY FOOD TRUCK NIGHT

6/26 5:00PM - 8:00PM



SCAN ME



Join us for coffee in the park.

Starkey Sundays

Whitfield Park
Starkey Ranch

9am-1pm

FATHER'S LUNCH

June 21, 2026

11AM - 1PM

Cunningham Hall

Kona Ice

Pop-Ups at Whitfield Park!

June 25, July 9, & July 30

11:45 AM - 12:30 PM

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



SESSION 1 STARTS THIS WEEK!

THREE SESSIONS TO CHOOSE FROM!

SESSION 1	SESSION 2	SESSION 3
JUNE 8 - JUNE 11	JUNE 22 - JUNE 25	JULY 6 - JULY 10
9AM - 12PM	9AM - 12PM	9AM - 12PM
GRADES K-8TH	GRADES K-8TH	GRADES K-8TH

REGISTER NOW! SPOTS ARE LIMITED!

WHITEFIELD PARK @ STARKEY RANCH ODESSA, FL

LEARN. PLAY. GROW. HAVE FUN! SIGN UP TODAY AT I9SPORTS.COM

...a fun lunching!

...de:
...d Potato Bar,
...s, Mac-n-
...alls, Select
...ore!

Free Yoga with Abby



Mat Yoga July 9 @ 6 PM
Chair Yoga July 7 @ 11:30 AM

CUNNINGHAM HALL

RSVP: FUN@OURSTARKEYRANCH.COM

Sound Healing & Meditation

JULY 7, 21, 28
7 PM

CUNNINGHAM HALL
COST: \$20 PER CLASS

RSVP: FUN@OURSTARKEYRANCH.COM

STARKEY RANCH KIDS PAINTING CLASS



SATURDAY, JULY 18TH
10AM
WELCOME CENTER



TAUGHT BY
CHILDREN'S BOOK
ILLUSTRATOR,
DEREK ROBERTS

SIGNUP:
FUN@OURSTARKEYRANCH.COM

**STARKEY RANCH
BUSINESS GROUP'S ANNUAL
4TH OF JULY CAR SHOW &
GOLF CART PARADE AT
CUNNINGHAM PARK!**

Car Show Start @ 7:45 AM
Golf Cart Line Up @ 9 AM
Golf Cart Parade Start @ 10 AM
Kona Ice & Travelin' Tom's Coffee Truck: 7:45 - 10 AM



DONATE BLOOD

Starkey Ranch - Welcome Center
Sunday, July 5
12:00 PM - 5:00 PM

All donors receive*:
- **\$25 eGift Card**
- **Limited Edition T-shirt**
- **Wellness Checkup** including blood pressure, pulse, temperature, iron count, and cholesterol screening.

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



Appointments are encouraged, please **scan the QR code** or visit oneblood.org/donate-now and use sponsor code 69903.

ID REQUIRED

*One offer per donor per donation. No cash value. Not transferable. Gifts may vary. For more information please visit oneblood.org/details.

KID'S NIGHT OUT

FRIDAY, July 24

5:30 - 9:30PM | CUNNINGHAM HALL

CALLING ALL KIDS AGES 5-11 YEARS OLD!

COME HANG OUT WITH THE LIFESTYLE TEAM TO ENJOY PIZZA, GAMES & A



WHO WE HEART SCREEN PLAY FOR

For Every Kid Who Never Had The Opportu



An Electrocardiogram (ECG or EKG) is painless, non-invasive and only takes 5 minutes to complete.

Each ECG is read by a board certified pediatric cardiologist.

