



TSR
Community Development
District

Adopted Budget
FY 2020



Table of Contents

General Fund	1-3
General Fund Narrative	4-16
Debt Service Fund Series 2015	17
Amortization Schedule Series 2015	18-19
Debt Service Fund Series 2015A	20
Amortization Schedule Series 2015A	21-22
Debt Service Fund Series 2016	23
Amortization Schedule Series 2016	24-25
Debt Service Fund Series 2017	26
Amortization Schedule Series 2017	27-28
Debt Service Fund Series 2018	29
Amortization Schedule Series 2018	30-31

TSR
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2020
Adopted Budget
General Fund

	Adopted Budget FY2019	Actual Thru 6/30/19	Next 3 Months	Projected Thru 9/30/19	Adopted Budget FY2020
Revenues					
O&M Assessments	\$1,620,449	\$1,578,900	\$41,549	\$1,620,449	\$2,319,099
Developer Contributions	\$605,107	\$129,682	\$536,857	\$666,539	\$246,147
Total Assessment and Developer Contributions	<u>\$2,225,556</u>	<u>\$1,708,582</u>	<u>\$578,406</u>	<u>\$2,286,988</u>	<u>\$2,565,245</u>
Trash Collection Assessments	\$81,690	\$89,527	\$31,577	\$121,104	\$154,670
Commercial Shared Costs	\$66,785	\$66,785	\$0	\$66,785	\$81,785
Program Revenue	\$10,000	\$27,689	\$3,000	\$30,689	\$15,000
Interest	\$0	\$0	\$0	\$0	\$2,500
Miscellaneous Revenue	\$5,000	\$3,825	\$1,175	\$5,000	\$9,600
Total Revenues	<u>\$2,389,031</u>	<u>\$1,896,407</u>	<u>\$614,158</u>	<u>\$2,510,566</u>	<u>\$2,828,800</u>

Expenditures

Administrative

Supervisors Fees	\$12,000	\$0	\$0	\$0	\$0
FICA Expense	\$918	\$0	\$0	\$0	\$0
Engineering	\$12,000	\$4,691	\$4,000	\$8,691	\$5,000
Attorney	\$30,000	\$16,693	\$12,000	\$28,693	\$20,000
Arbitrage	\$3,000	\$600	\$2,400	\$3,000	\$3,000
Dissemination	\$13,000	\$9,750	\$3,250	\$13,000	\$13,000
Annual Audit	\$6,300	\$4,570	\$0	\$4,570	\$4,570
Trustee Fees	\$26,937	\$23,795	\$3,142	\$26,937	\$26,937
Assessment Administration	\$10,000	\$10,000	\$0	\$10,000	\$10,000
Management Fees	\$40,845	\$30,634	\$10,211	\$40,845	\$42,070
Information Technology	\$1,000	\$2,725	\$250	\$2,975	\$3,400
Telephone	\$250	\$114	\$80	\$194	\$250
Postage	\$1,500	\$1,172	\$450	\$1,622	\$1,500
Printing & Binding	\$2,000	\$747	\$1,253	\$2,000	\$2,000
D&O/Liability Insurance	\$6,000	\$5,398	\$0	\$5,398	\$5,668
Legal Advertising	\$3,500	\$527	\$3,900	\$4,427	\$3,500
Other Current Charges	\$1,500	\$2,152	\$900	\$3,052	\$3,500
Property Appraiser	\$750	\$150	\$0	\$150	\$150
Property Taxes	\$2,225	\$687	\$0	\$687	\$687
Office Supplies	\$500	\$87	\$100	\$187	\$500
State License Fee	\$175	\$175	\$0	\$175	\$175
Subtotal	<u>\$174,400</u>	<u>\$114,666</u>	<u>\$41,937</u>	<u>\$156,603</u>	<u>\$145,907</u>

Operation & Maintenance

Contract Services

Field Services	\$27,500	\$20,625	\$6,875	\$27,500	\$28,325
Landscape Maintenance	\$1,018,520	\$825,772	\$275,661	\$1,101,433	\$1,450,000
Landscape Consulting	\$50,400	\$36,750	\$13,500	\$50,250	\$25,000
Wetland Maintenance	\$50,000	\$18,676	\$6,042	\$24,718	\$24,168
Wetland Edge Maintenance	\$8,248	\$0	\$8,248	\$8,248	\$8,248
Wetland Mitigation Reporting	\$4,400	\$2,200	\$2,200	\$4,400	\$5,500
Lake Maintenance	\$85,512	\$49,614	\$18,159	\$67,773	\$82,908
Community Trash Hauling	\$81,690	\$82,104	\$39,000	\$121,104	\$154,670
Porter Services	\$31,200	\$23,400	\$7,800	\$31,200	\$32,136
Total Contract Services	<u>\$1,357,470</u>	<u>\$1,059,141</u>	<u>\$377,485</u>	<u>\$1,436,626</u>	<u>\$1,810,955</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2020
Adopted Budget
General Fund

	Adopted Budget FY2019	Actual Thru 6/30/19	Next 3 Months	Projected Thru 9/30/19	Adopted Budget FY2020
Repairs & Maintenance					
Repairs - General	\$10,000	\$12	\$10,000	\$10,012	\$15,000
Operating Supplies	\$6,000	\$5,871	\$1,200	\$7,071	\$6,000
Plant Replacement	\$15,000	\$21,438	\$6,000	\$27,438	\$30,000
Playground Mulch	\$0	\$85,436	\$6,000	\$91,436	\$6,000
Sod	\$1,000	\$6,850	\$0	\$6,850	\$0
Fertilizer/Chemicals	\$30,000	\$0	\$0	\$0	\$10,000
Irrigation Repairs	\$30,000	\$27,132	\$10,500	\$37,632	\$30,000
Irrigation Monitoring	\$2,280	\$480	\$1,800	\$2,280	\$2,280
Security/Alarms/Repair	\$1,000	\$1,720	\$0	\$1,720	\$1,000
Road & Sidewalk	\$10,000	\$3,350	\$11,000	\$14,350	\$15,000
Trail Maintenance	\$5,000	\$650	\$2,500	\$3,150	\$0
Common Area Signage	\$3,000	\$1,430	\$1,000	\$2,430	\$3,000
Walls - Repair/Cleaning	\$5,000	\$0	\$0	\$0	\$0
Fencing	\$5,000	\$250	\$1,000	\$1,250	\$0
Bridge & Deck Maintenance	\$25,000	\$0	\$5,980	\$5,980	\$15,000
Pressure Washing	\$2,500	\$350	\$3,000	\$3,350	\$3,000
Total Repairs & Maintenance	\$150,780	\$154,970	\$59,980	\$214,950	\$136,280
Utilities - Common Area					
Electric	\$15,000	\$5,882	\$2,200	\$8,082	\$9,000
Streetlights	\$270,000	\$142,313	\$103,000	\$245,313	\$275,000
Telephone	\$1,000	\$0	\$0	\$0	\$0
Irrigation - Reclaimed Water	\$35,000	\$36,091	\$30,000	\$66,091	\$68,000
Gas	\$500	\$185	\$125	\$310	\$350
Total Utilities	\$321,500	\$184,471	\$135,325	\$319,796	\$352,350
Recreational Facilities					
Amenity Management Staff/Contract	\$181,481	\$110,406	\$40,000	\$150,406	\$164,568
Office Supplies	\$1,000	\$284	\$60	\$344	\$1,000
Janitorial	\$14,820	\$10,176	\$3,510	\$13,686	\$14,040
Pool Cleaning	\$31,080	\$18,810	\$7,470	\$26,280	\$26,280
Pool Repairs & Maintenance	\$2,500	\$1,830	\$500	\$2,330	\$2,500
Pool Furniture	\$8,000	\$0	\$7,000	\$7,000	\$0
Pool Fence & Gate	\$2,000	\$1,273	\$727	\$2,000	\$2,000
Pool - Electric	\$25,000	\$13,699	\$8,000	\$21,699	\$22,000
Pool - Water	\$7,500	\$13,337	\$5,500	\$18,837	\$20,000
Pool Permits	\$1,000	\$425	\$280	\$705	\$705
Pest Services	\$1,000	\$205	\$150	\$355	\$300
Insurance	\$40,000	\$37,062	\$0	\$37,062	\$38,915
Cable/Internet/Telephone	\$5,000	\$1,501	\$1,507	\$3,008	\$6,500
Access Cards	\$3,500	\$4,718	\$0	\$4,718	\$4,500
Activities	\$28,000	\$31,544	\$6,000	\$37,544	\$28,000
Security	\$0	\$0	\$0	\$0	\$0
Recreational Repairs	\$5,000	\$2,267	\$2,000	\$4,267	\$5,000
Pool Signage	\$500	\$2,774	\$1,000	\$3,774	\$1,000
Cabana - Repairs	\$2,500	\$0	\$0	\$0	\$0
Cabana - Miscellaneous	\$1,000	\$0	\$0	\$0	\$0
Termite Bond	\$3,000	\$0	\$0	\$0	\$0
Holiday Décor	\$6,000	\$7,813	\$0	\$7,813	\$6,000
Subtotal	\$369,881	\$258,124	\$83,704	\$341,829	\$343,308
Other					
Contingency	\$15,000	\$30,763	\$10,000	\$40,763	\$40,000
Capital Reserve	\$0	\$0	\$0	\$0	\$0
Subtotal	\$15,000	\$30,763	\$10,000	\$40,763	\$40,000
Total Expenditures	\$2,389,031	\$1,802,135	\$708,431	\$2,510,566	\$2,828,800
Excess Revenues/(Expenditures)	\$0	\$94,273	(\$94,273)	\$0	\$0

