

**WESTCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**MAY 1, 2018**

## Westchase Community Development District

Inframark, Infrastructure Management Services

210 North University Drive Suite 702, Coral Springs, Florida 33071 Phone: 954-603-0033 Fax: 954-345-1292

April 26, 2018

Board of Supervisors  
Westchase Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Westchase Community Development District will be held on Tuesday, May 1, 2018 at **4:00 p.m.** at the **Westchase Community Association Office, 10049 Parley Drive, Tampa, Florida.** Following is the advance agenda for this meeting:

1. Roll Call
2. Consent Agenda
  - A. Approval of the April 3, 2018 Meeting Minutes with Any Corrections Submitted
  - B. Acceptance of Financial Statements as of March, 2018
  - C. Number of Registered Voters as of April 15, 2018 – 8,315
3. Engineer's Report
4. Attorney's Report
5. Manager's Report
  - A. Consideration of Resolution 2018-2, Approving the Budget for Fiscal Year 2018/2019 and Setting the Public Hearing
6. Field Manager's Report
7. Audience Comments
8. Supervisors' Requests
9. Adjournment

Any items not included in the agenda package will either be distributed under separate cover or presented at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,



Andrew P. Mendenhall, PMP/sd  
Manager

cc: Erin McCormick  
Tonja Stewart  
Christopher Barrett  
Sonny Whyte

## **Second Order of Business**

**2A.**

<div>Page 1</div> <div>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</div> <hr/> <div>TRANSCRIPT OF: BOARD MEETING DATE: April 3, 2018 TIME: 4:00 p.m. - 5:42 p.m. PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida</div> <div>REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large</div> <div>RICHARD LEE REPORTING (813) 229-1588 TAMPA: email: rlr@richardleereporting.comST. PETERSBURG: 100 North Tampa Street, Suite 2845 111 2nd Avenue N.E. Tampa, Florida 33602 St. Petersburg, Florida 33701</div>	<div>Agenda Page 5 Page 3</div> <div>INDEX PAGE</div> <div>Meeting called to order 5</div> <div>Roll Call 5</div> <div>Consent Agenda 5</div> <div>Motion to Approve the consent agenda (Motion passes) 5 6</div> <div>Attorney's report 6</div> <div>Notice of additional parking spaces 6</div> <div>Update and discussion on golf course 8</div> <div>Motion to authorize process regulatory steps 14</div> <div>Discussion 14</div> <div>Motion withdrawn 19</div> <div>Further golf course discussion 19</div> <div>Manager's report 22</div> <div>Budget process update 22</div> <div>Field manager's report 25</div> <div>Slide proposal 25</div> <div>Motion to approve 30</div> <div>(Motion passes) 31</div> <div>Shade structure proposal 31</div> <div>Motion to approve 31</div> <div>(Motion passes) 34</div> <div>Shade structure proposal 35</div> <div>Motion to approve 36</div> <div>(Motion passes) 38</div> <div>Park equipment repair 38</div> <div>Davey meeting update 38</div> <div>Removal of plant material discussion 45</div>
<div>Page 2</div> <div>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</div> <div>Jim Mills, Chairman</div> <div>Greg Chesney</div> <div>Matthew Lewis</div> <div>Brian Ross</div> <div>ALSO PRESENT:</div> <div>SEVERN TRENT SERVICES:</div> <div>Andy Mendenhall</div> <div>DISTRICT ATTORNEY:</div> <div>Erin McCormick</div> <div>DISTRICT ENGINEER:</div> <div>Tonja Stewart</div> <div>WESTCHASE STAFF:</div> <div>Doug Mays</div> <div>Sonny Whyte</div>	<div>Page 4</div> <div>Engineer's report 65</div> <div>Westlake Townhomes permit update 66</div> <div>Motion to authorize and approve cooperation agreement 72</div> <div>Discussion 72</div> <div>(Motion passes) 83</div> <div>Field manager's report 84</div> <div>Irrigation repair update 84</div> <div>Entranceway planting information 85</div> <div>Resident voting member request 90</div> <div>Budget wish list discussion 93</div> <div>Engineer's report 106</div> <div>Cypress tree roots discussion 106</div> <div>Update on Westchase maps project 113</div> <div>Supervisor comments 114</div> <div>Motion for adjournment 117</div> <div>(Motion passes) 117</div> <div>Adjournment 117</div>

