

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**June 14, 2023**

**BOARD OF SUPERVISORS  
BUDGET WORKSHOP  
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**

June 7, 2023

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 Budget Workshop on June 14, 2023 at 4:00 p.m., at Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Discussion: Fiscal Year 2023/2024 Proposed Budget
4. UPCOMING MEETINGS
  - A. June 14, 2023 at 6:00 PM [Regular Meeting]
  - B. July 12, 2023 at 6:00 PM [Regular Meeting]

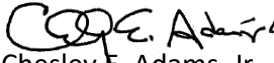
○ QUORUM CHECK

SEAT 1	DAVID DEENIHAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	FRANK STALZER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JASON SILBER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	RAY SZELEST	<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

5. Supervisors' Requests
6. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,

  
 Chesley E. Adams, Jr.  
 District Manager

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

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**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
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**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 4,538,284				\$ 4,398,374
Assessment levy: on-roll - gross trash	259,774				262,112
Allowable discounts (4%)	(191,922)				(186,419)
Assessment levy: on-roll - net	4,606,136	\$4,549,837	\$ 56,299	\$ 4,606,136	4,474,067
Assessment levy: off-roll O&M	-	10,041	-	10,041	-
Trash collection assessments	11,404	10,570	834	11,404	12,241
Commerical shared costs	112,045	134,340	-	134,340	120,191
Program revenue	12,000	9,528	2,472	12,000	14,000
Interest	2,500	-	2,500	2,500	2,500
Specialty program revenue	6,000	-	6,000	6,000	6,000
Miscellaneous-rental revenue	15,000	9,030	5,970	15,000	17,000
Total revenues	4,765,085	4,723,346	74,075	4,797,421	4,645,999
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	10,200	3,875	6,325	10,200	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal	30,000	21,358	8,642	30,000	30,000
Engineering	20,000	3,153	16,847	20,000	20,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	1,500	1,500	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	23,166	3,334	26,500	26,500
Telephone	250	125	125	250	250
Postage	1,500	2,971	1,000	3,971	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	794	1,500	2,294	2,500
Annual special district fee	175	175	-	175	175
Insurance	7,100	6,464	-	6,464	6,800
Other current charges	3,500	677	1,000	1,677	2,000
Office supplies	500	364	350	714	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	95,961	93,535	2,426	95,961	93,210
Total professional & administrative	275,418	191,692	82,746	274,438	270,117

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	
<b>Field operations</b>				
Contract services				
Field services	28,325	14,163	14,162	28,325
Landscape maintenance	1,700,000	624,688	1,075,312	1,700,000
Landscape consulting	60,000	25,000	35,000	60,000
Landscape Arbor Care	155,000	23,148	131,852	155,000
Wetland maintenance	68,168	518	67,650	68,168
Wetland mitigation reporting	4,500	20,575	-	20,575
Lake maintenance	100,000	42,963	57,037	100,000
Community trash hauling	330,000	175,931	180,000	375,000
Off-duty traffic patrols	20,000	200	15,000	20,000
Repairs & maintenance				
Repairs - general	20,000	4,935	7,500	12,435
Operating supplies	8,000	9,536	3,500	13,036
Plant replacement	70,000	11,598	58,402	70,000
Mulch	200,000	111,585	88,415	200,000
Playground mulch	18,000	-	18,000	18,000
Sod	200,000	542	199,458	200,000
Fertilizer/chemicals	30,000	-	30,000	30,000
Irrigation repairs	30,000	35,750	10,000	45,750
Irrigation monitoring	2,280	-	2,280	2,280
Security/alarms/camera/repair	1,500	233	1,267	1,500
Road & sidewalk	40,000	4,830	35,000	39,830
Signage maintenance	-	480	-	480
Common area signage	3,000	1,042	1,958	3,000
Bridge & deck maintenance	40,000	17,570	25,000	42,570
Pressure washing	105,000	240	77,000	77,240
Utilities - common area			-	-
Electric	14,500	5,316	9,184	14,500
Streetlights	380,000	165,929	190,000	355,929
Irrigation - reclaimed water	70,000	19,311	50,689	70,000
Gas	450	140	310	450