07/25/2026 2:00 PM - 5:00 PM

Amenity Rentals

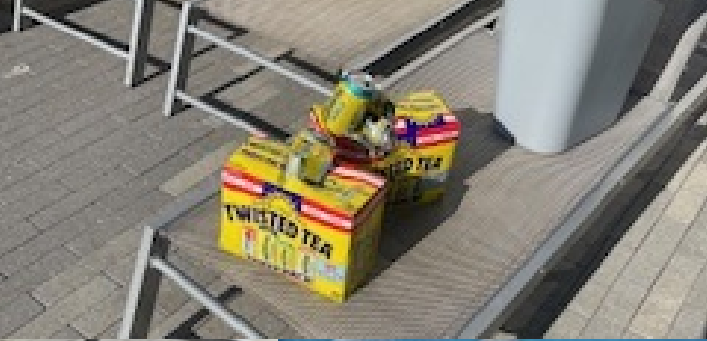
AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	6 Days/36 Hours	\$1,800.00
Albritton Park Pavilion	1 Days/5 Hours	\$75
Homestead Park Pavilion	1 Days/3Hours	\$45
Whitfield Park Pavilion (East/West)	1 Days/3 Hours	\$45

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
Pressure Washing Park, Pavilion & Pool Areas	In Progress ▾
Gator Cart Repairs	In Progress ▾
Fire Pit Repairs	In Progress ▾
Touch Ups & Wall Painting	In Progress ▾
Key FOB & Gate Repairs	Completed ▾
Pavers in the Pavilions & Bathroom Areas	In Progress ▾
Mailbox Clean Up	In Progress ▾
Camera Switch Replacement	Completed ▾
Fence Repairs	Completed ▾

FACILITY OPERATIONS & MAINTENANCE



COMMUNITY APP



Apple



Android/Google Play

ARCH

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COMMUNITY DEVELOPMENT DISTRICT

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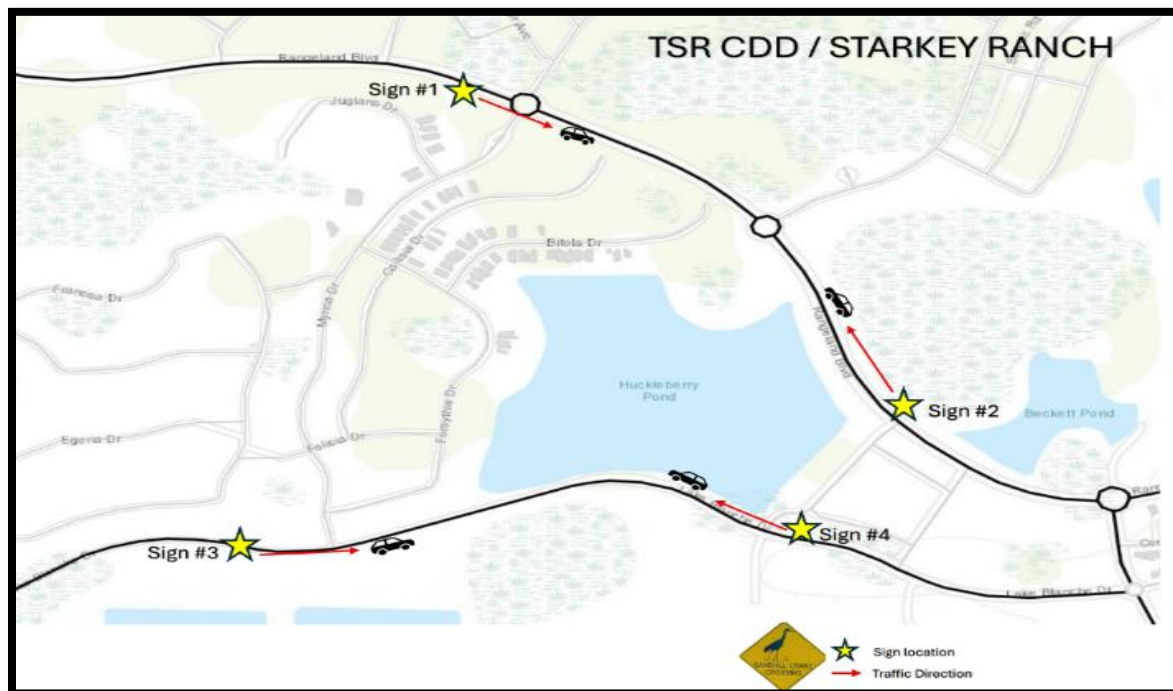
C



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

PROJECT & MAINTENANCE UPDATES:

- **Storm Drain Repairs:** The repair process is underway, including the additional issue further down on Rangeland Blvd. Operations will provide an update on these projects at the July 8th meeting.
- **Landscaping Maintenance Yard:** Per the board's direction, District Staff reached out to Co8nty Staff to inquire about creating a temporary agreement to utilize the previously proposed landscaping maintenance area. A meeting is scheduled for June 29th. Operations will provide an update on these projects at the July 8th meeting.
- **Rangeland Bridge Repair:** Southern Land Services completed the most recent board replacement service for the Rangeland Bridge on June 25th and June 26th. Carlson Construction is scheduled to pick up the transition section and transport it to the vendor for machining, prior to installation.
- **Sandhill Crane Signage:** Installation of the permanent Sandhill Crane signage, approved by the Board in June, has been installed. TSR CDD Operations would like to thank the Starkey Ranch MPOA for their contributions toward the costs and installation of these signs.



- **Rangeland Blvd Accident (5/26/26)**: Juniper has completed the damage assessment and provided a proposal. I have approved that proposal (\$4,396.23) to start the restoration process. The assigned adjuster has indicated there may be a policy limits issue with respect to the driver involved, as three other entities were also involved in the incident. Operations will continue to monitor as needed.

VENDOR & MISC UPDATES:

- **Engineering**: Operations and Engineering have completed their review of the erosion at Pond 13-1, and the proposal process has begun. Please see the attached technical memo from BDI Engineering for the findings. This fall, Sunscape, Juniper, and District Operations will inspect each pond to document hog damage.
- **FHP Notes from 5/28/26**: FHP has confirmed that they would be interested in accepting additional shifts for FY 2027, if the Board chooses to budget the additional funds.
- **Premier Lakes Notes**: Attached are June service reports for Board review. These reports provide detailed updates on aquatic maintenance activities.
- **Notes from Juniper**: Landscape maintenance is currently in progress throughout the community. Work includes scheduled trimming, selective tree pruning as needed, removal of moss from trees, and general site policing such as trash collection and overall cleanup. The perennial peanut cutback at Rangeland Boulevard and Longspur has been completed. Crews are currently working on the perennial peanut cutback along Heart Pine Drive and Lake Blanche Drive. The water truck has been returned.

Please see the attached drought notice provided by Juniper.



Technical Memorandum

Date: June 17, 2026

To: Barry Mazzoni – TSR CDD

Project Name: Severe Bank Erosion

From: Kirk Wagner

Location: Pond 13-1

Subject: Cause of Severe Erosion and Restoration needs

A site visit was completed on June 16 to review an eroded area on pond 13-1 between 4446 and 4434 Tatum Loop.

Here are the observed site conditions:

1. There is a severe eroded gully from toe of bank to the fencing between 4446 and 4434 Tatum Loop residential properties.
2. Active wild hog damage observed on the bank at 4460 Tatum Loop.
3. Wild hog damage in multiple locations of the bank along the resident side of the pond
4. Wild hog damage in multiple locations of the bank along the wetland side of the pond.
5. 11 downspout drains all outflow between 4446 and 4434 Tatum loop with no visible damage or erosion.
6. Damaged / dying turf behind 4434 Tatum Loop from pool discharge pipe.

Based on the site observations, it's very likely that wild hogs damaged the turf on the bank in and around 4446 and 4434. This resulted in the bank to begin eroding as there was no vegetation to stabilize the bank soil. If repairs were made these repairs may not have had time to become established prior to a significant rain event resulting in the repairs eroding underneath and eventually collapsing into the eroded gully.

Recommendations:

1. Complete a restoration and stabilization of the eroded gully. A component of the restoration and stabilization will be use of non-woven geotextile under the sod to increase the stability of the area during sod establishment.
2. Sod the entire bank from the fence to the toe of the bank from the midpoint of 4434 to the midpoint of 4446 Tatum Loop
3. Implementation of a program to reduce the impacts from wild hog.
4. Increase the height of the cutting of the vegetation around the pond bank. This will encourage deeper root growth and development, which makes the turf far more drought-resistant and increases the vegetations ability to tolerate days of high heat and heat stress.
5. The landscape contractor and DM for the CDD should complete a comprehensive review of all the pond banks to determine the pond banks that can benefit from the recommendation in #4
6. Communicate with property owner at 4434 Tatum Loop regarding pool discharge that is causing damage to CDD property sod.