<p style="text-align: right;">Page 5</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 3rd 3 day of April, 2018, at the Westchase Community 4 Association Office, 10049 Parley Drive, Tampa, 5 Florida, beginning at 4:00 p.m., reported by 6 Kimberly Ann Roberts, Notary Public in and for the 7 State of Florida at Large. 8 * * * * *</p> <p>9 CHAIRMAN MILLS: All right. We'll call 10 the April 3rd CDD meeting to order. The 11 record should reflect that all supervisors, 12 except with the exception of Ms. Griffith, are 13 present, as is counsel, and district manager, 14 Mr. Mendenhall. Let's stand and join me in 15 the Pledge of Allegiance, please. 16 (The Pledge of Allegiance recited.) 17 CHAIRMAN MILLS: We've got a consent 18 agenda for the approval of the March meeting 19 minutes, and the February financial 20 statements. So a motion to approve that. 21 MR. ROSS: Move to approve. 22 CHAIRMAN MILLS: Second. 23 MR. LEWIS: Second. 24 CHAIRMAN MILLS: Seconded by Mr. Lewis. 25 The only correction we noted prior to the</p>	<p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 action by the board? 2 MS. McCORMICK: It does not require any 3 action. 4 CHAIRMAN MILLS: Okay. 5 MS. McCORMICK: It's just the district 6 had gotten notice of it because we own 7 property within the required noticing distance 8 where the modification is occurring. 9 CHAIRMAN MILLS: Okay. 10 MR. ROSS: I had asked that it be 11 forwarded to the WCA. Who did I ask that of 12 -- I don't know -- to forward it to the 13 Governmental Affairs Committee? 14 MS. WHYTE: What are we forwarding? 15 MR. ROSS: The notice about the 16 additional parking spaces. Did you all get 17 it, Ruben? 18 MR. COLLAZO: I haven't seen it. 19 MR. ROSS: Okay. I'll just make a 20 mental note to forward it. We got notice of 21 about some -- 22 MS. WHYTE: Oh, that. That's on the -- 23 no, I wasn't -- 24 MR. ROSS: Okay. I was -- 25 CHAIRMAN MILLS: Professional office</p>
<p style="text-align: right;">Page 6</p> <p>1 meeting was that Ms. McCormick was 2 Mr. McCormick last month, so the record will 3 have that adjusted. Any other discussion on 4 the consent agenda? 5 (No response.) 6 CHAIRMAN MILLS: If not, all in favor. 7 All approved. 8 (Motion passes.) 9 CHAIRMAN MILLS: Then to the engineer's 10 report. Tonja. 11 MS. WHYTE: She's on her way. 12 CHAIRMAN MILLS: She's on her way. 13 MS. WHYTE: Yes. 14 CHAIRMAN MILLS: So we'll go to the 15 attorney's report. Erin -- Mr. McCormick, 16 what do you have? 17 MS. McCORMICK: Yeah. So the notice 18 that I put in here was just really for 19 informational purposes, and I do not think 20 that this is significant, but it was provided 21 to me, and I pulled the back-up material from 22 the county's website. 23 So I wanted to just include that in the 24 agenda for everybody and -- 25 CHAIRMAN MILLS: It doesn't require any</p>	<p style="text-align: right;">Page 8</p> <p>1 space just north of the Shires -- 2 MR. ROSS: To rezone it. 3 CHAIRMAN MILLS: -- is looking to 4 enhance their parking. 5 MR. COLLAZO: We did get that. 6 MR. ROSS: Oh, you did get that. Okay. 7 Good. 8 MS. McCORMICK: Good. 9 MR. ROSS: Okay. Good. Good. Good. 10 Good. 11 CHAIRMAN MILLS: All right. 12 MS. McCORMICK: And I've been working 13 with Tonja on the M/I Homes pond issue, so 14 I'll wait until she gets here, so we can 15 discuss that. 16 And then beyond that, regarding the golf 17 course, if you want me to just give a very 18 brief update on that. 19 CHAIRMAN MILLS: Yes, please. 20 MS. McCORMICK: The letter of intent 21 was executed, and the seller provided a draft 22 purchase and sale agreement to the district on 23 Thursday that was forwarded to our special 24 counsel. 25 I actually had a conference call with</p>

<p style="text-align: right;">Page 9</p> <p>1 special counsel yesterday, and we're going to  2 be making some comments to that draft purchase  3 and sale agreement. We should have those  4 finalized by the end of this week to provide  5 to the seller and get those back to them.  6 MR. CHESNEY: So your meeting yesterday  7 was just with special counsel and not with the  8 owner attorney.  9 MS. McCORMICK: Yes. Right. Right. It  10 was just to talk internally with special  11 counsel and go over their comments, because  12 they had the weekend to review the purchase  13 and sale agreement, and now after that call,  14 they said that they would be providing those  15 to us by -- the special counsel will be  16 providing a draft.  17 I'll probably do, you know, a little bit  18 of internal circulation of that, and then be  19 in a position to provide that to the seller  20 after that.  21 CHAIRMAN MILLS: Okay. Anything else?  22 MS. McCORMICK: Did you have a question  23 about that particular issue?  24 MR. ROSS: Could you circulate the  25 signed letter of intent? Would you please do</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 currently is not located within the boundaries  2 of the CDD.  3 So one of the things that the purchase  4 and sale agreement is going to provide for is  5 for the CDD to undertake the process to bring  6 that property into the district, and so I  7 think probably more to come on that issue once  8 we have an executed purchase and sale  9 agreement. I just wanted to mention that  10 issue.  11 MR. CHESNEY: At the workshop I did go  12 through a memo of all the outstanding issues.  13 MS. McCORMICK: Okay. All right. Yes.  14 CHAIRMAN MILLS: Chris.  15 (Ms. Stewart enters the room.)  16 MR. BARRETT: Erin, a question for you.  17 Is it essential that -- to be brought into the  18 district prior to the purchase, or can it be  19 done afterwards, or is there a benefit to  20 coming in before?  21 MS. McCORMICK: Well, I think the idea  22 is that it would be done contemporaneously  23 with it, because the seller is not going to  24 want to have this property brought into the  25 district without knowing that the purchase is</p>
<p style="text-align: right;">Page 10</p> <p>1 that?  2 MS. McCORMICK: I will do that.  3 MR. ROSS: And then, secondly, yesterday  4 you raised an issue in the workshop, Greg,  5 about the seller wants it to be a transaction  6 involving the sale of its entity, and in  7 thinking about that overnight, I would be  8 opposed to that and strongly opposed to it.  9 So I don't know where you all are on  10 that issue, but that would be reason for me to  11 vote against moving forward with the  12 transaction.  13 MS. McCORMICK: The purchase and sale  14 agreement draft that they provided is just a  15 sale of assets.  16 MR. ROSS: Super.  17 MS. McCORMICK: So I think that issue is  18 not on the table anymore at this point.  19 MR. ROSS: Good.  20 CHAIRMAN MILLS: Okay.  21 MR. ROSS: That was it.  22 MS. McCORMICK: Okay. One of the issues  23 that I don't think that we talked about at a  24 CDD meeting yet has to do with the golf course  25 property itself, and the fact that it</p>	<p style="text-align: right;">Page 12</p> <p>1 going to move forward, but the district needs  2 to have it in the district boundaries at the  3 time that it acquires the golf course, so that  4 we'll have to work out the timing of that.  5 MR. BARRETT: But there is no other  6 legal impetus having it occur  7 contemporaneously?  8 MS. McCORMICK: I don't understand the  9 question.  10 MR. BARRETT: Other than the seller's  11 desire to time it, is there any other like  12 statutory requirements about how it has to  13 happen?  14 MS. McCORMICK: Well, I think for the  15 purposes of the CDD acquiring the golf course  16 we would want to make sure that the property  17 is within the boundaries. So from that legal  18 standpoint from the district's perspective,  19 and I think from the seller's perspective,  20 they probably just want to know that the  21 purchase is going to go through before they  22 include it in the district --  23 CHAIRMAN MILLS: It's more of a  24 requirement for us than for him.  25 MS. McCORMICK: Right. I would say so,</p>