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Recreation facilities					
Amenity management staff/contract	389,820	137,140	252,680	389,820	404,861
Office rental	80,000	1,456	78,544	80,000	80,000
Office expenses	8,950	-	8,950	8,950	8,950
Office utilities	8,850	-	8,850	8,850	8,850
Office copy machine	4,875	3,654	1,221	4,875	6,500
Janitorial	24,480	7,500	16,980	24,480	24,480
Park A/C repairs and maintenance	5,000	630	4,370	5,000	5,000
Pool cleaning	27,594	9,840	17,754	27,594	27,594
Pool repairs & maintenance	2,500	644	1,856	2,500	2,500
Pool fence & gate repairs	2,000	631	1,369	2,000	2,000
Pool - electric	36,000	12,657	23,343	36,000	36,000
Pool - water	10,000	2,337	7,663	10,000	10,000
Pool permits and licensing	1,100	-	1,100	1,100	1,100
Pest services	500	250	250	500	500
Insurance	69,706	54,411	15,295	69,706	69,706
Cable/internet/telephone/software	10,000	6,066	3,934	10,000	10,000
Access cards	5,500	991	4,509	5,500	2,000
Activities	30,000	29,802	198	30,000	30,000
Specialty programming	6,000	2,237	3,763	6,000	6,000
Recreational repairs	2,500	-	2,500	2,500	2,500
Pool signage	1,000	-	1,000	1,000	1,000
Holiday decorations	8,000	8,000	-	8,000	8,000
Other					
Contingency	20,000	6,639	13,361	20,000	10,000
Capital outlay	30,000	-	30,000	30,000	-
Total field operations	<u>4,483,098</u>	<u>1,601,108</u>	<u>2,883,466</u>	<u>4,484,574</u>	<u>4,486,264</u>
Total expenditures	<u>4,758,516</u>	<u>1,792,800</u>	<u>2,966,212</u>	<u>4,759,012</u>	<u>4,756,381</u>
Net increase/(decrease) of fund balance	6,569	2,930,546	(2,892,137)	38,409	(110,382)
Fund balance - beginning (unaudited)	811,776	1,332,230	4,262,776	1,332,230	1,370,639
Fund balance - ending (projected)	<u>\$ 818,345</u>	<u>\$ 4,262,776</u>	<u>\$ 1,370,639</u>	<u>\$ 1,370,639</u>	<u>\$ 1,260,257</u>

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 10,200
This covers 4 Board members being paid \$200 per meeting for 12 annual meetings plus FICA.	
Management	42,070
The District has contracted with Wrathell, Hunt and Associates to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc. This is a fixed annual fee service.	
Legal	30,000
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	20,000
The District is currently under contract with Johnson Engineering to provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, plats etc.	
Assessment administration	10,000
The District contracts with Wrathell, Hunt and Associates to levy and administer the collection of non-ad valorem assessment on all assessable property within the District to fund the operating expenses of the District and principal and interest payment on each bond issue. This is a fixed fee service.	
Audit	4,570
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 Berger, Toombs, Elam, Gaines & Frank 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	26,500
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	2,500
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 the District.	
Insurance	6,800
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	687
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	93,210
<b>Field operations</b>	
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	1,700,000
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, 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	60,000
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 Arbor Care	155,000
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	68,168
<p>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.</p>	
Wetland mitigation reporting	4,500
<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	100,000
<p>Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with Solitude Lake Management for these services.</p>	
Community trash hauling	375,000
<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	20,000
<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	15,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	13,000
<p>Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	
Plant replacement	70,000
<p>Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.</p>	
Mulch	200,000
<p>Represents supply and install costs for mulching of landscape common areas.</p>	
Playground mulch	18,000
<p>Represents the estimated costs to mulch the District playgrounds once annually.</p>	
Sod	200,000
<p>Represents an aggressive initially introduced in fiscal year 2022 to upgrade areas of Bahia sod to either Zoysia or Floratam sod.</p>	
Fertilizer/chemicals	30,000
<p>Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	
Irrigation repairs	30,000
<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 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.	1,500
Road & sidewalk Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.	40,000
Common area signage Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	3,000
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.	60,000
Pressure washing Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	80,000
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.	370,000
Irrigation - reclaimed water Represents current and estimated costs for reclaimed water supply services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.	70,000
Gas Represents current and estimated gas services provided at the recreational facilities.	450
Recreation facilities	
Amenity management staff/contract The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2024 includes increases to some payroll items such as Pool Attendants and the addition of Monthly IT services.	404,861
Office rental Anticipates the rental of the Welcome Center to continue to provide onsite office space for staff and for resident reception.	80,000
Office expenses Represents routine daily office expenses and cleaning.	8,950
Office utilities Represents cost of utilities for office such as Duke Electric, Pasco Utilities, Clearwater Gas, Spectrum, etc.	8,850

