

Tesoro
Community Development District

July 31, 2025

Tesoro

Community Development District

Agenda

Seat 5: John Vogt – C	
Seat 4: B. Allen Borden – V.C.	
Seat 1: Emily Jones – A.S.	
Seat 2: Rosemary Jones – A.S.	
Seat 3: Michael Ferrucci – A.S.	

Thursday
July 31, 2025
11:00 a.m.

2000 SE Via Tesoro Blvd., Port St. Lucie, FL.
Microsoft Teams
Meeting ID: 284 911 897 633 1 and Passcode: k8T5bh9f
1 872-240-4685 and Phone Conference ID: 811 854 27#

1. Roll Call
2. Approval of Minutes of the May 22, 2025 Meeting – **Page 4**
3. Public Hearing to Adopt the Fiscal Year 2026 Budget – **Page 12**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2025-05** Annual Appropriation Resolution – **Page 21**
 - D. Consideration of **Resolution #2025-06** Levy of Non Ad Valorem Assessments – **Page 24**
 - E. Motion to Close the Public Hearing
4. Consideration of:
 - A. **Resolution #2025-07** Establishing an Electronic Signature Policy – **Page 53**
 - B. **Resolution #2025-08** Adoption of Records Retention Policy – **Page 55**
 - C. **Resolution #2025-09** Public Decorum Resolution – **Page 67**
 - D. **Resolution #2025-10** Setting Public Hearing on Rules and Rates – **Page 70**
 - E. **Resolution #2025-11** Authorizing Chair to Execute Contracts, Plats, Permits, Conveyances – **Page 74**
5. Ratification of Fee Agreement with Kilinski Van WYK PLLC – **Page 76**
6. Staff Reports
 - A. Attorney – Legislative Update
 - B. Engineer
 - C. Field – Report – **Page 80**
 - D. Manager
 - 1) Consideration of Proposed Fiscal Year 2026 Meeting Schedule – **Page 82**

2) Form 1 Financial Disclosure Due July 1, 2025 – **everyone has filed** – **Page 83**

3) Reminder to Complete Annual Ethics Training by December 31, 2025

4) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694 – **Page 84**

5) Number of Registered Voters in the District – **394** – **Page 89**

7. Financial Reports

A. Approval of Check Register – **Page 90**

B. Acceptance of Unaudited Financials – **Page 98**

8. Supervisors Requests and Audience Comments

9. Adjournment

Meetings are open to the public and may be continued to a time, date, and place certain. For more information regarding this CDD please visit the website: <https://www.tesorocdd.com/>

**MINUTES OF MEETING
TESORO
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tesoro Community Development District was held Thursday, **May 22, 2025** at 11:02 a.m. at the Tesoro Club, 3rd Floor, 2000 S.E. Via Tesoro, Port St. Lucie, Florida.

Present and constituting a quorum were:

John Vogt	Chairman
Allen Borden	Vice Chairman
Rosemary Jones	Assistant Secretary
Emily Jones	Assistant secretary
Michel Ferrucci	Assistant Secretary

Also present were:

Andressa Hinz Philippi	District Manager
Roberto Cabrero	Culpepper & Terpening
Matt Hans	Field Manager
Jennifer Kilinski	Kilinski Van Wyk
Heather Maxwell	Kilinski Van Wyk <i>by telephone</i>
Hanna Vogt	Resident

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hinz Philippi called the meeting to order.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2025-02 Election of Officers

<p>On MOTION by Ms. Rosemary Jones seconded by Dr. Vogt with all in favor Resolution 2025-03 was approved reflecting the following: John Vogt chairman, Allen Borden vice chairman, Emily Jones, Rosemary Jones and Michael Ferrucci assistant secretaries, Andressa Hinz Philippi assistant secretary, Paul Winkleman secretary, Patti Powers treasurer and Sharyn Henning assistant treasurer.</p>
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THIRD ORDER OF BUSINESS**Approval of the Minutes of the February 27, 2025 Meeting**

On MOTION by Dr. Vogt seconded by Mr. Borden with all in favor the minutes of the February 27, 2025, meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Consideration of Proposals for District Attorney**

Ms. Hinz Philippi stated that you have worked with Bill Capko for a number of years and the chair felt that to have new district counsel would be in the best interests of the district. I will ask for a motion to terminate the services of Mr. Capko's office and consider a new proposal.

Dr. Vogt stated that I no longer have confidence in Mr. Capko to solve our problems and would like a separate attorney, and I'm pleased to see Kilinski/VanWyk as an alternative to solve our problems.

On MOTION by Ms. Rosemary Jones seconded by Mr. Ferrucci with all in favor staff was authorized to send a letter of termination as district counsel to Mr. Capko's firm, Lewis, Longman & Walker.

Ms. Kilinski stated that she started this firm four years ago and was previously with Hopping Green & Sams, which was instrumental in the development of Chapter 190. She had the benefit of being around Wade Hopping, who was the author of that statute and we had a significant market share and that firm dissolved in 2021 and our practice group split. Some wanted to go with a large national firm, and we wanted to be more local, growing and providing client service in a different way. We only do special district work; we don't do any other area of law.

On MOTION by Mr. Ferrucci seconded by Mr. Borden with all in favor Kilinski/Van Wyk PLLC was appointed to serve as district counsel.

FIFTH ORDER OF BUSINESS**Consideration of:**

A. Resolution 2025-03 Designating Kilinski Van Wyk PLLC as the District's Registered Agent

On MOTION by Dr. Vogt seconded by Mr. Borden with all in favor Resolution 2025-03 Designating Kilinski Van Wyk PLLC as the District's Registered Agent was approved.

B. Resolution 2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Ms. Hinz Philippi stated Resolution 2025-04 approves the proposed fiscal year 2026 budget and sets the public hearing date for adoption. We increased some line items but there is no proposed increase in assessments.

On MOTION by Mr. Ferrucci seconded by Ms. Rosemary Jones with all in favor Resolution 2025-04 approving the proposed fiscal year 2026 budget and setting the public hearing for July 31, 2025 at 11:00 a.m. at 2000 S.E. Via Tesoro, Port St. Lucie, Florida was approved.

SIXTH ORDER OF BUSINESS

Consideration of Reimbursement – Hobe Sound Environment

Ms. Hinz Philippi stated this is a request for reimbursement from the chair for a lunch with Hobe Sound Environment while they were doing their first inspection of Tesoro CDD and advising on the Winters Creek cleaning with Native Lands Owner Ronnie Howell.

On MOTION by Ms. Emily Jones seconded by Ms. Rosemary Jones with all in favor, reimbursement to Chair in the amount of \$91.16 was approved.

SEVENTH ORDER OF BUSINESS

Status of Inspections of Areas Encroaching on CDD Property

Mr. Hans stated we have a long list of addresses from Mr. Diggle that he contends have landscape encroachments onto Tesoro CDD property. These were fully investigated and a summary was given to the board of these reviews. None of these were CDD problems, but some of the other homes may be encroaching on golf course property or POA control. Earlier this year we required 2 homeowners to stop taking water from lakes with formal letters. Mr. Diggle also

provided a list of 6 homeowners who he contended were withdrawing water from lakes, which included the 2 homeowners we had already dealt with. The remaining 4 do not appear to be withdrawing water from lakes

Ms. Hinz Philippi stated it may be good to give direction to the attorney to review all the encroachments and to take action on anything we need at this point. I do not want them to walk out of here without the power to act on anything we need to enforce.

Ms. Kilinski stated the main understanding I have on the most pressing one of your encroachment issues is just making sure we understand what the district's rights and responsibilities are for the enforcement of encroachment violations. I have taken a preliminary pass through the permits and the land maps you have available, as well as the cross easements and being really clear about what the district's rights and responsibilities are. We have districts that have conservation easement rights and have encroachments being very proactive in that regard because water management districts can fine you massive amounts of money if you don't take proactive action on what is happening. Just getting a good understanding of your question about what we can do when we are onboarding, just making sure we have a clear picture of the due diligence, their real estate associated with this district. We have done some of the preliminary work but haven't pulled all the plats pending your formal approval as your counsel. Please summarize the issue with Mr. Diggle for us.

Dr. Vogt stated that it has been established that the Reciprocal Easement Agreement gave the Tesoro CDD full control of all permit areas. The areas to the north and east of Mr. Diggle's lots are designated as preserves as per the Culpepper and Terpening drawings and permits. We have had an inspection done by the GMS field supervisor, Mr. Matt Hans, which showed clearly how far his encroachment into the preserve area extended. The Culpepper and Terpening survey of the fence location showed that his lot fence is outside of his lot lines, by up to about 7 feet, and is only in the correct position within his boundary in the Northwest corner. In effect, he has claimed part of the preserve by moving his fence. He has also cut back the preserve area, added plants not found in this preserve, introduced boulders, planted grass and added landscape lighting in the preserve area. He acknowledges this is a preserve and quotes that the permit in OR Book 2075, Page 1992, Section 14 which reads "An average 25' wide, minimum 15', buffer of undisturbed upland vegetation shall be maintained between the proposed development and the existing wetlands.." gives him rights to utilize the preserve. This is an erroneous interpretation.

We have clarified via the letters from GMS to him that he has been trespassing to perform this work, and he is in default and has damaged the preserve. This is a very unfortunate situation as we are going to have to spend community money to solve this trespass and occupation of the preserve so we can maintain this as a preserve. If we do not, we can be fined or have our permits withdrawn, which could affect Tesoro and its home values significantly. This removes money better spent on developing Tesoro CDD areas. We need to authorize district counsel to solve this problem in the most expeditious way possible with the least cost to the board.

Ms. Hinz Philippi stated I did my job and sent a letter saying that this was a violation and an encroachment and gave a timeframe for rectification. I was going to act within the timeframe, but for extra caution for this board so that we did not remove any of the plants, rocks or fence without having the proper legal background, I waited for us to have new counsel that is going to give us a solution to this, and the best way possible to protect this board.

Ms. Kilinski stated it sounds like you have already done a lot of the notice. I had a district recently with an issue where every house along the pond closed off the access easement so we sent letters asking them to remove the encroachments and they refused so we filed mandatory injunctions which is really going to be your remedy, you can't just remove things that are on district property you have to file an injunction to get those improvements removed. My hope would be the steps would be to make absolutely sure that we have the right to demand that removal, send a letter that says here is your timeframe, attach all the previous correspondence you have had about asking for the removal and cease and desist on CDD property and demand the removal of what is illegal and if he refused in that time period then we file a mandatory injunction. They will have the right to contest the due diligence and the real estate property and that is going to be the remedy we have. Courts are very sensitive to mandatory injunctions, they want to give the resident every right they have in order to have the time to remove it. He is just telling us no and that is helpful to us. We can file the next day if he says I'm not going to do it.

Dr. Vogt asked could we have a motion that says that the chairman in conjunction with GMS will work with district counsel to work our way through the process of ensuring we remove this problem by counsel ability to either force him to move it or file an injunction?

Ms. Kilinski stated that the process works especially since we are not meeting again until July. It is possible that within that time period we will be able to file an injunction and give you an update at the next meeting on the status.

On MOTION by Mr. Ferrucci seconded by Mr. Borden with all in favor, District Counsel was authorized to work with district staff and the chair to file the injunction.

EIGHTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2024

Ms. Hinz Philippi stated the audit was provided in your agenda package and is a clean audit.

On MOTION by Ms. Rosemary Jones seconded by Mr. Ferrucci with all in favor the Audit for Fiscal Year Ending September 30, 2024, was accepted.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski stated that she appreciates the opportunity to work with the Chair and this board. You probably have been told before and have gotten emails from the Commission on Ethics, that your Form 1 is due by July 1st. The ethics training that is required – if you were appointed after March then you don't have to do it until next year -but if you were on the board prior you have to complete four-hours of ethics training and we will make sure you have links to the free ethics training.

B. Engineer

Mr. Cabrero stated the city is replacing structure A25, and their projected completion for the design and permit of that is a little slow, but they expect to have that completed by January 2026. That is the permits and design, and after that, go out to bid for the construction.

Dr. Vogt stated that all of our permitting and the entire mitigation area depend on that structure existing. We should put it formally to the city with a copy to the South Florida Water Management District, that should this fail, they need to have an alternative. If it starts to fail, is there a temporary alternative?

Mr. Cabrero stated I'm open to suggestions. We can do a temporary coffer dam. Part of the delay is they want to replace it with something that will withstand the test of time.

Dr. Vogt stated we need to make a formal statement that we are extremely concerned. It is their wall and it is our homes.

Mr. Cabrera stated it is not just us but five other communities that operate with that structure too.

Dr. Vogt stated let's authorize the chair and engineer to try to get remediation or some temporary structure to take the pressure of the water off the wall.

Ms. Hinz Philippi stated the board agreed it would be correct for the engineer to work with the chair.

C. Manager – Number of Registered Voters in the District - 394

A copy of the letter from the Supervisor of elections was included in the agenda package.

D. Field Manger's Report

Mr. Hans stated that the water levels are a little low due to the drought. Ronnie Howell has been spraying the weeds around the edges of the lake. He is doing a good job of clearing the cleaned areas that were previously approved and maintaining Tesoro CDD as well as tackling the projects approved by the Chair.

TENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

ON MOTION by Mr. Borden seconded by Dr. Vogt with all in favor the check register was approved and financials were accepted.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Dr. Vogt stated there are two resolutions that reference an exhibit C, which is a drawing that was done by Culpepper in 2016 and this shows which entity within Tesoro CDD is responsible for which area. The resolutions contain an exhibit "A" for the Club, an exhibit "B" for the Tesoro POA and an exhibit "C" for the Tesoro CDD. In the two resolutions, the exhibit

“C” drawing has been superseded by Culpepper’s newer multi-colored drawing due to the work of Chair and Roberto Cabrero of Culpepper. I have tested it with the owners, and they have no objection to us changing that drawing. I need to get a resolution that all three parties agree that drawing is replaced by the new drawing.

Ms. Hinz Philippi stated that I sent the draft resolution from Chair to Jennifer and she can do a modification that incorporates the new updated version of the map. We can then amend the resolution. She will send us a draft.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Dr. Vogt seconded by Ms. Rosemary Jones with all in favor the meeting adjourned at 12:14 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tesoro

Community Development District

Approved Proposed Budget
FY 2026

Presented by:



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7	<u>Assessment Schedule</u>
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Tesoro
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Special Assessments - On Roll (Net)	\$ 546,425	\$ 545,826	\$ 599	\$ 546,425	\$ 549,193
Stormwater Fees	250,000	270,336	-	270,336	265,000
Interest Income	1,966	14,224	2,500	16,724	10,000

TOTAL REVENUES	\$ 798,391	\$ 830,386	\$ 3,099	\$ 833,485	\$ 824,193
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
FICA Taxes	383	-	-	-	383
Engineering	7,000	12,310	8,793	21,103	10,000
Attorney	15,000	28,902	14,451	43,353	40,000
Annual Audit	3,150	3,000	-	3,000	3,250
Assessment Administration (CF)	2,650	2,650	-	2,650	2,809
Management Fees (SF)	38,675	29,006	9,669	38,675	45,000
Information Technology	1,121	841	280	1,121	1,189
Website Maintenance	1,003	752	251	1,003	1,063
Telephone	100	-	50	50	100
Postage & Delivery	500	68	100	168	500
Insurance General Liability	8,238	8,355	-	8,355	9,880
Printing & Binding	600	193	200	393	500
Legal Advertising	1,000	196	450	646	1,000
Other Current Charges	1,000	-	500	500	500
Office Supplies	100	10	50	60	100
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 85,695	\$ 86,458	\$ 34,794	\$ 121,252	\$ 121,448
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Operations & Maintenance

Field Operation

Field Management Fees	\$ 18,775	\$ 14,081	\$ 4,694	\$ 18,775	19,902
Property Insurance	375	-	-	-	375

Mitigation Cell

Mitigation Maintenance	93,000	69,750	23,250	93,000	93,000
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West Side

Maintenance	112,200	84,150	28,050	112,200	117,810
Landscaping	102,221	78,957	23,259	102,216	107,332
Electric - Waterfall pump	8,750	4,872	1,895	6,767	8,750
Plant Replacement	5,000	-	5,000	5,000	5,000
Fountain Repairs	5,000	-	5,000	5,000	5,000
Lakes 12-14	23,250	17,438	5,813	23,250	23,250

East Side

Maintenance	84,000	63,000	21,000	84,000	88,200
Plant Replacement	5,000	-	5,000	5,000	5,000
Lake Bank Maintenance	-	-	-	-	-

Contingency	5,000	878	4,122	5,000	10,000
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TOTAL FIELD OPERATION	\$ 462,571	\$ 333,126	\$ 127,082	\$ 460,208	\$ 483,618
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TOTAL EXPENDITURES	\$ 548,267	\$ 419,584	\$ 161,876	\$ 581,460	\$ 605,067
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Tesoro
Community Development District
Approved Proposed Budget
General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026

Other Sources/(Uses)

Interlocal Transfer In/(Out)	\$	(250,124)	\$	(250,124)	\$	-	\$	(250,124)	\$	(219,126)
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TOTAL OTHER SOURCES/(USES)	\$	(250,124)	\$	(250,124)	\$	-	\$	(250,124)	\$	(219,126)
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EXCESS REVENUES (EXPENDITURES)	\$	-	\$	160,678	\$	(158,777)	\$	1,901	\$	-
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Gross Assessments	\$	584,248
Less: Discounts & Collections 6%		35,055
Net Assessments	\$	549,193

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Developed	258	\$ 79,980.00	\$ 310.00	\$ 310.00	\$ -
Tracts	1140	353,375.20	310.00	310.00	-
Undeveloped	649	150,892.50	232.50	232.50	-
Total	2047	\$ 584,247.70			

Tesoro
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Stormwater Fees

The District has entered into an agreement with the City of St. Lucie requiring the City to refund to the District 75% of all stormwater fees collected within the District's boundaries.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District has contracted with Governmental Management Services - South Florida, LLC to provide management, accounting and recording secretary services. These services include but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software,

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Tesoro
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures - Administrative (continued)

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to FloridaCommerce for \$175.

Expenditures – Field Operations

Field Management Fees

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of

Property Insurance

Property Insurance

West Side

Mitigation Maintenance

Includes the cutting and removal of exotic and nuisance vegetation from all wetland preserves and their associated buffers within the limits of the US Army Corps of Engineers permit and the SFWMD permit previously issued for the parcel west of Via Tesoro Boulevard within the limits of the Tesoro West project area. Due to the native vegetation on the site and in accordance with the conditions of the Agency permits, hand cutting of vegetation will occur where possible and application of an appropriate herbicide to the cut stumps to inhibit further growth. The District has contracted with Native Lands Management, Inc. for this service.