4460 Tatum Lp, Odessa, FL 33556, USA

● 28.219767, -82.620403 ±13ft



Pond 13-1 4446 Tatum Loop

TSR CDD
16 Jun 2026 11:55:18

4446 Tatum Lp, Odessa, FL 33556, USA

● 28.219925, -82.620372 ±9ft



Pond 13-1 4446 Tatum Loop

TSR CDD
16 Jun 2026 11:57:24





4446 Tatum Lp, Odessa, FL 33556, USA

● 28.220086, -82.620361 ±13ft

Pond 13-1 4446 Tatum Loop

TSR CDD
16 Jun 2026 11:55:58



4446 Tatum Lp, Odessa, FL 33556, USA

● 28.219995, -82.620353 ±9ft

Pond 13-1 4446 Tatum Loop

TSR CDD
16 Jun 2026 11:57:49





4434 Tatum Lp, Odessa, FL 33556, USA

● 28.220145, -82.620297 ±45ft

Pond 13-1 4446 Tatum Loop

TSR CDD
16 Jun 2026 12:12:18



4446 Tatum Lp, Odessa, FL 33556, USA

● 28.220031, -82.620274 ±13ft

Pond 13-1 4446 Tatum Loop

TSR CDD
16 Jun 2026 11:56:29

4446 Tatum Lp, Odessa, FL 33556, USA

● 28.220003, -82.620112 ±13ft



Pond 13:1 4446 Tatum Loop

TSR CDD
16 Jun 2026 12:00:34

4446 Tatum Lp, Odessa, FL 33556, USA

● 28.220023, -82.620248 ±9ft



Pond 13:1 4446 Tatum Loop

TSR CDD
16 Jun 2026 12:02:01



4446 Tatum Lp, Odessa, FL 33556, USA

● 28.220019, -82.620195 ±9ft

Pond 13-1 4446 Tatum Loop

TSR CDD
16 Jun 2026 12:02:13



4434 Tatum Lp, Odessa, FL 33556, USA

● 28.220126, -82.620326 ±23ft

damaged turf from
pool discharge

Pond 13-1 4446 Tatum Loop

TSR CDD
16 Jun 2026 12:12:25





Account Managers and Valued Clients,

I wanted to provide a brief update regarding the ongoing drought conditions affecting Sarasota, Manatee, and surrounding West Central Florida counties.

Many communities throughout our service area remain under irrigation restrictions that currently allow watering only one day per week. While these restrictions are necessary for water conservation, they can significantly impact the appearance and overall performance of turfgrass and landscape plants during extended periods of below-average rainfall.

One of the most important factors to understand is that irrigation is intended to supplement natural rainfall, not replace it. Even a properly functioning irrigation system cannot fully compensate for prolonged drought conditions when rainfall remains below seasonal averages.

In addition to limited irrigation opportunities, our region is currently experiencing high evaporation rates due to elevated temperatures, extended sunlight exposure, and seasonal wind patterns. Much of the water applied through irrigation is quickly lost through evaporation and plant transpiration before it can provide lasting soil moisture. As a result, many landscapes are exhibiting drought-related stress despite irrigation systems operating according to local restrictions.

Common symptoms being observed throughout the region include:

- Turf thinning and discoloration
- Wilting or curled leaf blades
- Delayed recovery from foot traffic
- Increased weed pressure in stressed areas
- Reduced growth and vigor of ornamental plants
- Premature leaf yellowing or drop
- Increased susceptibility to insect and disease activity

These conditions are not necessarily indicative of irrigation system failures or maintenance deficiencies. In most cases, they are directly related to the environmental stresses associated with prolonged drought and restricted watering schedules.