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

**EXPENDITURES (continued)**

Office copy machine	6,500
Represents the lease and operating costs of the copying machine.	
Office Lease	
Expense related to office space lease at Welcome Center.	
Janitorial	24,480
The District has contracted with Fairy Dust to provide janitorial services and supplies for its recreational facilities. Services are provided three days a week.	
Park A/C repairs and maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool cleaning	27,594
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.	
Pool repairs & maintenance	2,500
The District will incur costs related to the repairs and maintenance of its pools.	
Pool fence & gate repairs	2,000
The District will incur costs related to the maintenance of fencing surrounding the pools as well as the gate.	
Pool - electric	36,000
Represents current and estimated electric charges for pools located in Whitfield, Homestead and Albritton Parks. These services are provided by Duke Energy.	
Pool - water	10,000
Represents current and estimated water charges for the Whitfield, Homestead and Albritton pools. These services are provided by Pasco County Utilities Services.	
Pool permits and licensing	1,100
Represents annual costs of required pool permits for the Whitfield, Homestead and Albritton pools paid to the Florida Department of Health.	
Pest services	500
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	69,706
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	10,000
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	2,000
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000

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

**EXPENDITURES (continued)**

<p>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.</p>	
Specialty programming	6,000
<p>Covers the provision of specialty programs such as swim lessons, gymnastics etc.</p>	
Recreational repairs	2,500
<p>Represents estimated costs for general repairs and maintenance of the District's</p>	
Pool signage	1,000
<p>Represents the replacement of miscellaneous signs located at the District's recreational facilities.</p>	
Holiday decorations	8,000
<p>Covers the costs related to the decoration of common areas during the Holidays.</p>	
Other	
Contingency	10,000
<p>Represents funds for unexpected expenses that the District could incur throughout the fiscal year and/or expenses that do not fit into any standard category.</p>	
Total expenditures	<u><u>\$ 4,756,381</u></u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 652,701	\$ 8,398	\$ 661,099	661,099
Interest	50	27	23	50	50
Total revenues	<u>661,149</u>	<u>652,728</u>	<u>8,421</u>	<u>661,149</u>	<u>661,149</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	195,000	195,000	-	195,000	200,000
Principal prepayment	-	5,000	-	5,000	-
Interest - 11/1	213,172	213,172	-	213,172	208,778
Interest - 5/1	208,906	-	208,778	208,778	204,403
Tax collector	13,773	13,052	721	13,773	13,773
Total expenditures	<u>630,851</u>	<u>426,224</u>	<u>209,499</u>	<u>635,723</u>	<u>626,954</u>
Excess/(deficiency) of revenues over/(under) expenditures	30,298	226,504	(201,078)	25,426	34,195
Beginning fund balance (unaudited)	1,119,883	1,125,850	1,352,354	1,125,850	1,151,276
Ending fund balance (projected)	<u>\$1,150,181</u>	<u>\$1,352,354</u>	<u>\$ 1,151,276</u>	<u>\$ 1,151,276</u>	<u>1,185,471</u>
Use of fund balance:					
Debt service reserve account balance (required)					(630,256)
Principal expense - November 1, 2024					(210,000)
Interest expense - November 1, 2024					(204,403)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 140,812</u>