Description	Monthly amount	Annually
Mitigation Maintenance	\$9,350	\$112,200
Contingency - 5%		\$5,610
		<u>\$117,810</u>

Landscaping

Scheduled maintenance consists of trimming vegetation, weed control, edging, blowing, application of herbicides (as permitted), and the removal of debris and trash within the service area. The District has contracted with Wellington Pro Lawn Care for this service. Service area is the banks of lakes from the higher line to the top of the bank.

Description	Monthly amount	Annually
Landscape Maintenance	\$8,518	\$102,221
Contingency - 5%		\$5,111
		<u>\$107,332</u>

Electric

To record cost of electric services to an irrigation pump. The District has the following utility account with Florida Power & Light.

Plant Replacement

Unscheduled maintenance consists of tree, shrub, and other plant material replacements in various communities.

Fountain Repairs

Includes expenses for equipment, supplies, and maintenance for the fountains at the District.

Lake Management

Services related to Lakes 12-14.

Tesoro
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Field Operations (continued)
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East Side

Mitigation Monitoring

The District will schedule monitoring of mitigation areas.

Mitigation Maintenance

Includes the cutting and removal of exotic and nuisance vegetation from all wetland preserves and their associated buffers within the limits of the US Army corps of Engineers permit and the SFWMD permit previously issued for the parcel east of Via Tesoro

Description	Monthly amount	Annually
Mitigation Maintenance	\$7,000	\$84,000
Contingency - 5%		\$4,200
		<hr/>
		\$88,200

Plant Replacement

Unscheduled maintenance consists of tree, shrub, and other plant material replacements.

Contingency

The contingency represents expenses not anticipated in budget categories.

Tesoro
Community Development District
Approved Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Interest Income	\$ -	\$ 879	\$ -	\$ 879	\$ -
Carry Forward Balance	74,984	75,299	-	75,299	126,462

TOTAL REVENUES	\$ 74,984	\$ 76,178	\$ -	\$ 76,178	\$ 126,462
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EXPENDITURES:

Plant Installation	\$ 34,000	\$ -	\$ 34,000	\$ 34,000	\$ 34,000
Natural Area Cleanup	260,900	119,790	46,000	165,790	260,900
Miscellaneous Expenses	500	-	50	50	500

TOTAL EXPENDITURES	\$ 295,400	\$ 119,790	\$ 80,050	\$ 199,840	\$ 295,400
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Other Sources/(Uses)

Transfer in/(Out)	\$ 250,124	\$ 250,124	\$ -	\$ 250,124	\$ 219,126
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TOTAL OTHER SOURCES/(USES)	\$ 250,124	\$ 250,124	\$ -	\$ 250,124	\$ 219,126
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EXCESS REVENUES (EXPENDITURES)	\$ 29,708	\$ 206,512	\$ (80,050)	\$ 126,462	\$ 50,188
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Tesoro
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	ERU	Annual Maintenance Assessments			Total Assessed Per Unit		
			FY 2026	FY 2025	Increase/ (decrease)	FY 2026	FY 2025	Increase/ (decrease)
						Series	Series	Total
Developed	258	258	\$310.00	\$310.00	\$0.00	\$310.00	\$310.00	\$0.00
Tracts	1,139.92	1139.92	\$310.00	\$310.00	\$0.00	\$310.00	\$310.00	\$0.00
Undeveloped	649	486.75	\$232.50	\$232.50	\$0.00	\$232.50	\$232.50	\$0.00
Total	2046.92	1884.67						

RESOLUTION 2025-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE TESORO COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2025, submitted to the Board of Supervisors (the “Board”) of the Tesoro Community Development District (the “District”) proposed budgets (the “Proposed Budget”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“Fiscal Year 2026”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (the "Adopted Budget"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Tesoro Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$1,119,593 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$824,193
CAPITAL RESERVE FUND(S)	<u>\$295,400</u>
TOTAL ALL FUNDS	\$1,119,593

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 31st day of July 2025.

ATTEST:

**TESORO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TESORO COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tesoro Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in St. Lucie County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“Adopted Budget”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Fiscal Year 2026”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Tesoro Community Development District (“Assessment Roll”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – *e.g.*, on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 31st day of July 2025.

ATTEST:

**TESORO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll

Tesoro CDD FY 26 Assessment Roll

Parcel ID	Units	O&M	Total
4421-111-0001-000-3	0	\$0.00	\$0.00
4421-441-0001-000-7	0	\$0.00	\$0.00
4421-785-0001-000-4	0	\$0.00	\$0.00
4421-785-0002-000-1	0	\$0.00	\$0.00
4421-785-0003-000-8	0	\$0.00	\$0.00
4421-785-0003-010-1	0	\$0.00	\$0.00
4421-785-0003-020-4	0	\$0.00	\$0.00
4421-785-0003-030-7	0	\$0.00	\$0.00
4421-785-0004-000-5	0	\$0.00	\$0.00
4421-785-0005-000-2	0	\$0.00	\$0.00
4421-785-0005-010-5	0	\$0.00	\$0.00
4421-785-0008-000-3	32.98	\$10,223.80	\$10,223.80
4421-785-0008-040-5	15.42	\$4,780.20	\$4,780.20
4421-785-0008-050-8	0.51	\$158.10	\$158.10
4421-785-0009-000-0	0	\$0.00	\$0.00
4421-785-0011-000-7	0	\$0.00	\$0.00
4421-785-0014-000-8	126	\$39,060.00	\$39,060.00
4421-785-0014-010-1	2.03	\$629.30	\$629.30
4421-785-0014-020-4	13.87	\$4,299.70	\$4,299.70
4421-785-0014-030-7	4.93	\$1,528.30	\$1,528.30
4421-785-0014-040-0	4.1	\$1,271.00	\$1,271.00
4421-785-0014-050-3	10.72	\$3,323.20	\$3,323.20
4421-785-0014-060-6	0.52	\$161.20	\$161.20
4421-785-0014-070-9	44.19	\$13,698.90	\$13,698.90
4421-785-0014-080-2	4.81	\$1,491.10	\$1,491.10
4421-785-0015-000-5	0	\$0.00	\$0.00
4421-785-0018-000-6	13.84	\$4,290.40	\$4,290.40
4421-786-0001-000-7	0	\$0.00	\$0.00
4421-786-0002-000-4	17.02	\$5,276.20	\$5,276.20
4421-786-0003-000-1	63.2	\$19,592.00	\$19,592.00
4421-786-0004-000-8	12.15	\$3,766.50	\$3,766.50
4421-786-0005-000-5	7.77	\$2,408.70	\$2,408.70
4421-786-0006-000-2	5.16	\$1,599.60	\$1,599.60
4421-800-0001-000-8	0	\$0.00	\$0.00
4421-800-0002-000-5	0	\$0.00	\$0.00
4421-800-0003-000-2	0	\$0.00	\$0.00
4421-800-0004-000-9	0	\$0.00	\$0.00
4421-800-0006-000-3	0	\$0.00	\$0.00
4421-800-0009-000-4	0	\$0.00	\$0.00
4421-800-0010-000-4	0	\$0.00	\$0.00
4421-800-0011-000-1	0	\$0.00	\$0.00
4421-800-0012-000-8	0	\$0.00	\$0.00
4421-800-0013-000-5	0	\$0.00	\$0.00
4421-800-0014-000-2	0	\$0.00	\$0.00

Parcel ID	Units	O&M	Total
4421-800-0015-000-9	8.18	\$2,535.80	\$2,535.80
4421-800-0015-010-2	1.63	\$505.30	\$505.30
4421-800-0015-020-5	7.05	\$2,185.50	\$2,185.50
4421-800-0015-030-8	1.98	\$613.80	\$613.80
4421-800-0016-000-6	7.49	\$2,321.90	\$2,321.90
4421-800-0016-010-9	3.37	\$1,044.70	\$1,044.70
4421-800-0016-020-2	5.39	\$1,670.90	\$1,670.90
4421-800-0016-030-5	0.28	\$86.80	\$86.80
4421-800-0016-040-8	19.74	\$6,119.40	\$6,119.40
4421-800-0016-050-1	19.97	\$6,190.70	\$6,190.70
4421-800-0016-060-4	22.9	\$7,099.00	\$7,099.00
4421-800-0017-000-3	1.6	\$496.00	\$496.00
4421-800-0018-000-0	0.14	\$43.40	\$43.40
4421-800-0019-000-7	0.75	\$232.50	\$232.50
4421-800-0020-000-7	1	\$310.00	\$310.00
4421-800-0021-000-4	0.75	\$232.50	\$232.50
4421-800-0022-000-1	0.75	\$232.50	\$232.50
4421-800-0023-000-8	0.75	\$232.50	\$232.50
4421-800-0024-000-5	0.75	\$232.50	\$232.50
4421-800-0025-000-2	1	\$310.00	\$310.00
4421-800-0026-000-9	0.75	\$232.50	\$232.50
4421-800-0027-000-6	1	\$310.00	\$310.00
4421-800-0028-000-3	1	\$310.00	\$310.00
4421-800-0029-000-0	0.75	\$232.50	\$232.50
4421-800-0030-000-0	0.75	\$232.50	\$232.50
4421-800-0031-000-7	1	\$310.00	\$310.00
4421-800-0032-000-4	1	\$310.00	\$310.00
4421-800-0033-000-1	0.75	\$232.50	\$232.50
4421-800-0034-000-8	0.75	\$232.50	\$232.50
4421-800-0035-000-5	0.75	\$232.50	\$232.50
4421-800-0036-000-2	1	\$310.00	\$310.00
4421-800-0037-000-9	0.75	\$232.50	\$232.50
4421-800-0038-000-6	1	\$310.00	\$310.00
4421-800-0039-000-3	0.75	\$232.50	\$232.50
4421-800-0040-000-3	0.75	\$232.50	\$232.50
4421-800-0041-000-0	0.75	\$232.50	\$232.50
4421-800-0042-000-7	0.75	\$232.50	\$232.50
4421-800-0043-000-4	0.75	\$232.50	\$232.50
4421-800-0044-000-1	0.75	\$232.50	\$232.50
4421-800-0045-000-8	0.75	\$232.50	\$232.50
4421-800-0046-000-5	0.75	\$232.50	\$232.50
4421-800-0047-000-2	0.75	\$232.50	\$232.50
4421-800-0048-000-9	0.75	\$232.50	\$232.50
4421-800-0049-000-6	0.75	\$232.50	\$232.50
4421-800-0050-000-6	0.75	\$232.50	\$232.50
4421-800-0051-000-3	1	\$310.00	\$310.00
4421-800-0052-000-0	0.75	\$232.50	\$232.50

Parcel ID	Units	O&M	Total
4421-800-0053-000-7	0.75	\$232.50	\$232.50
4421-800-0054-000-4	0.75	\$232.50	\$232.50
4421-800-0055-000-1	0.75	\$232.50	\$232.50
4421-800-0056-000-8	0.75	\$232.50	\$232.50
4421-800-0057-000-5	0.75	\$232.50	\$232.50
4421-800-0058-000-2	0.75	\$232.50	\$232.50
4421-800-0059-000-9	0.75	\$232.50	\$232.50
4421-800-0060-000-9	0.75	\$232.50	\$232.50
4421-800-0061-000-6	0.75	\$232.50	\$232.50
4421-800-0062-000-3	0.75	\$232.50	\$232.50
4421-800-0063-000-0	1	\$310.00	\$310.00
4421-800-0064-000-7	1	\$310.00	\$310.00
4421-800-0065-000-4	1	\$310.00	\$310.00
4421-800-0066-000-1	1	\$310.00	\$310.00
4421-800-0067-000-8	0.75	\$232.50	\$232.50
4421-800-0068-000-5	1	\$310.00	\$310.00
4421-800-0069-000-2	0.75	\$232.50	\$232.50
4421-800-0070-000-2	1	\$310.00	\$310.00
4421-800-0071-000-9	0.75	\$232.50	\$232.50
4421-800-0072-000-6	1	\$310.00	\$310.00
4421-800-0073-000-3	0.75	\$232.50	\$232.50
4421-800-0074-000-0	1	\$310.00	\$310.00
4421-800-0075-000-7	0.75	\$232.50	\$232.50
4421-800-0076-000-4	1	\$310.00	\$310.00
4421-800-0078-000-8	0.75	\$232.50	\$232.50
4421-800-0079-000-5	1	\$310.00	\$310.00
4421-800-0080-000-5	0.75	\$232.50	\$232.50
4421-800-0081-000-2	0.75	\$232.50	\$232.50
4421-800-0082-000-9	1	\$310.00	\$310.00
4421-800-0083-000-6	0.75	\$232.50	\$232.50
4421-800-0084-000-3	0.75	\$232.50	\$232.50
4421-800-0085-000-0	0.75	\$232.50	\$232.50
4421-800-0086-000-7	0.75	\$232.50	\$232.50
4421-800-0087-000-4	0.75	\$232.50	\$232.50
4421-800-0088-000-1	0.75	\$232.50	\$232.50
4421-800-0089-000-8	0.75	\$232.50	\$232.50
4421-800-0091-000-5	0.75	\$232.50	\$232.50
4421-800-0092-000-2	0.75	\$232.50	\$232.50
4421-800-0093-000-9	0.75	\$232.50	\$232.50
4421-800-0094-000-6	0.75	\$232.50	\$232.50
4421-800-0095-000-3	0.75	\$232.50	\$232.50
4421-800-0096-000-0	0.75	\$232.50	\$232.50
4421-800-0097-000-7	0.75	\$232.50	\$232.50
4421-800-0098-000-4	0.75	\$232.50	\$232.50
4421-800-0099-000-1	0.75	\$232.50	\$232.50
4421-800-0100-000-2	0.75	\$232.50	\$232.50
4421-800-0101-000-9	0.75	\$232.50	\$232.50

Parcel ID	Units	O&M	Total
4421-800-0102-000-6	0.75	\$232.50	\$232.50
4421-800-0103-000-3	0.75	\$232.50	\$232.50
4421-800-0105-000-7	0.75	\$232.50	\$232.50
4421-800-0106-000-4	0.75	\$232.50	\$232.50
4421-800-0107-000-1	1	\$310.00	\$310.00
4421-800-0108-000-8	0.75	\$232.50	\$232.50
4421-800-0109-000-5	0.75	\$232.50	\$232.50
4421-800-0111-000-2	0.75	\$232.50	\$232.50
4421-800-0112-000-9	1	\$310.00	\$310.00
4421-800-0113-000-6	0.75	\$232.50	\$232.50
4421-800-0114-000-3	0.75	\$232.50	\$232.50
4421-800-0115-000-0	0.75	\$232.50	\$232.50
4421-800-0116-000-7	0.75	\$232.50	\$232.50
4421-800-0117-000-4	0.75	\$232.50	\$232.50
4421-800-0118-000-1	0.75	\$232.50	\$232.50
4421-800-0119-000-8	0.75	\$232.50	\$232.50
4421-800-0120-000-8	1	\$310.00	\$310.00
4421-800-0121-000-5	0.75	\$232.50	\$232.50
4421-800-0122-000-2	0.75	\$232.50	\$232.50
4421-800-0123-000-9	1	\$310.00	\$310.00
4421-800-0124-000-6	1	\$310.00	\$310.00
4421-800-0125-000-3	1	\$310.00	\$310.00
4421-800-0126-000-0	1	\$310.00	\$310.00
4421-800-0127-000-7	0.75	\$232.50	\$232.50
4421-800-0128-000-4	0.75	\$232.50	\$232.50
4421-800-0129-000-1	1	\$310.00	\$310.00
4421-800-0130-000-1	0.75	\$232.50	\$232.50
4421-800-0131-000-8	1	\$310.00	\$310.00
4421-800-0132-000-5	0.75	\$232.50	\$232.50
4421-800-0133-000-2	1	\$310.00	\$310.00
4421-800-0134-000-9	0.75	\$232.50	\$232.50
4421-800-0135-000-6	0.75	\$232.50	\$232.50
4421-800-0136-000-3	0.75	\$232.50	\$232.50
4421-800-0137-000-0	1	\$310.00	\$310.00
4421-800-0138-000-7	1	\$310.00	\$310.00
4421-800-0139-000-4	0.75	\$232.50	\$232.50
4421-801-0001-000-1	1	\$310.00	\$310.00
4422-511-0001-000-4	0	\$0.00	\$0.00
4422-511-0002-000-1	0	\$0.00	\$0.00
4422-511-0003-000-8	0	\$0.00	\$0.00
4422-511-0004-000-5	0	\$0.00	\$0.00
4422-511-0005-000-2	0	\$0.00	\$0.00
4422-511-0006-000-9	0	\$0.00	\$0.00
4422-511-0007-000-6	0	\$0.00	\$0.00
4422-511-0008-000-3	0	\$0.00	\$0.00
4422-511-0009-000-0	0	\$0.00	\$0.00
4422-511-0010-000-0	0	\$0.00	\$0.00

Parcel ID	Units	O&M	Total
4422-511-0011-000-7	0	\$0.00	\$0.00
4422-511-0012-000-4	0	\$0.00	\$0.00
4422-511-0013-000-1	0	\$0.00	\$0.00
4422-511-0014-000-8	46.71	\$14,480.10	\$14,480.10
4422-511-0015-000-5	32.01	\$9,923.10	\$9,923.10
4422-511-0016-000-2	92.25	\$28,597.50	\$28,597.50
4422-511-0017-000-9	0.75	\$232.50	\$232.50
4422-511-0018-000-6	0.75	\$232.50	\$232.50
4422-511-0019-000-3	0.75	\$232.50	\$232.50
4422-511-0020-000-3	0.75	\$232.50	\$232.50
4422-511-0021-000-0	0.75	\$232.50	\$232.50
4422-511-0022-000-7	0.75	\$232.50	\$232.50
4422-511-0023-000-4	0.75	\$232.50	\$232.50
4422-511-0024-000-1	0.75	\$232.50	\$232.50
4422-511-0025-000-8	0.75	\$232.50	\$232.50
4422-511-0026-000-5	0.75	\$232.50	\$232.50
4422-511-0027-000-2	0.75	\$232.50	\$232.50
4422-511-0028-000-9	0.75	\$232.50	\$232.50
4422-511-0029-000-6	0.75	\$232.50	\$232.50
4422-511-0030-000-6	0.75	\$232.50	\$232.50
4422-511-0031-000-3	0.75	\$232.50	\$232.50
4422-511-0032-000-0	0.75	\$232.50	\$232.50
4422-511-0033-000-7	0.75	\$232.50	\$232.50
4422-511-0034-000-4	0.75	\$232.50	\$232.50
4422-511-0035-000-1	0.75	\$232.50	\$232.50
4422-511-0036-000-8	0.75	\$232.50	\$232.50
4422-511-0037-000-5	0.75	\$232.50	\$232.50
4422-511-0038-000-2	0.75	\$232.50	\$232.50
4422-511-0039-000-9	0.75	\$232.50	\$232.50
4422-511-0040-000-9	0.75	\$232.50	\$232.50
4422-511-0041-000-6	0.75	\$232.50	\$232.50
4422-511-0042-000-3	0.75	\$232.50	\$232.50
4422-511-0043-000-0	0.75	\$232.50	\$232.50
4422-511-0044-000-7	0.75	\$232.50	\$232.50
4422-511-0045-000-4	0.75	\$232.50	\$232.50
4422-511-0046-000-1	0.75	\$232.50	\$232.50
4422-511-0047-000-8	0.75	\$232.50	\$232.50
4422-511-0048-000-5	0.75	\$232.50	\$232.50
4422-511-0049-000-2	0.75	\$232.50	\$232.50
4422-511-0050-000-2	0.75	\$232.50	\$232.50
4422-511-0051-000-9	0.75	\$232.50	\$232.50
4422-511-0052-000-6	0.75	\$232.50	\$232.50
4422-511-0053-000-3	0.75	\$232.50	\$232.50
4427-500-0001-000-5	0	\$0.00	\$0.00
4427-500-0002-000-2	0	\$0.00	\$0.00
4427-500-0003-000-9	0	\$0.00	\$0.00
4427-500-0005-000-3	0	\$0.00	\$0.00

