

Tesoro
Community Development District

November 4, 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.	

Tuesday
November 4, 2025
11:00 a.m.

2000 SE Via Tesoro Blvd., Port St. Lucie, FL.
Microsoft Teams
Meeting ID: 252 745 534 891 8 Passcode: EN2H9ao9
1 872-240-4685 and Phone Conference ID: 234 498 143#

Segment I:

1. Roll Call
2. Public Comments
3. Approval of Minutes of the September 30, 2025 Meeting – **Page 4**
4. Consideration of
 - A. **Resolution #2026-01** Budget Amendment for FY25 – **Page 22**
 - B. Engagement Letter with Dibartolomeo, Mcbee, Hartley & Barnes, P.A. to perform the Audit for Fiscal Year Ending September 30, 2025 – **Page 27**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field
 - 1) Discussion of Landscape Maintenance Proposals:
 - a. Ground Up Landscaping – **Page 32**
 - 2) Lake & Wetland Assessment Report – **Page 37**
 - D. Manager – Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards – **Page 39**
6. Financial Reports
 - A. Approval of Check Register – **Page 44**
 - B. Acceptance of Unaudited Financials – **Page 48**
7. Supervisors Requests

Segment II:

8. Announcement/Commencement of The Shade Session
(The Attorney-Client Shade Session, Which Is Closed to the Public, Is Being Held Pursuant to Section 286.011(8), Florida Statutes, And Relates to Advice on Pending Litigation Expenditures and Litigation Strategy Only)

9. Closure of Shade Session
10. Business Items Related to Shade Session (If Any)
11. Supervisor Requests
12. 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 Tuesday, **September 30, 2025** at 11:07 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
Michael Ferrucci	Assistant Secretary

Also present were:

Andressa Hinz-Philippi	District Manager
Lindsay Moczynski	District Attorney
Roberto Cabrero	Culpepper & Terpening <i>by phone</i>
Matt Hans	Field Manager
Anne Vogt	Resident
Zach Higginbotham	Wellington
Valentina -----	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hinz-Philippi called the meeting to order at 11:07 a.m. and called the roll.

Ms. Hinz Philippi stated that since we are discussing our rules today, we would like to put public comments before the board discusses the issues we are going to vote on. We changed the public comments to the beginning.

Ms. Moczynski stated that because the agenda did not originally have the two items in red, which are the public comments and discussion for possible board action on the Wellington contract, what I look for is a motion to modify the agenda to include those two items.

There were no comments from the public as to modifying the agenda.

On MOTION by Mr. Ferrucci seconded by Mr. Vogt with all in favor the agenda was amended to include public comments and possible board action on the Wellington contract.

SECOND ORDER OF BUSINESS**Public Comments**

Ms. Vogt stated I would like to thank you very much for cutting back the fire flags in front of hole 3 lady's tee.

THIRD ORDER OF BUSINESS**Approval of Minutes of the July 31, 2025 Meeting**

Mr. Ferrucci stated let the record reflect on the July 31 minutes that I did not approve Resolution 2025-11 as it is written and I'm adamantly opposed to the way it is written. It is very vague with no backup. Put that on the record.

Ms. Hinz-Philippi asked Lindsay do you want to explain this motion?

Ms. Moczynski stated Supervisor Ferrucci if you are able to clarify the wording, are you objecting to the wording of the resolution or the wording of the minutes or both and are you asking for an amendment to the minutes?

Mr. Ferrucci stated I am asking for an amendment to the minutes.

Ms. Moczynski stated, after I received your email, I did listen to the recording and as it relates to 2025-11 resolution, there was a motion and a second with all including to pass that resolution. Obviously, I was just listening to an audio recording so I was going by whoever, I believe it was Andressa was stating that it was maybe you who made the first motion and then I think it might have been Allen who did the second, but I did listen to the actual audio recording that reflected that.

Ms. Hinz-Philippi stated there was no opposition.

Mr. Ferrucci stated it appears the way it is written to be in perpetuity, not specific to anything.

Ms. Moczynski stated right now this will be a motion on whether or not the minutes should be approved and whether or not you are going to request amendments during discussion but not as to the actual content of the resolution which passed at the last meeting.

Mr. Ferrucci stated just that one point, just for it to have a closed end to it or to have it relate to something or a date or specific contract, plats, permits or conveyances not an open-ended flow into perpetuity.

Ms. Moczynski stated okay it is something related to the resolution, maybe we can talk about that during supervisor requests in case you wanted to revisit that resolution because right now we just want to talk about the minutes.

Ms. Rosemary Jones stated I thought that 2025-11 was all about giving him permission so that he could take care of it and do it without us being here and we trust him.

Ms. Moczynski stated the 2025-11 resolution has to do with the execution of documents that may relate to plats, permits, conveyances that might need to be executed in between meetings.

Ms. Rosemary Jones stated right and we gave him our permission, we trusted him that we wouldn't have to meet to do that. I don't see why we would put a limit on it but we will talk about it when we come to it.

Mr. Vogt stated there were two people here but not reflected as being in the agenda, one was Wallace Riveira and Anne Vogt.

Ms. Emily Jones stated there was a motion that I was included in but I don't remember so maybe I can just resolve it with you too with the recording. Somebody picked up my voice somewhere where it wasn't.

Ms. Hinz-Philippi asked which one?

Ms. Emily Jones stated the agenda I read yesterday seems different than this.

Ms. Hinz-Philippi stated of yes, I revised it.

Ms. Emily Jones stated my second on the financials I wasn't sure about that and I remember authorizing the chair that the shade session so I didn't take that.

Ms. Hinz-Philippi stated so I will just look back on the recording and then make sure it was you. That's what I'm going to do I'm going to talk to my people there that give the minutes to me and I was commenting with Michael that I want somebody that does word by word for us here. There are districts that we don't need to do word by word but this one I wanted to be sure that we do so I will see if we change our person because there are people who do word by word and others that just do like a resume of what is being said. I will ask for somebody that is going

to do word by word. I will get back to you on that one, if it was picked up that it was somebody else then it will be reflected on the minutes.

On MOTION by Mr. Rosemary Jones seconded by Ms. Emily Jones with all in favor the minutes were approved as amended to include Anne Vogt as a resident and Wallace Riveira as security being in attendance and checking that Emily made the motion regarding the budget.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

On MOTION by Mr. Ferrucci seconded by Mr. Borden with all in favor the public hearing was opened.

B. Public Comment and Discussion

There being no public comments, the board had the following discussion.

Ms. Hinz-Philippi stated they are extensive rules. Most of it is just standard for us to protect the district but there are a lot of items that we don't really use because the district does not own the clubhouse. There are things such as sharing space that will not apply to this district. There are general rules for all the districts and there are parts that are there to protect us, public decorum, three-minute rule for residents to speak and all the consequences we can give if people don't behave in a certain way. This is important to protect this board of a situation that gets out of hand. I think that is important to have in our rules so we have the mechanism to enforce a certain decorum a certain treatment with this board.