<p style="text-align: right;">Page 13</p> <p>1       yeah. Yeah, a legal requirement. Right.</p> <p>2           CHAIRMAN MILLS: So if the sale doesn't</p> <p>3       go through, he's under no obligation to bring</p> <p>4       it into the district --</p> <p>5           MS. McCORMICK: Right.</p> <p>6           CHAIRMAN MILLS: -- if a private buyer</p> <p>7       was to move forward with the transaction.</p> <p>8       Right?</p> <p>9           MS. McCORMICK: Yeah.</p> <p>10          CHAIRMAN MILLS: Mr. Ross.</p> <p>11          MR. ROSS: Would it be helpful to keep</p> <p>12       things moving forward sufficiently and swiftly</p> <p>13       for the board to go ahead and give approval</p> <p>14       for whatever legal steps need to be initiated</p> <p>15       to have that occur?</p> <p>16          MS. McCORMICK: Yeah. I think that -- I</p> <p>17       mean, just because timing is probably going to</p> <p>18       be an issue now that we have this discussion,</p> <p>19       if the board, you know, just wants to go ahead</p> <p>20       by motion and authorize staff to do -- take</p> <p>21       all steps in due course necessary that are</p> <p>22       going to be needed to bring the property into</p> <p>23       the district boundaries.</p> <p>24          Just to give you one more little bit of</p> <p>25       information about that, as you recall, when we</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1       significant and -- and do you do that, I</p> <p>2       guess? Yeah, you did it before, so why</p> <p>3       wouldn't you --</p> <p>4           MS. McCORMICK: Yes, I would do that. I</p> <p>5       would do that.</p> <p>6           MR. CHESNEY: -- so I mean --</p> <p>7           MR. ROSS: If you allow me to respond, I</p> <p>8       get your point, that do we want to start a</p> <p>9       process before we're fairly invested in moving</p> <p>10       forward with the transaction?</p> <p>11          That's an excellent point, and I didn't</p> <p>12       mean to suggest that we would ignore that, but</p> <p>13       rather I was looking at the reverse, that</p> <p>14       since we're only going to meet approximately</p> <p>15       five more times after the contract is signed,</p> <p>16       there are certain things we need to get off of</p> <p>17       our checklist. And so if you'd like me to add</p> <p>18       some additional qualifier or something like</p> <p>19       that --</p> <p>20          MR. CHESNEY: Well, I -- I mean, I had</p> <p>21       made the suggestion to Erin that the purchase</p> <p>22       and sale agreement includes some language that</p> <p>23       we have to have this regulatory stuff done,</p> <p>24       and so I think a better way to handle it would</p> <p>25       be through the purchase and sale agreement,</p>
<p style="text-align: right;">Page 14</p> <p>1       merged the two boards, we did that through the</p> <p>2       Florida Land and Water Adjudicatory</p> <p>3       Commission, the governor and cabinet, and</p> <p>4       because our district is actually created by</p> <p>5       rule and the governor and cabinet, that means</p> <p>6       that to amend the district boundaries, we have</p> <p>7       to go back to FLAWAC to do that as well.</p> <p>8           MR. ROSS: Then I'll make the motion</p> <p>9       that you just described, contingent upon us</p> <p>10       first getting a fully executed purchase and</p> <p>11       sale agreement, to authorize what you just</p> <p>12       described.</p> <p>13          MS. McCORMICK: Okay. Okay.</p> <p>14          CHAIRMAN MILLS: Is there a second to</p> <p>15       that?</p> <p>16          MR. LEWIS: I'll second that. I thought</p> <p>17       I had a question, but I don't. It just</p> <p>18       registered what he said, so --</p> <p>19          MR. CHESNEY: Can we have discussion?</p> <p>20          CHAIRMAN MILLS: Yes.</p> <p>21          MR. CHESNEY: So I don't see why we</p> <p>22       would need to do that now until after we have</p> <p>23       a signed purchase and sale agreement and a</p> <p>24       copy of the due diligence report.</p> <p>25          The expense associated with that will be</p>	<p style="text-align: right;">Page 16</p> <p>1       that the due diligence period would extend if</p> <p>2       the -- I don't know -- regulatory stuff wasn't</p> <p>3       complete yet or the closing date would extend.</p> <p>4           MR. ROSS: I'm not saying you're wrong,</p> <p>5       but the difference is, you're talking about</p> <p>6       what authority does the contract grant to the</p> <p>7       district, and what I'm talking about is giving</p> <p>8       our professionals the authority from the</p> <p>9       district to go ahead and start doing whatever</p> <p>10       needs to be done.</p> <p>11          MR. CHESNEY: Yeah, I understand. I'm</p> <p>12       just not sure --</p> <p>13          MS. McCORMICK: You're just not sure you</p> <p>14       want to do much on that at this point before</p> <p>15       we have --</p> <p>16          MR. CHESNEY: That I think -- I mean, I</p> <p>17       guess there's no shame in sharing. I mean,</p> <p>18       the estimated cost of that's about \$30,000 of</p> <p>19       legal expenses just to get that --</p> <p>20          MS. McCORMICK: Not just legal expenses,</p> <p>21       but total expenses.</p> <p>22          MR. CHESNEY: Yes, total expenses.</p> <p>23          MS. McCORMICK: Right.</p> <p>24          MR. CHESNEY: So I'm afraid to do</p> <p>25       anything that would like -- I mean, we'd have</p>