Parcel ID	Units	O&M	Total
4427-500-0006-000-0	0	\$0.00	\$0.00
4427-500-0007-000-7	0	\$0.00	\$0.00
4427-500-0008-000-4	0	\$0.00	\$0.00
4427-500-0009-000-1	0	\$0.00	\$0.00
4427-500-0010-000-1	0	\$0.00	\$0.00
4427-500-0011-000-8	0	\$0.00	\$0.00
4427-500-0012-000-5	0	\$0.00	\$0.00
4427-500-0013-000-2	0	\$0.00	\$0.00
4427-500-0015-000-6	0	\$0.00	\$0.00
4427-500-0016-000-3	0	\$0.00	\$0.00
4427-500-0017-000-0	0	\$0.00	\$0.00
4427-500-0019-000-4	0	\$0.00	\$0.00
4427-500-0020-000-4	0	\$0.00	\$0.00
4427-500-0021-000-1	0	\$0.00	\$0.00
4427-500-0022-000-8	0	\$0.00	\$0.00
4427-500-0023-000-5	0	\$0.00	\$0.00
4427-500-0024-000-2	0	\$0.00	\$0.00
4427-500-0025-000-9	0	\$0.00	\$0.00
4427-500-0026-000-6	0	\$0.00	\$0.00
4427-500-0027-000-3	0	\$0.00	\$0.00
4427-500-0028-000-0	0	\$0.00	\$0.00
4427-500-0029-000-7	0	\$0.00	\$0.00
4427-500-0030-000-7	0	\$0.00	\$0.00
4427-500-0031-000-4	0	\$0.00	\$0.00
4427-500-0032-000-1	0	\$0.00	\$0.00
4427-500-0033-000-8	0	\$0.00	\$0.00
4427-500-0034-000-5	0	\$0.00	\$0.00
4427-500-0035-000-2	0	\$0.00	\$0.00
4427-500-0036-000-9	0	\$0.00	\$0.00
4427-500-0037-000-6	0	\$0.00	\$0.00
4427-500-0038-000-3	0	\$0.00	\$0.00
4427-500-0039-000-0	0	\$0.00	\$0.00
4427-500-0040-000-0	0	\$0.00	\$0.00
4427-500-0041-000-7	0	\$0.00	\$0.00
4427-500-0042-000-4	0	\$0.00	\$0.00
4427-500-0045-000-5	0	\$0.00	\$0.00
4427-500-0046-000-2	0.75	\$232.50	\$232.50
4427-500-0047-000-9	0.75	\$232.50	\$232.50
4427-500-0048-000-6	0.75	\$232.50	\$232.50
4427-500-0049-000-3	0.75	\$232.50	\$232.50
4427-500-0050-000-3	0.75	\$232.50	\$232.50
4427-500-0051-000-0	0.75	\$232.50	\$232.50
4427-500-0052-000-7	0.75	\$232.50	\$232.50
4427-500-0053-000-4	0.75	\$232.50	\$232.50
4427-500-0054-000-1	0.75	\$232.50	\$232.50
4427-500-0061-000-3	0.75	\$232.50	\$232.50
4427-500-0062-000-0	0.75	\$232.50	\$232.50

Parcel ID	Units	O&M	Total
4427-500-0063-000-7	0.75	\$232.50	\$232.50
4427-500-0064-000-4	0.75	\$232.50	\$232.50
4427-500-0065-000-1	0.75	\$232.50	\$232.50
4427-500-0066-000-8	0.75	\$232.50	\$232.50
4427-500-0067-000-5	0.75	\$232.50	\$232.50
4427-500-0068-000-2	0.75	\$232.50	\$232.50
4427-500-0069-000-9	0.75	\$232.50	\$232.50
4427-500-0070-000-9	0.75	\$232.50	\$232.50
4427-500-0071-000-6	0.75	\$232.50	\$232.50
4427-500-0072-000-3	0.75	\$232.50	\$232.50
4427-500-0073-000-0	0.75	\$232.50	\$232.50
4427-500-0074-000-7	0.75	\$232.50	\$232.50
4427-500-0075-000-4	0.75	\$232.50	\$232.50
4427-500-0076-000-1	0.75	\$232.50	\$232.50
4427-500-0077-000-8	0.75	\$232.50	\$232.50
4427-500-0078-000-5	0.75	\$232.50	\$232.50
4427-500-0079-000-2	0.75	\$232.50	\$232.50
4427-500-0080-000-2	0.75	\$232.50	\$232.50
4427-500-0081-000-9	0.75	\$232.50	\$232.50
4427-500-0082-000-6	0.75	\$232.50	\$232.50
4427-500-0083-000-3	0.75	\$232.50	\$232.50
4427-500-0084-000-0	0.75	\$232.50	\$232.50
4427-500-0085-000-7	0.75	\$232.50	\$232.50
4427-500-0086-000-4	0.75	\$232.50	\$232.50
4427-500-0087-000-1	0.75	\$232.50	\$232.50
4427-500-0088-000-8	0.75	\$232.50	\$232.50
4427-500-0089-000-5	0.75	\$232.50	\$232.50
4427-500-0090-000-5	0.75	\$232.50	\$232.50
4427-500-0091-000-2	0.75	\$232.50	\$232.50
4427-500-0092-000-9	0.75	\$232.50	\$232.50
4427-500-0093-000-6	0.75	\$232.50	\$232.50
4427-500-0094-000-3	0.75	\$232.50	\$232.50
4427-500-0095-000-0	0.75	\$232.50	\$232.50
4427-500-0141-000-8	0.75	\$232.50	\$232.50
4427-500-0142-000-5	0.75	\$232.50	\$232.50
4427-500-0143-000-2	1	\$310.00	\$310.00
4427-500-0144-000-9	1	\$310.00	\$310.00
4427-500-0145-000-6	0.75	\$232.50	\$232.50
4427-500-0146-000-3	0.75	\$232.50	\$232.50
4427-500-0147-000-0	0.75	\$232.50	\$232.50
4427-500-0148-000-7	1	\$310.00	\$310.00
4427-500-0149-000-4	1	\$310.00	\$310.00
4427-500-0150-000-4	0.75	\$232.50	\$232.50
4427-500-0151-000-1	0.75	\$232.50	\$232.50
4427-500-0152-000-8	1	\$310.00	\$310.00
4427-500-0153-000-5	0.75	\$232.50	\$232.50
4427-500-0154-000-2	0.75	\$232.50	\$232.50

Parcel ID	Units	O&M	Total
4427-500-0155-000-9	1	\$310.00	\$310.00
4427-500-0156-000-6	0.75	\$232.50	\$232.50
4427-500-0157-000-3	0.75	\$232.50	\$232.50
4427-500-0158-000-0	1	\$310.00	\$310.00
4427-500-0159-000-7	1	\$310.00	\$310.00
4427-500-0160-000-7	1	\$310.00	\$310.00
4427-500-0161-000-4	1	\$310.00	\$310.00
4427-500-0162-000-1	1	\$310.00	\$310.00
4427-500-0163-000-8	1	\$310.00	\$310.00
4427-500-0164-000-5	0.75	\$232.50	\$232.50
4427-500-0165-000-2	0.75	\$232.50	\$232.50
4427-500-0166-000-9	1	\$310.00	\$310.00
4427-500-0167-000-6	0.75	\$232.50	\$232.50
4427-500-0168-000-3	0.75	\$232.50	\$232.50
4427-500-0169-000-0	0.75	\$232.50	\$232.50
4427-500-0170-000-0	0.75	\$232.50	\$232.50
4427-500-0171-000-7	0.75	\$232.50	\$232.50
4427-500-0172-000-4	0.75	\$232.50	\$232.50
4427-500-0173-000-1	0.75	\$232.50	\$232.50
4427-500-0174-000-8	0.75	\$232.50	\$232.50
4427-500-0175-000-5	0.75	\$232.50	\$232.50
4427-500-0176-000-2	0.75	\$232.50	\$232.50
4427-500-0177-000-9	1	\$310.00	\$310.00
4427-500-0178-000-6	1	\$310.00	\$310.00
4427-500-0179-000-3	1	\$310.00	\$310.00
4427-500-0180-000-3	0.75	\$232.50	\$232.50
4427-500-0181-000-0	0.75	\$232.50	\$232.50
4427-500-0182-000-7	1	\$310.00	\$310.00
4427-500-0183-000-4	0.75	\$232.50	\$232.50
4427-500-0197-000-5	0.75	\$232.50	\$232.50
4427-500-0198-000-2	0.75	\$232.50	\$232.50
4427-500-0199-000-9	0.75	\$232.50	\$232.50
4427-500-0200-000-0	0.75	\$232.50	\$232.50
4427-500-0201-000-7	0.75	\$232.50	\$232.50
4427-500-0202-000-4	1	\$310.00	\$310.00
4427-500-0203-000-1	1	\$310.00	\$310.00
4427-500-0204-000-8	1	\$310.00	\$310.00
4427-500-0205-000-5	1	\$310.00	\$310.00
4427-500-0206-000-2	0.75	\$232.50	\$232.50
4427-500-0207-000-9	0.75	\$232.50	\$232.50
4427-500-0208-000-6	0.75	\$232.50	\$232.50
4427-500-0209-000-3	0.75	\$232.50	\$232.50
4427-500-0210-000-3	0.75	\$232.50	\$232.50
4427-500-0211-000-0	0.75	\$232.50	\$232.50
4427-500-0212-000-7	0.75	\$232.50	\$232.50
4427-500-0213-000-4	0.75	\$232.50	\$232.50
4427-500-0214-000-1	0.75	\$232.50	\$232.50

Parcel ID	Units	O&M	Total
4427-500-0215-000-8	0.75	\$232.50	\$232.50
4427-500-0216-000-5	0.75	\$232.50	\$232.50
4427-500-0217-000-2	0.75	\$232.50	\$232.50
4427-500-0218-000-9	0.75	\$232.50	\$232.50
4427-500-0219-000-6	0.75	\$232.50	\$232.50
4427-500-0220-000-6	0.75	\$232.50	\$232.50
4427-500-0221-000-3	0.75	\$232.50	\$232.50
4427-500-0222-000-0	1	\$310.00	\$310.00
4427-500-0223-000-7	1	\$310.00	\$310.00
4427-500-0224-000-4	0.75	\$232.50	\$232.50
4427-500-0225-000-1	1	\$310.00	\$310.00
4427-500-0226-000-8	1	\$310.00	\$310.00
4427-500-0227-000-5	1	\$310.00	\$310.00
4427-500-0228-000-2	1	\$310.00	\$310.00
4427-500-0229-000-9	0.75	\$232.50	\$232.50
4427-500-0230-000-9	0.75	\$232.50	\$232.50
4427-500-0231-000-6	0.75	\$232.50	\$232.50
4427-500-0232-000-3	0.75	\$232.50	\$232.50
4427-500-0233-000-0	0.75	\$232.50	\$232.50
4427-500-0234-000-7	0.75	\$232.50	\$232.50
4427-500-0235-000-4	0.75	\$232.50	\$232.50
4427-500-0236-000-1	0.75	\$232.50	\$232.50
4427-500-0237-000-8	0.75	\$232.50	\$232.50
4427-500-0238-000-5	0.75	\$232.50	\$232.50
4427-500-0239-000-2	0.75	\$232.50	\$232.50
4427-500-0240-000-2	0.75	\$232.50	\$232.50
4427-500-0241-000-9	0.75	\$232.50	\$232.50
4427-500-0242-000-6	0.75	\$232.50	\$232.50
4427-500-0243-000-3	0.75	\$232.50	\$232.50
4427-500-0244-000-0	0.75	\$232.50	\$232.50
4427-500-0245-000-7	1	\$310.00	\$310.00
4427-500-0246-000-4	1	\$310.00	\$310.00
4427-500-0247-000-1	0.75	\$232.50	\$232.50
4427-500-0248-000-8	1	\$310.00	\$310.00
4427-500-0249-000-5	1	\$310.00	\$310.00
4427-500-0250-000-5	0.75	\$232.50	\$232.50
4427-500-0251-000-2	0.75	\$232.50	\$232.50
4427-500-0252-000-9	0.75	\$232.50	\$232.50
4427-500-0253-000-6	0.75	\$232.50	\$232.50
4427-500-0254-000-3	1	\$310.00	\$310.00
4427-500-0255-000-0	1	\$310.00	\$310.00
4427-500-0256-000-7	1	\$310.00	\$310.00
4427-500-0257-000-4	0.75	\$232.50	\$232.50
4427-500-0258-000-1	1	\$310.00	\$310.00
4427-500-0259-000-8	0.75	\$232.50	\$232.50
4427-500-0260-000-8	0.75	\$232.50	\$232.50
4427-500-0261-000-5	1	\$310.00	\$310.00

Parcel ID	Units	O&M	Total
4427-500-0262-000-2	0.75	\$232.50	\$232.50
4427-500-0263-000-9	0.75	\$232.50	\$232.50
4427-500-0264-000-6	0.75	\$232.50	\$232.50
4427-500-0265-000-3	0.75	\$232.50	\$232.50
4427-500-0266-000-0	0.75	\$232.50	\$232.50
4427-500-0267-000-7	0.75	\$232.50	\$232.50
4427-502-0001-000-1	0	\$0.00	\$0.00
4427-502-0002-000-8	0	\$0.00	\$0.00
4427-502-0003-000-5	0	\$0.00	\$0.00
4427-502-0004-000-2	0	\$0.00	\$0.00
4427-502-0005-000-9	0	\$0.00	\$0.00
4427-502-0006-000-6	0	\$0.00	\$0.00
4427-502-0007-000-3	0	\$0.00	\$0.00
4427-502-0008-000-0	0	\$0.00	\$0.00
4427-502-0009-000-7	0	\$0.00	\$0.00
4427-502-0010-000-7	0	\$0.00	\$0.00
4427-502-0011-000-4	0	\$0.00	\$0.00
4427-502-0012-000-1	0	\$0.00	\$0.00
4427-502-0013-000-8	0	\$0.00	\$0.00
4427-502-0014-000-5	1	\$310.00	\$310.00
4427-502-0031-000-0	0.75	\$232.50	\$232.50
4427-502-0032-000-7	0.75	\$232.50	\$232.50
4427-502-0035-000-8	0.75	\$232.50	\$232.50
4427-502-0050-000-9	0.75	\$232.50	\$232.50
4427-502-0051-000-6	0.75	\$232.50	\$232.50
4427-502-0052-000-3	0.75	\$232.50	\$232.50
4427-502-0053-000-0	0.75	\$232.50	\$232.50
4427-502-0054-000-7	0.75	\$232.50	\$232.50
4427-502-0055-000-4	0.75	\$232.50	\$232.50
4427-502-0056-000-1	0.75	\$232.50	\$232.50
4427-502-0057-000-8	0.75	\$232.50	\$232.50
4427-502-0058-000-5	0.75	\$232.50	\$232.50
4427-502-0059-000-2	0.75	\$232.50	\$232.50
4427-502-0060-000-2	0.75	\$232.50	\$232.50
4427-502-0061-000-9	0.75	\$232.50	\$232.50
4427-502-0062-000-6	0.75	\$232.50	\$232.50
4427-502-0063-000-3	0.75	\$232.50	\$232.50
4427-600-0001-000-2	0	\$0.00	\$0.00
4427-600-0002-000-9	0	\$0.00	\$0.00
4427-600-0003-000-6	0	\$0.00	\$0.00
4427-600-0004-000-3	0	\$0.00	\$0.00
4427-600-0004-010-6	0	\$0.00	\$0.00
4427-600-0005-000-0	0	\$0.00	\$0.00
4427-600-0006-000-7	0	\$0.00	\$0.00
4427-600-0007-000-4	0	\$0.00	\$0.00
4427-600-0008-000-1	0	\$0.00	\$0.00
4427-600-0009-000-8	0	\$0.00	\$0.00