Florida's rainy season has been slow to begin so far, but consistent rainfall will greatly improve soil moisture levels and overall plant health. Warm-season turf species such as St. Augustine grass typically recover well once adequate rainfall returns and environmental stress is reduced. Zoysia grass will be slow to recover compared to St. Augustine grass (and will go dormant and turn brown without water)

Our teams will continue monitoring property conditions, irrigation performance, insect activity, and disease pressure throughout the summer months. Recommendations will be made as needed to help

preserve the long-term health and appearance of your landscape.

Below is the updated Drought Index;

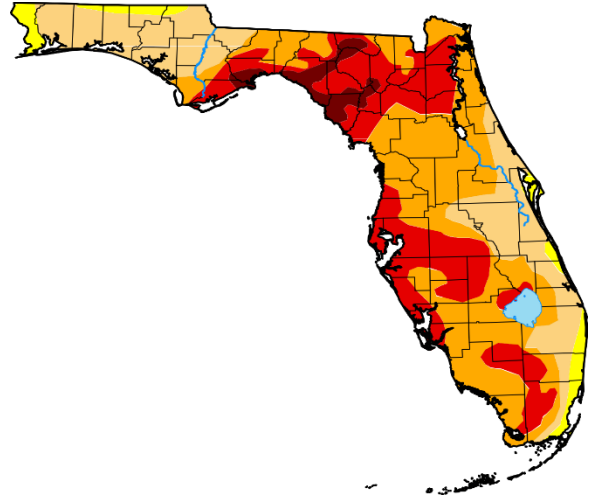
June 9, 2026

(Released Thursday, Jun. 11, 2026)

Valid 8 a.m. EDT

Drought Conditions (Percent Area)

	None	D0-D4	D1-D4	D2-D4	D3 D4	D4
Current	0.01	99.99	95.11	69.79	31.12	3.90
Last Week <i>06-02-2026</i>	0.00	100.00	98.63	81.14	53.10	9.98
3 Months Ago <i>03-10-2026</i>	0.00	100.00	100.00	90.90	72.90	0.00
Start of Calendar Year <i>01-06-2026</i>	0.17	99.83	86.95	38.02	3.55	0.00
Start of Water Year <i>09-30-2025</i>	42.27	57.73	30.65	6.18	0.00	0.00
One Year Ago <i>06-10-2025</i>	35.45	64.55	41.34	27.79	3.74	0.00



Intensity:



We appreciate your patience and understanding during these challenging environmental conditions. Should you have any questions regarding your property, please feel free to contact us.

Best Regards,

Jayme Atchley

Regional Agronomy Manager

CPCO # JF154449

C | (843) 816-4008

E | jayme.atchley@juniperlandscaping.com

Work Order



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

DATE	06/02/2026 -
TECH(S)	Matthew Hanson, Mitchell Hartwig
JOB #	1074372241

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 vegetation and grasses along shore lines of ponds M22c,m3c,m3d,8-1,m3b,m5b,5b,5-2,5-3a,5-5b 5-7,7-1b,5-1a Treated algae in Ponds 5-1a,7-1b,5-7,5-5b,5-3a,m5b,m3b,8-1,m3d,m3c,m22c
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Work Order



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

DATE	06/05/2026 -
TECH(S)	Matthew Hanson, Mitchell Hartwig
JOB #	1074372240

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

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

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

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

COMPLETION NOTES	<p>Treated algae on sites M22C and B, 3-3 and 18-9. Treated shoreline weeds on listed sites as well as 18-10, M14G, 14-7, 14-5, M15-a, 15-1. Submersed weeds treated at sites 3-3 and M22B. Have a great day!</p> <p>Treated grass and vegetations and ponds 5-1a,5-3a,7-1b,5-5b, stancil a,b,c,d Treated algae on ponds 5-1a,7-1b,5-3a,5-5b, Stancil a,b,c,d</p>
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Work Order



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

DATE	06/05/2026 -
TECH(S)	Matthew Hanson, Mitchell Hartwig
JOB #	1074372240

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

COMPLETION NOTES	Treated algae on sites M22C and B, 3-3 and 18-9. Treated shoreline weeds on listed sites as well as 18-10, M14G, 14-7, 14-5, M15-a, 15-1. Submersed weeds treated at sites 3-3 and M22B. Have a great day!
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Work Order