<p style="text-align: right;">Page 17</p> <p>1 to pay a filing fee. Would the motion include</p> <p>2 that? I definitely wouldn't want that.</p> <p>3 MR. ROSS: Thinking and talking at the</p> <p>4 same time, we're going to have, at best, five</p> <p>5 more meetings. Say a contract got executed</p> <p>6 in the next two weeks.</p> <p>7 You're saying -- I mean, I guess since</p> <p>8 I'm not handling the transaction, I don't know</p> <p>9 what due diligence would come in that would</p> <p>10 tilt me --</p> <p>11 MR. CHESNEY: Well, it could come in,</p> <p>12 and we decide not to proceed with the</p> <p>13 transaction.</p> <p>14 MR. ROSS: That's clear. That's clear.</p> <p>15 MR. CHESNEY: And then I'm like, well --</p> <p>16 so I think that we would know that pretty</p> <p>17 quick after. I think we will know pretty</p> <p>18 quick whether or not we want to proceed with</p> <p>19 the transaction once we have the purchase and</p> <p>20 sale agreement and a properly prepared due</p> <p>21 diligence report, I would think.</p> <p>22 MR. ROSS: And I guess I'm someplace</p> <p>23 else in that. Maybe that's the difference</p> <p>24 in --</p> <p>25 MR. CHESNEY: Yeah. I mean, I</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 protection. So I'll withdraw the motion.</p> <p>2 (Motion withdrawn.)</p> <p>3 MR. CHESNEY: Okay.</p> <p>4 CHAIRMAN MILLS: Okay. Anything else on</p> <p>5 that, Erin?</p> <p>6 MS. McCORMICK: I don't have anything</p> <p>7 else I wanted to go through, except to answer</p> <p>8 any questions that the board might have for me</p> <p>9 about things.</p> <p>10 CHAIRMAN MILLS: Okay.</p> <p>11 MR. LEWIS: Could I go back to the first</p> <p>12 things that you guys talked -- that Mr. Ross</p> <p>13 brought up?</p> <p>14 You mentioned -- we talked about it</p> <p>15 yesterday at the workshop, about the sale of</p> <p>16 the corporation's -- just the assets.</p> <p>17 MS. McCORMICK: Right.</p> <p>18 MR. LEWIS: You mentioned a minute ago</p> <p>19 that that is not -- did I hear you right?</p> <p>20 MS. McCORMICK: Yes. The purchase and</p> <p>21 sale agreement now the way it was drafted and</p> <p>22 presented to us just provides for the district</p> <p>23 to acquire the assets related to the golf</p> <p>24 course --</p> <p>25 MR. LEWIS: Okay.</p>
<p style="text-align: right;">Page 18</p> <p>1 understand, because you could extend that</p> <p>2 down. There's two ways to look at it.</p> <p>3 MR. ROSS: Well, let me -- I don't want</p> <p>4 to get bogged down in the issue. How likely</p> <p>5 do you think Greg's suggested language to the</p> <p>6 purchase and sale agreement will be</p> <p>7 incorporated, that is, the due diligence</p> <p>8 period will be extended in the event we --</p> <p>9 MS. McCORMICK: I don't know, because we</p> <p>10 haven't had any discussions with them about</p> <p>11 that, so I don't have a good handle on that</p> <p>12 issue right now.</p> <p>13 I mean, part of the process to petition</p> <p>14 to include the property into the CDD</p> <p>15 boundaries is that we need the consent of the</p> <p>16 seller, and I would anticipate that they're</p> <p>17 not going to execute that consent until after</p> <p>18 we have a purchase and sale agreement.</p> <p>19 MR. ROSS: I thought it through. You're</p> <p>20 right, because if we don't get the</p> <p>21 governmental approval that we need, we'll just</p> <p>22 cancel the contract. I mean, that's just the</p> <p>23 bottom line.</p> <p>24 MR. CHESNEY: Yeah.</p> <p>25 MR. ROSS: So that's our ultimate</p>	<p style="text-align: right;">Page 20</p> <p>1 MS. McCORMICK: -- although property --</p> <p>2 personal property and the real estate and, you</p> <p>3 know, the lease, if we wanted to do that, but</p> <p>4 it doesn't provide for us to acquire the</p> <p>5 owner, which is the corporate entity.</p> <p>6 MR. LEWIS: Okay. Thank you.</p> <p>7 MR. CHESNEY: Yeah, I didn't mean to</p> <p>8 present it as a hurdle yesterday. I meant to</p> <p>9 -- as a potential issue in our overall</p> <p>10 transaction. Yeah.</p> <p>11 MR. ROSS: Yeah, you were just doing</p> <p>12 issue identification, and that's what you</p> <p>13 should be doing for us. And I thank you for</p> <p>14 that.</p> <p>15 MR. CHESNEY: Yeah, I mean -- yeah,</p> <p>16 because it could potentially limit our</p> <p>17 flexibility depending on what the due</p> <p>18 diligence report says.</p> <p>19 MR. ROSS: Yeah. And I'm just glad it's</p> <p>20 resolved; we're not going to do that, because</p> <p>21 I thought about it last night. It has</p> <p>22 additional problems for me that I would not</p> <p>23 support, but --</p> <p>24 CHAIRMAN MILLS: Okay. Good. So we're</p> <p>25 anticipating getting the PSA finalized here in</p>