Ms. Moczynski stated they are voluminous but a lot of them just follow the Florida Statutes and what is in there, what you are allowed to do and what you are not allowed to do and it expands a little bit on that. Then in addition it has the suspension and disciplinary rules or policies that can be followed if there is any type of violation and then if you have non-residents and establishing a range for user fees for them. It is basic and we do it for all our districts and we have presented these to our districts because of the recent legislative changes as it relates to timing and how much notice needs to be given when you have to publish for hearings and so on.

Ms. Emily Jones stated I am more interested in the modifications to the old rules.

Ms. Moczynski stated I would have to look at your old rules to see what exactly was different. I apologize because I was not part of when these were prepared for your particular district. Typically, if the districts had rules that might have gone into effect around 2021 or 2022 there is only a handful of things that might have been changed or updated. As it relates to the public comment it is a reasonable time and the chair or the person who runs the meeting still has the discretion in case there is a large amount of people or groups that want to speak to be able to modify the time limit from the three minutes to something else. Instead of 25 and 30 days for published notices when you do change rules and rates and things that might affect privileges of residents it is now 35 days out that you have to publish so you take action two meetings out depending on your schedule. Also just to make sure in case yours were older the more up to date as it relates to the competitive consultants negotiations act, that is where you are doing bidding for bigger projects, there are different statutory requirements and thresholds of what you are supposed to do depending on how big a vendor contract might be. If yours were older than 5+ years then we just wanted to make sure you are up to date in reflecting those statutes. I can go through and if we are able to find your other rules I can provide a redline if you didn't have one at your last meeting that might have shown what the differences were.

Ms. Emily Jones stated that would be great.

Ms. Moczynski stated I will make a note of that.

Ms. Hinz-Philippi stated I think they are really old and are probably from the beginning of the district. I don't think Capko ever updated them.

Ms. Moczynski stated I will do my best to try to find it and show you but otherwise we can kind of at least give you an idea of the recent changes in the last five years.

Ms. Hinz-Philippi stated we have records.

Mr. Vogt stated I read the rules word for word and I think a lot of what it pertains to the biggest CDDs which do construction, etc. However, whatever is in there did not raise any eyebrows to me for what we have been behaving under as in we have been performing to these rules. There might be a tweak there might be a little something but we have done everything within the rules that are there. Worthwhile having a little summary and review but I'm not sure that we have adhered that we have not modified the rules as GMS has been managing meetings.

Ms. Hinz-Philippi stated we will bring back something.

Mr. Ferrucci stated there was one done somewhere along the line and there were statutory changes that were added.

Ms. Hinz-Philippi stated if you do have it will you send it to me?

Mr. Ferrucci stated yes. We can send it to the whole board. We can do a redline.

Ms. Moczynski stated I can try to do a redline.

A. Consideration of Resolution 2025-12 Adopting the Rules

Ms. Emily Jones stated I would like to see the redline before we adopt the rules.

Mr. Vogt stated I would approve the rules as they stand.

Ms. Hinz-Philippi stated we had to update the rules to conform with Florida Law.

On MOTION by Ms. Rosemary Jones seconded by Mr. Vogt with all in favor Resolution 2025-12 Adopting the Rules was approved.
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B. Motion to Close the Public Hearing

On MOTION by Mr. Vogt seconded by Ms. Rosemary Jones with all in favor the public hearing was closed.

Ms. Moczynski stated I just did find in our file one from 2005 and Mr. Ferrucci stated there should be one in-between.

Mr. Vogt stated I think they were modified in 2019. At the end of the day this is a formal codified set of rules. I love the way it has been done with the statute attached to it. It needs to be modified regularly, which is something we have not done before. We need to do once a year any changes that are necessary.

Ms. Hinz-Philippi stated the attorneys will let us know when they need to be updated.

Ms. Rosemary Jones stated I agree with what he is saying not just because of legislative reasons but because of our own that something comes up that we discuss.

Mr. Vogt stated I think what I'm really saying is we need to face the fact that this will get modified and stay current forever. That means we need to on occasion review or add to it. I suggest the occasion is as little as possible in a year we don't want to have to put all these open

public meetings into it and there are certain board meetings we want to get through with other things like budgets. I appreciate everybody's taking the positive attitude.

FIFTH ORDER OF BUSINESS

Ratification of Proposal for Permit Modification with Hobe Sound Environmental Consultants, Inc.

Ms. Hinz-Philippi stated at the last meeting we talked about our permits with South Florida Water Management District and we have a grievance with the developer and HOA that we service these easements or the permits so the CDD is responsible for the whole service that is presented there. Our vendors and anything like field manager to inspect anything that is regarding the permits. We are responsible to take care and to make sure everything is good there. What happened is we have the agreements but the permits are not in CDD's name. We talked to Jennifer and Lindsay that we wanted to clear up to reflect our agreements. We talked to Hobe Sound if there was any way we could adjust that so the permits also reflect the agreements that we have. I think this is a very reasonable proposal of \$960 to change the permits into the CDD's name so when you look at the agreement and permit they match. We talked about changing the entity and just putting the name of the CDD but that is much more costly and would take a lot of time. They suggested including the name of the CDD on the permit.

Mr. Vogt stated we have two documents sitting here signed in 2019, one of which is a reciprocal easement document which says that the three parties, golf club, POA and the CDD have separate entities and the second one is a permit recognition between all three parties again, which says that the CDD runs all the permits. All the permits are signed 2010 or earlier in the name of Ginn, WCI or both. What we are really trying to do, the two legal documents overarch this but we are trying to do to make sure that if anybody questions a permit or anybody wants to raise an issue with a permit one of the current entities is named on the permit, Tesoro CDD, so they know who to contact. If they contact Ginn that isn't going to make much difference and if they contact WCI the only WCI today is the builders. We need to put our name on those permits so they know who to contact.

Ms. Emily Jones stated it sounds like the other two need to be updated as well Ginn and WCI.

Mr. Ferrucci asked updated for removal?

Ms. Emily Jones stated or updated to the current owners.

Mr. Vogt stated we just say that the primary one is the Tesoro CDD. If we want to change it, it becomes an enormously complex thing that they reissue the permits and revisit them whereas this is a name added to a permit which is simpler.

Ms. Hinz-Philippi stated we maintain all these easements, that is our responsibility anyway and the only thing we reviewed it with Jennifer it was not clean because our name was not on there. We want to make sure we have the legal side matching what we already do.

Ms. Jones asked was there an issue that prompted this with a contact name?

Ms. Moczynski stated it is a way to make sure that the CDD's name is on the document with the enforcement special district so they know we are the ones who are responsible for the operations and maintenance as it relates to our easement agreement. It is basically dotting your i's and crossing your t's and making sure we have this one agreement that has been in place but we need to make sure that everyone else is properly informed and that their records are updated.

Mr. Vogt stated in essence those two legal documents are sitting there unless you want to publish them to the whole community every time anybody was to ask. The thing is if any of the enforcement agencies wish to contact anybody right at the top it is Tesoro CDD we will know about it.