TSR
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2020
Adopted Budget
General Fund

Net O&M Assessments	\$2,319,099
Collection fees (6%)	\$148,028
Gross Assessments	\$2,467,127

Net Trash Collection Assessments	\$154,670
Collection fees (6%)	\$9,873
Gross Assessments	\$164,543

Adopted FY20 O&M Assessments

<u>Unit Type</u>	<u>Unit Count</u>	<u>Per Unit Net</u>	<u>Per Unit Gross</u>	<u>Total Net</u>
Village 1	477	\$1,043	\$1,110	\$497,508
Village 4	518	\$782	\$832	\$405,203
Village 2, Parcel 7	501	\$1,043	\$1,110	\$522,540
Northwest Parcels D, E & F	464	\$1,043	\$1,110	\$483,950
Northwest Parcels A, B & C	393	\$1,043	\$1,110	\$409,897
Total Assessed - Tax Roll	2353			\$2,319,099
Northeast	236	\$1,043	\$1,110	\$246,147
	2589			\$2,565,245

FY19 vs FY20 Per Unit Gross Assessment Comparison

<u>Unit Type</u>	<u>FY19 Units</u>	<u>FY20 Units</u>	<u>FY19 Gross</u>	<u>FY20 Gross</u>	<u>Difference</u>	<u>% Increase</u>
Village 1	477	477	\$939	\$1,110	\$171	18%
Village 4	518	518	\$704	\$832	\$128	18%
Village 2, Parcel 7	501	501	\$939	\$1,110	\$171	18%
Northwest Parcels D, E & F	469	464	\$939	\$1,110	\$171	18%
Northwest Parcels A, B & C		393	\$939	\$1,110	\$171	18%

TSR
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2020

REVENUES:

O&M Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the fiscal year. The amount is based upon the remaining 230 planned units for the Northeast Parcel.

Trash Collection Assessments

The District will collect a monthly fee of \$8.75 for trash collection on all residential lots upon sale to a third party.

Commercial Shared Costs

The District collects funds from commercial properties per the Declaration of Easements, Covenants and Restrictions to maintain the common areas shared between both entities.

Description	Annually
Commercial Shared Costs	
NAPO SR54, LLC	\$15,500
Waypoint Tampa Starkey Owner, LLC	\$38,751
KW Realty Fund III, LLC	\$12,534
Other	\$15,000
Total	\$81,785

Program Revenue

Represents fees collected by onsite management related to various programs operated by the District.

Miscellaneous Revenue

Represents estimated revenue the District may receive that is not accounted for in other categories.

TSR
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2020

EXPENDITURES:

Administrative:

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. It has been identified that services are expected to be reduced in FY2020.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc. Services are expected to be reduced in FY2020.

Arbitrage

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 Special Assessment Revenue Bonds. The District is currently contracted with Grau and Associates for these services. The reports are priced at \$600 per bond series.

Dissemination

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. Governmental Management Services – Central Florida services as the dissemination agent for the District's five bond series.

Description	Annually
Dissemination Agent Fees	
Series 2015	\$3,500
Series 2015A	\$3,500
Series 2016	\$2,000
Series 2017	\$2,000
Series 2018	\$2,000
Total	\$13,000

Annual Audit

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 contracted with Berger, Toombs, Elam, Gaines & Frank.

TSR
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2020

Trustee Fees

The District issued Series 2015, 2015A, 2016, 2017 & 2018 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank. Each bond series incurs these fees at a rate of \$5,387.50 per year.

Assessment Administration

The District will contract 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. The current fixed annual fee is \$10,000.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC 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. The adopted fixed annual fee \$42,070.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-Central Florida, LLC., maintains the District's ADA compliant website and quarterly audit of the website to ensure compliance with Americans with Disabilities Act:

Description	Annually
Information Technology	
Computer Systems (GMS)	\$1,000
Website Maintenance (GMS)	\$1,200
Quarterly Audit (VGlobal)	\$1,200
Total	\$3,400

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

TSR
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2020

Insurance

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.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year.

Property Appraiser

Represents a fee charged by Pasco County Property Appraiser's office for assessment administration services.

Property Taxes

Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District. The amount for FY2020 has been reduced as it is expected that most of the District's property will be tax exempt prior to the January 1st deadline for qualifying exemptions.

Office Supplies

Miscellaneous office supplies.

State License Fee

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 the District.

Operation & Maintenance:

Contract Services:

Field Services

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite 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. The adopted fixed annual fee is \$28,325.

TSR

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Landscape Maintenance

The District has contracted with Down to Earth 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, palm trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place and estimated future additions within the District.

Description	Annually
Contracted Areas	\$1,238,640
Estimated Future Areas	\$211,360
Total	\$1,450,000

Landscape Consulting

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.

Wetland Maintenance

The District has contracted with Florida Natives Nursery, Inc. to maintain wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water. These services are provided quarterly at a rate of \$6,041.91 per visit.

Wetland Edge Maintenance

The District has contracted with Blue Water Aquatics to provide herbicide treatments that control invasive weeds on the wetland edges. These services are provided quarterly.