Parcel ID	Units	O&M	Total
4427-600-0010-000-8	0	\$0.00	\$0.00
4427-600-0011-000-5	0	\$0.00	\$0.00
4427-600-0013-000-9	0	\$0.00	\$0.00
4427-600-0014-000-6	0	\$0.00	\$0.00
4427-600-0015-000-3	24.5	\$7,595.00	\$7,595.00
4427-600-0015-010-6	0.11	\$34.10	\$34.10
4427-600-0015-020-9	1.81	\$561.10	\$561.10
4427-600-0015-030-2	5.93	\$1,838.30	\$1,838.30
4427-600-0015-040-5	15.53	\$4,814.30	\$4,814.30
4427-600-0015-050-8	1.92	\$595.20	\$595.20
4427-600-0016-000-0	8.49	\$2,631.90	\$2,631.90
4427-600-0016-010-3	2.26	\$700.60	\$700.60
4427-600-0016-020-6	1.1	\$341.00	\$341.00
4427-600-0016-030-9	1.06	\$328.60	\$328.60
4427-600-0016-040-2	0.1	\$31.00	\$31.00
4427-600-0016-050-5	4.74	\$1,469.40	\$1,469.40
4427-600-0016-060-8	0.75	\$232.50	\$232.50
4427-600-0016-070-1	26.42	\$8,190.20	\$8,190.20
4427-600-0016-080-4	2	\$620.00	\$620.00
4427-600-0017-000-7	5.35	\$1,658.50	\$1,658.50
4427-600-0017-010-0	0.27	\$83.70	\$83.70
4427-600-0017-020-3	16.28	\$5,046.80	\$5,046.80
4427-600-0018-000-4	0.36	\$111.60	\$111.60
4427-600-0018-010-7	0.87	\$269.70	\$269.70
4427-600-0018-020-0	0.35	\$108.50	\$108.50
4427-600-0018-030-3	0	\$0.00	\$0.00
4427-600-0018-040-6	22.24	\$6,894.40	\$6,894.40
4427-600-0019-000-1	1	\$310.00	\$310.00
4427-600-0020-000-1	0.75	\$232.50	\$232.50
4427-600-0021-000-8	1	\$310.00	\$310.00
4427-600-0022-000-5	0.75	\$232.50	\$232.50
4427-600-0023-000-2	1	\$310.00	\$310.00
4427-600-0024-000-9	0.75	\$232.50	\$232.50
4427-600-0025-000-6	0.75	\$232.50	\$232.50
4427-600-0026-000-3	0.75	\$232.50	\$232.50
4427-600-0027-000-0	1	\$310.00	\$310.00
4427-600-0028-000-7	1	\$310.00	\$310.00
4427-600-0029-000-4	1	\$310.00	\$310.00
4427-600-0030-000-4	1	\$310.00	\$310.00
4427-600-0031-000-1	1	\$310.00	\$310.00
4427-600-0032-000-8	1	\$310.00	\$310.00
4427-600-0033-000-5	1	\$310.00	\$310.00
4427-600-0034-000-2	1	\$310.00	\$310.00
4427-600-0035-000-9	1	\$310.00	\$310.00
4427-600-0036-000-6	1	\$310.00	\$310.00
4427-600-0037-000-3	1	\$310.00	\$310.00
4427-600-0038-000-0	0.75	\$232.50	\$232.50

Parcel ID	Units	O&M	Total
4427-600-0039-000-7	0.75	\$232.50	\$232.50
4427-600-0040-000-7	0.75	\$232.50	\$232.50
4427-600-0041-000-4	0.75	\$232.50	\$232.50
4427-600-0042-000-1	0.75	\$232.50	\$232.50
4427-600-0043-000-8	0.75	\$232.50	\$232.50
4427-600-0044-000-5	0.75	\$232.50	\$232.50
4427-600-0045-000-2	0.75	\$232.50	\$232.50
4427-600-0046-000-9	0.75	\$232.50	\$232.50
4427-600-0047-000-6	0.75	\$232.50	\$232.50
4427-600-0048-000-3	1	\$310.00	\$310.00
4427-600-0049-000-0	0.75	\$232.50	\$232.50
4427-600-0050-000-0	0.75	\$232.50	\$232.50
4427-600-0051-000-7	1	\$310.00	\$310.00
4427-600-0052-000-4	0.75	\$232.50	\$232.50
4427-600-0053-000-1	0.75	\$232.50	\$232.50
4427-600-0054-000-8	0.75	\$232.50	\$232.50
4427-600-0055-000-5	0.75	\$232.50	\$232.50
4427-600-0056-000-2	0.75	\$232.50	\$232.50
4427-600-0057-000-9	0.75	\$232.50	\$232.50
4427-600-0058-000-6	0.75	\$232.50	\$232.50
4427-600-0059-000-3	0.75	\$232.50	\$232.50
4427-600-0060-000-3	0.75	\$232.50	\$232.50
4427-600-0061-000-0	0.75	\$232.50	\$232.50
4427-600-0062-000-7	0.75	\$232.50	\$232.50
4427-600-0063-000-4	1	\$310.00	\$310.00
4427-600-0064-000-1	0.75	\$232.50	\$232.50
4427-600-0066-000-5	1	\$310.00	\$310.00
4427-600-0067-000-2	1	\$310.00	\$310.00
4427-600-0068-000-9	0.75	\$232.50	\$232.50
4427-600-0069-000-6	0.75	\$232.50	\$232.50
4427-600-0070-000-6	1	\$310.00	\$310.00
4427-600-0071-000-3	0.75	\$232.50	\$232.50
4427-600-0072-000-0	1	\$310.00	\$310.00
4427-600-0073-000-7	0.75	\$232.50	\$232.50
4427-600-0074-000-4	0.75	\$232.50	\$232.50
4427-600-0075-000-1	1	\$310.00	\$310.00
4427-600-0076-000-8	1	\$310.00	\$310.00
4427-600-0077-000-5	0.75	\$232.50	\$232.50
4427-600-0078-000-2	1	\$310.00	\$310.00
4427-600-0079-000-9	1	\$310.00	\$310.00
4427-600-0080-000-9	0.75	\$232.50	\$232.50
4427-600-0081-000-6	1	\$310.00	\$310.00
4427-600-0082-000-3	0.75	\$232.50	\$232.50
4427-600-0083-000-0	0.75	\$232.50	\$232.50
4427-600-0084-000-7	0.75	\$232.50	\$232.50
4427-600-0085-000-4	1	\$310.00	\$310.00
4427-600-0086-000-1	1.75	\$542.50	\$542.50

Parcel ID	Units	O&M	Total
4427-600-0088-000-5	0.75	\$232.50	\$232.50
4427-600-0089-000-2	0.75	\$232.50	\$232.50
4427-600-0090-000-2	0.75	\$232.50	\$232.50
4427-600-0091-000-9	1	\$310.00	\$310.00
4427-600-0092-000-6	0.75	\$232.50	\$232.50
4427-600-0093-000-3	0.75	\$232.50	\$232.50
4427-600-0094-000-0	0.75	\$232.50	\$232.50
4427-600-0095-000-7	0.75	\$232.50	\$232.50
4427-600-0096-000-4	1	\$310.00	\$310.00
4427-600-0097-000-1	1	\$310.00	\$310.00
4427-600-0098-000-8	1	\$310.00	\$310.00
4427-600-0099-000-5	0.75	\$232.50	\$232.50
4427-600-0100-000-6	0.75	\$232.50	\$232.50
4427-600-0101-000-3	0.75	\$232.50	\$232.50
4427-600-0102-000-0	1	\$310.00	\$310.00
4427-600-0103-000-7	0.75	\$232.50	\$232.50
4427-600-0104-000-4	0.75	\$232.50	\$232.50
4427-600-0105-000-1	0.75	\$232.50	\$232.50
4427-600-0106-000-8	1	\$310.00	\$310.00
4427-601-0001-000-5	0	\$0.00	\$0.00
4427-601-0002-000-2	0	\$0.00	\$0.00
4427-601-0003-000-9	0	\$0.00	\$0.00
4427-601-0004-000-6	0	\$0.00	\$0.00
4427-601-0005-000-3	0	\$0.00	\$0.00
4427-601-0006-000-0	12.16	\$3,769.60	\$3,769.60
4427-601-0006-010-3	0.72	\$223.20	\$223.20
4427-601-0006-020-6	18.23	\$5,651.30	\$5,651.30
4427-601-0007-000-7	0	\$0.00	\$0.00
4427-601-0008-000-4	0	\$0.00	\$0.00
4427-601-0009-000-1	15.59	\$4,832.90	\$4,832.90
4427-601-0010-000-1	0.75	\$232.50	\$232.50
4427-601-0011-000-8	0.75	\$232.50	\$232.50
4427-601-0012-000-5	0.75	\$232.50	\$232.50
4427-601-0013-000-2	0.75	\$232.50	\$232.50
4427-601-0014-000-9	0.75	\$232.50	\$232.50
4427-601-0015-000-6	0.75	\$232.50	\$232.50
4427-601-0016-000-3	0.75	\$232.50	\$232.50
4427-601-0017-000-0	0.75	\$232.50	\$232.50
4427-601-0018-000-7	0.75	\$232.50	\$232.50
4427-601-0019-000-4	0.75	\$232.50	\$232.50
4427-601-0020-000-4	0.75	\$232.50	\$232.50
4427-601-0021-000-1	0.75	\$232.50	\$232.50
4427-601-0022-000-8	0.75	\$232.50	\$232.50
4427-601-0023-000-5	0.75	\$232.50	\$232.50
4427-601-0024-000-2	0.75	\$232.50	\$232.50
4427-601-0025-000-9	0.75	\$232.50	\$232.50
4427-601-0026-000-6	0.75	\$232.50	\$232.50

Parcel ID	Units	O&M	Total
4427-601-0027-000-3	0.75	\$232.50	\$232.50
4427-601-0028-000-0	0.75	\$232.50	\$232.50
4427-601-0029-000-7	0.75	\$232.50	\$232.50
4427-601-0030-000-7	0.75	\$232.50	\$232.50
4427-601-0031-000-4	0.75	\$232.50	\$232.50
4427-601-0032-000-1	0.75	\$232.50	\$232.50
4427-601-0033-000-8	1	\$310.00	\$310.00
4427-601-0034-000-5	0.75	\$232.50	\$232.50
4427-601-0035-000-2	0.75	\$232.50	\$232.50
4427-601-0036-000-9	0.75	\$232.50	\$232.50
4427-601-0037-000-6	0.75	\$232.50	\$232.50
4427-601-0038-000-3	0.75	\$232.50	\$232.50
4427-601-0039-000-0	0.75	\$232.50	\$232.50
4427-601-0040-000-0	0.75	\$232.50	\$232.50
4427-601-0041-000-7	0.75	\$232.50	\$232.50
4427-700-0001-000-9	0	\$0.00	\$0.00
4427-700-0002-000-6	41.11	\$12,744.10	\$12,744.10
4427-700-0002-010-9	0.06	\$18.60	\$18.60
4427-700-0002-020-2	0.06	\$18.60	\$18.60
4427-700-0002-030-5	0.56	\$173.60	\$173.60
4427-700-0002-040-8	0.09	\$27.90	\$27.90
4427-700-0002-050-1	3.81	\$1,181.10	\$1,181.10
4427-700-0002-060-4	0.09	\$27.90	\$27.90
4427-700-0002-070-7	5.67	\$1,757.70	\$1,757.70
4427-700-0002-080-0	10	\$3,100.00	\$3,100.00
4427-700-0002-090-3	12.29	\$3,809.90	\$3,809.90
4427-700-0002-100-7	5.67	\$1,757.70	\$1,757.70
4427-700-0003-000-3	2.59	\$802.90	\$802.90
4427-700-0004-000-0	4.29	\$1,329.90	\$1,329.90
4427-700-0004-010-3	0.45	\$139.50	\$139.50
4427-700-0004-020-6	0.75	\$232.50	\$232.50
4427-700-0004-030-9	0.09	\$27.90	\$27.90
4427-700-0004-040-2	26.97	\$8,360.70	\$8,360.70
4427-700-0005-000-7	0	\$0.00	\$0.00
4427-700-0006-000-4	0	\$0.00	\$0.00
4427-700-0006-010-7	0	\$0.00	\$0.00
4427-700-0007-000-1	0	\$0.00	\$0.00
4427-700-0009-000-5	0	\$0.00	\$0.00
4427-700-0010-000-5	0	\$0.00	\$0.00
4427-700-0011-000-2	0	\$0.00	\$0.00
4427-700-0012-000-9	0	\$0.00	\$0.00
4427-700-0015-000-0	0.75	\$232.50	\$232.50
4427-700-0016-000-7	0.75	\$232.50	\$232.50
4427-700-0017-000-4	0.75	\$232.50	\$232.50
4427-700-0018-000-1	0.75	\$232.50	\$232.50
4427-700-0019-000-8	0.75	\$232.50	\$232.50
4427-700-0020-000-8	0.75	\$232.50	\$232.50

Parcel ID	Units	O&M	Total
4427-700-0021-000-5	0.75	\$232.50	\$232.50
4427-700-0022-000-2	1	\$310.00	\$310.00
4427-700-0023-000-9	0.75	\$232.50	\$232.50
4427-700-0024-000-6	0.75	\$232.50	\$232.50
4427-700-0025-000-3	0.75	\$232.50	\$232.50
4427-700-0026-000-0	0.75	\$232.50	\$232.50
4427-700-0027-000-7	0.75	\$232.50	\$232.50
4427-700-0028-000-4	0.75	\$232.50	\$232.50
4427-700-0029-000-1	1	\$310.00	\$310.00
4427-700-0030-000-1	1	\$310.00	\$310.00
4427-700-0031-000-8	1	\$310.00	\$310.00
4427-700-0032-000-5	1	\$310.00	\$310.00
4427-700-0033-000-2	0.75	\$232.50	\$232.50
4427-700-0034-000-9	0.75	\$232.50	\$232.50
4427-700-0035-000-6	0.75	\$232.50	\$232.50
4427-700-0036-000-3	0.75	\$232.50	\$232.50
4427-700-0037-000-0	1	\$310.00	\$310.00
4427-700-0038-000-7	0.75	\$232.50	\$232.50
4427-700-0039-000-4	1	\$310.00	\$310.00
4427-700-0040-000-4	0.75	\$232.50	\$232.50
4427-700-0041-000-1	1	\$310.00	\$310.00
4427-700-0042-000-8	1	\$310.00	\$310.00
4427-700-0043-000-5	0.75	\$232.50	\$232.50
4427-700-0044-000-2	1	\$310.00	\$310.00
4427-700-0045-000-9	1	\$310.00	\$310.00
4427-700-0046-000-6	1	\$310.00	\$310.00
4427-700-0047-000-3	0.75	\$232.50	\$232.50
4427-700-0048-000-0	1	\$310.00	\$310.00
4427-700-0049-000-7	1	\$310.00	\$310.00
4427-700-0050-000-7	1	\$310.00	\$310.00
4427-700-0051-000-4	1	\$310.00	\$310.00
4427-700-0052-000-1	0.75	\$232.50	\$232.50
4427-700-0053-000-8	0.75	\$232.50	\$232.50
4427-700-0054-000-5	0.75	\$232.50	\$232.50
4427-700-0055-000-2	0.75	\$232.50	\$232.50
4427-700-0056-000-9	0.75	\$232.50	\$232.50
4427-700-0057-000-6	0.75	\$232.50	\$232.50
4427-700-0058-000-3	0.75	\$232.50	\$232.50
4427-700-0059-000-0	1	\$310.00	\$310.00
4427-700-0060-000-0	1	\$310.00	\$310.00
4427-700-0061-000-7	0.75	\$232.50	\$232.50
4427-700-0062-000-4	1	\$310.00	\$310.00
4427-700-0063-000-1	0.75	\$232.50	\$232.50
4427-700-0064-000-8	1	\$310.00	\$310.00
4427-700-0065-000-5	1	\$310.00	\$310.00
4427-700-0066-000-2	1	\$310.00	\$310.00
4427-700-0067-000-9	1	\$310.00	\$310.00

Parcel ID	Units	O&M	Total
4427-700-0068-000-6	0.75	\$232.50	\$232.50
4427-700-0069-000-3	0.75	\$232.50	\$232.50
4427-700-0070-000-3	0.75	\$232.50	\$232.50
4427-700-0071-000-0	1	\$310.00	\$310.00
4427-700-0072-000-7	0.75	\$232.50	\$232.50
4427-700-0073-000-4	1	\$310.00	\$310.00
4427-700-0074-000-1	1	\$310.00	\$310.00
4427-700-0075-000-8	1	\$310.00	\$310.00
4427-700-0076-000-5	0.75	\$232.50	\$232.50
4427-700-0077-000-2	1	\$310.00	\$310.00
4427-700-0078-000-9	0.75	\$232.50	\$232.50
4427-700-0079-000-6	0.75	\$232.50	\$232.50
4427-700-0080-000-6	1	\$310.00	\$310.00
4427-700-0081-000-3	0.75	\$232.50	\$232.50
4427-700-0082-000-0	1	\$310.00	\$310.00
4427-700-0084-000-4	0.75	\$232.50	\$232.50
4427-700-0085-000-1	1	\$310.00	\$310.00
4427-700-0086-000-8	0.75	\$232.50	\$232.50
4427-700-0087-000-5	1	\$310.00	\$310.00
4427-700-0088-000-2	1	\$310.00	\$310.00
4427-700-0089-000-9	0.75	\$232.50	\$232.50
4427-700-0090-000-9	0.75	\$232.50	\$232.50
4427-700-0091-000-6	0.75	\$232.50	\$232.50
4427-700-0092-000-3	0.75	\$232.50	\$232.50
4427-700-0093-000-0	0.75	\$232.50	\$232.50
4427-700-0094-000-7	0.75	\$232.50	\$232.50
4427-700-0095-000-4	0.75	\$232.50	\$232.50
4427-700-0096-000-1	1	\$310.00	\$310.00
4427-700-0097-000-8	1	\$310.00	\$310.00
4427-700-0098-000-5	0.75	\$232.50	\$232.50
4427-700-0099-000-2	1	\$310.00	\$310.00
4427-700-0100-000-3	1	\$310.00	\$310.00
4427-700-0101-000-0	0.75	\$232.50	\$232.50
4427-700-0102-000-7	1	\$310.00	\$310.00
4427-700-0103-000-4	1	\$310.00	\$310.00
4427-700-0104-000-1	0.75	\$232.50	\$232.50
4427-700-0105-000-8	1	\$310.00	\$310.00
4427-700-0106-000-5	1	\$310.00	\$310.00
4427-700-0107-000-2	0.75	\$232.50	\$232.50
4427-700-0108-000-9	0.75	\$232.50	\$232.50
4427-700-0109-000-6	0.75	\$232.50	\$232.50
4427-700-0110-000-6	0.75	\$232.50	\$232.50
4427-700-0111-000-3	0.75	\$232.50	\$232.50
4427-700-0112-000-0	0.75	\$232.50	\$232.50
4427-700-0113-000-7	1	\$310.00	\$310.00
4427-700-0114-000-4	1	\$310.00	\$310.00
4427-700-0115-000-1	0.75	\$232.50	\$232.50