Ms. Emily Jones stated the publishing isn't so bad but I can understand it just makes it easier to

Mr. Vogt stated nobody can claim ignorance if the name is there.

Ms. Moczynski stated it is also if anything is not in compliance then we as the ones responsible, the district, will get notice and not go to someone who may never forward to us and then fines could be assessed if something were to happen if there is a non-compliance.

Ms. Hinz-Philippi stated I'm looking for a motion to approve the proposal for \$960 for Hobe Sound to make the permit modifications.

On MOTION by Mr. Ferrucci seconded by Ms. Rosemary Jones with all in favor the Proposal from Hobe Sound Environmental Consultants, Inc. for permit modification in the amount of \$960 was ratified.
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SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Moczynski stated currently what I'm going to do since we are in a normal open meeting right now what I would like to do is let you know that I am going to request a shade session to occur during our next regular meeting. We can have it at the conclusion or at the beginning we can figure that out once we figure out when our next meeting is. I am requesting a shade session so that I may discuss with the supervisors and the applicable district staff litigation strategy and expenditures as it relates to the pending lawsuit we have and I apologize but I have to get the whole spiel out formally in the matter of Tesoro CDD versus Douglas Dagle as trustee and individually of the trust, which is a pending case in St. Lucie County. The people I expect to be present would be supervisors Jones, Jones, Vogt, Ferrucci and Borden. I also expect the district manager, Andressa Philippi to be present as well as myself, Lindsay Moczynski and Jennifer Kilinski as district counsel. A court reporter will also be there to transcribe the shade session and it is expected approximately 30 minutes but it may take more or less depending on how long discussion may ensue. Then for the purposes of the case no. we have pending because we did just get it transferred over to circuit court, it is case no. 2025CA1892. I'm requesting a motion to approve a shade session for the pending litigation.

On MOTION by Ms. Rosemary Jones seconded by Ms. Emily Jones with all in favor staff was authorized to notice a shade session to be held during the next regular meeting.

Ms. Moczynski stated once we figure out the date we will make sure it is confirmed at the end of the meeting.

We did the rules; we will make sure that we can try to get you the earlier rules between 2005 and now to point out the differences for you in case there is anything else that needs to be updated. I know we were getting the permit changes so that should work for that.

Ms. Hinz-Philippi asked what are we on our litigation?

Ms. Moczynski stated I will give you limited information on litigation, it is not going to be much different than what was sent in the email. We did get the case transferred to circuit court, which is where it needs to be since we are looking for injunctive and declaratory relief. Currently, what that means is that all the documents that were in the county court case have now

moved into the circuit court case, we just have new judge, a new case number. I'm almost done with that amended petition, I was hoping to get it done by this last week unfortunately, I just wasn't able to so hopefully we will get that wrapped up tomorrow so Jennifer can do any final edits she might have and what that will do is resolve the motion to dismiss that was filed in the county court. Typically when someone files a motion to dismiss you either have to have it set for hearing and the judge will decide whether or not to grant it or deny it or you can file an amended petition, which gets rid of it because I wasn't on the case originally when it was filed and making sure we had the permits, with the right numbers, etc. making sure we have everything we want attached just going ahead and amending it and so that will be filed and that will give 10 days for him to file a response to that. We are also working on what is called initial disclosure, it is something that is required in the circuit court a semi-new rule that came down from the courts where we have to write down anyone's names, documents or anything we might have, basically like here is our initial what we think there might be about discovery, they have to do the same thing. Once that is done we can actually file our own discovery separate from that so we can do any requests for production or interrogatories or anything else that we might want to do. That is almost done as well. After they file their response if they file an answer to it then that means we can start working on any type of motion we might want to do to get it to a final hearing. We will continue to give you bi-weekly updates unless something else comes up in the meantime if we are able to get that amended petition finalized and filed, we will send you a copy of that as well via email so you can review that if you want.

Ms. Hinz-Philippi asked timewise what do you think is a good timeframe for us because if we are going to look to a new meeting and a shade session this board doesn't meet regularly because we don't have much business to attend. We have now to do this for two main reasons and the rules today but for now we would not have.

Ms. Moczynski asked do you need to amend the budget because that would require a hearing. We are going to need to meet by early November to amend the budget. If there is to be a budget amendment we have to do that by early November and you will need to meet in order to do that.

Mr. Vogt asked why would we be amending the budget?

Ms. Hinz-Philippi stated because the budget always has to match dollar by dollar even if you have the money it needs to be from the line item that you were talking about. If you used the

money and it came from reserves or any other place the number needs to match exactly so you have to amend even though you didn't go over budget you have to just put the same line items the same amount so that is why you amend so the numbers go exactly as it was on the budget and you show where the amounts go.

Ms. Emily Jones asked so it is not for the permit?

Ms. Hinz-Philippi stated no, this is the budget amendment.

Ms. Moczynski stated this is your annual budget that you have all your line items as it relates to the revenue you bring in from your assessments and how you pay your bonds and then all of your operation and maintenance expenditures.

Ms. Hinz-Philippi stated we are going to need an amendment I already spoke with Patti. It is not about spending over the budget it is about the predictions that we do need to match exactly to close that budget year. What we do is if we spent more on one line item we go back and review that and make them match 100% and the budget is closed for that year.

Ms. Rosemary Jones stated we need to have it at the end of October or beginning of November.

Ms. Moczynski stated yes working around your schedule, we just have to make sure that it is done by mid-November. We will do the shade session the same day and at the beginning or at the end.

On MOTION by Ms. Rosemary Jones seconded by Mr. Vogt with all in favor the motion setting the shade session for the pending litigation was amended to reflect November 4, 2025 at 11:00 a.m. with the shade session to be held immediately following the business portion of the meeting for supervisors, staff and counsel to discuss litigation strategy and related expenditures.
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B. Engineer

Mr. Cabrero stated I believe the permit modification approach to those permits is the way to go, that is a great idea. I also want to follow-up on the 825 structure that the city is designing and constructing here. I had the meeting that stopped me from going to this, involved John Dutton at the city and he has confirmed once again that they are wrapping up their plans and their permitting on their base and structure. The fence will be done by the end of the year and

I'm trying to get the fence structure built during the upcoming dry season. He has confirmed that the construction will happen in 2025/2026 fiscal year.

C. Field – Report

Mr. Hans stated on the field side on the maintenance of the wetlands and lakes they are doing pretty good. Ronni's crew is actually ahead of schedule for this time of year than they would normally be. We had some issues with Lake 14's water lettuce but that is this time of year every year occurrence for us. Lake 6 has algae but outside those two lakes everything is pretty good. There are some minor weed issues on the east side but it is very minor. Only two lakes have that going on.

Outside the maintenance we have sent some letters to a few homes to remove stuff that had draining into the lakes and both homes have complied. We have another home we sent a couple letters to and they have not complied yet but they are pretty close. I want to put on the record that we had multiple homes that we have been sending letters to. Most people have complied and corrected the violations they had.