Description	Quarterly	Annually
Herbicide Treatments	\$2,062	\$8,248
Total		\$8,248

TSR
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2020

Wetland Mitigation Reporting

The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.

Description	Semi-Annually	Annually
Ecological Consultants	\$2,200	\$4,400
Florida Natives Nursery	\$550	\$1,100
Total		\$5,500

Lake Maintenance

Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with Blue Water Aquatics for these services. The estimated cost is based on a monthly charge of \$27 per acreage. The District currently has 225.88 acres of ponds with an additional 30.41 to be added in FY2020.

Community Trash Hauling

Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.

Porter Services

The District has contracted with Governmental Management Services – CF, LLC to provide trash pick up services. The amount is based upon the adopted fixed annual fee of \$32,136.

Repairs & Maintenance:

Repairs – General

Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.

Operating Supplies

Represents estimated costs of supplies purchased for operating and maintaining common areas.

Plant Replacement

Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.

Playground Mulch

Represents the estimated costs to mulch the District playgrounds annually.

TSR
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2020

Sod

Represents estimated costs for sod to be added as needed during the fiscal year.

Fertilizer/Chemicals

Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.

Irrigation Repairs

The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.

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.

Security/Alarms/Surveillance

Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.

Road & Sidewalk

Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.

Common Area Signage

Represents estimated costs to replace miscellaneous signs throughout the fiscal year.

Fencing

Represents estimated costs for maintaining fences during the fiscal year.

Bridge & Deck Maintenance

Represents the estimated costs of maintaining various bridges and decks owned by the District.

Pressure Washing

The District will incur costs related to the pressure washing of various common areas within its boundaries.

TSR
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2020

Utilities – Common Area

Electric

Represents current and estimated electric charges of common areas throughout the District. These services are provided by Duke Energy.

Description	Monthly	Annually
12485 Lyon Pine Lane, Irrigation	\$14	\$168
12401 Berrypick Trail, Pavilion West	\$13	\$156
2243 Heart Pine Avenue, Irrigation	\$35	\$420
11804 Lake Blanche DR	\$16	\$192
12902 Berrypick Trail, Irrigation	\$14	\$168
2887 Heart Pine Avenue, Irrigation	\$15	\$180
3122 Riders Pass, Irrigation	\$15	\$180
11923 Rangeland Blvd, Irrigation	\$15	\$180
3569 Barbour Trail, Irrigation	\$13	\$156
12474 Rangeland Boulevard, Irrigation	\$15	\$180
1671 Long Spur, Irrigation	\$75	\$900
12401 Berrypick Trail, Pavilion East	\$15	\$180
2586 Whittler Branch	\$14	\$168
3095 Barbour Trail, Irrigation	\$14	\$168
12798 Rangeland Boulevard, Irrigation	\$15	\$180
2307 Long Spur Drive	\$15	\$180
2845 Heart Pine Avenue, Irrigation	\$15	\$180
11423 Rangeland Boulevard, Irrigation	\$15	\$180
12474 Rangeland Boulevard, Irrigation c/o Berrythick	\$15	\$180
3361 Heart Pine Avenue, Irrigation	\$13	\$156
4102 Night Star TRL	\$20	\$240
2728 Whittler Branch	\$15	\$180
12345 Lyon Pine Lane, Irrigation	\$14	\$168
12131 Rangeland Blvd, Park	\$300	\$3,600
Contingency		\$360
Total		\$9,000

TSR

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are currently set in place and expected to be in place throughout the fiscal year. Streetlight services are provided by Duke Energy.

Description	Monthly	Annually
000 Long Spur Dr, Lite	\$331	\$3,972
000 Long Spur Dr, Lite V2 PH1B-1	\$975	\$11,700
000 Long Spur Dr, Lite V2 PH1B-2	\$360	\$4,320
000 Rangeland Blvd, Lite V2 PH1A	\$1,388	\$16,656
000 Barbour Trail Lite, Whitfield Prsv	\$769	\$9,228
000 Night Star Trl Lite	\$1,595	\$19,140
000 Rangeland Blvd, Lite W PH2	\$372	\$4,464
000 Trinity Boulevard, Lite	\$13,230	\$158,760
000 Lake Blanche Dr Lite, Par 7 SL	\$739	\$8,868
000 Heart Pine Avenue, Lite	\$846	\$10,152
000 Barbour Trail, Lite	\$296	\$3,552
Contingency		\$24,188
Total		\$275,000

TSR

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Irrigation – Reclaimed Water

Represents current and estimated costs for water and refuse services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.

Description	Monthly	Annually
2243 Heart Pine Avenue	\$300	\$3,600
2845 Heart Pine Avenue	\$150	\$1,800
2887 Heart Pine Avenue	\$250	\$3,000
12401 Berrypick Trail	\$250	\$3,000
12485 Lyon Pine Lane	\$70	\$840
12345 Lyon Pine Lane	\$80	\$960
3361 Heart Pine Avenue	\$220	\$2,640
3122 Batten Lane	\$100	\$1,200
01A Rangeland Blvd	\$300	\$3,600
01B Rangeland Blvd	\$230	\$2,760
12474 A Rangeland Blvd	\$200	\$2,400
01 Rangeland - Median Blvd	\$150	\$1,800
3569R Barbour Trail	\$10	\$120
2890 Heart Pine Avenue	\$10	\$120
3095 Barbour Trail	\$30	\$360
12902 Berrypick Trail	\$30	\$360
3991 Night Star Trail	\$400	\$4,800
12917 Burns Dr	\$12	\$144
2307 Long Spur	\$410	\$4,920
11880 Lake Blanche	\$25	\$300
1671 Long Spur	\$500	\$6,000
2586 A Whittler Branch	\$100	\$1,200
2728 A Whittler Branch	\$300	\$3,600
1997 Long Spur	\$150	\$1,800
2841 Murray Pass	\$35	\$420
12180 Lake Blanche	\$90	\$1,080
13641 Rangeland Boulevard	\$900	\$10,800
11065 Rangeland Boulevard	\$250	\$3,000
Contingency		\$1,376
Total		\$68,000

Gas

Represents current and estimated gas services provided at the recreational facilities.

TSR
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2020

Recreational Facilities:

Amenity Management Staff/Contracts

The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2020 includes reductions to some payroll items such as the Lifestyle Director and benefits as well as a reduction in the number of recreation and park attendant hours from 50 to 35 hours per week during peak seasons (June through August).

Office Supplies

Represents the cost of daily office supplies required onsite by the District to facilitate operations.

Janitorial

The District has contracted with Jayman Enterprises, LLC. to provide janitorial services and supplies for its recreational facilities. Services are provided three days a week.

Description	Monthly	Annually
Homestead	\$390	\$4,680
Whitfield	\$390	\$4,680
Cunningham	\$390	\$4,680
Total		\$14,040

Pool Cleaning

Represents estimated costs of regular cleaning and treatments of the pools within the District. The District has contracted with Suncoast Pool Services to provide these services.

Description	Monthly	Annually
Homestead Pool Maintenance	\$1,095	\$13,140
Whitfield Pool Maintenance	\$1,095	\$13,140
Total		\$26,280

Pool Repairs & Maintenance

The District will incur costs related to the repairs and maintenance of its pools.

Pool Fence & Gate

The District will incur costs related to the maintenance of fencing surrounding the pools as well as the gate.

TSR

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Pool - Electric

Represents current and estimated electric charges for pools located in Whitfield and Homestead Park. These services are provided by Duke Energy.