<p style="text-align: right;">Page 21</p> <p>1 the short term.</p> <p>2 MS. McCORMICK: That would be the hope.</p> <p>3 I mean, what was presented to us, we're going</p> <p>4 to have some significant comments to it, so I</p> <p>5 think there's probably going to be some going</p> <p>6 back and forth, but we're going to work to get</p> <p>7 it done as soon as possible.</p> <p>8 CHAIRMAN MILLS: Okay. Well, certainly,</p> <p>9 if you need anything from anybody on the</p> <p>10 board, let's stay engaged --</p> <p>11 MS. McCORMICK: Okay.</p> <p>12 CHAIRMAN MILLS: -- on an as-needed</p> <p>13 individual basis to keep this thing moving</p> <p>14 forward. Okay?</p> <p>15 MS. McCORMICK: Okay.</p> <p>16 CHAIRMAN MILLS: Anything else?</p> <p>17 MS. McCORMICK: Did Tonja come?</p> <p>18 CHAIRMAN MILLS: Yes.</p> <p>19 MS. McCORMICK: Okay. Yes.</p> <p>20 MS. STEWART: Yes. I'm here, but, Erin,</p> <p>21 I don't know if we could wait a few minutes.</p> <p>22 I just got a text from Mark Spada and Gary</p> <p>23 Miller, so I'm trying to communicate with them</p> <p>24 still. If I could buy a few minutes to see if</p> <p>25 I get a response.</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 then, of course, two months later, you wind up</p> <p>2 adopting your final budget.</p> <p>3 So if there are any ideas or thoughts</p> <p>4 that you, as board members, have, now is the</p> <p>5 time to get it across to myself or to Sonny,</p> <p>6 and we'll make sure it gets incorporated into</p> <p>7 the plan.</p> <p>8 CHAIRMAN MILLS: Okay.</p> <p>9 MR. MENDENHALL: So that's all I have.</p> <p>10 CHAIRMAN MILLS: So the budget process</p> <p>11 opens next month. Right?</p> <p>12 MR. MENDENHALL: Yes. More or less,</p> <p>13 yes.</p> <p>14 MR. CHESNEY: And just so -- I think</p> <p>15 Alan knows this, but -- so the line item we</p> <p>16 have been utilizing to pay for our capital</p> <p>17 improvements in the parks, that is not to go</p> <p>18 away.</p> <p>19 MR. MENDENHALL: Correct. Yes.</p> <p>20 MR. CHESNEY: Okay. I just wanted to</p> <p>21 make sure.</p> <p>22 MR. MENDENHALL: Yes. My assumption was</p> <p>23 to keep with that --</p> <p>24 MR. CHESNEY: I just want to make sure</p> <p>25 that -- yeah.</p>
<p style="text-align: right;">Page 22</p> <p>1 MS. McCORMICK: Sure. We could probably</p> <p>2 go on to the manager's report and come back.</p> <p>3 CHAIRMAN MILLS: Okay. All right.</p> <p>4 MR. MAYS: Or go to Tonja's report.</p> <p>5 CHAIRMAN MILLS: Well, we'll let her</p> <p>6 finish up what she's doing.</p> <p>7 MS. STEWART: I was going to say, that's</p> <p>8 the only thing I have.</p> <p>9 CHAIRMAN MILLS: Sonny? No. I'm sorry.</p> <p>10 MR. MENDENHALL: Me?</p> <p>11 CHAIRMAN MILLS: You.</p> <p>12 MR. MENDENHALL: Yes, I'm going to have</p> <p>13 to stretch out the manager's report. There's</p> <p>14 pressure now.</p> <p>15 CHAIRMAN MILLS: Speak slowly.</p> <p>16 MR. MENDENHALL: So there's not too much</p> <p>17 going on. The only thing I had to report on</p> <p>18 is next month we have our budget that we</p> <p>19 present that you send off to the county, so</p> <p>20 between now and then -- I think a little bit</p> <p>21 so far with the accountant and staff talking,</p> <p>22 and I know Greg also usually gets involved, so</p> <p>23 we'll kind of work up those numbers.</p> <p>24 Obviously, that particular budget that</p> <p>25 you approved is for setting the high mark, and</p>	<p style="text-align: right;">Page 24</p> <p>1 MR. MENDENHALL: Yeah.</p> <p>2 MS. WHYTE: As a matter of fact, I asked</p> <p>3 for the budget today, and I was informed that</p> <p>4 it was not quite ready to be sent out. So as</p> <p>5 soon as I get it, I have asked for an Excel</p> <p>6 version for Greg and I.</p> <p>7 CHAIRMAN MILLS: Okay.</p> <p>8 MR. CHESNEY: And I have a credit</p> <p>9 meeting with Alan that we'll discuss some of</p> <p>10 those budget items at.</p> <p>11 MR. MENDENHALL: So any other special</p> <p>12 projects or anything like that, like I said,</p> <p>13 just kind of send it across, and we can kind</p> <p>14 of bring it to the table at the next meeting.</p> <p>15 Typically, at that first budget</p> <p>16 presentation, we usually don't do too much of</p> <p>17 a deep dive. That's not to say we can't. And</p> <p>18 so if there are items, we can talk about them.</p> <p>19 CHAIRMAN MILLS: Okay. Mr. Barrett.</p> <p>20 MR. BARRETT: Just a suggestion, I don't</p> <p>21 think Barb has been through the whole -- how</p> <p>22 the budget things works.</p> <p>23 MR. MENDENHALL: Okay.</p> <p>24 MR. BARRETT: So you might save us a</p> <p>25 half an hour if you give her a call when she's</p>