Mr. Vogt stated it is very nice to know the homeowners are contributing.

D. Manager

Ms. Hinz-Philippi stated I just want to bring it up to discuss the Wellington Landscape contract. The agreement is expiring today with them and multiple board members reached out to me about their service. At this point I want to open the conversation for the board to express their thoughts and we can decide what route to go. We can continue and renew the agreement, we can go month to month and see if the services are what is expected by the board, and if that doesn't work we can go for a bid and bring other options.

Mr. Ferrucci stated I think we should go month to month.

Ms. Emily Jones stated that is a great idea.

Mr. Ferrucci stated we should also look into other options.

Ms. Rosemary Jones asked do we have more than one contract with Wellington? Is the homeowners a separate one?

Mr. Hans stated yes.

Ms. Rosemary Jones asked what is it of the CDD that they are doing exactly at this point?

Mr. Hans stated they take care of lake banks for us, some of our upland buffers.

Ms. Rosemary Jones stated I read about the one problem they have done more than once. Is that one of the issue or has there been other things?

Mr. Vogt stated over the last year there have been some miscellaneous. I think at this point in time in fairness we should go month by month, asses it and see if we are happy or not. It was down to a small portion of the totality of Wellington. You don't want to not renew, that is not the right way. I think for the next months see what happens go month to month and assess. We have a board meeting in November we can look at what we believe at that point.

Mr. Ferrucci asked do we agree we are going to speak to Ronni and ask him for a recommendation or are we going to that on our own?

Mr. Vogt stated I believe we will explore alternatives so that should the service not be what we require we may choose to alter it.

Ms. Rosemary Jones stated information is always a good thing.

Ms. Hinz-Philippi stated I can ask Matt to get some proposals so we can see what is out there pricing wise and service. We can explore our options and we can get a proposal from Wellington too for the next meeting and we have this time to work on their services and present their best case. At the next meeting we can evaluate all the possibilities.

Mr. Ferrucci asked is Matt okay with that?

Mr. Hans stated I'm good with that.

Mr. Higginbotham stated I rode around with Matt today there is one pond that you have some spots on and if there is anything outside that specific area that we can work on please let me know. As far as I know that is the only thing I will get them to follow-up on. If there is anything outside of that, please let us know and we will do our best to take care of it.

Ms. Hinz-Philippi stated I think that is a good compromise. We can evaluate at the next meeting.

Ms. Moczynski stated since you are here, do you know whether or not you can speak on behalf of Wellington that you are open to going month to month and executing a document that reflects that?

Mr. Higginbotham stated yes I would say we are comfortable doing that until the end of the calendar year. I think that should give you time for whatever route you take and give everybody time.

Ms. Moczynski asked is it you or someone else in your company that would receive the document to countersign?

Mr. Higginbotham stated that would be me.

Ms. Moczynski stated if the board wants to move forward with month to month we will need to have a document evidencing that agreement in writing between the parties. That is what your current contract dictates if you go renewal, month to month or terminate it all has to be done in writing. Because this wasn't on the agenda previously we will need to open up for public comment if anyone in the audience has comments relating to moving forward on a month-to-month agreement for services with Wellington.

There were no comments from the public

On MOTION by Mr. Ferrucci seconded by Ms. Emily Jones with all in favor Wellington will be on a month-to-month basis until the end of the calendar year and district counsel was authorized to prepare the document to go month to month until terminated.

SEVENTH ORDER OF BUSINESS

Financial Reports

- A. Approval of Check Register**
- B. Acceptance of Unaudited Financials**

On MOTION by Mr. Vogt seconded by Ms. Rosemary Jones with all in favor the check register was approved and the unaudited financials were accepted.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Ms. Hinz-Philippi stated Michael you wanted to bring up the resolution to talk about it.

Mr. Ferrucci stated just to go back to my issue at the beginning.

Ms. Hinz-Philippi stated I think we can clarify a little bit what the resolution is about. We talked on the phone and Michael had the impression that the resolution was too open.

Mr. Ferrucci stated yes.

Ms. Moczynski stated my understanding is the resolution speaks to documents that may need to be executed and due to the sporadic nature of your meetings they might need to be executed between meetings and they would only be documents that would relate to the capital

improvement plan and that are within the budget and are also subject to district staff, engineer, management and counsel approval if necessary. Typically, it is going to be things that you have already seen or might have discussed at some length whether it is brief or extended at a board meeting but the document just might need to get finalized between and you might not see that finalized document at a board meeting before it gets signed but it would be reviewed by the manager, the engineer legal counsel to make sure you are good and you are not risking and everything is in line with what it needs to be and it would still be brought back at the next meeting for ratification. That is the time the board can review it and see if everything is line. Of course, if something comes up and it is going to be close in time to a meeting and it is not urgent we will probably just time it to happen during a meeting similar to the updated Hobe Sound proposal because the engineer wanted a slight revision to it. It is limited to things that are in your line-item budget and related to the operations and maintenance that is already approved within your capital improvement plan. It is not extraneous things you have never heard of before and just relates to permits or plans or those types of conveyances it is not a random vendor contract.

Ms. Rosemary Jones stated he is not making decision that we are not a part of. It is all about timeliness.

Ms. Moczynski stated if it is a disputed thing or we might need some feedback from all of you then we will call a meeting. I think it has come up recently because of the current situations we are dealing with.

Ms. Hinz-Philippi stated we were working on transferring the permits, this conversation was at the last meeting and we went to Hobe Sound and it took a while for them to give us the proposal we went to the city and we got this back this week and we could approve it if we were not meeting for 30-days and \$960 was not an absurd amount and it could have been executed and brought back to the board and at that point if the board didn't agree they could express their concern but at the same time we moved things along. Since we had this meeting scheduled, we brought it to the meeting.

Ms. Rosemary Jones stated I'm comfortable. How do you feel?

Mr. Ferrucci stated I don't like anybody having authorization to sign anything without us seeing it. It seems like an impossibility. I think anything that is done or signed or takes place we should be copied on because I think I knew more about the CDD before I got on the board than I

do now. I don't know what is going on. I never talk to Matt. I have no idea what is going on anywhere but maybe that is the way the program works.

Ms. Moczynski stated it is hard because it is so different when you are in this world of CDDs, because it doesn't work like a private company. We have to do everything open. You, individually as supervisors, can communicate with district staff when you would like to between meetings and we can send an email out to all of you, but you can't engage in conversations together outside of meetings. Every conversation you have that relates to the district you can play golf or have lunch together outside meetings but you can't discuss district business outside of meetings. That includes phone calls, text messages, emails sitting across at the bar, talk about the weather, politics, golf and the lady's tee that was done but not as it relates to your vendors. As long as it is not district business, you can talk outside meeting but if you want to discuss district business with other supervisors, it has to be at something that we publicly notice whether it be a meeting like this or a workshop.

Mr. Ferrucci stated it takes a lot to get over that and it doesn't make logical sense any way a person would run a company.

Ms. Moczynski stated typically districts meeting monthly.