Description	Monthly	Annually
3280 Heart Pine Avenue	\$800	\$9,600
1997 Long Spur Drive	\$1,000	\$12,000
Contingency		\$400
Total		\$22,000

Pool – Water

Represents current and estimated water charges for the Whitfield and Homestead pools. These services are provided by Pasco County Utilities Services.

Description	Monthly	Annually
12401 B Berrypick Trail	\$250	\$3,000
1997 Long Spur	\$1,000	\$12,000
Contingency		\$5,000
Total		\$20,000

Pool Permits

Represents annual costs of required pool permits for the Whitfield and Homestead pools paid to the Florida Department of Health.

Pest Services

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.

Insurance

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.

TSR

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Cable/Internet/Telephone

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.

Description	Monthly	Annually
Cunningham Park	\$223	\$2,676
Homestead Park	\$140	\$1,680
Whitfield Park	\$140	\$1,680
Contingency		\$464
Total		\$6,500

Access Cards

Represents the estimated cost for providing and maintaining an access card system.

Activities

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.

Recreational Repairs

Represents estimated costs for general repairs and maintenance of the District's recreational facilities.

Pool Signage

Represents the replacement of miscellaneous signs located at the District's recreational facilities.

Holiday Décor

The District will incur costs related to the decoration of common areas during the Holidays.

Other:

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.

TSR
COMMUNITY DEVELOPMENT DISTRICT

**Fiscal Year 2020
 Adopted Budget
 Debt Service Fund
 Series 2015**

Adopted Budget FY2019	Actual Thru 6/30/19	Next 3 Months	Projected Thru 9/30/19	Adopted Budget FY2020
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Revenues

Special Assessments	\$648,556	\$653,757	\$0	\$653,757	\$648,556
Interest Income	\$50	\$2,369	\$800	\$3,169	\$50
Carry Forward Surplus	\$425,849	\$435,716	\$0	\$435,716	\$444,401

Total Revenues	\$1,074,455	\$1,091,841	\$800	\$1,092,641	\$1,093,007
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Expenses

Interest - 11/1	\$238,788	\$235,706	\$0	\$235,706	\$232,409
Principal - 11/1	\$170,000	\$175,000	\$0	\$175,000	\$180,000
Interest - 5/1	\$235,706	\$232,534	\$0	\$232,534	\$229,147
Special Call - 5/1	\$0	\$5,000	\$0	\$5,000	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$0

Total Expenditures	\$644,494	\$648,240	\$0	\$648,240	\$641,556
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Excess Revenues/(Expenditures)	\$429,961	\$443,601	\$800	\$444,401	\$451,451
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Principal - 11/1/2020	\$185,000
Interest - 11/1/2020	\$229,147
Total	\$414,147

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhome	61	\$51,647	\$847	\$901
Single Family 40'	62	\$69,992	\$1,129	\$1,201
Single Family 45'	35	\$39,512	\$1,129	\$1,201
Single Family 50'	83	\$117,124	\$1,411	\$1,501
Single Family 55'	90	\$127,002	\$1,411	\$1,501
Single Family 65'	101	\$163,903	\$1,623	\$1,726
Single Family 75'	45	\$79,376	\$1,764	\$1,877
	477	\$648,556		

**TSR Community Development District
Series 2015, Special Assessment Bonds
Village 1 Project (Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/19	\$ 9,415,000	\$ 180,000	\$ 232,409	\$ 644,819
5/1/20	\$ 9,235,000		\$ 229,147	\$ -
11/1/20	\$ 9,235,000	\$ 185,000	\$ 229,147	\$ 643,294
5/1/21	\$ 9,050,000		\$ 225,794	\$ -
11/1/21	\$ 9,050,000	\$ 195,000	\$ 225,794	\$ 646,588
5/1/22	\$ 8,855,000		\$ 221,528	\$ -
11/1/22	\$ 8,855,000	\$ 205,000	\$ 221,528	\$ 648,056
5/1/23	\$ 8,650,000		\$ 217,044	\$ -
11/1/23	\$ 8,650,000	\$ 210,000	\$ 217,044	\$ 644,088
5/1/24	\$ 8,440,000		\$ 212,450	\$ -
11/1/24	\$ 8,440,000	\$ 220,000	\$ 212,450	\$ 644,900
5/1/25	\$ 8,220,000		\$ 207,638	\$ -
11/1/25	\$ 8,220,000	\$ 230,000	\$ 207,638	\$ 645,275
5/1/26	\$ 7,990,000		\$ 202,606	\$ -
11/1/26	\$ 7,990,000	\$ 240,000	\$ 202,606	\$ 645,213
5/1/27	\$ 7,750,000		\$ 196,606	\$ -
11/1/27	\$ 7,750,000	\$ 250,000	\$ 196,606	\$ 643,213
5/1/28	\$ 7,500,000		\$ 190,356	\$ -
11/1/28	\$ 7,500,000	\$ 265,000	\$ 190,356	\$ 645,713
5/1/29	\$ 7,235,000		\$ 183,731	\$ -
11/1/29	\$ 7,235,000	\$ 280,000	\$ 183,731	\$ 647,463
5/1/30	\$ 6,955,000		\$ 176,731	\$ -
11/1/30	\$ 6,955,000	\$ 295,000	\$ 176,731	\$ 648,463
5/1/31	\$ 6,660,000		\$ 169,356	\$ -
11/1/31	\$ 6,660,000	\$ 305,000	\$ 169,356	\$ 643,713
5/1/32	\$ 6,355,000		\$ 161,731	\$ -
11/1/32	\$ 6,355,000	\$ 325,000	\$ 161,731	\$ 648,463
5/1/33	\$ 6,030,000		\$ 153,606	\$ -
11/1/33	\$ 6,030,000	\$ 340,000	\$ 153,606	\$ 647,213
5/1/34	\$ 5,690,000		\$ 145,106	\$ -
11/1/34	\$ 5,690,000	\$ 355,000	\$ 145,106	\$ 645,213
5/1/35	\$ 5,335,000		\$ 136,231	\$ -
11/1/35	\$ 5,335,000	\$ 375,000	\$ 136,231	\$ 647,463

**TSR Community Development District
Series 2015, Special Assessment Bonds
Village 1 Project (Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/36	\$ 4,960,000	\$ -	\$ 126,856	\$ -
11/1/36	\$ 4,960,000	\$ 390,000	\$ 126,856	\$ 643,713
5/1/37	\$ 4,570,000	\$ -	\$ 117,106	\$ -
11/1/37	\$ 4,570,000	\$ 410,000	\$ 117,106	\$ 644,213
5/1/38	\$ 4,160,000	\$ -	\$ 106,600	\$ -
11/1/38	\$ 4,160,000	\$ 435,000	\$ 106,600	\$ 648,200
5/1/39	\$ 3,725,000	\$ -	\$ 95,453	\$ -
11/1/39	\$ 3,725,000	\$ 455,000	\$ 95,453	\$ 645,906
5/1/40	\$ 3,270,000	\$ -	\$ 83,794	\$ -
11/1/40	\$ 3,270,000	\$ 480,000	\$ 83,794	\$ 647,588
5/1/41	\$ 2,790,000	\$ -	\$ 71,494	\$ -
11/1/41	\$ 2,790,000	\$ 505,000	\$ 71,494	\$ 647,988
5/1/42	\$ 2,285,000	\$ -	\$ 58,553	\$ -
11/1/42	\$ 2,285,000	\$ 530,000	\$ 58,553	\$ 647,106
5/1/43	\$ 1,755,000	\$ -	\$ 44,972	\$ -
11/1/43	\$ 1,755,000	\$ 555,000	\$ 44,972	\$ 644,944
5/1/44	\$ 1,200,000	\$ -	\$ 30,750	\$ -
11/1/44	\$ 1,200,000	\$ 585,000	\$ 30,750	\$ 646,500
5/1/45	\$ 615,000	\$ -	\$ 15,759	\$ -
11/1/45	\$ 615,000	\$ 615,000	\$ 15,759	\$ 646,519
Totals		\$ 9,415,000	\$ 7,794,409	\$ 17,441,819