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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23	200,000.00	4.375%	208,778.13	408,906.25	8,120,000.00
05/01/24	-		204,403.13	204,531.25	8,120,000.00
11/01/24	210,000.00	4.375%	204,403.13	414,531.25	7,910,000.00
05/01/25	-		199,809.38	199,937.50	7,910,000.00
11/01/25	220,000.00	4.375%	199,809.38	419,937.50	7,690,000.00
05/01/26	-		194,996.88	195,125.00	7,690,000.00
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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>8,320,000.00</b>		<b>5,765,940.81</b>	<b>14,096,706.29</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015A  
FISCAL YEAR 2024**

	Fiscal Year 2022				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 694,331				\$ 692,988
Allowable discounts (4%)	(27,773)				(27,720)
Net assessment levy - on-roll	666,558	\$ 658,090	\$ 8,468	\$ 666,558	665,268
Interest	-	27	-	27	-
Total revenues	666,558	658,117	8,468	666,585	665,268
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	180,000	180,000	-	180,000	190,000
Principal prepayment	-	15,000	-	15,000	-
Interest - 11/1	234,384	234,384	-	234,384	229,131
Interest - 5/1	229,547	-	229,131	229,131	224,025
Tax collector	13,887	13,160	727	13,887	13,860
Total expenditures	657,818	442,544	229,131	672,402	657,016
Excess/(deficiency) of revenues over/(under) expenditures	8,740	215,573	(220,663)	(5,817)	8,252
Beginning fund balance (unaudited)	1,101,463	1,123,569	1,339,142	1,123,569	1,117,752
Ending fund balance (projected)	<u>\$ 1,110,203</u>	<u>\$ 1,339,142</u>	<u>\$ 1,118,479</u>	<u>\$ 1,117,752</u>	<u>1,126,004</u>
Use of fund balance:					
Debt service reserve account balance (required)					(650,450)
Principal expense - November 1, 2024					(200,000)
Interest expense - November 1, 2024					(224,025)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 51,529</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22	180,000.00	5.375%	234,384.38	414,384.38	8,300,000.00
05/01/23	-		229,131.25	229,131.25	8,300,000.00
11/01/23	190,000.00	5.375%	229,131.25	419,131.25	8,110,000.00
05/01/24	-		224,025.00	224,025.00	8,110,000.00
11/01/24	200,000.00	5.375%	224,025.00	424,025.00	7,910,000.00
05/01/25	-		218,650.00	218,650.00	7,910,000.00
11/01/25	210,000.00	5.375%	218,650.00	428,650.00	7,700,000.00
05/01/26	-		213,006.25	213,006.25	7,700,000.00
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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>8,480,000.00</b>		<b>6,841,565.74</b>	<b>15,321,565.74</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016  
FISCAL YEAR 2024**