<p style="text-align: right;">Page 25</p> <p>1 back from Italy and walk her through the</p> <p>2 process.</p> <p>3 MR. MENDENHALL: I'll reach out to</p> <p>4 Barbara and --</p> <p>5 MR. BARRETT: I don't mean that in a --</p> <p>6 MR. MENDENHALL: No. It's --</p> <p>7 MR. BARRETT: It's a complicated thing</p> <p>8 to comprehend the first time through, so --</p> <p>9 MR. MENDENHALL: Yes. And that's</p> <p>10 universal. I mean, we have it at other</p> <p>11 districts. So I'll reach out to her, talk</p> <p>12 about it, get her ideas as well.</p> <p>13 CHAIRMAN MILLS: Anything else?</p> <p>14 MR. MENDENHALL: Unfortunately, nothing</p> <p>15 else today.</p> <p>16 CHAIRMAN MILLS: All right. We're</p> <p>17 moving right along.</p> <p>18 Field manager's report, Sonny and Doug.</p> <p>19 MR. MAYS: Just a couple of things to</p> <p>20 report on. You had a proposal come across for</p> <p>21 a slide that was requested at Glenclyff Park.</p> <p>22 It has been presented to you.</p> <p>23 The cost, you see, is very -- that was</p> <p>24 24,000 for that slide. It's a government</p> <p>25 slide, so apparently it's a little more</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 MR. MAYS: There's room for it over</p> <p>2 there.</p> <p>3 MR. ROSS: And I tried to look at the</p> <p>4 pictures, being there's all this issue about</p> <p>5 safety and slides, and the slide I grew up</p> <p>6 with is supposedly unsafe, that it didn't have</p> <p>7 tall enough sides and all that.</p> <p>8 This is safety approved, regulated,</p> <p>9 whatever it is; it's got all the necessary</p> <p>10 approvals.</p> <p>11 MR. MAYS: Yes, sir.</p> <p>12 MR. ROSS: Cool.</p> <p>13 CHAIRMAN MILLS: Matt.</p> <p>14 MR. LEWIS: Just looking at the two</p> <p>15 pictures, is that the only option, pretty</p> <p>16 much, with the ladder -- it looks like a rope</p> <p>17 ladder or something like that?</p> <p>18 MR. MAYS: Well, it kind of coordinates</p> <p>19 with the dragon fish. It's a rope apparatus,</p> <p>20 that they wanted to tie it in with that.</p> <p>21 MR. LEWIS: Do you know what the height</p> <p>22 is on that?</p> <p>23 MR. MAYS: Eight feet.</p> <p>24 MR. LEWIS: And that's to the platform?</p> <p>25 MR. MAYS: Yes.</p>
<p style="text-align: right;">Page 26</p> <p>1 expensive.</p> <p>2 MR. BARRETT: (Inaudible)</p> <p>3 MR. MAYS: It's a slide. It's a slide.</p> <p>4 It's -- obviously we have had a lot of</p> <p>5 requests from residents that go to that park,</p> <p>6 and the first thing the kids always ask for,</p> <p>7 you know, "Why isn't there a slide over in</p> <p>8 this park? There's slides on every other</p> <p>9 thing."</p> <p>10 I guess it's an afterthought. We didn't</p> <p>11 think about it as we were putting the park</p> <p>12 together, but we have had numerous requests</p> <p>13 for it. You have that proposal in front of</p> <p>14 you at this time, if you're interested to push</p> <p>15 it forward with that one.</p> <p>16 CHAIRMAN MILLS: Is there a proper space</p> <p>17 for it?</p> <p>18 MR. MAYS: Yes. They measured all that</p> <p>19 out before.</p> <p>20 CHAIRMAN MILLS: Okay. Mr. Ross.</p> <p>21 MR. ROSS: This is at the toddler park?</p> <p>22 MR. MAYS: No. It's the one that's at</p> <p>23 Glenclyff Park. It would be next to the</p> <p>24 dragon fish, the big climbing apparatus.</p> <p>25 MR. ROSS: Right. Right. Right.</p>	<p style="text-align: right;">Page 28</p> <p>1 MR. LEWIS: Okay.</p> <p>2 CHAIRMAN MILLS: And the current Pour</p> <p>3 and Play will support that height of a</p> <p>4 platform?</p> <p>5 MR. MAYS: Yes. We'll have to --</p> <p>6 obviously we have to cut some of it out.</p> <p>7 CHAIRMAN MILLS: Right.</p> <p>8 MR. MAYS: I believe that's in the</p> <p>9 proposal, not to cover that. But since we've</p> <p>10 already had a couple repairs in the parks on</p> <p>11 the Pour and Play, I would imagine we'd</p> <p>12 probably get an estimate just to repair those</p> <p>13 at somewhere around eight hundred or a</p> <p>14 thousand dollars to do the repairs on the Pour</p> <p>15 and Play, repair that area.</p> <p>16 They're going to cut out just as big an</p> <p>17 area as they need for their foundation, for a</p> <p>18 pole that goes in the ground, so they'll have</p> <p>19 to cut a large area for something like that.</p> <p>20 MR. LEWIS: And, Doug, refresh my</p> <p>21 memory, or maybe somebody else can. Would the</p> <p>22 other Pour and Play warranty -- that got</p> <p>23 resolved. Right?</p> <p>24 MR. MAYS: You'll see a credit on there.</p> <p>25 That credit is where he warranted on a</p>

<p style="text-align: right;">Page 29</p> <p>1 credit.</p> <p>2 MR. LEWIS: Okay. That's where I was</p> <p>3 headed with this.</p> <p>4 MR. MAYS: Yes. It's on --</p> <p>5 MR. LEWIS: He leveraged that with the</p> <p>6 price of it.</p> <p>7 MR. CHESNEY: It's \$2,000.</p> <p>8 MR. LEWIS: Okay.</p> <p>9 MR. MAYS: He shows the credit on there,</p> <p>10 2300, or something like that.</p> <p>11 MR. ROSS: It's 2,000. It wasn't for</p> <p>12 the 2300 that was noted in your written</p> <p>13 report. He only gave us 2,000.</p> <p>14 MR. MAYS: Okay.</p> <p>15 MS. WHYTE: No. It was -- it's on here.</p> <p>16 MR. ROSS: Not what I saw.</p> <p>17 MR. CHESNEY: Look at the invoice. It's</p> <p>18 2,000.</p> <p>19 MR. ROSS: That's right.</p> <p>20 MS. WHYTE: \$2,337 --</p> <p>21 MR. MAYS: I saw it in a couple of</p> <p>22 spots.</p> <p>23 MR. ROSS: He's looking at it now.</p> <p>24 MS. WHYTE: Oh, wait. You know what.</p> <p>25 He didn't -- okay.</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 MR. ROSS: Second.</p> <p>2 CHAIRMAN MILLS: Any further discussion.</p> <p>3 (No response.)</p> <p>4 CHAIRMAN MILLS: Time line for</p> <p>5 installation, estimate?</p> <p>6 MR. MAYS: I'll check on it, but he says</p> <p>7 installation is pretty quick. It's just a</p> <p>8 matter of getting it down here, you know,</p> <p>9 producing it and getting it in place once it</p> <p>10 gets shipped here.</p> <p>11 CHAIRMAN MILLS: Will this be under the</p> <p>12 shade?</p> <p>13 MR. MAYS: Yes.</p> <p>14 CHAIRMAN MILLS: Any further discussion.</p> <p>15 (No response.)</p> <p>16 CHAIRMAN MILLS: Motion approves four to</p> <p>17 zero.</p> <p>18 (Motion passes.)</p> <p>19 MR. MAYS: The second proposal you see</p> <p>20 there this morning, the additional shade</p> <p>21 structure over at West Park Village, that is</p> <p>22 the tot lot.</p> <p>23 As you know, we've had a couple of</p> <p>24 people complain about how hot it can be. So</p> <p>25 that canopy that was originally put in was a</p>
<p style="text-align: right;">Page 30</p> <p>1 MR. MAYS: So, yeah, that was --</p> <p>2 MS. McCORMICK: 2,250?</p> <p>3 MS. WHYTE: No. That's the other one.</p> <p>4 MR. CHESNEY: How much was it supposed</p> <p>5 to be?</p> <p>6 MS. WHYTE: I thought it was twenty two</p> <p>7 hundred and something. I'll verify with him,</p> <p>8 because I sent him the original receipt of</p> <p>9 what we paid.</p> <p>10 MR. CHESNEY: Well, why don't I just</p> <p>11 make a motion for twenty three -- whatever six</p> <p>12 fifty -- whatever --</p> <p>13 MS. WHYTE: Yes, I'll work on that. You</p> <p>14 know me, if we can get anything off, we'll get</p> <p>15 it off.</p> <p>16 MR. ROSS: Sure. You're good at that.</p> <p>17 I was just going to ask one more question.</p> <p>18 So you're recommending that we acquire</p> <p>19 the slide?</p> <p>20 MR. MAYS: Yes. Yes, sir.</p> <p>21 CHAIRMAN MILLS: Okay. Is there a</p> <p>22 motion?</p> <p>23 MR. LEWIS: That's what I was going to</p> <p>24 do next is make a motion, that we approve the</p> <p>25 purchase and installation of the slide.</p>	<p style="text-align: right;">Page 32</p> <p>1 little small. It mainly covers the playground</p> <p>2 -- the play equipment itself. It didn't cover</p> <p>3 the whole playground.</p> <p>4 Their initial proposal, they wanted to</p> <p>5 take the new one out. That's ridiculous. So</p> <p>6 we went back to the drawing board, and still</p> <p>7 got an additional canopy that will cover the</p> <p>8 other 50 percent of the park, and that</p> <p>9 proposal, I believe, is \$37,000 for that</p> <p>10 additional canopy.</p> <p>11 The same thing, it's not a huge area,</p> <p>12 that has the foundation. They won't cut out</p> <p>13 anything bigger. They'll just have to do some</p> <p>14 small repairs afterwards on the Pour and Play,</p> <p>15 but that will cover the swing and that area</p> <p>16 that the kids run around on.</p> <p>17 The biggest issues, because of the tot</p> <p>18 lot, we've got smaller kids, and the smaller</p> <p>19 kids, that stuff, nobody told us it got -- I</p> <p>20 didn't realize it got that hot. That Pour and</p> <p>21 Play gets pretty warm, so that's why --</p> <p>22 MR. CHESNEY: There is already the shade</p> <p>23 on half of it.</p> <p>24 MR. MAYS: On half of it, correct. So I</p> <p>25 would suggest you do it, too, before something</p>