TSR
COMMUNITY DEVELOPMENT DISTRICT

**Fiscal Year 2020
Adopted Budget
Debt Service Fund
Series 2015A**

Adopted Budget FY2019	Actual Thru 6/30/19	Next 3 Months	Projected Thru 9/30/19	Adopted Budget FY2020
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Revenues

Special Assessments	\$653,719	\$471,097	\$182,622	\$653,719	\$653,719
Interest Income	\$50	\$1,969	\$600	\$2,569	\$50
Carry Forward Surplus	\$406,725	\$420,657	\$0	\$420,657	\$423,082
Total Revenues	\$1,060,493	\$893,723	\$183,222	\$1,076,945	\$1,076,851

Expenses

Interest - 11/1	\$252,081	\$248,578	\$0	\$248,578	\$245,150
Principal - 11/1	\$145,000	\$155,000	\$0	\$155,000	\$160,000
Interest - 5/1	\$249,000	\$245,284	\$0	\$245,284	\$241,750
Special Call - 5/1	\$0	\$5,000	\$0	\$5,000	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$646,081	\$653,862	\$0	\$653,862	\$646,900
Excess Revenues/(Expenditures)	\$414,412	\$239,860	\$183,222	\$423,082	\$429,951

Principal - 11/1/2020	\$165,000
Interest - 11/1/2020	\$241,750
Total	\$406,750

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Single Family 45'	201	\$253,663	\$1,262	\$1,343
Single Family 52'	222	\$280,165	\$1,262	\$1,343
Single Family 62'	95	\$119,891	\$1,262	\$1,343
	518	\$653,719		

**TSR Community Development District
Series 2015A, Special Assessment Bonds
Village 4 Project (Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/19	\$ 9,000,000	\$ 160,000	\$ 245,150	\$ 650,300
5/1/20	\$ 8,840,000	\$ -	\$ 241,750	\$ -
11/1/20	\$ 8,840,000	\$ 165,000	\$ 241,750	\$ 648,500
5/1/21	\$ 8,675,000	\$ -	\$ 238,244	\$ -
11/1/21	\$ 8,675,000	\$ 175,000	\$ 238,244	\$ 651,488
5/1/22	\$ 8,500,000	\$ -	\$ 234,525	\$ -
11/1/22	\$ 8,500,000	\$ 180,000	\$ 234,525	\$ 649,050
5/1/23	\$ 8,320,000	\$ -	\$ 229,688	\$ -
11/1/23	\$ 8,320,000	\$ 190,000	\$ 229,688	\$ 649,375
5/1/24	\$ 8,130,000	\$ -	\$ 224,581	\$ -
11/1/24	\$ 8,130,000	\$ 200,000	\$ 224,581	\$ 649,163
5/1/25	\$ 7,930,000	\$ -	\$ 219,206	\$ -
11/1/25	\$ 7,930,000	\$ 210,000	\$ 219,206	\$ 648,413
5/1/26	\$ 7,720,000	\$ -	\$ 213,563	\$ -
11/1/26	\$ 7,720,000	\$ 225,000	\$ 213,563	\$ 652,125
5/1/27	\$ 7,495,000	\$ -	\$ 207,516	\$ -
11/1/27	\$ 7,495,000	\$ 235,000	\$ 207,516	\$ 650,031
5/1/28	\$ 7,260,000	\$ -	\$ 201,200	\$ -
11/1/28	\$ 7,260,000	\$ 245,000	\$ 201,200	\$ 647,400
5/1/29	\$ 7,015,000	\$ -	\$ 194,616	\$ -
11/1/29	\$ 7,015,000	\$ 260,000	\$ 194,616	\$ 649,231
5/1/30	\$ 6,755,000	\$ -	\$ 187,628	\$ -
11/1/30	\$ 6,755,000	\$ 275,000	\$ 187,628	\$ 650,256
5/1/31	\$ 6,480,000	\$ -	\$ 180,238	\$ -
11/1/31	\$ 6,480,000	\$ 290,000	\$ 180,238	\$ 650,475
5/1/32	\$ 6,190,000	\$ -	\$ 172,444	\$ -
11/1/32	\$ 6,190,000	\$ 305,000	\$ 172,444	\$ 649,888
5/1/33	\$ 5,885,000	\$ -	\$ 164,247	\$ -
11/1/33	\$ 5,885,000	\$ 320,000	\$ 164,247	\$ 648,494
5/1/34	\$ 5,565,000	\$ -	\$ 155,647	\$ -
11/1/34	\$ 5,565,000	\$ 340,000	\$ 155,647	\$ 651,294
5/1/35	\$ 5,225,000	\$ -	\$ 146,509	\$ -
11/1/35	\$ 5,225,000	\$ 355,000	\$ 146,509	\$ 648,019

**TSR Community Development District
Series 2015A, Special Assessment Bonds
Village 4 Project (Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/36	\$ 4,870,000	\$ -	\$ 136,969	\$ -
11/1/36	\$ 4,870,000	\$ 375,000	\$ 136,969	\$ 648,938
5/1/37	\$ 4,495,000	\$ -	\$ 126,422	\$ -
11/1/37	\$ 4,495,000	\$ 395,000	\$ 126,422	\$ 647,844
5/1/38	\$ 4,100,000	\$ -	\$ 115,313	\$ -
11/1/38	\$ 4,100,000	\$ 420,000	\$ 115,313	\$ 650,625
5/1/39	\$ 3,680,000	\$ -	\$ 103,500	\$ -
11/1/39	\$ 3,680,000	\$ 445,000	\$ 103,500	\$ 652,000
5/1/40	\$ 3,235,000	\$ -	\$ 90,984	\$ -
11/1/40	\$ 3,235,000	\$ 470,000	\$ 90,984	\$ 651,969
5/1/41	\$ 2,765,000	\$ -	\$ 77,766	\$ -
11/1/41	\$ 2,765,000	\$ 495,000	\$ 77,766	\$ 650,531
5/1/42	\$ 2,270,000	\$ -	\$ 63,844	\$ -
11/1/42	\$ 2,270,000	\$ 520,000	\$ 63,844	\$ 647,688
5/1/43	\$ 1,750,000	\$ -	\$ 49,219	\$ -
11/1/43	\$ 1,750,000	\$ 550,000	\$ 49,219	\$ 648,438
5/1/44	\$ 1,200,000	\$ -	\$ 33,750	\$ -
11/1/44	\$ 1,200,000	\$ 585,000	\$ 33,750	\$ 652,500
5/1/45	\$ 615,000	\$ -	\$ 17,297	\$ -
11/1/45	\$ 615,000	\$ 615,000	\$ 17,297	\$ 649,594
Totals		\$ 9,000,000	\$ 8,792,069	\$ 18,200,647