Mr. Ferrucci asked is it out of the question that anything that gets signed off on that we get copied or is that against the rules?

Ms. Moczynski stated it is not against the rules. Anything that would get signed off between meetings would come to the next meeting for ratification so you would see it then. But if you wanted to see a document after it has been signed between meetings that is something that the district management team would work out with you because they are the ones, I don't see half the things that get signed between meetings. The district management team might be able to set up a system with you as to providing documents.

Ms. Hinz-Philippi stated we don't sign many things between meetings but if we do I can send it to you.

Mr. Ferrucci stated god forbid something happens to John and he can't see or write nobody has any idea of what is going on.

Ms. Hinz-Philippi stated if John cannot sign a document Allen would be responsible to do that. If we do sign something between meetings I can send it to the whole board.

Mr. Ferruci stated yes.

Mr. Vogt stated I think that there is a very simple thing we need to do, any document I sign copy it to the board. A lot of CDDs basically take the job that this CDD has as well as the POA and combine it under a CDD. That means they are dealing with a plethora of bits and pieces of day-to-day issues and they have board meetings every month. This one normally has three meetings a year, it helps in our fees and in the costs from district staff and legal staff. We are trying hard not to spend money just to have meetings. The logic to that is to allow the chairman to sign documents. I agree with Mike, let's put it out if any document gets signed send it to the board and ratify it at the next meeting.

Ms. Hinz-Philippi stated this district is more about the field and my work is mostly documentation and the budget. We can send a note to the board every month saying this is what is happening or we have an issue to communicate.

Mr. Vogt stated as soon as Mike became a board member I couldn't talk to him. We had an amendment written for the permit and the reciprocal easement documents to replace exhibit C, which is a drawing in 2019 produced by Culpepper of which was the three exhibits, A, B, and C, which reflect the three entities that are part of these agreements responsibilities. They are very high level and it took four years apparently to get these two documents approved and I have taken the colored drawing, which is the layers which is now the most manageable information all on one drawing that is used by Culpepper and had their amended to replace exhibit C. We are taking an old drawing and putting the most up to date drawing. I had it signed by both of the other entities then we had a snag in that to get it registered with the county they can't take a colored drawing and they want it notarized and in a specific format. That is sitting with the other two owners and I hope we can get that done. I spent time with one owner talking through the principle and the other is very happy but I'm going to get the two together and sign it.

I see photographs and you can see what Ronni has achieved and Matt has achieved in the field. The quality of the field has progressed over the last three and a half years from jungle to spectacularly beautiful places. If you go back three and a half years ago it is chalk and cheese.

When I started on this board four years ago the non-ad valorem tax was \$44 per lot and that was primarily because Mr. Stroud didn't want to pay any money on the majority of the property. We moved it to \$311 which is the 2009 number and we managed to survive with that. I have to give credit to all the people working on this business this is spectacularly good when you go back and take inflation. Inflation would put the \$311 to \$469. We may someday have to

raise the fees. Every lot pays and the city pays us some money and all the mitigation area, which is the waterway that runs up to the structure 825 from the east side all the way to that U shape that is nearly paid by the owners of the community. A house pays \$311, a lot pays $\frac{3}{4}$ of that.

Ms. Rosemary Jones stated we will increase our amount as we build more homes.

Mr. Vogt stated in rough numbers if you go back the city pays us a third, the houses pay about a third and the owners pay us about a third because of the wetlands and preserve that do not belong to the community homes.

I have and did not issue a work order to Wellington to remove any item from the lot adjacent to Mr. Diggles house. GMS has been asked to double check it and they have confirmed it.

Ms. Hinz-Philippi stated we don't have anything on our records that reflect that.

Ms. Moczynski stated I do not recommend any further discussion on the record for this. If you have questions outside the meeting you can reach out to me individually.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Rosemary Jones seconded by Mr. Vogt with all in favor the meeting adjourned at 12:35 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TESORO COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR ADOPTED BUDGET-2025 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) previously adopted a final General Fund Budget (“**Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025 adopted budget**”); and

WHEREAS, the Board desires to amend the Fiscal Year 2025 adopted budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2024-2025; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2025 adopted budget within sixty (60) days following the end of Fiscal Year 2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2025 adopted budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a.** The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b.** The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2024-2025.
- c.** The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for Tesoro

Community Development District for the Fiscal Year Ending September 30, 2025, as amended and adopted by the Board of Supervisors effective November 4, 2025.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, to be raised by special assessments or otherwise, which sums are 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	_____
CAPITAL RESERVE FUND	_____
TOTAL ALL FUNDS	_____

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. 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 5. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 4th day of November, 2025.

ATTEST:

**TESORO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2024-2025 Budget

EXHIBIT A:
Amended Fiscal Year 2024-2025 Budget

Tesoro
Community Development District
General Fund
Budget Amendment
Resolution 2026-01

	Adopted	Actual	Proposed	Amended
	Budget	Thru 09/30/25	Increase/(Decrease)	Budget
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 546,425	\$ 545,840	\$ (584)	\$ 545,840
Stormwater Fees	250,000	272,995	22,995	272,995
Interest Income	1,966	18,677	16,711	18,677
Carry Forward Surplus	-	-	27,964	27,964
Total Revenues	\$ 798,391	\$ 837,512	\$ 67,085	\$ 865,476
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 5,000	\$ -	\$ (5,000)	\$ -
PR-FICA	383	-	(383)	-
Engineering	7,000	25,041	18,041	25,041
Attorney	15,000	89,146	74,146	89,146
Annual Audit	3,150	3,000	(150)	3,000
Assessment Administration	2,650	2,650	-	2,650
Management Fees	38,675	38,675	(0)	38,675
Information Technology	1,121	1,121	(0)	1,121
Website Maintenance	1,003	1,003	(0)	1,003
Telephone	100	-	(100)	-
Postage & Delivery	500	68	(432)	68
Insurance General Liability/Public Officials	8,238	8,355	117	8,355
Printing & Binding	600	193	(407)	193
Legal Advertising	1,000	1,158	158	1,158
Other Current Charges	1,000	89	(911)	89
Office Supplies	100	10	(90)	10
Dues, Licenses & Subscriptions	175	175	-	175
Total General & Administrative	\$ 85,696	\$ 170,684	\$ 84,989	\$ 170,684

Tesoro
Community Development District
General Fund
Budget Amendment
Resolution 2026-01

	Adopted	Actual	Proposed	Amended
	Budget	Thru 09/30/25	Increase/(Decrease)	Budget
<u>Operations & Maintenance</u>				
Field Operation				
Field Management Fees	\$ 18,775	\$ 18,775	\$ (0)	\$ 18,775
Trim-Phase 1-4	116,250	116,250	-	116,250
Property Insurance	375	-	(375)	-
West Side				
Mitigation Maintenance	112,200	113,000	800	113,000
Landscaping	102,221	105,276	3,055	105,276
Electric	8,750	6,489	(2,261)	6,489
Plant Replacement	5,000	-	(5,000)	-
Fountain Repairs	5,000	-	(5,000)	-
Contingency	2,500	878	(1,623)	878
			-	-
East Side				
Mitigation Maintenance	84,000	84,000	-	84,000
Plant Replacement	5,000	-	(5,000)	-
Contingency	2,500	-	(2,500)	-
Total Field Operation	\$ 462,571	\$ 444,668	\$ (17,903)	\$ 444,668
Total Expenditures	\$ 548,267	\$ 615,352	\$ 67,085	\$ 615,352
Excess (Deficiency) of Revenues over Expenditures	\$ 250,124	\$ 222,160	\$ (0)	\$ 250,124
<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	\$ -	\$ (27,964)	\$ (0)	\$ (0)

October 27, 2025

Tesoro Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Tesoro Community Development District, ("the District") for the fiscal year ended September 30, 2025 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Tesoro Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$3,150. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 5385 N Nob Hill Road, Sunrise, Florida 33351, or recordrequest@gmssf.com, phone: (954) 721-8681.