Parcel ID	Units	O&M	Total
4427-700-0116-000-8	0.75	\$232.50	\$232.50
4427-700-0117-000-5	0.75	\$232.50	\$232.50
4427-700-0118-000-2	0.75	\$232.50	\$232.50
4427-700-0119-000-9	0.75	\$232.50	\$232.50
4427-700-0120-000-9	1	\$310.00	\$310.00
4427-700-0121-000-6	0.75	\$232.50	\$232.50
4427-700-0122-000-3	1	\$310.00	\$310.00
4427-700-0123-000-0	0.75	\$232.50	\$232.50
4427-700-0124-000-7	1	\$310.00	\$310.00
4427-700-0125-000-4	0.75	\$232.50	\$232.50
4427-700-0126-000-1	0.75	\$232.50	\$232.50
4427-700-0127-000-8	0.75	\$232.50	\$232.50
4427-700-0128-000-5	1	\$310.00	\$310.00
4427-700-0129-000-2	1	\$310.00	\$310.00
4427-700-0130-000-2	0.75	\$232.50	\$232.50
4427-700-0131-000-9	0.75	\$232.50	\$232.50
4427-700-0136-000-4	1	\$310.00	\$310.00
4427-700-0137-000-1	0.75	\$232.50	\$232.50
4427-700-0138-000-8	0.75	\$232.50	\$232.50
4427-700-0139-000-5	0.75	\$232.50	\$232.50
4427-700-0140-000-5	1	\$310.00	\$310.00
4427-700-0141-000-2	1	\$310.00	\$310.00
4427-700-0142-000-9	0.75	\$232.50	\$232.50
4427-700-0143-000-6	1	\$310.00	\$310.00
4427-700-0144-000-3	0.75	\$232.50	\$232.50
4427-700-0145-000-0	0.75	\$232.50	\$232.50
4427-700-0146-000-7	0.75	\$232.50	\$232.50
4427-700-0147-000-4	0.75	\$232.50	\$232.50
4427-700-0148-000-1	1	\$310.00	\$310.00
4427-700-0149-000-8	0.75	\$232.50	\$232.50
4427-700-0150-000-8	0.75	\$232.50	\$232.50
4427-700-0151-000-5	0.75	\$232.50	\$232.50
4427-700-0152-000-2	1	\$310.00	\$310.00
4427-700-0153-000-9	1	\$310.00	\$310.00
4427-700-0154-000-6	1	\$310.00	\$310.00
4427-700-0155-000-3	0.75	\$232.50	\$232.50
4427-700-0156-000-0	0.75	\$232.50	\$232.50
4427-700-0157-000-7	0.75	\$232.50	\$232.50
4427-700-0158-000-4	0.75	\$232.50	\$232.50
4427-700-0159-000-1	1	\$310.00	\$310.00
4427-700-0160-000-1	0.75	\$232.50	\$232.50
4427-700-0161-000-8	0.75	\$232.50	\$232.50
4427-700-0162-000-5	0.75	\$232.50	\$232.50
4427-700-0163-000-2	1	\$310.00	\$310.00
4427-700-0164-000-9	1	\$310.00	\$310.00
4427-700-0165-000-6	1	\$310.00	\$310.00
4427-700-0166-000-3	0.75	\$232.50	\$232.50

Parcel ID	Units	O&M	Total
4427-700-0167-000-0	0.75	\$232.50	\$232.50
4427-700-0168-000-7	0.75	\$232.50	\$232.50
4427-700-0169-000-4	0.75	\$232.50	\$232.50
4427-700-0170-000-4	0.75	\$232.50	\$232.50
4427-700-0171-000-1	0.75	\$232.50	\$232.50
4427-700-0172-000-8	1	\$310.00	\$310.00
4427-700-0173-000-5	1	\$310.00	\$310.00
4427-700-0174-000-2	0.75	\$232.50	\$232.50
4427-700-0175-000-9	0.75	\$232.50	\$232.50
4427-700-0176-000-6	0.75	\$232.50	\$232.50
4427-700-0177-000-3	0.75	\$232.50	\$232.50
4427-700-0178-000-0	0.75	\$232.50	\$232.50
4427-700-0179-000-7	0.75	\$232.50	\$232.50
4427-700-0180-000-7	0.75	\$232.50	\$232.50
4427-700-0181-000-4	0.75	\$232.50	\$232.50
4427-700-0182-000-1	0.75	\$232.50	\$232.50
4427-701-0001-000-2	0	\$0.00	\$0.00
4427-701-0002-000-9	0	\$0.00	\$0.00
4427-701-0002-010-2	0	\$0.00	\$0.00
4427-701-0002-020-5	0	\$0.00	\$0.00
4427-701-0002-030-8	0	\$0.00	\$0.00
4427-701-0003-000-6	0	\$0.00	\$0.00
4427-701-0003-010-9	0	\$0.00	\$0.00
4427-701-0003-020-2	0	\$0.00	\$0.00
4427-701-0004-000-3	0	\$0.00	\$0.00
4427-701-0005-000-0	0	\$0.00	\$0.00
4427-701-0006-000-7	0	\$0.00	\$0.00
4427-701-0007-000-4	0	\$0.00	\$0.00
4427-701-0008-000-1	0	\$0.00	\$0.00
4427-701-0009-000-8	0	\$0.00	\$0.00
4427-701-0010-000-8	0	\$0.00	\$0.00
4427-701-0011-000-5	0	\$0.00	\$0.00
4427-701-0012-000-2	0	\$0.00	\$0.00
4427-701-0013-000-9	0.75	\$232.50	\$232.50
4427-701-0014-000-6	0.75	\$232.50	\$232.50
4427-701-0015-000-3	0.75	\$232.50	\$232.50
4427-701-0016-000-0	1	\$310.00	\$310.00
4427-701-0017-000-7	0.75	\$232.50	\$232.50
4427-701-0018-000-4	0.75	\$232.50	\$232.50
4427-701-0019-000-1	1	\$310.00	\$310.00
4427-701-0020-000-1	1	\$310.00	\$310.00
4427-701-0021-000-8	0.75	\$232.50	\$232.50
4427-701-0022-000-5	0.75	\$232.50	\$232.50
4427-701-0023-000-2	0.75	\$232.50	\$232.50
4427-701-0024-000-9	1	\$310.00	\$310.00
4427-701-0025-000-6	1	\$310.00	\$310.00
4427-701-0026-000-3	1	\$310.00	\$310.00

Parcel ID	Units	O&M	Total
4427-701-0027-000-0	1	\$310.00	\$310.00
4427-701-0028-000-7	0.75	\$232.50	\$232.50
4427-701-0029-000-4	0.75	\$232.50	\$232.50
4427-701-0030-000-4	0.75	\$232.50	\$232.50
4427-701-0031-000-1	0.75	\$232.50	\$232.50
4427-701-0032-000-8	1	\$310.00	\$310.00
4427-701-0033-000-5	0.75	\$232.50	\$232.50
4427-701-0034-000-2	0.75	\$232.50	\$232.50
4427-701-0035-000-9	0.75	\$232.50	\$232.50
4427-701-0036-000-6	0.75	\$232.50	\$232.50
4427-701-0037-000-3	0.75	\$232.50	\$232.50
4427-701-0038-000-0	1	\$310.00	\$310.00
4427-702-0001-000-5	0	\$0.00	\$0.00
4427-702-0002-000-2	0	\$0.00	\$0.00
4427-702-0003-000-9	0.75	\$232.50	\$232.50
4427-702-0004-000-6	0.75	\$232.50	\$232.50
4427-702-0005-000-3	0.75	\$232.50	\$232.50
4427-702-0006-000-0	0.75	\$232.50	\$232.50
4427-702-0007-000-7	0.75	\$232.50	\$232.50
4427-702-0008-000-4	1	\$310.00	\$310.00
4427-702-0009-000-1	0.75	\$232.50	\$232.50
4427-703-0001-000-8	0	\$0.00	\$0.00
4427-703-0002-000-5	0	\$0.00	\$0.00
4427-703-0003-000-2	0	\$0.00	\$0.00
4427-703-0004-000-9	0	\$0.00	\$0.00
4427-703-0005-000-6	0	\$0.00	\$0.00
4427-703-0006-000-3	0	\$0.00	\$0.00
4427-703-0007-000-0	0	\$0.00	\$0.00
4427-703-0008-000-7	0	\$0.00	\$0.00
4427-703-0009-000-4	0	\$0.00	\$0.00
4427-703-0010-000-4	0	\$0.00	\$0.00
4427-703-0011-000-1	10.15	\$3,146.50	\$3,146.50
4427-703-0011-010-4	15.3	\$4,743.00	\$4,743.00
4427-703-0011-020-7	6.45	\$1,999.50	\$1,999.50
4427-703-0011-030-0	0.77	\$238.70	\$238.70
4427-703-0011-040-3	0	\$0.00	\$0.00
4427-703-0011-050-6	0	\$0.00	\$0.00
4427-703-0011-060-9	0	\$0.00	\$0.00
4427-703-0011-070-2	0.49	\$151.90	\$151.90
4427-703-0011-080-5	2.98	\$923.80	\$923.80
4427-703-0011-090-8	7.28	\$2,256.80	\$2,256.80
4427-703-0011-100-2	27.77	\$8,608.70	\$8,608.70
4427-703-0012-000-8	34.76	\$10,775.60	\$10,775.60
4427-703-0015-000-9	6.44	\$1,996.40	\$1,996.40
4427-703-0016-000-6	0.75	\$232.50	\$232.50
4427-703-0017-000-3	0.75	\$232.50	\$232.50
4427-703-0018-000-0	0.75	\$232.50	\$232.50

Parcel ID	Units	O&M	Total
4427-703-0019-000-7	1	\$310.00	\$310.00
4427-703-0020-000-7	0.75	\$232.50	\$232.50
4427-703-0021-000-4	1	\$310.00	\$310.00
4427-703-0022-000-1	0.75	\$232.50	\$232.50
4427-703-0023-000-8	0.75	\$232.50	\$232.50
4427-703-0024-000-5	0.75	\$232.50	\$232.50
4427-703-0025-000-2	0.75	\$232.50	\$232.50
4427-703-0026-000-9	0.75	\$232.50	\$232.50
4427-703-0027-000-6	0.75	\$232.50	\$232.50
4427-703-0028-000-3	0.75	\$232.50	\$232.50
4427-703-0029-000-0	0.75	\$232.50	\$232.50
4427-703-0030-000-0	0.75	\$232.50	\$232.50
4427-703-0031-000-7	0.75	\$232.50	\$232.50
4427-703-0032-000-4	0.75	\$232.50	\$232.50
4427-703-0033-000-1	0.75	\$232.50	\$232.50
4427-703-0034-000-8	0.75	\$232.50	\$232.50
4427-703-0035-000-5	0.75	\$232.50	\$232.50
4427-703-0036-000-2	1	\$310.00	\$310.00
4427-703-0037-000-9	0.75	\$232.50	\$232.50
4427-703-0038-000-6	0.75	\$232.50	\$232.50
4427-703-0039-000-3	0.75	\$232.50	\$232.50
4427-703-0040-000-3	0.75	\$232.50	\$232.50
4427-703-0041-000-0	0.75	\$232.50	\$232.50
4427-703-0042-000-7	0.75	\$232.50	\$232.50
4427-703-0043-000-4	0.75	\$232.50	\$232.50
4427-703-0044-000-1	0.75	\$232.50	\$232.50
4427-703-0045-000-8	0.75	\$232.50	\$232.50
4427-703-0046-000-5	0.75	\$232.50	\$232.50
4427-703-0047-000-2	0.75	\$232.50	\$232.50
4427-800-0001-000-6	0.75	\$232.50	\$232.50
4427-800-0002-000-3	0.75	\$232.50	\$232.50
4427-800-0003-000-0	0.75	\$232.50	\$232.50
4427-800-0004-000-7	0.75	\$232.50	\$232.50
4427-800-0005-000-4	0.75	\$232.50	\$232.50
4427-800-0006-000-1	0.75	\$232.50	\$232.50
4427-800-0007-000-8	0.75	\$232.50	\$232.50
4427-800-0008-000-5	0.75	\$232.50	\$232.50
4427-800-0009-000-2	0.75	\$232.50	\$232.50
4427-800-0010-000-2	0.75	\$232.50	\$232.50
4427-800-0011-000-9	0.75	\$232.50	\$232.50
4427-800-0012-000-6	0.75	\$232.50	\$232.50
4427-800-0013-000-3	0.75	\$232.50	\$232.50
4427-800-0014-000-0	0.75	\$232.50	\$232.50
4427-800-0015-000-7	0.75	\$232.50	\$232.50
4427-800-0016-000-4	0.75	\$232.50	\$232.50
4428-113-0001-000-0	0	\$0.00	\$0.00
4428-500-0001-000-8	1	\$310.00	\$310.00

Parcel ID	Units	O&M	Total
4428-500-0002-000-5	0.75	\$232.50	\$232.50
4428-501-0001-000-1	1	\$310.00	\$310.00
4428-502-0001-000-4	0.75	\$232.50	\$232.50
4428-503-0001-000-7	0.75	\$232.50	\$232.50
4428-504-0001-000-0	0.75	\$232.50	\$232.50
4433-500-0001-000-4	0.75	\$232.50	\$232.50
4433-500-0002-000-1	1.75	\$542.50	\$542.50
4434-500-0001-000-7	0	\$0.00	\$0.00
4434-500-0002-000-4	0.75	\$232.50	\$232.50
4434-500-0003-000-1	0.75	\$232.50	\$232.50
4434-500-0004-000-8	0.75	\$232.50	\$232.50
4434-500-0005-000-5	0.75	\$232.50	\$232.50
4434-500-0006-000-2	0.75	\$232.50	\$232.50
4434-501-0001-000-0	0	\$0.00	\$0.00
4434-501-0002-000-7	0	\$0.00	\$0.00
4434-501-0003-000-4	0	\$0.00	\$0.00
4434-501-0004-000-1	1	\$310.00	\$310.00
4434-501-0005-000-8	0	\$0.00	\$0.00
4434-501-0006-000-5	0	\$0.00	\$0.00
4434-501-0007-000-2	57.57	\$17,846.70	\$17,846.70
4434-501-0008-000-9	4.9	\$1,519.00	\$1,519.00
4434-501-0009-000-6	1.09	\$337.90	\$337.90
4434-501-0010-000-6	5.76	\$1,785.60	\$1,785.60
4434-501-0011-000-3	0.75	\$232.50	\$232.50
4434-501-0012-000-0	0.75	\$232.50	\$232.50
4434-501-0013-000-7	0.75	\$232.50	\$232.50
4434-501-0014-000-4	0.75	\$232.50	\$232.50
4434-501-0015-000-1	0.75	\$232.50	\$232.50
4434-501-0016-000-8	0.75	\$232.50	\$232.50
4434-501-0017-000-5	0.75	\$232.50	\$232.50
4434-501-0018-000-2	0.75	\$232.50	\$232.50
4434-501-0019-000-9	0.75	\$232.50	\$232.50
4434-501-0020-000-9	0.75	\$232.50	\$232.50
4434-501-0021-000-6	0.75	\$232.50	\$232.50
4434-501-0022-000-3	0.75	\$232.50	\$232.50
4434-501-0023-000-0	0.75	\$232.50	\$232.50
4434-501-0024-000-7	0.75	\$232.50	\$232.50
4434-501-0025-000-4	0.75	\$232.50	\$232.50
4434-501-0026-000-1	0.75	\$232.50	\$232.50
4434-501-0027-000-8	0.75	\$232.50	\$232.50
4434-501-0028-000-5	0.75	\$232.50	\$232.50
4434-501-0029-000-2	0.75	\$232.50	\$232.50
4434-501-0030-000-2	0.75	\$232.50	\$232.50
4434-501-0031-000-9	1	\$310.00	\$310.00
4434-501-0032-000-6	1	\$310.00	\$310.00
4434-501-0033-000-3	1	\$310.00	\$310.00
4434-501-0034-000-0	1	\$310.00	\$310.00

Parcel ID	Units	O&M	Total
4434-501-0035-000-7	1	\$310.00	\$310.00
4434-501-0036-000-4	0.75	\$232.50	\$232.50
4434-501-0037-000-1	1	\$310.00	\$310.00
4434-501-0038-000-8	1	\$310.00	\$310.00
4434-501-0039-000-5	1	\$310.00	\$310.00
4434-501-0040-000-5	1	\$310.00	\$310.00
4434-501-0041-000-2	1	\$310.00	\$310.00
4434-501-0042-000-9	1	\$310.00	\$310.00
4434-501-0043-000-6	0.75	\$232.50	\$232.50
4434-501-0044-000-3	0.75	\$232.50	\$232.50
4434-501-0045-000-0	0.75	\$232.50	\$232.50
4434-501-0046-000-7	0.75	\$232.50	\$232.50
4434-501-0047-000-4	0.75	\$232.50	\$232.50
4434-501-0048-000-1	0.75	\$232.50	\$232.50
4434-501-0049-000-8	0.75	\$232.50	\$232.50
4434-501-0050-000-8	0.75	\$232.50	\$232.50
4434-501-0051-000-5	0.75	\$232.50	\$232.50
4434-501-0052-000-2	1	\$310.00	\$310.00
4434-501-0053-000-9	0.75	\$232.50	\$232.50
4434-501-0054-000-6	0.75	\$232.50	\$232.50
4434-501-0055-000-3	0.75	\$232.50	\$232.50
4434-501-0056-000-0	0.75	\$232.50	\$232.50
4434-501-0057-000-7	0.75	\$232.50	\$232.50
4434-501-0058-000-4	0.75	\$232.50	\$232.50
4434-501-0059-000-1	0.75	\$232.50	\$232.50
4434-501-0060-000-1	0.75	\$232.50	\$232.50
4434-501-0061-000-8	0.75	\$232.50	\$232.50
4434-501-0062-000-5	0.75	\$232.50	\$232.50
4434-501-0063-000-2	0.75	\$232.50	\$232.50
4434-501-0064-000-9	0.75	\$232.50	\$232.50
4434-501-0065-000-6	0.75	\$232.50	\$232.50
4434-501-0066-000-3	0.75	\$232.50	\$232.50
4434-501-0067-000-0	0.75	\$232.50	\$232.50
4434-501-0068-000-7	0.75	\$232.50	\$232.50
4434-501-0069-000-4	0.75	\$232.50	\$232.50
4434-501-0070-000-4	0.75	\$232.50	\$232.50
4434-501-0071-000-1	0.75	\$232.50	\$232.50
4434-501-0072-000-8	1	\$310.00	\$310.00
4434-501-0073-000-5	1	\$310.00	\$310.00
4434-501-0074-000-2	0.75	\$232.50	\$232.50
4434-501-0075-000-9	1	\$310.00	\$310.00
4434-501-0076-000-6	1	\$310.00	\$310.00
4434-501-0077-000-3	1	\$310.00	\$310.00
4434-501-0078-000-0	1	\$310.00	\$310.00
4434-501-0079-000-7	1	\$310.00	\$310.00
4434-501-0080-000-7	0.75	\$232.50	\$232.50
4434-501-0081-000-4	1	\$310.00	\$310.00