TSR
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2020
Adopted Budget
Debt Service Fund
Series 2016

Adopted Budget FY2019	Actual Thru 6/30/19	Next 3 Months	Projected Thru 9/30/19	Adopted Budget FY2020
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Revenues

Special Assessments	\$641,763	\$646,622	\$0	\$646,622	\$641,763
Interest Income	\$0	\$1,870	\$700	\$2,570	\$0
Carry Forward Surplus	\$232,372	\$412,800	\$0	\$412,800	\$427,204
Total Revenues	\$874,135	\$1,061,292	\$700	\$1,061,992	\$1,068,967

Expenses

Interest - 11/1	\$231,425	\$231,425	\$0	\$231,425	\$228,363
Principal - 11/1	\$175,000	\$175,000	\$0	\$175,000	\$185,000
Interest - 5/1	\$231,425	\$228,363	\$0	\$228,363	\$225,125
Total Expenditures	\$637,850	\$634,788	\$0	\$634,788	\$638,488
Excess Revenues/(Expenditures)	\$236,285	\$426,504	\$700	\$427,204	\$430,480

Principal - 11/1/2020	\$190,000
Interest - 11/1/2020	\$225,125
Total	\$415,125

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhome	32	\$27,156	\$849	\$901
Single Family 34'	58	\$55,783	\$962	\$1,021
Single Family 40'	14	\$15,841	\$1,132	\$1,201
Single Family 45'	114	\$128,992	\$1,132	\$1,201
Single Family 50'	68	\$96,178	\$1,414	\$1,501
Single Family 55'	135	\$190,942	\$1,414	\$1,501
Single Family 65'	78	\$126,870	\$1,627	\$1,726
	499	\$641,763		

**TSR Community Development District
Series 2016, Special Assessment Bonds
Village 2 & Parcel 7 Project (Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/19	\$ 10,060,000	\$ 185,000	\$ 228,363	\$ 641,725
5/1/20	\$ 9,875,000	\$ -	\$ 225,125	\$ -
11/1/20	\$ 9,875,000	\$ 190,000	\$ 225,125	\$ 640,250
5/1/21	\$ 9,685,000	\$ -	\$ 221,800	\$ -
11/1/21	\$ 9,685,000	\$ 195,000	\$ 221,800	\$ 638,600
5/1/22	\$ 9,490,000	\$ -	\$ 218,388	\$ -
11/1/22	\$ 9,490,000	\$ 200,000	\$ 218,388	\$ 636,775
5/1/23	\$ 9,290,000	\$ -	\$ 214,388	\$ -
11/1/23	\$ 9,290,000	\$ 210,000	\$ 214,388	\$ 638,775
5/1/24	\$ 9,080,000	\$ -	\$ 210,188	\$ -
11/1/24	\$ 9,080,000	\$ 220,000	\$ 210,188	\$ 640,375
5/1/25	\$ 8,860,000	\$ -	\$ 205,788	\$ -
11/1/25	\$ 8,860,000	\$ 230,000	\$ 205,788	\$ 641,575
5/1/26	\$ 8,630,000	\$ -	\$ 201,188	\$ -
11/1/26	\$ 8,630,000	\$ 235,000	\$ 201,188	\$ 637,375
5/1/27	\$ 8,395,000	\$ -	\$ 196,488	\$ -
11/1/27	\$ 8,395,000	\$ 245,000	\$ 196,488	\$ 637,975
5/1/28	\$ 8,150,000	\$ -	\$ 191,588	\$ -
11/1/28	\$ 8,150,000	\$ 255,000	\$ 191,588	\$ 638,175
5/1/29	\$ 7,895,000	\$ -	\$ 185,691	\$ -
11/1/29	\$ 7,895,000	\$ 270,000	\$ 185,691	\$ 641,381
5/1/30	\$ 7,625,000	\$ -	\$ 179,447	\$ -
11/1/30	\$ 7,625,000	\$ 280,000	\$ 179,447	\$ 638,894
5/1/31	\$ 7,345,000	\$ -	\$ 172,972	\$ -
11/1/31	\$ 7,345,000	\$ 295,000	\$ 172,972	\$ 640,944
5/1/32	\$ 7,050,000	\$ -	\$ 166,150	\$ -
11/1/32	\$ 7,050,000	\$ 305,000	\$ 166,150	\$ 637,300
5/1/33	\$ 6,745,000	\$ -	\$ 159,097	\$ -
11/1/33	\$ 6,745,000	\$ 320,000	\$ 159,097	\$ 638,194
5/1/34	\$ 6,425,000	\$ -	\$ 151,697	\$ -
11/1/34	\$ 6,425,000	\$ 335,000	\$ 151,697	\$ 638,394
5/1/35	\$ 6,090,000	\$ -	\$ 143,950	\$ -
11/1/35	\$ 6,090,000	\$ 350,000	\$ 143,950	\$ 637,900

**TSR Community Development District
Series 2016, Special Assessment Bonds
Village 2 & Parcel 7 Project (Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/36	\$ 5,740,000	\$ -	\$ 135,856	\$ -
11/1/36	\$ 5,740,000	\$ 365,000	\$ 135,856	\$ 636,713
5/1/37	\$ 5,375,000	\$ -	\$ 127,416	\$ -
11/1/37	\$ 5,375,000	\$ 385,000	\$ 127,416	\$ 639,831
5/1/38	\$ 4,990,000	\$ -	\$ 118,513	\$ -
11/1/38	\$ 4,990,000	\$ 400,000	\$ 118,513	\$ 637,025
5/1/39	\$ 4,590,000	\$ -	\$ 109,013	\$ -
11/1/39	\$ 4,590,000	\$ 420,000	\$ 109,013	\$ 638,025
5/1/40	\$ 4,170,000	\$ -	\$ 99,038	\$ -
11/1/40	\$ 4,170,000	\$ 440,000	\$ 99,038	\$ 638,075
5/1/41	\$ 3,730,000	\$ -	\$ 88,588	\$ -
11/1/41	\$ 3,730,000	\$ 460,000	\$ 88,588	\$ 637,175
5/1/42	\$ 3,270,000	\$ -	\$ 77,663	\$ -
11/1/42	\$ 3,270,000	\$ 485,000	\$ 77,663	\$ 640,325
5/1/43	\$ 2,785,000	\$ -	\$ 66,144	\$ -
11/1/43	\$ 2,785,000	\$ 505,000	\$ 66,144	\$ 637,288
5/1/44	\$ 2,280,000	\$ -	\$ 54,150	\$ -
11/1/44	\$ 2,280,000	\$ 530,000	\$ 54,150	\$ 638,300
5/1/45	\$ 1,750,000	\$ -	\$ 41,563	\$ -
11/1/45	\$ 1,750,000	\$ 555,000	\$ 41,563	\$ 638,125
5/1/46	\$ 1,195,000	\$ -	\$ 28,381	\$ -
11/1/46	\$ 1,195,000	\$ 585,000	\$ 28,381	\$ 641,763
5/1/47	\$ 610,000	\$ -	\$ 14,488	\$ -
11/1/47	\$ 610,000	\$ 610,000	\$ 14,488	\$ 638,975
Totals		\$ 10,060,000	\$ 8,237,863	\$ 18,526,225