Reporting

We will issue a written report upon completion of our audit of Tesoro Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Tesoro Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Tesoro Community Development District.

Signature: _____

Title: _____

Date: _____



LANDSCAPE MAINTENANCE SPECIFICATIONS

LAWNS

1. Each year is different as to when the five-week months fall however we will mow lawns on the following schedule: **Totaling in 12 cuts per year.**
 - a) One **(1)** time per **month**.
2. In conjunction with each mowing, edge all grass along roadways, parking areas, sidewalks, tree rings, planted beds and shrubbery. Edging to be done with an appropriate edging machine and not a weed eater. Contractor shall use either new blades or freshly sharpened blades for each cutting.
3. While on site, all cutting and other vegetation debris we create will be removed from the premises.
4. Unless inclement weather delays service until the following day, grass clippings are to be removed from walkways and roadways within hours on the same day the lawn is being mowed. Missing lawn cuttings due to inclement weather can be made up during the winter season.
5. Every effort is made to avoid damage to trees and shrubs with lawn mowers, weed eaters and other equipment. Any tree or shrub damaged irreparably by lawn equipment shall be replaced upon the request of the Association at the sole expense of the Contractor.

HEDGES AND BEDS

1. **Monthly** trimming and weeding of hedges, shrubs, plants, bushes on common area that are 12' and under.
2. **Monthly** weeding of all areas as needed for all planting beds, hedges, trees, etc. on entire site accessible from the exterior and entrance ways.
3. As work is performed, remove all cuttings, clippings, and other debris from the premises.
4. Debris to be dropped on site as a specified location and hauled away 2x a month.

TREES

1. All trees under 12' in height shall be trimmed or shaped to be kept in a neat and healthy manner to promote growth.
2. Hurricane trimming (April or May) of the Palms should be done at least one time per year. **(This would be a separate bid and not included in this contract)**
3. All dead, hazardous, broken, and troublesome branches will be trimmed on all trees as needed and/or whenever reported to the Contractor or noted by the Contractor's Personnel under 8' in height at no cost. **(Over 8' will be deemed as an extra and we will submit a proposal for approval before work commences, including but not limited to Palms, Oaks, and Ficus)**
4. All trees of most species shall have a clear trunk of approximately 5' from ground level to the first branches. This doesn't apply to those trees (i.e., Weeping Bottle or Ligustrum), which grow naturally from lower branches on the trunk.

CHEMICALS

1. **Monthly spraying of the common area grass to promote new growth is included. This would be where needed specifically, not a blanket spray.**
2. Ant hills will be reported to Contractor who will treat them in accordance with accepted practices to destroy these ants.

MISCELLANEOUS

1. While on site, immediately after performing service it will be the responsibility of the Contractor to pick up and properly dispose of all debris for which Contractor is performing its services.
2. Either party shall have the right to cancel this Contract at anytime. Such cancellation notice shall be in writing and will provide thirty (30) days notice. Neither party shall incur any liability by reason of such cancellation. Further, it is hereby understood and agreed by the parties hereto with the same formality as this Contract and that this Contract contains the entire understanding of the Contract of the parties hereto.
3. Contractor is responsible for replacements or repairs of damage caused by the Contractor's employees. Trees, shrubs, and sod damage must be replaced within five (5) days of date of damage.
4. The Contractor will have the same responsibility for its subcontractor's damages as for those caused by his employees.
5. Storm damage cleanup will be done within three (3) working days of the storm. Charges will only be made for cleanup if additional help or equipment is necessary.
6. Contractor in addition to providing proper supervision is to provide one full time supervisor to act as a liaison between the Association: The Management Company for the Association and the various divisions of the personnel of Contractor.
7. Contractor will be emailed any work orders and return all such work orders completed or with an appropriate response within forty-eight (48) hours.
8. **STORM DAMAGE CLAUSE** – In the event of a natural disaster, (i.e., hurricane, tornado, etc.), Contractor will make a best effort to estimate the necessary hours and cost to affect a complete clean-up of debris, which will include a credit for normal services not performed and get approval from the POA before proceeding with the work. If the clean-up is of sufficient magnitude to make the total estimate impractical, Contractor will do best to provide the estimate in cost-effective, understandable

stages.

9. Contractor's employees will wear contractor provided uniforms while on site.

Insurance Regulations

1. Contractor shall be deemed to be an independent contractor and as such, prior to starting work, shall obtain required insurance from a responsible insurer and shall furnish the Association, certificates of insurance containing at a minimum the following coverages with a thirty (30) days cancellation notice provision and naming the Association as an additional insured.
 - a. A. Comprehensive general liability coverage with at least \$1,000,000 coverage for each incident for bodily injury and property damage liability including blanket contractual liability, personal injury liability and product/comp operations coverage.
 - b. If the Contractor has dual limits of liability \$500,000 each occurrence/\$500,000 aggregate bodily injury coverage and \$300,000 each occurrence/\$300,000 aggregate property damage liability.
 - c. Comprehensive automobile liability insurance with at least the same limits as those described above, covering owned, hired, and non-owned automobiles.
 - d. Worker's Compensation coverage including at least \$1,000,000 employer's liability insurance.
2. Contractor agrees to notify Association immediately of any change in insurance companies, type or amount of coverage and cancellation of insurance coverages. Insufficient amounts of insurance coverage or lack of insurance shall be sufficient cause for immediate cancellation of this contract.

TERM

This agreement is made and entered into this ____ day of _____ by and between **Tesoro CDD Areas** (Association) and **From The Ground Up Landscaping** (Contractor) and shall be in effect for a one-year period starting on _____ and ending _____ unless sooner terminated as outlined within this document. Contract is auto renewed with the exception of price. Price increases will always be discussed prior. If an increase becomes necessary, it will not exceed 5% per year.

The Association has agreed to enter into the agreement with the contractor based on the contractor's representations and inducements with reference to its ability to provide landscaping maintenance services to the association to the highest standard of care.