Parcel ID	Units	O&M	Total
4434-501-0082-000-1	0.75	\$232.50	\$232.50
4434-501-0083-000-8	1	\$310.00	\$310.00
4434-501-0084-000-5	1	\$310.00	\$310.00
4434-501-0085-000-2	1	\$310.00	\$310.00
4434-501-0086-000-9	1	\$310.00	\$310.00
4434-501-0087-000-6	1	\$310.00	\$310.00
4434-501-0088-000-3	1	\$310.00	\$310.00
4434-501-0089-000-0	0.75	\$232.50	\$232.50
4434-501-0090-000-0	0.75	\$232.50	\$232.50
4434-501-0091-000-7	0.75	\$232.50	\$232.50
4434-501-0092-000-4	1	\$310.00	\$310.00
4434-501-0093-000-1	0.75	\$232.50	\$232.50
4434-501-0094-000-8	0.75	\$232.50	\$232.50
4434-501-0095-000-5	1	\$310.00	\$310.00
4434-501-0096-000-2	1	\$310.00	\$310.00
4434-501-0097-000-9	0.75	\$232.50	\$232.50
4434-501-0098-000-6	1	\$310.00	\$310.00
4434-501-0099-000-3	1	\$310.00	\$310.00
4434-501-0100-000-4	1	\$310.00	\$310.00
4434-501-0101-000-1	1	\$310.00	\$310.00
4434-501-0102-000-8	0.75	\$232.50	\$232.50
4434-501-0103-000-5	1	\$310.00	\$310.00
4434-501-0104-000-2	1	\$310.00	\$310.00
4434-501-0105-000-9	1	\$310.00	\$310.00
4434-501-0106-000-6	1	\$310.00	\$310.00
4434-501-0107-000-3	1	\$310.00	\$310.00
4434-501-0108-000-0	1	\$310.00	\$310.00
4434-501-0109-000-7	1	\$310.00	\$310.00
4434-501-0110-000-7	1	\$310.00	\$310.00
4434-501-0111-000-4	1	\$310.00	\$310.00
4434-501-0112-000-1	1	\$310.00	\$310.00
4434-501-0113-000-8	1	\$310.00	\$310.00
4434-501-0114-000-5	1	\$310.00	\$310.00
4434-501-0115-000-2	1	\$310.00	\$310.00
4434-501-0116-000-9	1	\$310.00	\$310.00
4434-501-0117-000-6	1	\$310.00	\$310.00
4434-501-0118-000-3	0.75	\$232.50	\$232.50
4434-501-0119-000-0	0.75	\$232.50	\$232.50
4434-501-0120-000-0	0.75	\$232.50	\$232.50
4434-501-0121-000-7	0.75	\$232.50	\$232.50
4434-501-0122-000-4	0.75	\$232.50	\$232.50
4434-501-0123-000-1	0.75	\$232.50	\$232.50
4434-501-0124-000-8	0.75	\$232.50	\$232.50
4434-501-0125-000-5	0.75	\$232.50	\$232.50
4434-501-0126-000-2	0.75	\$232.50	\$232.50
4434-501-0127-000-9	0.75	\$232.50	\$232.50
4434-501-0128-000-6	0.75	\$232.50	\$232.50

Parcel ID	Units	O&M	Total
4434-501-0129-000-3	0.75	\$232.50	\$232.50
4434-501-0130-000-3	0.75	\$232.50	\$232.50
4434-501-0131-000-0	0.75	\$232.50	\$232.50
4434-501-0132-000-7	1	\$310.00	\$310.00
4434-501-0133-000-4	1	\$310.00	\$310.00
4434-501-0134-000-1	1	\$310.00	\$310.00
4434-501-0135-000-8	1	\$310.00	\$310.00
4434-501-0136-000-5	1	\$310.00	\$310.00
4434-501-0137-000-2	1	\$310.00	\$310.00
4434-501-0138-000-9	1	\$310.00	\$310.00
4434-501-0139-000-6	1	\$310.00	\$310.00
4434-501-0140-000-6	1	\$310.00	\$310.00
4434-501-0141-000-3	1	\$310.00	\$310.00
4434-501-0142-000-0	0.75	\$232.50	\$232.50
4434-501-0143-000-7	1	\$310.00	\$310.00
4434-501-0144-000-4	1	\$310.00	\$310.00
4434-501-0145-000-1	1	\$310.00	\$310.00
4434-501-0146-000-8	1	\$310.00	\$310.00
4434-501-0147-000-5	1	\$310.00	\$310.00
4434-501-0148-000-2	1	\$310.00	\$310.00
4434-501-0149-000-9	0.75	\$232.50	\$232.50
4434-501-0150-000-9	1	\$310.00	\$310.00
4434-600-0001-000-4	0	\$0.00	\$0.00
4434-600-0002-000-1	0	\$0.00	\$0.00
4434-600-0003-000-8	0	\$0.00	\$0.00
4434-600-0004-000-5	0	\$0.00	\$0.00
4434-600-0005-000-2	0	\$0.00	\$0.00
4434-600-0006-000-9	0	\$0.00	\$0.00
4434-600-0007-000-6	0	\$0.00	\$0.00
4434-600-0008-010-6	0	\$0.00	\$0.00
4434-600-0008-020-9	0	\$0.00	\$0.00
4434-600-0008-030-2	0	\$0.00	\$0.00
4434-600-0008-040-5	0	\$0.00	\$0.00
4434-600-0009-000-0	0	\$0.00	\$0.00
4434-600-0010-000-0	0	\$0.00	\$0.00
4434-600-0011-000-7	0	\$0.00	\$0.00
4434-600-0012-000-4	2.61	\$809.10	\$809.10
4434-600-0013-000-1	0	\$0.00	\$0.00
4434-600-0014-000-8	0	\$0.00	\$0.00
4434-600-0015-000-5	0.75	\$232.50	\$232.50
4434-600-0016-000-2	0.75	\$232.50	\$232.50
4434-600-0017-000-9	1	\$310.00	\$310.00
4434-600-0018-000-6	0.75	\$232.50	\$232.50
4434-600-0019-000-3	0.75	\$232.50	\$232.50
4434-600-0020-000-3	0.75	\$232.50	\$232.50
4434-600-0021-000-0	0.75	\$232.50	\$232.50
4434-600-0022-000-7	1	\$310.00	\$310.00

Parcel ID	Units	O&M	Total
4434-600-0023-000-4	1	\$310.00	\$310.00
4434-600-0024-000-1	1	\$310.00	\$310.00
4434-600-0025-000-8	0.75	\$232.50	\$232.50
4434-600-0026-000-5	0.75	\$232.50	\$232.50
4434-600-0027-000-2	1	\$310.00	\$310.00
4434-600-0028-000-9	0.75	\$232.50	\$232.50
4434-600-0029-000-6	0.75	\$232.50	\$232.50
4434-600-0030-000-6	0.75	\$232.50	\$232.50
4434-600-0031-000-3	0.75	\$232.50	\$232.50
4434-600-0032-000-0	0.75	\$232.50	\$232.50
4434-600-0033-000-7	0.75	\$232.50	\$232.50
4434-600-0034-000-4	0.75	\$232.50	\$232.50
4434-600-0035-000-1	0.75	\$232.50	\$232.50
4434-600-0036-000-8	0.75	\$232.50	\$232.50
4434-600-0037-000-5	0.75	\$232.50	\$232.50
4434-600-0038-000-2	0.75	\$232.50	\$232.50
4434-600-0039-000-9	0.75	\$232.50	\$232.50
4434-600-0040-000-9	0.75	\$232.50	\$232.50
4434-600-0041-000-6	0.75	\$232.50	\$232.50
4434-600-0042-000-3	0.75	\$232.50	\$232.50
4434-600-0043-000-0	0.75	\$232.50	\$232.50
4434-600-0044-000-7	0.75	\$232.50	\$232.50
4434-600-0045-000-4	0.75	\$232.50	\$232.50
4434-600-0046-000-1	0.75	\$232.50	\$232.50
4434-600-0047-000-8	1	\$310.00	\$310.00
4434-600-0048-000-5	1	\$310.00	\$310.00
4434-600-0049-000-2	0.75	\$232.50	\$232.50
4434-600-0050-000-2	0.75	\$232.50	\$232.50
4434-600-0051-000-9	0.75	\$232.50	\$232.50
4434-600-0052-000-6	0.75	\$232.50	\$232.50
4434-600-0053-000-3	0.75	\$232.50	\$232.50
4434-600-0054-000-0	1	\$310.00	\$310.00
4434-600-0055-000-7	0.75	\$232.50	\$232.50
4434-600-0056-000-4	0.75	\$232.50	\$232.50
4434-600-0057-000-1	0.75	\$232.50	\$232.50
4434-600-0058-000-8	1	\$310.00	\$310.00
4434-600-0059-000-5	0.75	\$232.50	\$232.50
4434-600-0060-000-5	1	\$310.00	\$310.00
4434-600-0061-000-2	1	\$310.00	\$310.00
4434-600-0062-000-9	0.75	\$232.50	\$232.50
4434-600-0063-000-6	0.75	\$232.50	\$232.50
4434-600-0064-000-3	0.75	\$232.50	\$232.50
4434-600-0065-000-0	0.75	\$232.50	\$232.50
4434-600-0066-000-7	0.75	\$232.50	\$232.50
4434-600-0067-000-4	0.75	\$232.50	\$232.50
4434-600-0068-000-1	0.75	\$232.50	\$232.50
4434-600-0069-000-8	0.75	\$232.50	\$232.50

Parcel ID	Units	O&M	Total
4434-600-0070-000-8	0.75	\$232.50	\$232.50
4434-600-0071-000-5	0.75	\$232.50	\$232.50
4434-600-0072-000-2	0.75	\$232.50	\$232.50
4434-601-0001-000-7	0	\$0.00	\$0.00
4434-601-0002-000-4	0	\$0.00	\$0.00
4434-601-0003-000-1	0.75	\$232.50	\$232.50
4434-601-0004-000-8	0.75	\$232.50	\$232.50
Total Gross Assessments	1884.67	\$584,247.70	\$584,247.70
Total Net Assessments		\$549,192.84	\$549,192.84

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TESORO COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Tesoro Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within St. Lucie County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District’s Board of Supervisors to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District’s Board of Supervisors finds that it is in the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District’s Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District’s Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third-party vendors that increase the efficiency of the District’s operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District’s Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures

consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 31st day of July 2025.

ATTEST:

**TESORO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chairperson



**KILINSKI
VAN WYK**

Offices: Jacksonville | Tallahassee | Tampa

517 E. College Avenue
Tallahassee, Florida 32301
877-350-0372

MEMORANDUM

TO: Tesoro Community Development District
Board of Supervisors

FROM: Kilinski | Van Wyk, PLLC

DATE: July 31, 2025

RE: Public Records Retention

The purpose of this memorandum is to outline the Tesoro Community Development District's ("the District") responsibilities in relation to the retention and disposition of its public records ("Records Retention") and to present a choice between two different resolutions for the District's Board of Supervisors (the "Board") to consider. Historically, most districts have not engaged in the disposition of records and have simply chosen to keep all records. However, current state law provides for the disposition of many records after a specified period of time. In order to devise a Records Retention Policy which makes sense, there are three primary sources for legal requirements that must be considered.

Overview of State Law Records Retention Requirements

Florida Law sets forth a comprehensive scheme governing Records Retention. Section 257.36, *Florida Statutes*, entitled "Records and Information Management" created the Division of Library and Information Services of the Department of State ("DLIS") which is charged with the duty to set forth policies and rules regulating Records Retention. To this end, DLIS has adopted comprehensive rules and policies applicable to community development districts ("CDDs") which are set forth in the Florida Administrative Code, sections 1B-24.001, 1B-24.003, 1B-26.0021, and 1B-26.003. DLIS adopts records retention schedules which provide the minimum amount of time that different public records must be kept before they are disposed ("Schedules"). The Schedules typically applicable to CDDs are GS1-SL (General Records Schedule for State and Local Government Agencies), GS3 (General Records Schedule for Election Records), and GS14 (General Records Schedule for Public Utilities). GS1-SL and GS3 will apply to every CDD, while GS14 will apply to just those CDDs operating water and sewer utilities. Each of these three schedules is further broken down into categories of similar documents.

Under Florida law, all documents of a particular type must be retained for the minimum amount of time set forth in the applicable section of the Schedules. In the event a District record exists that does not fall into one of the specified categories, the District is responsible for requesting that an "Individual Records Schedule" be created by DLIS.

Florida law allows CDDs to adopt policies that extend the amount of time a record must be kept. However, CDDs do not have the power to shorten the time periods in the Schedules.

Overview of Federal Law Records Retention Requirements by Virtue of Tax-Exempt Bond Issuance

If the District has issued tax exempt bonds, there are various requirements imposed by federal law relating to Records Retention. The general principle is that documents in any way related to the issuance of tax-exempt bonds, revenues securing bonds, and the use of the bond proceeds should be kept until at least three (3) years after the bonds are redeemed. If refunding bonds are issued, records for the refunding bonds

and the bonds refunded should be kept until at least three (3) years after the refunding bonds are redeemed. The records which must be kept include, but are not limited to:

1. Basic records relating to the bond transaction (including the trust indenture, loan agreements, and bond counsel opinion); and
2. Documentation evidencing the expenditure of bond proceeds; and
3. Documentation evidencing use of bond-financed property by public and private sources (*i.e.*, copies of management contracts and research agreements); and
4. Documentation evidencing all sources of payment or security for the bonds, such as assessments; and
5. Documentation pertaining to any investment of bond proceeds (including the purchase and sale of securities, SLGS subscriptions, yield calculations for each class of investments, actual investment income received from the investment of proceeds, guaranteed investment contracts, and rebate calculations).

Overview of Trust Indenture Requirements to Retain Records

Most, if not all, trust indentures require CDDs that have issued bonds to maintain records which demonstrate that the District has not taken any action to jeopardize the tax-exempt status of the bonds.

Current Responsibilities for District Records Retention

Section 119.021(2)(b), *Florida Statutes*, provides that the District must comply with the DLIS rules establishing retention schedules and disposal processes. Section 119.021(2)(c), *Florida Statutes*, provides that each public official shall systematically dispose of records no longer needed, subject to the consent of DLIS. Although the ultimate responsibility rests with the Secretary, the District needs to formally appoint a Records Management Liaison Officer to interact with DLIS. The attached resolutions appoint a Records Management Liaison Officer and outline such person's duties.

District Options for Records Retention Policy

At this point in time, the District really has two options to ensure compliance with applicable Records Retention laws.

First, the District can adopt the Florida Records Retention Schedules modified to ensure the District is also retaining the records required by federal law and the trust indenture. This option allows for the timely destruction of records while ensuring that the District's policy is in compliance with state and federal laws. Kilinski | Van Wyk, PLLC has prepared a resolution that implements this option, and it is attached hereto as **Option 1**.

Second, a District can adopt the Florida Records Retention Schedules as written and adopt a policy that states that the District will not be destroying any records at this point in time. While this seems like the easiest approach, it has its drawbacks and is inconsistent with the structure intended by Florida law. Not disposing of documents in a timely manner increases the cost of maintaining records thereby shifting valuable financial resources away from core functions. In addition, unnecessary Records Retention may disadvantage the District in future litigation and may be viewed as a lackadaisical approach to records management, thereby undermining the public's confidence in the integrity of the Records Retention system. Despite these concerns, the District could choose to keep all records. Kilinski | Van Wyk, PLLC has prepared a resolution that implements this option, and it is attached hereto as **Option 2**.

It is important to note that the District could change its Records Retention policy at a later date so long as the District's amendment was consistent with the notice and hearing provisions found in Chapter 190.

Electronic Recordkeeping

Electronic recordkeeping is one of the many subjects under consideration by the Florida Legislature and our office will circulate an update on any legislative developments that occur. Presently, electronic recordkeeping is authorized by Rule 1B-26.003, *Florida Administrative Code*, which provides control standards relating to the same. The DLIS recently released the "Electronic Recordkeeping Strategic Plan," which focuses on recording strategies as they relate to electronic records. The Strategic Plan, as well as a multitude of resources for records managers, is made available for review by DLIS at the following address: <https://files.floridados.gov/media/31106/electronicrecordkeepingstrategicplan.pdf>.

OPTION 1

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TESORO COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (the “Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (the “Board”) finds that it is in the best interests of the District to adopt by resolution a records retention policy (the “Records Retention Policy”) for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

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

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District’s records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District’s contact with the Florida Department of State, State Library, and Archives of Florida;

- B. Coordinate the District's records inventory;
- C. Maintain records retention and disposition forms;
- D. Coordinate the District's records management training;
- E. Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F. Participate in the development of the District's development of electronic record keeping systems;
- G. Submit annual compliance statements;
- H. Work with the Florida Department of State, State Library, and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I. Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State (the "Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Records Retention Policy.

SECTION 4. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 31st day July 2025.

ATTEST:

**TESORO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: District Amendments to General Records Schedules Established by the Division

Exhibit A

District Amendments to General Records Schedules Established by the Division

ADVERTISEMENTS: LEGAL (Item #25)

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

OPTION 2

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TESORO COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (the “Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (the “Board”) finds that it is in the best interests of the District to adopt by resolution a records retention policy (the “Records Retention Policy”) for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

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

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District’s records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include, but not be limited to, the following:

- A. Serve as the District’s contact with the Florida Department of State, State Library, and Archives of Florida;
- B. Coordinate the District’s records inventory;
- C. Maintain records retention and disposition forms;
- D. Coordinate the District’s records management training;
- E. Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F. Participate in the District’s development of electronic record keeping systems.
- G. Submit annual compliance statements;
- H. Work with the Florida Department of State, State Library, and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I. Such other duties as may be assigned by the Board or the District’s records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State (the “Division”) pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District hereby extends the minimum retention guidelines contained in the General Records Schedules so that the District will retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District’s Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic change does not permit the disposition of District records without further action of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Records Retention Policy.

SECTION 4. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 31st day of July 2025.

ATTEST:

**TESORO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: General Records Schedules Established by the Division (GS1-SL and GS3)

Composite Exhibit A

General Records Schedules Established by the Division (GS1-SL and GS3)

[attach, if Option 2 adopted]

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TESORO COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Tesoro Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Lucie County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 286.0114, *Florida Statutes*, requires that members of the public be given a reasonable opportunity to be heard on a proposition before a board or commission; and

WHEREAS, Section 286.0114, *Florida Statutes*, sets forth guidelines for rules and policies that govern the public's opportunity to be heard at a public meeting; and

WHEREAS, the District's Board of Supervisors (the "Board") finds that it is in the best interests of the District to adopt by resolution a policy regulating the provision of public comments during meetings of the Board (the "Public Comment Policy") for immediate use and application.