TSR
COMMUNITY DEVELOPMENT DISTRICT

**Fiscal Year 2020
 Adopted Budget
 Debt Service Fund
 Series 2017**

	Adopted Budget FY2019	Actual Thru 6/30/19	Next 3 Months	Projected Thru 9/30/19	Adopted Budget FY2020
Revenues					
Special Assessments	\$806,344	\$594,804	\$211,540	\$806,344	\$806,344
Prepayments	\$0	\$82,879	\$0	\$82,879	\$0
Interest Income	\$0	\$1,531	\$500	\$2,031	\$0
Carry Forward Surplus	\$0	\$293,384	\$0	\$293,384	\$520,544
Total Revenues	\$806,344	\$972,598	\$212,040	\$1,184,638	\$1,326,888
Expenses					
Interest - 11/1	\$292,047	\$292,047	\$0	\$292,047	\$290,259
Principal - 11/1	\$0	\$0	\$0	\$0	\$220,000
Interest - 5/1	\$292,047	\$292,047	\$0	\$292,047	\$286,272
Special Call - 5/1	\$0	\$80,000	\$0	\$80,000	\$0
Total Expenditures	\$584,094	\$664,094	\$0	\$664,094	\$796,531
Excess Revenues/(Expenditures)	\$222,250	\$308,504	\$212,040	\$520,544	\$530,357

*Carry Forward Surplus represents carry forward less reserves

Principal - 11/1/2020	\$225,000
Interest - 11/1/2020	\$286,272
Total	\$511,272

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Single Family 40'	43	\$53,307	\$1,240	\$1,319
Single Family 45'	25	\$30,993	\$1,240	\$1,319
Single Family 50'	23	\$35,951	\$1,563	\$1,663
Single Family 55'	24	\$37,514	\$1,563	\$1,663
Single Family 65'	237	\$421,552	\$1,779	\$1,892
Single Family 75'	117	\$227,027	\$1,940	\$2,064
	469	\$806,344		

**TSR Community Development District
Series 2017, Special Assessment Bonds
Northwest Assessment Area Parcels D, E & F**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/19	\$ 12,790,000	\$ 220,000	\$ 290,259	\$ 800,519
5/1/20	\$ 12,570,000	\$ -	\$ 286,272	\$ -
11/1/20	\$ 12,570,000	\$ 225,000	\$ 286,272	\$ 797,544
5/1/21	\$ 12,345,000	\$ -	\$ 282,194	\$ -
11/1/21	\$ 12,345,000	\$ 235,000	\$ 282,194	\$ 799,388
5/1/22	\$ 12,110,000	\$ -	\$ 277,934	\$ -
11/1/22	\$ 12,110,000	\$ 245,000	\$ 277,934	\$ 800,869
5/1/23	\$ 11,865,000	\$ -	\$ 273,494	\$ -
11/1/23	\$ 11,865,000	\$ 250,000	\$ 273,494	\$ 796,988
5/1/24	\$ 11,615,000	\$ -	\$ 268,963	\$ -
11/1/24	\$ 11,615,000	\$ 260,000	\$ 268,963	\$ 797,925
5/1/25	\$ 11,355,000	\$ -	\$ 263,600	\$ -
11/1/25	\$ 11,355,000	\$ 270,000	\$ 263,600	\$ 797,200
5/1/26	\$ 11,085,000	\$ -	\$ 258,031	\$ -
11/1/26	\$ 11,085,000	\$ 285,000	\$ 258,031	\$ 801,063
5/1/27	\$ 10,800,000	\$ -	\$ 252,153	\$ -
11/1/27	\$ 10,800,000	\$ 295,000	\$ 252,153	\$ 799,306
5/1/28	\$ 10,505,000	\$ -	\$ 246,069	\$ -
11/1/28	\$ 10,505,000	\$ 305,000	\$ 246,069	\$ 797,138
5/1/29	\$ 10,200,000	\$ -	\$ 239,778	\$ -
11/1/29	\$ 10,200,000	\$ 320,000	\$ 239,778	\$ 799,556
5/1/30	\$ 9,880,000	\$ -	\$ 232,378	\$ -
11/1/30	\$ 9,880,000	\$ 335,000	\$ 232,378	\$ 799,756
5/1/31	\$ 9,545,000	\$ -	\$ 224,631	\$ -
11/1/31	\$ 9,545,000	\$ 350,000	\$ 224,631	\$ 799,263
5/1/32	\$ 9,195,000	\$ -	\$ 216,538	\$ -
11/1/32	\$ 9,195,000	\$ 365,000	\$ 216,538	\$ 798,075
5/1/33	\$ 8,830,000	\$ -	\$ 208,097	\$ -
11/1/33	\$ 8,830,000	\$ 385,000	\$ 208,097	\$ 801,194
5/1/34	\$ 8,445,000	\$ -	\$ 199,194	\$ -
11/1/34	\$ 8,445,000	\$ 400,000	\$ 199,194	\$ 798,388
5/1/35	\$ 8,045,000	\$ -	\$ 189,944	\$ -
11/1/35	\$ 8,045,000	\$ 420,000	\$ 189,944	\$ 799,888
5/1/36	\$ 7,625,000	\$ -	\$ 180,231	\$ -
11/1/36	\$ 7,625,000	\$ 440,000	\$ 180,231	\$ 800,463
5/1/37	\$ 7,185,000	\$ -	\$ 170,056	\$ -
11/1/37	\$ 7,185,000	\$ 460,000	\$ 170,056	\$ 800,113
5/1/38	\$ 6,725,000	\$ -	\$ 159,419	\$ -

**TSR Community Development District
Series 2017, Special Assessment Bonds
Northwest Assessment Area Parcels D, E & F**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/38	\$ 6,725,000	\$ 480,000	\$ 159,419	\$ 798,838
5/1/39	\$ 6,245,000	\$ -	\$ 148,319	\$ -
11/1/39	\$ 6,245,000	\$ 500,000	\$ 148,319	\$ 796,638
5/1/40	\$ 5,745,000	\$ -	\$ 136,444	\$ -
11/1/40	\$ 5,745,000	\$ 525,000	\$ 136,444	\$ 797,888
5/1/41	\$ 5,220,000	\$ -	\$ 123,975	\$ -
11/1/41	\$ 5,220,000	\$ 550,000	\$ 123,975	\$ 797,950
5/1/42	\$ 4,670,000	\$ -	\$ 110,913	\$ -
11/1/42	\$ 4,670,000	\$ 575,000	\$ 110,913	\$ 796,825
5/1/43	\$ 4,095,000	\$ -	\$ 97,256	\$ -
11/1/43	\$ 4,095,000	\$ 605,000	\$ 97,256	\$ 799,513
5/1/44	\$ 3,490,000	\$ -	\$ 82,888	\$ -
11/1/44	\$ 3,490,000	\$ 635,000	\$ 82,888	\$ 800,775
5/1/45	\$ 2,855,000	\$ -	\$ 67,806	\$ -
11/1/45	\$ 2,855,000	\$ 665,000	\$ 67,806	\$ 800,613
5/1/46	\$ 2,190,000	\$ -	\$ 52,013	\$ -
11/1/46	\$ 2,190,000	\$ 695,000	\$ 52,013	\$ 799,025
5/1/47	\$ 1,495,000	\$ -	\$ 35,506	\$ -
11/1/47	\$ 1,495,000	\$ 730,000	\$ 35,506	\$ 801,013
5/1/48	\$ 765,000	\$ -	\$ 18,169	\$ -
11/1/48	\$ 765,000	\$ 765,000	\$ 18,169	\$ 801,338
Totals		\$ 12,790,000	\$ 11,477,091	\$ 24,479,636