Therefore, inconsideration of the sum of **\$9,100** per month paid by the association to contractor, the mutual promises, representations, covenants, and agreements herein contained and other good and valuable consideration the parties agree to the above outlined details. Invoices will be submitted every 30 days (on the 15th of each month) with a 14-day period for payment.

Witnesses:

Accepted and agreed to:

Tesoro CDD Areas

By: _____

Date: _____

Accepted and Agreed by:

From The Ground Up Landscaping

By: _____

Date: _____

Lake & Wetland Assessment Report

Inspection date: October 21st, 2025

Weather conditions: Sunny 73°F

Tesoro West

Water body	Condition	Mitigation measures
Lake 2a	Ok	N/A
Lake 2	Ok	N/A
Lake 3	Cattails	Needs to be sprayed
Lake 4	Weeds	Needs to be sprayed
Lake 6	Ok	N/A
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	Water Lettuce	Needs to be sprayed
Lake 11	Ok	N/A
Lake 12	Ok	N/A
Lake 13	ok	N/A
Lake 14	Ok	N/A
Lake 15	ok	N/A
Lake 15A	Ok	N/A
Lake 16	Ok	N/A
Mitigation Cell	ok	N/A
Water Feature	Ok	N/A

- **Satisfactory Condition:** Most lakes (2A,2,4,6,7A,8,9,10,11,12,13,15,15A and 16) are in good condition with no significant issues reported.
- **Vegetation Concerns:** Lakes 3,4 and 11A require immediate attention due to the presence of water lettuce and weeds, respectively.

Tesoro East

Lakes:

Location	Condition	Mitigation Measures
Clubhouse Lake	Ok	N/A
Lake 1	Ok	N/A
Lake 2	Ok	N/A
Lake 3	Ok	N/A
Lake 4	Ok	N/A
Lake 5	Ok	N/A
Lake 6	Ok	N/A
Lake 7	Ok	N/A
Lake 8	Ok	N/A
Lake 9	Ok	N/A
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	Cattails	Needs to be sprayed



Memorandum

To: Tesoro Board of Supervisors

From: District Management

Date: October 1, 2025

RE: HB7013 – Special Districts Performance Measures and Standards-FINAL Report

To enhance accountability and transparency, new regulations were established for all special districts by the Florida Legislature during its 2024 legislative session. Starting on October 1, 2024, 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, 2025), 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 2025 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, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisors 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 the local newspaper, and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two media (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

Tesoro
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<u>General Fund</u>		
9/1-9/31	1269-1274	\$92,234.77
	Autopay	\$525.38
<u>Capital Reserve</u>		
9/1-9/31	-	\$0.00
TOTAL		\$92,760.15

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
9/17/25	00006	8/17/25	101819	202507	310-51300	-31100				*	2,778.52		
ENGINEER SERVICES JUL25													
CULPEPPER & TERPENING, INC.												2,778.52	001269
9/17/25	00053	8/18/25	11590988	202508	310-51300	-48000				*	339.12		
NOTICE OF RULEMAKING													
		8/18/25	11591038	202508	310-51300	-48000				*	194.08		
NOTICE OF RULE DEVELOPMNT													
		8/27/25	11617150	202508	310-51300	-48000				*	154.88		
NOT ATTNY CLIENT SESSION													
GANNETT FLORIDA LOCALIQ												688.08	001270
9/17/25	00054	9/01/25	18	202509	320-53800	-34000				*	1,564.58		
SEP 25 - FIELD SERVICES													
		9/01/25	19	202509	310-51300	-34000				*	3,222.92		
SEP 25 - MGMT FEES													
		9/01/25	19	202509	310-51300	-35100				*	93.42		
SEP 25 - COMPUTER TIME													
		9/01/25	19	202509	310-51300	-35200				*	83.58		
SEP 25 - WEBSITE ADMIN													
GOVERNMENTAL MANAGEMENT SERVICES -												4,964.50	001271
9/17/25	00055	7/12/25	12643	202506	310-51300	-31500				*	1,293.39		
JUN 25 - GENERAL COUNSEL													
		7/13/25	12774	202506	310-51300	-31500				*	5,969.93		
JUN 25 - LITIGATION													
		9/15/25	13070	202508	310-51300	-31500				*	10,736.85		
AUG 25 - LITIGATION													
		9/15/25	13221	202508	310-51300	-31500				*	4,155.50		
AUG 25 - GENERAL COUNSEL													
KILINSKI VAN WYK PLLC												22,155.67	001272
9/17/25	00017	8/01/25	5236	202508	320-53800	-46200				*	7,000.00		
WETLAND/LAKE MAINT AUG25													
		8/01/25	5236	202508	320-53800	-46200				*	9,350.00		
WETLAND/LAKE MAINT AUG25													
		8/01/25	5236	202508	320-53800	-46201				*	9,687.50		
PHASE 1-4 ANNUAL TRIM													
		9/02/25	5253	202509	320-53800	-46200				*	7,000.00		
WETLAND/LAKE MAINT SEP25													
		9/02/25	5253	202509	320-53800	-46200				*	9,350.00		
WETLAND/LAKE MAINT SEP25													
		9/02/25	5253	202509	320-53800	-46201				*	9,687.50		
PHASE 1-4 ANNUAL TRIM													
		9/02/25	5253	202509	320-53800	-46200				*	800.00		
WINTER CREEK PALMER MAINT													
NATIVE LANDS MANAGEMENT, INC.												52,875.00	001273
TES -- TESORO -- NMARINO													

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/17/25	00026	9/01/25 115682	202509 320-53800-47300		*	8,773.00	
		LANDSCAPE MAINT - SEP 25		WELLINGTON PRO LAWN			8,773.00 001274

TOTAL FOR BANK A						92,234.77	

TES -- TESORO -- NMARINO

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/30/25	00045	9/05/25 07801781	202509 320-53800-43000 167 SE BELLA STRANO #PUMP		*	525.38	
-----							525.38 080005
TOTAL FOR BANK Z						525.38	
TOTAL FOR REGISTER						92,760.15	

Tesoro
Community Development District

Unaudited Financial Reporting
September 30, 2025



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

Tesoro
Community Development District
Combined Balance Sheet
September 30, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 25,837	\$ 311,266	\$ 337,103
Due from Cap Reserve	104,393	-	104,393
<u>Investments:</u>			
State Board of Administration (SBA)	307,079	-	307,079
Total Assets	\$ 437,309	\$ 311,266	\$ 748,575
Liabilities:			
Accounts Payable	\$ 17,293	\$ -	\$ 17,293
Due to General Fund	-	104,393	104,393
Total Liabilites	\$ 17,293	\$ 104,393	\$ 121,686
Fund Balance:			
Assigned for:			
Capital Reserves	\$ -	\$ 206,873	\$ 206,873
Unassigned	420,016	-	420,016
Total Fund Balances	\$ 420,016	\$ 206,873	\$ 626,889
Total Liabilities & Fund Balance	\$ 437,309	\$ 311,266	\$ 748,575

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 546,425	\$ 546,425	\$ 545,840	\$ (584)
Stormwater Fees	250,000	250,000	272,995	22,995
Interest Income	1,966	1,966	18,677	16,711