	Fiscal Year 2022				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 647,337	\$ 8,330	\$ 655,667	655,667
Interest	-	22	-	22	-
Total revenues	655,667	647,359	8,330	655,689	655,667
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	200,000	200,000	-	200,000	210,000
Interest - 11/1	218,388	218,387	1	218,388	214,388
Interest - 5/1	218,388	-	218,388	218,388	210,188
Tax collector	13,660	12,945	715	13,660	13,660
Total expenditures	650,436	431,332	219,104	650,436	648,236
Excess/(deficiency) of revenues over/(under) expenditures	5,231	216,027	(210,774)	5,253	7,431
Beginning fund balance (unaudited)	938,085	943,998	1,160,025	943,998	949,251
Ending fund balance (projected)	<u>\$ 943,316</u>	<u>\$ 1,160,025</u>	<u>\$ 949,251</u>	<u>\$ 949,251</u>	<u>956,682</u>
Use of fund balance:					
Debt service reserve account balance (required)					(482,081)
Principal expense - November 1, 2024					(220,000)
Interest expense - November 1, 2024					(210,188)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 44,413</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23	210,000.00	4.000%	214,387.50	424,387.50	9,080,000.00
05/01/24			210,187.50	210,187.50	9,080,000.00
11/01/24	220,000.00	4.000%	210,187.50	430,187.50	8,860,000.00
05/01/25			205,787.50	205,787.50	8,860,000.00
11/01/25	230,000.00	4.000%	205,787.50	435,787.50	8,630,000.00
05/01/26			201,187.50	201,187.50	8,630,000.00
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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>9,290,000.00</b>		<b>6,464,487.56</b>	<b>15,754,487.56</b>	



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 808,016	\$ 10,396	\$ 818,412	818,412
Interest	-	23	-	23	-
Total revenues	818,412	808,039	10,396	818,435	818,412
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	245,000	245,000	-	245,000	250,000
Interest - 11/1	277,816	277,816	-	277,816	273,375
Interest - 5/1	273,375	-	273,375	273,375	268,844
Tax collector	17,050	16,159	891	17,050	17,050
Total expenditures	813,241	538,975	274,266	813,241	809,269
Excess/(deficiency) of revenues over/(under) expenditures	5,171	269,064	(263,870)	5,194	9,143
Beginning fund balance (unaudited)	948,123	955,497	1,224,561	955,497	960,691
Ending fund balance (projected)	<u>\$ 953,294</u>	<u>\$ 1,224,561</u>	<u>\$ 960,691</u>	<u>\$ 960,691</u>	<u>969,834</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2024					(260,000)
Interest expense - November 1, 2024					(268,844)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 37,827</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23	250,000.00	3.625%	273,375.00	523,375.00	11,610,000.00
05/01/24			268,843.75	268,843.75	11,610,000.00
11/01/24	260,000.00	4.125%	268,843.75	528,843.75	11,350,000.00
05/01/25			263,481.25	263,481.25	11,350,000.00
11/01/25	270,000.00	4.125%	263,481.25	533,481.25	11,080,000.00
05/01/26			257,912.50	257,912.50	11,080,000.00
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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>11,860,000.00</b>		<b>8,632,175.04</b>	<b>20,492,175.04</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2024**