TSR
COMMUNITY DEVELOPMENT DISTRICT

**Fiscal Year 2020
Adopted Budget
Debt Service Fund
Series 2018**

	Adopted Budget FY2019	Actual Thru 6/30/19	Next 3 Months	Projected Thru 9/30/19	Adopted Budget FY2020
Revenues					
Bond Proceeds	\$0	\$822,078	\$0	\$822,078	\$640,761
Interest Income	\$0	\$1,475	\$500	\$1,975	\$0
Carry Forward Surplus*	\$0	\$0	\$0	\$0	\$242,797
Total Revenues	\$0	\$823,553	\$500	\$824,053	\$883,558
Expenses					
Interest - 11/1	\$0	\$0	\$0	\$0	\$240,822
Principal - 11/1	\$0	\$0	\$0	\$0	\$0
Interest - 5/1	\$0	\$260,890	\$0	\$260,890	\$240,822
Total Expenditures	\$0	\$260,890	\$0	\$260,890	\$481,644
Excess Revenues/(Expenditures)	\$0	\$562,663	\$500	\$563,163	\$401,914

*Carry Forward Surplus represents carry forward less reserves

Principal - 11/1/2020	\$155,000
Interest - 11/1/2020	\$240,822
Total	\$395,822

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Single Family 40' and 4:	56	\$69,731	\$1,245	\$1,325
Single Family 55'	137	\$213,090	\$1,555	\$1,655
Single Family 65'	200	\$357,940	\$1,790	\$1,904
	<u>393</u>	<u>\$640,761</u>		

**TSR Community Development District
Series 2018, Special Assessment Bonds
(Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/19	\$ 9,785,000	\$ -	\$ 240,822	\$ 501,712
5/1/20	\$ 9,785,000	\$ -	\$ 240,822	\$ -
11/1/20	\$ 9,785,000	\$ 155,000	\$ 240,822	\$ 636,644
5/1/21	\$ 9,630,000	\$ -	\$ 237,722	\$ -
11/1/21	\$ 9,630,000	\$ 165,000	\$ 237,722	\$ 640,444
5/1/22	\$ 9,465,000	\$ -	\$ 234,422	\$ -
11/1/22	\$ 9,465,000	\$ 170,000	\$ 234,422	\$ 638,844
5/1/23	\$ 9,295,000	\$ -	\$ 231,022	\$ -
11/1/23	\$ 9,295,000	\$ 175,000	\$ 231,022	\$ 637,044
5/1/24	\$ 8,935,000	\$ -	\$ 227,522	\$ -
11/1/24	\$ 8,935,000	\$ 185,000	\$ 227,522	\$ 640,044
5/1/25	\$ 8,935,000	\$ -	\$ 223,822	\$ -
11/1/25	\$ 8,935,000	\$ 190,000	\$ 223,822	\$ 637,644
5/1/26	\$ 8,745,000	\$ -	\$ 219,547	\$ -
11/1/26	\$ 8,745,000	\$ 200,000	\$ 219,547	\$ 639,094
5/1/27	\$ 8,545,000	\$ -	\$ 215,047	\$ -
11/1/27	\$ 8,545,000	\$ 210,000	\$ 215,047	\$ 640,094
5/1/28	\$ 8,335,000	\$ -	\$ 210,322	\$ -
11/1/28	\$ 8,335,000	\$ 220,000	\$ 210,322	\$ 640,644
5/1/29	\$ 7,890,000	\$ -	\$ 205,372	\$ -
11/1/29	\$ 7,890,000	\$ 225,000	\$ 205,372	\$ 635,744
5/1/30	\$ 7,890,000	\$ -	\$ 200,309	\$ -
11/1/30	\$ 7,890,000	\$ 240,000	\$ 200,309	\$ 640,619
5/1/31	\$ 7,650,000	\$ -	\$ 194,309	\$ -
11/1/31	\$ 7,650,000	\$ 250,000	\$ 194,309	\$ 638,619
5/1/32	\$ 7,400,000	\$ -	\$ 188,059	\$ -
11/1/32	\$ 7,400,000	\$ 260,000	\$ 188,059	\$ 636,119
5/1/33	\$ 7,140,000	\$ -	\$ 181,559	\$ -
11/1/33	\$ 7,140,000	\$ 275,000	\$ 181,559	\$ 638,119
5/1/34	\$ 6,865,000	\$ -	\$ 174,684	\$ -
11/1/34	\$ 6,865,000	\$ 290,000	\$ 174,684	\$ 639,369
5/1/35	\$ 6,575,000	\$ -	\$ 167,434	\$ -
11/1/35	\$ 6,575,000	\$ 305,000	\$ 167,434	\$ 639,869
5/1/36	\$ 6,270,000	\$ -	\$ 159,809	\$ -
11/1/36	\$ 6,270,000	\$ 320,000	\$ 159,809	\$ 639,619
5/1/37	\$ 5,950,000	\$ -	\$ 151,809	\$ -
11/1/37	\$ 5,950,000	\$ 335,000	\$ 151,809	\$ 638,619
5/1/38	\$ 5,615,000	\$ -	\$ 143,434	\$ -

**TSR Community Development District
Series 2018, Special Assessment Bonds
(Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/38	\$ 5,615,000	\$ 350,000	\$ 143,434	\$ 636,869
5/1/39	\$ 4,895,000		\$ 134,684	\$ -
11/1/39	\$ 4,895,000	\$ 370,000	\$ 134,684	\$ 639,369
5/1/40	\$ 4,895,000		\$ 125,434	\$ -
11/1/40	\$ 4,895,000	\$ 385,000	\$ 125,434	\$ 635,869
5/1/41	\$ 4,510,000		\$ 115,569	\$ -
11/1/41	\$ 4,510,000	\$ 405,000	\$ 115,569	\$ 636,138
5/1/42	\$ 4,105,000		\$ 105,191	\$ -
11/1/42	\$ 4,105,000	\$ 430,000	\$ 105,191	\$ 640,381
5/1/43	\$ 3,675,000		\$ 94,172	\$ -
11/1/43	\$ 3,675,000	\$ 450,000	\$ 94,172	\$ 638,344
5/1/44	\$ 3,225,000		\$ 82,641	\$ -
11/1/44	\$ 3,225,000	\$ 475,000	\$ 82,641	\$ 640,281
5/1/45	\$ 2,750,000		\$ 70,469	\$ -
11/1/45	\$ 2,750,000	\$ 495,000	\$ 70,469	\$ 635,938
5/1/46	\$ 2,255,000		\$ 57,784	\$ -
11/1/46	\$ 2,255,000	\$ 520,000	\$ 57,784	\$ 635,569
5/1/47	\$ 1,735,000		\$ 44,459	\$ -
11/1/47	\$ 1,735,000	\$ 550,000	\$ 44,459	\$ 638,919
5/1/48	\$ 1,185,000		\$ 30,366	\$ -
11/1/48	\$ 1,185,000	\$ 580,000	\$ 30,366	\$ 640,731
5/1/49	\$ 605,000		\$ 15,503	
11/1/49	\$ 605,000	\$ 605,000	\$ 15,503	\$ 636,006
Totals		\$ 9,785,000	\$ 9,868,312	\$ 19,653,312