Total Revenues	\$ 798,391	\$ 798,391	\$ 837,512	\$ 39,121
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
PR-FICA	383	383	-	383
Engineering	7,000	7,000	25,041	(18,041)
Attorney	15,000	15,000	89,146	(74,146)
Annual Audit	3,150	3,150	3,000	150
Assessment Administration	2,650	2,650	2,650	-
Management Fees	38,675	38,675	38,675	0
Information Technology	1,121	1,121	1,121	0
Website Maintenance	1,003	1,003	1,003	0
Telephone	100	100	-	100
Postage & Delivery	500	500	68	432
Insurance General Liability/Public Officials	8,238	8,238	8,355	(117)
Printing & Binding	600	600	193	407
Legal Advertising	1,000	1,000	1,158	(158)
Other Current Charges	1,000	1,000	89	911
Office Supplies	100	100	10	90
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 85,696	\$ 85,696	\$ 170,684	\$ (84,989)
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Tesoro
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance

Operations & Maintenance

Field Operation

Field Management Fees	\$ 18,775	\$ 18,775	\$ 18,775	\$ 0
Trim-Phase 1-4	116,250	116,250	116,250	-
Property Insurance	375	375	-	375

West Side

Mitigation Maintenance	112,200	112,200	113,000	(800)
Landscaping	102,221	102,221	105,276	(3,055)
Electric	8,750	8,750	6,489	2,261
Plant Replacement	5,000	5,000	-	5,000
Fountain Repairs	5,000	5,000	-	5,000
Contingency	2,500	2,500	878	1,623

East Side

Mitigation Maintenance	84,000	84,000	84,000	-
Plant Replacement	5,000	5,000	-	5,000
Contingency	2,500	2,500	-	2,500

Total Field Operation	\$ 462,571	\$ 462,571	\$ 444,668	\$ 17,903
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Total Expenditures	\$ 548,267	\$ 548,267	\$ 615,352	\$ (67,085)
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Excess (Deficiency) of Revenues over Expenditures	\$ 250,124	\$ 250,124	\$ 222,160	\$ (27,964)
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Other Financing Sources/(Uses):

Transfer Out to Capital Reserve	\$ (250,124)	\$ (250,124)	(250,124)	\$ -
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Total Other Financing Sources/(Uses)	\$ (250,124)	\$ (250,124)	\$ (250,124)	\$ -
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Net Change in Fund Balance	\$ -	\$ -	\$ (27,964)	\$ (27,964)
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Fund Balance - Beginning	\$ -		\$ 447,981	
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Fund Balance - Ending	\$ -		\$ 420,016	
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Tesoro
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<u>Revenues</u>				
Interest Income	\$ -	-	\$ 1,240	\$ 1,240
Total Revenues	\$ -	\$ -	\$ 1,240	\$ 1,240
<u>Expenditures:</u>				
Miscellaneous Expenses	\$ 34,000	\$ 34,000	\$ -	\$ 34,000
Natural Area Cleanup	260,900	260,900	119,790	141,110
Plant Installation	500	500	-	500
Total Expenditures	\$ 295,400	\$ 295,400	\$ 119,790	\$ 175,610
Excess (Deficiency) of Revenues over Expenditures	\$ (295,400)	\$ (295,400)	\$ (118,550)	\$ 176,850
<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)	\$ (45,276)	\$ 131,574	\$ 176,850
Fund Balance - Beginning	\$ 74,984		\$ 75,299	
Fund Balance - Ending	\$ 29,708		\$ 206,873	

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	\$ 14	\$ -	\$ -	\$ 545,840
Stormwater Fees	-	-	-	-	-	266,574	616	2,234	911	2,659	-	-	272,995
Interest Income	1,570	1,409	1,384	1,451	1,282	1,383	1,643	2,174	1,926	1,714	1,495	1,243	18,677
Interest Income	\$ 550	\$ 18,427	\$ 500,465	\$ 11,740	\$ 3,481	\$ 269,348	\$ 7,313	\$ 6,521	\$ 8,843	\$ 4,387	\$ 1,495	\$ 1,243	\$ 837,512
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	840	1,240	1,465	1,269	737	1,325	5,434	5,220	-	2,779	3,588	1,145	25,041
Attorney	162	932	203	3,569	2,709	5,977	4,171	11,180	7,263	25,529	14,892	12,560	89,146
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	3,223	3,223	3,223	38,675
Information Technology	93	93	93	93	93	93	93	93	93	93	93	93	1,121
Website Maintenance	84	84	84	84	84	84	84	84	84	84	84	84	1,003
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	-	274	688	-	1,158
Other Current Charges	-	-	-	-	-	-	-	-	-	32	27	30	89
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	\$ 19,940	\$ 13,663	\$ 32,013	\$ 22,595	\$ 17,135	\$ 170,684
<u>Operations & Maintenance</u>													
Field Operation													
Field Management Fees	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	18,775
Trim-Phase 1-4	9,688	9,688	9,688	9,688	9,688	9,688	9,688	9,688	9,688	9,688	9,688	9,688	116,250
West Side													
Mitigation Maintenance	9,350	9,350	9,350	9,350	9,350	9,350	9,350	9,350	9,350	9,350	9,350	10,150	113,000
Landscaping	8,773	8,773	8,773	8,773	8,773	8,773	8,773	8,773	8,773	8,773	8,773	8,773	105,276
Electric	524	504	600	603	538	599	411	565	529	565	526	525	6,489
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	7,000	7,000	7,000	84,000
Plant Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	\$ 36,899	\$ 36,879	\$ 36,975	\$ 36,978	\$ 36,913	\$ 36,974	\$ 36,786	\$ 36,940	\$ 37,782	\$ 36,940	\$ 36,902	\$ 37,700	\$ 444,668
Excess (Deficiency) of Revenues over Expenditures	\$ (52,071)	\$ (24,024)	\$ 458,422	\$ (33,476)	\$ (40,436)	\$ 221,643	\$ (42,477)	\$ (50,359)	\$ (42,602)	\$ (64,566)	\$ (58,001)	\$ (53,592)	\$ 222,160
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)	\$ (50,359)	\$ (42,602)	\$ (64,566)	\$ (58,001)	\$ (53,592)	\$ (27,964)

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
07/08/25	-	-	-	13.73	-	13.73	13.73
	\$581,955.12	\$ 22,517.31	\$ 8,492.50	\$ 717.08	\$ (5,822.33)	\$ 545,840.06	\$ 545,840.06

100%	Percent Collected
\$ (2,256.67)	Balance Remaining to Collect

Tesoro
COMMUNITY DEVELOPMENT DISTRICT
Stormwater Fee Schedule
Fiscal Year 2025

<i>Date</i>	<i>Net Receipts</i>
3/17/2025	\$266,574.26
4/11/2025	\$615.65
5/9/2025	\$2,234.44
6/13/2025	\$911.48
7/12/2025	\$2,659.08
Total	\$ 272,994.91