<p style="text-align: right;">Page 33</p> <p>1 happens. We've --</p> <p>2 CHAIRMAN MILLS: Mr. Ross.</p> <p>3 MR. ROSS: So you're recommending again</p> <p>4 that we do that?</p> <p>5 MR. MAYS: Yes, before we have some</p> <p>6 other issue come up.</p> <p>7 MR. CHESNEY: This is taking forever to</p> <p>8 load here. Is the internet extremely slow?</p> <p>9 MR. MENDENHALL: Mine seems okay.</p> <p>10 CHAIRMAN MILLS: Operator error. Matt.</p> <p>11 MR. LEWIS: I'll make a motion that we</p> <p>12 approve the installation of the additional</p> <p>13 shade at the tot lot.</p> <p>14 MR. ROSS: I'll second it.</p> <p>15 MR. CHESNEY: How much is it?</p> <p>16 MR. ROSS: It's a lot.</p> <p>17 MR. CHESNEY: Is it 6800?</p> <p>18 MS. WHYTE: No. The 6800 is Baybridge.</p> <p>19 CHAIRMAN MILLS: That's what I was going</p> <p>20 to ask you.</p> <p>21 MS. WHYTE: And that is for the tot lot.</p> <p>22 MR. MAYS: That's a different type of</p> <p>23 canopy that will cover the spring-loaded toys</p> <p>24 that the kids sit on. Those get quite warm.</p> <p>25 CHAIRMAN MILLS: Okay. All right.</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 Baybridge Park. We've got those three pieces</p> <p>2 of equipment that, again, get quite hot. And</p> <p>3 this is a lot smaller one, but it is an</p> <p>4 umbrella -- basically an umbrella style that</p> <p>5 will -- with a center post.</p> <p>6 What they have to do is -- because of</p> <p>7 the six-foot safety zone, they have to move</p> <p>8 two of the sprinklers out a little bit further</p> <p>9 so that they have the six foot away from the</p> <p>10 center pole. There will be one pole in the</p> <p>11 middle. And the proposal for that, you see,</p> <p>12 is about \$6800.</p> <p>13 CHAIRMAN MILLS: Okay. Mr. Ross.</p> <p>14 MR. ROSS: And, again, you're</p> <p>15 recommending that we proceed with that?</p> <p>16 MR. MAYS: Yes, sir. I don't want to</p> <p>17 say why really, but I think you understand</p> <p>18 why.</p> <p>19 MR. BARRETT: So that's the shade and</p> <p>20 the moving, 6800?</p> <p>21 MR. MAYS: Correct.</p> <p>22 MR. BARRETT: Okay. Thank you.</p> <p>23 CHAIRMAN MILLS: So we also need a</p> <p>24 motion for this one.</p> <p>25 MR. LEWIS: Can I ask a question first?</p>
<p style="text-align: right;">Page 34</p> <p>1 We'll get to that.</p> <p>2 MS. WHYTE: The other is Rep Services,</p> <p>3 which is thirty seven --</p> <p>4 CHAIRMAN MILLS: We'll get to that one</p> <p>5 in a second. We've got a motion for this one.</p> <p>6 MR. CHESNEY: \$37,000.</p> <p>7 MR. MAYS: \$37,000.</p> <p>8 CHAIRMAN MILLS: Yes. So we have a</p> <p>9 motion to accept the proposal from Rep</p> <p>10 Services in the amount of \$37,011 for an</p> <p>11 additional shade at West Park Village's tot</p> <p>12 lot. Correct?</p> <p>13 MR. MAYS: Yes, sir. Yes, sir.</p> <p>14 CHAIRMAN MILLS: Any further discussion?</p> <p>15 (No response.)</p> <p>16 CHAIRMAN MILLS: All in favor.</p> <p>17 (Board members signify in the</p> <p>18 affirmative.)</p> <p>19 CHAIRMAN MILLS: Any opposed?</p> <p>20 (Board member signifies in the</p> <p>21 negative.)</p> <p>22 CHAIRMAN MILLS: Okay. That motion</p> <p>23 passes three to one.</p> <p>24 (Motion passes.)</p> <p>25 MR. MAYS: And the third one is over at</p>	<p style="text-align: right;">Page 36</p> <p>1 CHAIRMAN MILLS: Once we have a second</p> <p>2 on the motion, for discussion.</p> <p>3 MR. LEWIS: All right. I'll make a</p> <p>4 motion we accept that proposal.</p> <p>5 MR. ROSS: Second.</p> <p>6 CHAIRMAN MILLS: Discussion.</p> <p>7 MR. LEWIS: So -- thank you. Does it --</p> <p>8 so it will cover all three even though they</p> <p>9 move them out? Is that what you just said?</p> <p>10 MR. MAYS: Yes.</p> <p>11 MR. LEWIS: Okay.</p> <p>12 MR. CHESNEY: That's 16 feet -- or 15</p> <p>13 feet wide. Right?</p> <p>14 MR. MAYS: Uh-huh.</p> <p>15 CHAIRMAN MILLS: Okay.</p> <p>16 MR. CHESNEY: How does it like -- so for</p> <p>17 -- is this as strong as the other stuff, like</p> <p>18 during windstorms and stuff?</p> <p>19 MR. MAYS: Yes. It is set up for</p> <p>20 hurricane winds, yes, sir. That's what the</p> <p>21 engineers --</p> <p>22 MR. CHESNEY: And this thing is -- it's</p> <p>23 16 by 16 feet, so it's only \$6800. The other</p> <p>24 one was \$38,000.</p> <p>25 MR. MAYS: It's a big difference.</p>