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

DATE	06/08/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372242

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

COMPLETION NOTES	Treated algae on ponds 5-3a,3-1,m3a,4a. Grasses on ponds 5-3a,m5-2,5b, 5-2,5-4,5-1,3-1,1-3,1-2,m3a,3-1,4-1,4a,1a,b, 2a,b, 5-b.
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Work Order



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

DATE	06/09/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372243

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

COMPLETION NOTES	Treated grasses on 4a,b, 5a,b, 3ab, 12-5. Algae on ponds 4a,17-1,17-2,16-3,16-4,13-1,13-2,12-4,12-1,15-3.
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Work Order



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

DATE	06/15/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372244

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 15-1,m14d,15-3,m15a,12-6,12-2,12-5,m12d,12-1,14-1,m14a,m14b,11-2,10-1,m10b.
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Work Order



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

DATE	06/22/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372246

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 16-1,16-512-5,12-1,9-1,9-2,9-3,m9d,m3c,m3d. Algae on ponds 4a,b 5a,3a,b 1a,b 16-4,16-3,16-1,13-1,12-4. Dyed ponds 4a,b 5a,1a,16-3,16-3,12-1,17-2.
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Work Order



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

DATE	06/23/2026 -
TECH(S)	Dave Smallridge
JOB #	1074372245

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

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated grasses on ponds 10-2,11-1,m14d,15-3,5-5a,3-1,m3a,4-1, huckleberry.
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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 7, 2026	Workshop: FY2027 Budget	5:00 PM
July 8, 2026	Regular Meeting	5:30 PM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
August 12, 2026	Public Hearing and Regular Meeting <i>Adoption of FY2027 Budget</i>	5:30 PM
September 9, 2026	Regular Meeting	5:30 PM

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

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

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

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

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Recreation facilities					
Amenity management staff/contract	414,291	223,073	191,218	414,291	455,000
Office operations	131,225	80,201	51,024	131,225	140,000
Park A/C repairs and maintenance	5,000	2,612	2,388	5,000	7,500
Pool operations	95,000	41,057	53,943	95,000	100,000
Pool resurfacing	-	-	-	-	80,000
Pest services	1,700	540	1,160	1,700	2,000
Insurance	90,000	86,394	3,606	90,000	93,200
Cable/internet/telephone/software	10,000	5,902	4,098	10,000	12,000
Access cards	1,000	674	326	1,000	1,500
Activities	30,000	28,417	1,583	30,000	30,000
Specialty programming	6,000	-	6,000	6,000	30,000
Recreational repairs	2,500	10,346	-	10,346	20,000
Pool signage	1,000	-	1,000	1,000	-
Holiday decorations	15,000	15,000	-	15,000	15,000
Other					
Capital outlay	26,000	26,286	-	26,286	15,000
Contingency	20,000	1,676	18,324	20,000	75,000
Total field operations	<u>4,869,171</u>	<u>2,264,571</u>	<u>2,787,285</u>	<u>5,051,856</u>	<u>5,327,879</u>
Total expenditures	<u>5,158,169</u>	<u>2,476,583</u>	<u>2,878,816</u>	<u>5,355,399</u>	<u>5,629,780</u>
Net increase/(decrease) of fund balance	(9)	2,643,204	(2,634,866)	8,338	(16,394)
Fund balance - beginning (unaudited)	1,933,194	1,898,951	4,542,155	1,898,951	1,907,289
Fund balance - ending (projected)	<u>\$ 1,933,185</u>	<u>\$ 4,542,155</u>	<u>\$ 1,907,289</u>	<u>\$ 1,907,289</u>	<u>\$ 1,890,895</u>

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

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 **District Infrastructure and Facilities Inspections**

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

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

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

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 **Annual Budget Preparation**

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

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

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

Achieved: Yes No

Goal 3.2

Financial Reports

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

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

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

Achieved: Yes No

Goal 3.3

Annual Financial Audit

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

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

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

Achieved: Yes No