	Fiscal Year 2022				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 646,152	\$ 8,314	\$ 654,466	654,466
Interest	-	18	-	18	-
Total revenues	654,466	646,170	8,314	654,484	654,466
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	170,000	170,000	-	170,000	175,000
Interest - 11/1	234,422	234,422	-	234,422	231,022
Interest - 5/1	231,022	-	231,022	231,022	227,522
Tax collector	13,635	12,921	714	13,635	13,635
Total expenditures	649,079	417,343	231,736	649,079	647,179
Excess/(deficiency) of revenues over/(under) expenditures	5,387	228,827	(223,422)	5,405	7,287
Beginning fund balance (unaudited)	734,798	740,680	969,507	740,680	746,085
Ending fund balance (projected)	<u>\$ 740,185</u>	<u>\$ 969,507</u>	<u>\$ 746,085</u>	<u>\$ 746,085</u>	<u>753,372</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2024					(185,000)
Interest expense - November 1, 2024					(227,522)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 20,484</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23	175,000.00	4.000%	231,021.88	406,021.88	9,120,000.00
05/01/24			227,521.88	227,521.88	9,120,000.00
11/01/24	185,000.00	4.000%	227,521.88	412,521.88	8,935,000.00
05/01/25			223,821.88	223,821.88	8,935,000.00
11/01/25	190,000.00	4.500%	223,821.88	413,821.88	8,745,000.00
05/01/26			219,546.88	219,546.88	8,745,000.00
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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>9,295,000.00</b>		<b>7,709,647.12</b>	<b>17,004,647.12</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/202	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 332,920	\$ 4,284	\$ 337,204	337,204
Interest	-	9	-	9	-
Total revenues	337,204	332,929	4,284	337,213	337,204
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	110,000	110,000	-	110,000	115,000
Interest - 11/1	107,775	107,775	-	107,775	106,125
Interest - 5/1	106,125	-	106,125	106,125	104,400
Tax collector	7,025	6,658	367	7,025	7,025
Total expenditures	330,925	224,433	106,492	330,925	332,550
Excess/(deficiency) of revenues over/(under) expenditures	6,279	108,496	(102,208)	6,288	4,654
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	6,279	108,492	(102,208)	6,284	4,654
Beginning fund balance (unaudited)	390,203	393,231	501,723	393,231	399,515
Ending fund balance (projected)	\$ 396,482	\$ 501,723	\$ 399,515	\$ 399,515	404,169
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2024					(120,000)
Interest expense - November 1, 2024					(104,400)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 14,669</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23	115,000.00	3.000%	106,125.00	221,125.00	5,375,000.00
05/01/24			104,400.00	104,400.00	5,375,000.00
11/01/24	120,000.00	3.000%	104,400.00	224,400.00	5,255,000.00
05/01/25			102,600.00	102,600.00	5,255,000.00
11/01/25	125,000.00	3.375%	102,600.00	227,600.00	5,130,000.00
05/01/26			100,490.63	100,490.63	5,130,000.00
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



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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>5,490,000.00</b>		<b>3,583,356.28</b>	<b>9,073,356.28</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2024**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2024				Fiscal Year 2023 Total
		O&M	Trash Collection	DS	Total	
<b><u>Village 1 (Series 2015)</u></b>						
61	TH	1,698.87	111.30	901.00	2,711.17	2,765.21
60	SF 40'	1,698.87	111.30	1,201.00	3,011.17	3,065.21
35	SF 45'	1,698.87	111.30	1,201.00	3,011.17	3,065.21
85	SF 50'	1,698.87	111.30	1,501.00	3,311.17	3,365.21
90	SF 55'	1,698.87	111.30	1,501.00	3,311.17	3,365.21
101	SF 65'	1,698.87	111.30	1,726.00	3,536.17	3,590.21
45	SF 75'	1,698.87	111.30	1,877.00	3,687.17	3,741.21
<b>477</b>						
<b><u>Village 4 (Series 2015A)</u></b>						
201	SF 45'	1,698.87	111.30	1,343.00	3,153.17	3,207.21
240	SF 52'	1,698.87	111.30	1,343.00	3,153.17	3,207.21
77	SF 62'	1,698.87	111.30	1,343.00	3,153.17	3,207.21
<b>518</b>						
<b><u>Village 2, Parcel 7 (Series 2016)</u></b>						
32	TH	1,698.87	111.30	901.00	2,711.17	2,765.21
58	SF 34'	1,698.87	111.30	1,021.00	2,831.17	2,885.21
29	SF 40'	1,698.87	111.30	1,201.00	3,011.17	3,065.21
114	SF 45'	1,698.87	111.30	1,201.00	3,011.17	3,065.21
68	SF 50'	1,698.87	111.30	1,501.00	3,311.17	3,365.21
107	SF 55'	1,698.87	111.30	1,501.00	3,311.17	3,365.21
93	SF 65'	1,698.87	111.30	1,726.00	3,536.17	3,590.21
<b>501</b>						
<b><u>NW Area Parcels D E and F (Series 2017)</u></b>						
43	SF 40'	1,698.87	111.30	1,319.00	3,129.17	3,183.21
25	SF 45'	1,698.87	111.30	1,319.00	3,129.17	3,183.21
23	SF 50'	1,698.87	111.30	1,649.00	3,459.17	3,513.21
24	SF 55'	1,698.87	111.30	1,649.00	3,459.17	3,513.21
208	SF 65'	1,698.87	111.30	1,897.00	3,707.17	3,761.21
141	SF 75'	1,698.87	111.30	2,062.00	3,872.17	3,926.21
<b>464</b>						
<b><u>NW Area Parcels A B and C (Series 2018)</u></b>						
56	SF 40'/45'	1,698.87	111.30	1,325.00	3,135.17	3,189.21
137	SF 55'	1,698.87	111.30	1,655.00	3,465.17	3,519.21
200	SF 65'	1,698.87	111.30	1,904.00	3,714.17	3,768.21
<b>393</b>						