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

SECTION 1. DESIGNATING PUBLIC COMMENT PERIODS. The purpose of public comment periods is to allow the public the opportunity to be heard on propositions before the Board. The District's Chairperson, their designee, or such other person conducting a District meeting (the "Presiding Officer"), shall ensure that there is at least one (1) period of time (the "Public Comment Period") in the District's meeting agenda whereby the public has an opportunity to be heard on propositions before the Board, as follows:

- A.** An initial Public Comment Period shall be provided at the start of each Board meeting before consideration of any propositions by the Board. In the event there are propositions that come before the Board that are not listed on the agenda, the Presiding Officer shall announce a Public Comment Period on such proposition prior to the Board voting on the matter.
- B.** Speakers shall be permitted to address any agenda item during the initial Public Comment Period. In the Presiding Officer's discretion, speakers shall be permitted to address any non-agenda matters of personal or general concern regarding the District either during the initial Public Comment Period or during a separate Public Comment Period provided after the conclusion of the District's business items.
- C.** Individuals wishing to make a public comment are limited to three (3) minutes per person. Speakers may not assign their three (3) minutes to extend another speaker's time.

- D. The Presiding Officer may extend or reduce the time periods set forth herein in order to facilitate orderly and efficient District business, provided however that a reasonable opportunity for public comment shall be provided consistent with the requirements of Section 286.0114, *Florida Statutes*. The Presiding Officer may also elect to set and announce additional Public Comment Periods if they deem it appropriate.

SECTION 2. DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD. Unless otherwise directed and declared by the Presiding Officer, individuals seeking to be heard on propositions before the Board shall identify themselves by a show of hands or other reasonable means of identification at the beginning of each Public Comment Period, as announced by the Presiding Officer. Alternatively, in the event that public attendance is high, and/or if otherwise in the best interests of the District in order to facilitate efficient and orderly District business, the Presiding Officer may require individuals to complete speaker cards that include the individual's name, address, the proposition on which they wish to be heard, the individual's position on the proposition (i.e., "for," "against," or "undecided"), and if appropriate, to indicate the designation of a representative to speak for the individual or the individual's group. In the event large groups of individuals desire to speak, the Presiding Officer may require each group to designate a representative to speak on behalf of such group. Any attorney hired to represent an individual or company's interests before the Board shall notify the Board of such representation prior to providing any public comment.

Sections 1 and 2 herein shall be deemed to apply only to District Board meetings, but the Presiding Officer of a District workshop in their discretion may elect to apply such Sections to District workshops.

SECTION 3. PUBLIC DECORUM. The following policies govern public decorum at public meetings and workshops:

- A. Each person addressing the Board shall proceed to the place assigned to speak and should state their name and address in an audible tone of voice for the public record.
- B. No person other than a Board Supervisor or District staff member shall be permitted to enter into any discussion with an individual speaker while they have the floor, without the permission of the Presiding Officer.
- C. Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting. Speakers shall refrain from interrupting other speakers with words or noises, speaking out of turn, speaking during another person's allotted time for public comments, exceeding the time limit for public comments, approaching Board members in a threatening manner, and making obscene or threatening remarks. "Obscene" shall mean remarks, images, or gestures which, when taken as a whole and applying contemporary community standards: (1) appeal to the prurient interest, (2) portray offensive sexual conduct in a patently offensive way, and (3) lack serious literary, artistic, political, or scientific value. "Threatening" shall mean remarks or behaviors which convey a serious intent to harm someone.
- D. The Presiding Officer shall have the discretion to remove any speaker who disregards these policies from the meeting or suspend their public comment privileges for the remainder of the meeting, after first issuing a warning to the speaker. In the event that any person is declared out of order by the Presiding Officer and ordered expelled, and does not immediately leave the meeting facilities, the following steps may be taken:
- i. The Presiding Officer may declare a recess;
 - ii. The Presiding Officer may contact the local law enforcement authority; or

- iii. In case the person does not leave the meeting, the Presiding Officer may request that he or she be placed under arrest by local law enforcement authorities for violation of Section 871.01, *Florida Statutes*, or other applicable law.

SECTION 4. EXCEPTIONS. The Board recognizes and may apply all applicable exceptions to Section 286.0114, *Florida Statutes*, including those set forth in Section 286.0114(3), *Florida Statutes*, and other applicable law. Additionally, the Presiding Officer may alter the procedures set forth in this Public Comment Policy for public hearings, quasi-judicial proceedings, and other special proceedings that may require a different procedure under Florida law.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

**TESORO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson,
Board of Supervisors

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TESORO COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME, AND PLACE FOR A PUBLIC HEARING; AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES, RATES, FEES, AND CHARGES OF THE DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tesoro Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges, rates, and fees; and

WHEREAS, the Board finds it is in the District’s best interests to set a public hearing to adopt the rules, rates, fees, and charges set forth in **Exhibit A**.

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

SECTION 1. A public hearing will be held to consider and adopt rules, rates, fees, and charges of the District on _____, at _____ a.m. at _____

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 31st day of July 2025.

ATTEST:

**TESORO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Rules, Rates, Fees, and Charges

EXHIBIT A:
Proposed Rules, Rates, Fees, and Charges

TYPE	RATE
Additional/Replacement Access Card	\$30.00
Administrative Fee for Violation of District Rules, District Policies, and Amenity Policies	Up to \$500.00
Returned Check/Insufficient Funds Fee	\$50.00
Amenity Facilities Rental	\$1,000.00 Refundable Deposit; \$1,000.00 Rental Fee

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. In order to protect the rights and privileges of rule-abiding Patrons, inappropriate behavior by Patrons will not be tolerated.
- (2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
 - Submits false information on any application for use of the Amenities;
 - Permits the unauthorized use of an Access Card;
 - Exhibits unsatisfactory behavior, deportment or appearance;
 - Fails to pay amounts owed to the District in a proper and timely manner;
 - Fails to abide by any District rules or policies (e.g., Amenity Policies);
 - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other Patrons, in an unreasonable or abusive manner;
 - Damages or destroys District property; or
 - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) **Authority of District Staff.** District Staff or their designee, may immediately remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:
 - (a) Offenses:
 - i. First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - ii. Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.

- iii. Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
- (b) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses
- (c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal or exceed one year. In situations that pose a long-term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.
- (d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.
- (5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TESORO COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRPERSON THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS, AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Tesoro Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within St. Lucie County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure, including but not limited to, earthwork, water, sewer, reuse and drainage systems, roadway improvements, recreational improvements, and landscape and hardscape improvements; and

WHEREAS, the District has adopted a report of its District Engineer, as may be amended and/or supplemented from time to time ("**Engineer's Report**"), which sets forth the scope of the District's capital improvement plan and the improvements that are to be constructed thereto, including but not limited to the real property, easements, wetlands and facilities delivered and maintained by the District (collectively, the "**Improvements**"); and

WHEREAS, in connection with the development of the Improvements in accordance with the Engineer's Report, which includes, but is not limited to, obtaining all necessary permits and approvals from local governments and agencies for the construction and/or operation of infrastructure improvements, the District is required, from time to time, to accept, convey, and dedicate certain interests in real and personal property, including, but not limited to easements, plat dedications, deeds, bills of sale, and other instruments of conveyance for infrastructure improvements ("**Permits and Conveyances**"); and

WHEREAS, in connection with the ongoing operation and maintenance of the Improvements, the District is required from time to time to enter into agreements related to such operation and maintenance activities ("**Contracts**"); and

WHEREAS, to facilitate the efficient operation and maintenance of the Improvements, and due to the irregularity of regular meetings of District Board meetings, the District desires to authorize the Chairperson to approve and execute Contracts or Permits and Conveyances necessary in furtherance of the District's capital improvement plan and operation and maintenance activities in compliance with this Resolution ("**Conveyance Authority**"); and

WHEREAS, the Conveyance Authority shall be subject to the District Manager, District Engineer or District Counsel (together, "**District Staff**"), as may be applicable, reviewing and providing confirmation that each such proposed Contract or Permit and Conveyance is: (i) legal, (ii) consistent with the District's improvement plan, (iii) within the District's adopted budget as a budgeted expense, and/or (iv) necessary for the development, operation, or maintenance of the Improvements; and

WHEREAS, the Board of Supervisors finds that granting to the Chairperson the Conveyance Authority is in the best interests of the District so that the operation and maintenance of the Improvements may proceed efficiently and without delay, subject to the terms and limitations imposed by this Resolution.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. DELEGATION OF AUTHORITY AND LIMITATIONS. The Chairperson of the District's Board of Supervisors is hereby authorized to sign, accept, or execute Contracts and Permits and Conveyances as defined above. The Vice Chairperson, Secretary, and Assistant Secretary of the District's Board of Supervisors are hereby authorized to countersign any such Contracts and Permits and Conveyances signed by the Chairperson. Such authority shall be subject to the review and approval of District Staff, as may be applicable, and shall be limited to transactions within the District's adopted budget.

SECTION 3. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 31st day of July 2025.

ATTEST:

TESORO COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

**KILINSKI | VAN WYK PLLC
FEE AGREEMENT
TESORO CDD**

I. PARTIES

THIS AGREEMENT ("Agreement") is made and entered into by and between the following parties:

A. Tesoro Community Development District ("Client")
c/o Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801

and

B. Kilinski | Van Wyk PLLC ("Kilinski | Van Wyk")
517 E. College Avenue
Tallahassee, Florida 32301

II. SCOPE OF SERVICES

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kilinski | Van Wyk as its general legal Counsel.
- B. Kilinski | Van Wyk accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

III. FEES

The Client agrees to compensate Kilinski | Van Wyk for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual Kilinski | Van Wyk lawyers set forth herein, plus actual expenses incurred by Kilinski | Van Wyk in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Kilinski | Van Wyk proposes hourly rates of \$350 - \$385 per hour for partners, \$300-\$365 per hour for of counsel lawyers, \$270- \$315 per hour for associates, and \$180-\$200 per hour for paralegals. Hourly rates may be increased by up to five dollars an hour each calendar year starting with the next calendar year.

The Client agrees to pay Kilinski | Van Wyk monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from Kilinski | Van Wyk. Kilinski | Van Wyk shall not be obligated to perform further legal services under this Fee Agreement if any such

billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kilinski | Van Wyk to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kilinski | Van Wyk as part of the representation.

IV. CLIENT FILES

The files and work product materials ("Client File") of the Client generated or received by Kilinski | Van Wyk will be maintained by Kilinski | Van Wyk in accordance with Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kilinski | Van Wyk for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kilinski | Van Wyk may confidentially destroy or shred the Client File, unless Kilinski | Van Wyk is provided a written request from the Client requesting return of the Client File, to which Kilinski | Van Wyk will return the Client File at Client's expense.

V. DEFAULT

In the event of a dispute arising under this Agreement, whether a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VI. CONFLICTS

It is important to disclose that Kilinski | Van Wyk represents a number of special districts, builders, developers, property owners' associations and other entities throughout Florida relating to community development districts and other special districts. In the course of Kilinski | Van Wyk's representation of Client, Kilinski | Van Wyk may be asked to represent Client on transactions between Client and the developer and/or builders involved in the Client's project, when at the same time Kilinski | Van Wyk may be representing such developer and/or builders on matters unrelated to Client. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kilinski | Van Wyk will be able to provide competent and diligent representation of Client, regardless of Kilinski | Van Wyk's other representations; and, (3) there is not a substantial risk that Kilinski | Van Wyk's representation of Client would be materially limited by Kilinski | Van Wyk's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with Kilinski | Van Wyk's representation of various special districts, builders, developers, property owners' associations and other entities relating to community development districts and other special districts in Florida. However, to the extent there is any perceived or real direct conflict of interest, Kilinski | Van Wyk agrees it shall present a separate request for conflict waiver.

VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

VIII. EXECUTION OF AGREEMENT

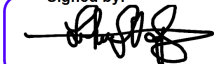
This Agreement shall be deemed fully executed upon its signing by Kilinski | Van Wyk and the Client. The contract formed between Kilinski | Van Wyk and the Client shall be the operational contract between the parties.

IX. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

TESORO CREEK CDD

Signed by:
By: 
AE14E17A4510413...

Its: John Vogt

Date: 2025-05-30

KILINSKI | VAN WYK PLLC


By: Jennifer Kilinski

Its: Authorized Member

Date: _____

**ATTACHMENT A
KILINSKI | VAN WYK PLLC
EXPENSE REIMBURSEMENT POLICY**

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except when there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including airfare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc., are billed at actual cost.

Lake & Wetland Assessment Report

July 8th, 2025

Weather conditions: Sunny 81°F

Tesoro West

Water body	Condition	Mitigation measures
Lake 2a	Ok	N/A
Lake 2	Ok	N/A
Lake 3	Ok	N/A
Lake 4	weeds	Needs to be sprayed
Lake 6	Algae	Needs to be sprayed
Lake 7A	Ok	N/A
Lake 7	Ok	N/A
Lake 8	Ok	N/A
Lake 9	Ok	N/A
Lake 10	Ok	N/A
Lake 11A	Ok	N/A
Lake 11	Penny Wort	Needs to be sprayed
Lake 12	Ok	N/A
Lake 13	Penny Wort	Needs to be sprayed
Lake 14	Ok	N/A
Lake 15	Water Lettuce	Needs to be sprayed
Lake 15A	Ok	N/A
Lake 16	Ok	N/A
Mitigation Cell	Gator Weed	Needs to be sprayed
Water Feature	Weeds	Needs to be sprayed

- **Satisfactory Condition:** Most lakes (2a, 2, 3, 7A, 7, 8, 9, 10, 11A, 12, 14, 15A and 18) are in good condition with no significant issues reported.
- **Vegetation Concerns:** Lakes 4,6,11, 13 and 15 require immediate attention due to the presence of algae, water lettuce and weeds, respectively. The Mitigation cell and water feature both have weeds that require immediately intention

Tesoro East

Lakes:

Location	Condition	Mitigation Measures
Clubhouse Lake	Ok	N/A
Lake 1	Ok	N/A
Lake 2	Weeds	Need to be sprayed
Lake 3	Ok	N/A
Lake 4	Ok	N/A
Lake 5	Suspaina	Needs to be sprayed
Lake 6	weeds	Needs to be sprayed
Lake 7	weeds	Needs to be sprayed
Lake 8	Ok	N/A
Lake 9	weeds	Needs to be sprayed
Lake 10	Ok	N/A
Lake 11	Ok	N/A
Lake 12	Ok	N/A
Lake 13	Ok	N/A
Lake 14	Ok	N/A

Wetlands:

Location	Condition	Mitigation measures
Wetland 1	Ok	N/A
Wetland 2	Ok	N/A
Wetland 3	Ok	N/A
Wetland 4	Ok	N/A
Wetland 5	Ok	N/A
Wetland 6	Ok	N/A
Wetland 7	Ok	N/A
Wetland 8	Ok	N/A
Wetland 9	Ok	N/A
Wetland 12	Ok	N/A
Wetland 13	Ok	N/A
Wetland 17	Ok	N/A
Wetland 18	Ok	N/A
Wetland 20	Ok	N/A
Wetland 23	Ok	N/A
Wetland 24	Ok	N/A
Wetland 26	Ok	N/A
Wetland 42	Ok	N/A
Wetland 44	Ok	N/A
Mitigation cell	Ok	N/A

**NOTICE OF MEETINGS
TESORO COMMUNITY
DEVELOPMENT DISTRICT
Fiscal Year 2026**

As required by Chapter 190 Florida Statutes, notice is being given that the Board of Supervisors of the **Tesoro Community Development District** does not meet on a regular basis but will separately publish notice of meetings at least seven days prior to each Board meeting to include the date, time and location of said meetings. Meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services – South Florida, LLC or by calling (954)721-8681.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at that meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andressa Ninz Philippi
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The [?] links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message “Form Available Soon”. When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to “View Form” for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization

Board of Supervisors

Sort by:

PID

Form Year

Filer Name

Filing Requirement

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
301885	2024	Allen Borden	<div>Tesoro Community Development District - Board of Supervisors</div>	Form 1 with COE	Form 1 - 5/20/2025	View Filings
311822	2024	Michael Ferrucci	<div>Tesoro Community Development District - Board of Supervisors</div>	Form 1 with COE	Form 1 - 5/7/2025	View Filings
293571	2024	Emily C Jones	<div>Tesoro Community Development District - Board of Supervisors</div>	Form 1 with COE	Form 1 - 7/1/2025	View Filings
300200	2024	Rosemary Jones	<div>Tesoro Community Development District - Board of Supervisors</div>	Form 1 with COE	Form 1 - 6/29/2025	View Filings
293661	2024	John Vogt	<div>Tesoro Community Development District - Board of Supervisors</div>	Form 1 with COE	Form 1 - 5/26/2025	View Filings

1-5 of 5

Rows per page: 25

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Memorandum

To: Board of Supervisors

From: District Management

Date: July 31, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Tesoro Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Tesoro Community Development District

District Manager:_____

Date:_____

Print Name:_____

Tesoro Community Development District



Gertrude Walker
Supervisor of Elections
St. Lucie County

4132 Okeechobee Road • Fort Pierce, FL 34947-5412 • (772) 462-1500 • Fax (772) 462-1439

April 16, 2025

Jennifer McConnell
Governmental Management Services
5358 N Nob Hill Rd
Sunrise, Florida 33351

Dear Ms. McConnell:

Per Florida Statute 190.006(3)(a)2.d., the number of registered voters in the Community Development District(s), based on the previous mapping forwarded by your organization, is provided below as of April 15, 2025. If any of your mapping information has changed, please forward the applicable documentation to our office as soon as possible.

CDD NAME	REGISTERED VOTERS
Bent Creek	388
Cooper Creek	1,103
Creekside	422
Portofino Isles	1,404
Portofino Landings	236
Portofino Shores	814
Reserve	1,277
Reserve 2	1,058
River Place	752
Tesoro	394
Verano 1	1,494
Verano 2	2,112
Verano 3	1,040
Verano 4	81
Verano 5	0
Verano Center	11
Waterstone	653

Please contact the Candidate Department at 772-462-1500 if you have any questions or need additional information.