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2024**

<b>On-Roll Assessments</b>
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	Unit Type	Projected Fiscal Year 2024				Fiscal Year 2023 Total
		O&M	Trash Collection	DS	Total	
<b><u>Downtown</u></b>						
<b><u>Neighborhood (Series</u></b>						
<b><u>2019)</u></b>						
76	SF 34'	1,698.87	111.30	1,184.00	2,994.17	3,048.21
50	SF 40'	1,698.87	111.30	1,393.00	3,203.17	3,257.21
110	SF 50'	1,698.87	111.30	1,742.00	3,552.17	3,606.21
<b>236</b>						

Item	Quantity	PPU	Cost
Load of topsoil	5	\$ 300.00	\$ 1,500.00
Fertilizer bags	30	\$ 14.98	\$ 449.40
Yard Cart	1	\$ 200.00	\$ 200.00
Endcap Pots	6	\$ 80.00	\$ 480.00
Seedling Pots	10	\$ 5.00	\$ 50.00
Signage Board	1	\$ 165.00	\$ 165.00
Hose Nozzles	5	\$ 17.00	\$ 85.00
Spade	1	\$ 30.00	\$ 30.00
Trowels	4	\$ 5.00	\$ 20.00
Rototiller	1	\$ 160.00	\$ 160.00
Succulents (2 lots)	2	\$ 33.00	\$ 66.00
Pruning Sheers	1	\$ 25.00	\$ 25.00
Hoe's	2	\$ 30.00	\$ 60.00
Plant Stakes	2	\$ 7.00	\$ 14.00
Plant Cages	15	\$ 4.00	\$ 60.00
Potted Bougainvillea	4	\$ 50.00	\$ 200.00
Chicken Wire Roll	2	\$ 18.00	\$ 36.00
Metal Stake Ties (packs of 30)	2	\$ 8.00	\$ 16.00
Tarps (10' X 12')	3	\$ 19.00	\$ 57.00
Seeds	1	\$ 300.00	\$ 300.00
Rose Bush	3	\$ 20.00	\$ 60.00
			\$ 4,033.40



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<input type="text" value="Coupon code"/>	<a href="#">Apply coupon</a>		<a href="#">Update cart</a>

## Cart totals

<b>Subtotal</b>	\$2,044.00
<b>Shipping</b>	Shipping costs are calculated during checkout.
<b>Total</b>	<b>\$2,044.00</b>

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- CPR & AED Training
- AED Trainers
- Cabinets & Signs

## Service & Support

- Customer Service
- Return Policy
- Free Shipping
- Money Back Guarantee
- Sales/Support: 1-800-884-6480
- Email: sales@americanaed.com

## American AED

American AED  
3151 Executive Way  
Miramar, FL 33025  
Toll Free: 1-800-884-6480  
Local Tel: 954-458-6618



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4**

**TSR COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 12, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>November 9, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>November 29, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>December 7, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>January 11, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>February 8, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>March 8, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>April 12, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>May 10, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>June 6, 2023</b>	<b>Landscaping Workshop</b>	<b>4:00 PM</b>
<i>2500 Heart Pine Avenue, Odessa, Florida 33556</i>		
<b>June 14, 2023</b>	<b>Budget Workshop</b>	<b>4:00 PM</b>
<b>June 14, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>July 12, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>August 9, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>September 13, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>