Sincerely,

Gertrude Walker, St. Lucie County Supervisor of Elections

250 NW Country Club Drive • Port St. Lucie, Florida 34986 • (772) 871-5410
1664 SE Walton Road • Port St. Lucie, Florida 34952 • (772) 337-5323
10264 SW Village Parkway • Port St. Lucie, Florida 34987 • (772) 448-5172
www.slcelections.com • e-mail: elections@slcelections.com

Tesoro
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<u>General Fund</u>		
5/1-5/31	1243-1250	\$56,343.42
	Autopay	\$564.79
6/1-6/30	1251-1258	\$94,433.79
	Autopay	\$529.15
<u>Capital Reserve</u>		
5/1-5/31	9	\$15,396.75
6/1-6/30	-	
TOTAL		\$167,267.90

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/05/25	00034	5/05/25 05052025	202505 310-51300-42000		*	47.04	
		2024 TAX ROLL POSTAGE					
				CHRIS CRAFT ST. LUCIE COUNTY			47.04 001243
5/05/25	00004	3/01/25 446	202503 310-51300-34000		*	3,222.92	
		MAR 25 -	MANAGEMENT FEES				
		3/01/25 446	202503 310-51300-35200		*	83.58	
		MAR 25 -	WEBSITE ADMIN				
		3/01/25 446	202503 310-51300-35100		*	93.42	
		MAR 25 -	INFORMATION TEC				
		3/01/25 446	202503 310-51300-51000		*	10.30	
		MAR 25 -	OFFICE SUPPLIES				
		3/01/25 446	202503 310-51300-42000		*	19.28	
		MAR 25 -	POSTAGE				
		3/01/25 446	202503 310-51300-42500		*	54.30	
		MAR 25 -	COPIES				
		3/01/25 447	202503 320-53800-12000		*	1,564.58	
		MAR 25 -	FIELD MANAGEMENT				
				GMS-CENTRAL FLORIDA, LLC			5,048.38 001244
5/05/25	00008	4/04/25 WGC-1627	202503 310-51300-31500		*	5,977.00	
		GENERAL COUNSEL - MAR 25					
				LEWIS, LONGMAN & WALKER, PA			5,977.00 001245
5/05/25	00017	5/01/25 5188	202505 320-53800-46200		*	7,000.00	
		WETLAND/LAKE MAINT MAY25					
		5/01/25 5188	202505 320-53800-46200		*	9,350.00	
		WETLAND/LAKE MAINT MAY25					
		5/01/25 5188	202505 320-53800-46201		*	9,687.50	
		PHASE 1-4 ANNUAL TRIM					
				NATIVE LANDS MANAGEMENT, INC.			26,037.50 001246
5/19/25	00006	4/30/25 101333	202503 310-51300-31100		*	1,325.00	
		ENGINEER SERVICES MAR25					
				CULPEPPER & TERPENING, INC.			1,325.00 001247
5/19/25	00054	5/01/25 10	202505 310-51300-34000		*	3,222.92	
		MAY 25 -	MGMT FEES				
		5/01/25 10	202505 310-51300-35100		*	93.42	
		MAY 25 -	COMPUTER TIME				
		5/01/25 10	202505 310-51300-35200		*	83.58	
		MAY 25 -	WEBSITE ADMIN				
		5/01/25 11	202505 320-53800-34000		*	1,564.58	
		MAY 25 -	FIELD SERVICES				
				GOVERNMENTAL MANAGEMENT SERVICES -			4,964.50 001248
				TES -- TESORO -- PPOWERS			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/19/25	00008	5/05/25 WGC-1631	202504 310-51300-31500	GENERAL COUNSEL - APR 25	*	4,171.00	
				LEWIS, LONGMAN & WALKER, PA			4,171.00 001249
5/19/25	00026	5/01/25 114680	202505 320-53800-47300	LANDSCAPE MAINT - MAY 25	*	8,773.00	
				WELLINGTON PRO LAWN			8,773.00 001250
TOTAL FOR BANK A						56,343.42	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/31/25	00045	5/31/25 07801-78	202505 320-53800-43000		*	564.79	
		167 SE BELLA STRANO #PUMP					
			FPL				564.79 080001

						TOTAL FOR BANK Z	564.79
						TOTAL FOR REGISTER	56,908.21

*** CHECK DATES 06/01/2025 - 06/30/2025 ***
 TESORO CDD
 BANK A TESORO CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/23/25	00006	5/14/25 101413	202504 310-51300-31100	ENGINEER SERVICES APR25	*	5,433.75	
				CULPEPPER & TERPENING, INC.			5,433.75 001251
6/23/25	00049	6/02/25 90110658	202506 310-51300-32200	AUDIT FY 24	*	3,000.00	
				DIBARTOLOMEO, MCBEE, HARTLEY&BARNES			3,000.00 001252
6/23/25	00053	5/31/25 7144667	202505 310-51300-48000	NOTICE OF MEETING	*	92.16	
				GANNETT FLORIDA LOCALIQ			92.16 001253
6/23/25	00054	6/01/25 12	202506 310-51300-34000	JUN 25 - MGMT FEES	*	3,222.92	
		6/01/25 12	202506 310-51300-35100	JUN 25 - COMPUTER TIME	*	93.42	
		6/01/25 12	202506 310-51300-35200	JUN 25 - WEBSITE ADMIN	*	83.58	
		6/01/25 13	202506 320-53800-34000	JUN 25 - FIELD SERVICES	*	1,564.58	
				GOVERNMENTAL MANAGEMENT SERVICES -			4,964.50 001254
6/23/25	00055	6/14/25 12392	202505 310-51300-31500	MAY 25 - LITIGATION	*	3,015.00	
		6/14/25 12394	202505 310-51300-31500	MAY 25 - GENERAL COUNSEL	*	7,907.08	
				KILINSKI | VAN WYK PLLC			10,922.08 001255
6/23/25	00008	6/04/25 WGC-1636	202505 310-51300-31500	GENERAL COUNSEL - MAY 25	*	258.00	
				LEWIS, LONGMAN & WALKER, PA			258.00 001256
6/23/25	00017	5/29/25 5197	202505 320-53800-49100	WAX MYRTLE TRIMM DEPOSIT	*	11,000.00	
		5/29/25 5197	202505 320-53800-49100	LAKE PLANTINGS DEPOSIT	*	11,976.40	
		6/02/25 5205	202506 320-53800-46200	WETLAND/LAKE MAINT JUN25	*	7,000.00	
		6/02/25 5205	202506 320-53800-46200	WETLAND/LAKE MAINT JUN25	*	9,350.00	
		6/02/25 5205	202506 320-53800-46201	PHASE 1-4 ANNUAL TRIM	*	9,687.50	
		6/19/25 5215	202506 320-53800-49100	LAKE PLANTINGS COMPLETED	*	11,976.40	
				NATIVE LANDS MANAGEMENT, INC.			60,990.30 001257

TES -- TESORO -- PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/23/25	00026	6/01/25 114842	202506 320-53800-47300	LANDSCAPE MAINT - JUN 25	*	8,773.00	
				WELLINGTON PRO LAWN			8,773.00 001258

TOTAL FOR BANK A						94,433.79	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/30/25	00045	6/30/25 07801-78	202506 320-53800-43000		*	529.15	
		167 SE BELLA STRANO #PUMP					
			FPL				529.15 080002

						TOTAL FOR BANK Z	529.15
						TOTAL FOR REGISTER	94,962.94

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/19/25	00017	5/06/25 5196	202505 300-53800-60000		*	15,396.75	
		#10-#18	EXOTIC REMOVAL	NATIVE LANDS MANAGEMENT, INC.			15,396.75 000009

						TOTAL FOR BANK B	15,396.75
						TOTAL FOR REGISTER	15,396.75

Tesoro
Community Development District

Unaudited Financial Reporting
June 30, 2025



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2-3	<hr/> General Fund
4	<hr/> Capital Reserve Fund
5	<hr/> Month to Month
6	<hr/> Assessment Receipt Schedule
7	<hr/> Stormwater Fees

Tesoro
Community Development District
Combined Balance Sheet
June 30, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 52,518	\$ 310,905	\$ 363,423
Due from Cap Reserve	\$ 104,393	\$ -	104,393
<u>Investments:</u>			
State Board of Administration (SBA)	452,626	-	452,626
Total Assets	\$ 609,537	\$ 310,905	\$ 920,442
Liabilities:			
Accounts Payable	878	\$ -	\$ 878
Due to General Fund	-	104,393	104,393
Total Liabilities	\$ 878	\$ 104,393	\$ 105,271
Fund Balance:			
Assigned for:			
Capital Reserves	\$ -	\$ 206,512	\$ 206,512
Unassigned	608,659	-	608,659
Total Fund Balances	\$ 608,659	\$ 206,512	\$ 815,171
Total Liabilities & Fund Balance	\$ 609,537	\$ 310,905	\$ 920,442

Tesoro
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 546,425	\$ 546,425	\$ 545,826	\$ (598)
Stormwater Fees	250,000	250,000	270,336	20,336
Interest Income	1,966	1,475	14,224	12,749

Total Revenues	\$ 798,391	\$ 797,899	\$ 830,386	\$ 32,487
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 5,000	\$ -	\$ -	\$ -
PR-FICA	383	-	-	-
Engineering	7,000	5,250	12,310	(7,060)
Attorney	15,000	11,250	28,902	(17,652)
Annual Audit	3,150	3,000	3,000	-
Assessment Administration	2,650	2,650	2,650	-
Management Fees	38,675	29,007	29,006	0
Information Technology	1,121	841	841	0
Website Maintenance	1,003	753	752	0
Telephone	100	75	-	75
Postage & Delivery	500	375	68	307
Insurance General Liability/Public Officials	8,238	8,238	8,355	(117)
Printing & Binding	600	450	193	257
Legal Advertising	1,000	750	196	554
Other Current Charges	1,000	750	-	750
Office Supplies	100	75	10	65
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 85,696	\$ 63,638	\$ 86,458	\$ (22,820)
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Tesoro
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Operations & Maintenance</u>				
Field Operation				
Field Management Fees	\$ 18,775	\$ 14,082	\$ 14,081	\$ 0
Trim-Phase 1-4	116,250	87,188	87,188	-
Property Insurance	375			
West Side				
Mitigation Maintenance	112,200	84,150	84,150	-
Landscaping	102,221	76,666	78,957	(2,291)
Electric	8,750	6,563	4,872	1,690
Plant Replacement	5,000	5,000	-	5,000
Fountain Repairs	5,000	3,750	-	3,750
Contingency	2,500	1,875	878	998
East Side				
Mitigation Maintenance	84,000	63,000	63,000	-
Plant Replacement	5,000	3,750	-	3,750
Contingency	2,500	1,875	-	1,875
Total Field Operation	\$ 462,571	\$ 347,897	\$ 333,125	\$ 14,772
Total Expenditures	\$ 548,267	\$ 411,535	\$ 419,583	\$ (8,048)
Excess (Deficiency) of Revenues over Expenditures	\$ 250,124	\$ 386,364	\$ 410,803	\$ 24,439
<u>Other Financing Sources/(Uses):</u>				
Transfer Out to Capital Reserve	\$ (250,124)	\$ (250,124)	(250,124)	\$ -
Total Other Financing Sources/(Uses)	\$ (250,124)	\$ (250,124)	\$ (250,124)	\$ -
Net Change in Fund Balance	\$ -	\$ 136,240	\$ 160,679	\$ 24,439
Fund Balance - Beginning	\$ -		\$ 447,981	
Fund Balance - Ending	\$ -		\$ 608,659	

Tesoro
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues</u>				
Interest Income	\$ -	-	\$ 879	\$ 879
Total Revenues	\$ -	\$ -	\$ 879	\$ 879
<u>Expenditures:</u>				
Miscellaneous Expenses	\$ 34,000	\$ -	\$ -	\$ -
Natural Area Cleanup	260,900	119,790	119,790	-
Plant Installation	500	-	-	-
Total Expenditures	\$ 295,400	\$ 119,790	\$ 119,790	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (295,400)	\$ (119,790)	\$ (118,911)	\$ 879
<u>Other Financing Sources/(Uses)</u>				
Transfer In Capital Reserve	\$ 250,124	\$ 250,124	\$ 250,124	\$ -
Total Other Financing Sources (Uses)	\$ 250,124	\$ 250,124	\$ 250,124	\$ -
Net Change in Fund Balance	\$ (45,276)	\$ 130,334	\$ 131,213	\$ 879
Fund Balance - Beginning	\$ 74,984		\$ 75,299	
Fund Balance - Ending	\$ 29,708		\$ 206,512	

Tesoro
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ 2,678	17,018	499,080	10,288	2,199	1,391	5,054	\$ 2,112	\$ 6,006	\$ -	\$ -	\$ -	\$ 545,826
Stormwater Fees	-	-	-	-	-	266,574	616	2,234	911	-	-	-	270,336
Interest Income	1,570	1,409	1,384	1,451	1,282	1,383	1,643	2,174	1,926	-	-	-	14,224
Interest Income	\$ 550	\$ 18,427	\$ 500,465	\$ 11,740	\$ 3,481	\$ 269,348	\$ 7,313	\$ 6,521	\$ 8,843	\$ -	\$ -	\$ -	\$ 830,386
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	840	1,240	1,465	1,269	737	1,325	5,434	-	-	-	-	-	12,310
Attorney	162	932	203	3,569	2,709	5,977	4,171	11,180	-	-	-	-	28,902
Annual Audit	-	-	-	-	-	-	-	-	3,000	-	-	-	3,000
Assessment Administration	2,650	-	-	-	-	-	-	-	-	-	-	-	2,650
Management Fees	3,223	3,223	3,223	3,223	3,223	3,223	3,223	3,223	3,223	-	-	-	29,006
Information Technology	93	93	93	93	93	93	93	93	93	-	-	-	841
Website Maintenance	84	84	84	84	84	84	84	84	84	-	-	-	752
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	1	-	-	-	-	19	-	47	-	-	-	-	68
Insurance General Liability/Public Officials	8,355	-	-	-	-	-	-	-	-	-	-	-	8,355
Printing & Binding	139	-	-	-	54	-	-	-	-	-	-	-	193
Legal Advertising	-	-	-	-	104	-	-	92	-	-	-	-	196
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	-	-	-	-	10	-	-	-	-	-	-	10
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 15,722	\$ 5,571	\$ 5,067	\$ 8,237	\$ 7,004	\$ 10,732	\$ 13,005	\$ 14,719	\$ 6,400	\$ -	\$ -	\$ -	\$ 86,458
Operations & Maintenance													
Field Operation													
Field Management Fees	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	-	-	-	14,081
Trim-Phase 1-4	9,688	9,688	9,688	9,688	9,688	9,688	9,688	9,688	9,688	-	-	-	87,188
West Side													
Mitigation Maintenance	9,350	9,350	9,350	9,350	9,350	9,350	9,350	9,350	9,350	-	-	-	84,150
Landscaping	8,773	8,773	8,773	8,773	8,773	8,773	8,773	8,773	8,773	-	-	-	78,957
Electric	524	504	600	603	538	599	411	565	529	-	-	-	4,872
Plant Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	878	-	-	-	878
East Side													
Mitigation Maintenance	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	-	-	-	63,000
Plant Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	\$ 36,899	\$ 36,879	\$ 36,975	\$ 36,978	\$ 36,913	\$ 36,974	\$ 36,786	\$ 36,940	\$ 37,782	\$ -	\$ -	\$ -	\$ 333,125
Excess (Deficiency) of Revenues over Expenditures	\$ (52,071)	\$ (24,024)	\$ 458,422	\$ (33,476)	\$ (40,436)	\$ 221,643	\$ (42,477)	\$ (45,138)	\$ (35,339)	\$ -	\$ -	\$ -	\$ 410,803
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	(250,124)	-	-	-	-	-	-	-	-	-	(250,124)
Transfer Out to Capital Reserve	\$ (230,124)	\$ -	\$ (250,124)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (250,124)
Net Change in Fund Balance	\$ (282,195)	\$ (24,024)	\$ 208,298	\$ (33,476)	\$ (40,436)	\$ 221,643	\$ (42,477)	\$ (45,138)	\$ (35,339)	\$ -	\$ -	\$ -	\$ 160,679

Tesoro
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - St Lucie County
Fiscal Year 2025

Gross Assessments \$ 578,280.20
Net Assessments \$ 543,583.39

ON ROLL ASSESSMENTS

allocation in % 100.00%

<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Interest</i>	<i>Property Appraiser</i>	<i>Net Receipts</i>	<i>O&M Portion</i>
10/31/24	\$ -	\$ -	\$ (2,678.27)	\$ -	\$ -	\$ 2,678.27	\$ 2,678.27
11/12/24	1,206.60	60.44	22.92	-	-	1,123.24	1,123.24
11/15/24	5,735.00	229.40	110.12	-	-	5,395.48	5,395.48
11/21/24	11,160.00	446.40	214.27	-	-	10,499.33	10,499.33
12/03/24	9,842.50	393.70	188.97	-	-	9,259.83	9,259.83
12/09/24	296,874.60	11,875.01	5,699.99	-	-	279,299.60	279,299.60
12/13/24	223,857.20	8,951.18	4,298.13	-	-	210,607.89	210,607.89
12/20/24	6,091.50	239.00	117.05	-	-	5,735.45	5,735.45
01/03/25	2,015.00	60.45	39.10	-	-	1,915.45	1,915.45
01/09/25	2,015.00	60.46	39.09	-	-	1,915.45	1,915.45
01/08/25	721.63	19.55	14.03	-	-	688.05	688.05
01/08/25	-	-	-	449.75	-	449.75	449.75
01/09/25	2,790.00	83.69	54.13	-	-	2,652.18	2,652.18
01/13/25	-	-	-	-	(5,822.33)	(5,822.33)	(5,822.33)
01/16/25	1,550.00	43.40	30.13	-	-	1,476.47	1,476.47
01/24/25	310.00	6.20	6.07	-	-	297.73	297.73
01/30/25	930.00	18.60	18.23	-	-	893.17	893.17
02/07/25	1,145.99	-	-	-	-	1,145.99	1,145.99
02/24/25	620.00	6.20	12.28	-	-	601.52	601.52
02/28/25	465.00	4.64	9.21	-	-	451.15	451.15
03/14/25	571.07	4.64	11.32	-	-	555.11	555.11
03/21/25	232.50	-	4.65	-	-	227.85	227.85
03/28/25	620.00	-	12.40	-	-	607.60	607.60
04/04/25	1,570.36	-	31.41	-	-	1,538.95	1,538.95
04/08/25	-	-	-	7.27	-	7.27	7.27
04/08/25	874.30	1.95	17.45	-	-	854.90	854.90
04/11/25	2,712.50	12.40	54.15	6.97	-	2,652.92	2,652.92
05/05/25	620.00	-	12.77	18.60	-	625.83	625.83
05/09/25	852.50	-	17.56	25.57	-	860.51	860.51
05/16/25	620.00	-	12.77	18.60	-	625.83	625.83
06/09/25	64.97	-	1.30	-	-	63.67	63.67
06/23/25	5,886.90	-	121.27	176.59	-	5,942.22	5,942.22
	\$ 581,955.12	\$ 22,517.31	\$ 8,492.50	\$ 703.35	\$ (5,822.33)	\$ 545,826.33	\$ 545,826.33

100%	Percent Collected
\$ (2,242.94)	Balance Remaining to Collect

Tesoro
COMMUNITY DEVELOPMENT DISTRICT
Stormwater Fee Schedule
Fiscal Year 2025

<i>Date</i>		<i>Net Receipts</i>
3/17/25		\$266,574.26
4/11/25		\$615.65
5/9/25		\$2,234.44
6/13/25		\$911.48
Total		\$ 270,335.83