<p style="text-align: right;">Page 37</p> <p>1 You've got one pole. The other's got four  2 poles. It's quite a bit more. It's only  3 twice the size -- almost three times the size  4 actually, so it's a little bit more. It's a  5 little -- I mean, it doesn't have to cover as  6 large an area, I mean, unless you want to  7 spend 150,000 to recover the whole park,  8 because we've got people who want canopies  9 even over the slides, which --  10 MR. CHESNEY: Well, there's always  11 someone who wants something. I mean, I don't  12 mean to --  13 MR. MAYS: I know.  14 MR. CHESNEY: -- I know Chris will write  15 about me in the WOW here, but -- you know.  16 The parks look pretty nice. They're pretty  17 well utilized. 38,000 is a fair amount of  18 money. Another 6800. I could see a slide.  19 We didn't have a slide before, but there  20 is shade there already.  21 MR. MAYS: We're still not covering that  22 whole Baybridge Park. We can't really --  23 MR. CHESNEY: Well, there's a tree  24 there, too.  25 MR. MAYS: Right.</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 The top of that is peeling, the same as the  2 one I showed you.  3 MR. MAYS: Okay.  4 CHAIRMAN MILLS: Any progress on that?  5 MR. MAYS: We had the company come over,  6 and I met with him last week -- I think it was  7 last week. And he's having his guy come out  8 and inspect the whole thing.  9 I also found an additional rusted bolt  10 on it, so we started to look around, and we  11 found two or three more. So he's having his  12 guy come over and go through the whole thing.  13 CHAIRMAN MILLS: Okay.  14 MR. MAYS: He doesn't see a problem with  15 it, but it is stuff that's covered under  16 warranty.  17 CHAIRMAN MILLS: What else you guys got  18 for us?  19 MR. ROSS: I was going to ask, when you  20 get that follow-up done, could you make sure  21 to report it back to us, whenever that is.  22 MR. MAYS: The repairs on --  23 MR. ROSS: The issue on the peeling that  24 you mentioned, the bolts. I think that would  25 be helpful to have that follow-up on your next</p>
<p style="text-align: right;">Page 38</p> <p>1 MS. WHYTE: Yeah, but it doesn't shade.  2 MR. MAYS: I'm just telling you the  3 requests we have from the residents, and quite  4 a few of them.  5 MR. CHESNEY: I thought my kids were  6 soft.  7 CHAIRMAN MILLS: We have a motion to  8 accept the -- I lost it here -- the A Park  9 proposal for \$6850 for Baybridge Park. Right?  10 MR. MAYS: Yes, sir.  11 CHAIRMAN MILLS: Any further discussion?  12 (No response.)  13 CHAIRMAN MILLS: All in favor.  14 (Board members signify in the  15 affirmative.)  16 CHAIRMAN MILLS: Any opposed?  17 (Board member signifies in the  18 negative.)  19 CHAIRMAN MILLS: Okay. That motion  20 passes three to one.  21 (Motion passes.)  22 CHAIRMAN MILLS: On Baybridge, you and I  23 looked at that equipment that is peeling and  24 whatnot. I saw there this morning there's the  25 center stair up the middle of that big unit.</p>	<p style="text-align: right;">Page 40</p> <p>1 field manager's report, whenever that is.  2 MR. MAYS: Okay. I met with Davey this  3 afternoon to discuss what we had talked about  4 yesterday in the workshop. So he did have  5 some suggestions, and a lot of them are what  6 we suggested and what we came up with, an  7 additional annual planting, you know, an  8 additional irrigation tech.  9 Obviously we need more help on that to  10 keep things greener, go through the water  11 quicker, stuff like that. He asked if he  12 could come to next month's workshop with Paul,  13 the onsite property manager, and they would,  14 you know, think about it for a while, come up  15 with some other suggestions, other ideas.  16 When I talked to him about the mulch, he  17 wasn't too enthusiastic about dropping that  18 mulch, because that -- he actually brought me  19 his P and Ls, and he said it's not a big  20 property, so he would hate to see his main  21 money-making thing go out the window.  22 But he said he could possibly lower it  23 some by -- what I suggested was do it one and  24 a half times. You know, do one property, and  25 then you have your other time where you do the</p>

Page 41	Agenda Page 15 Page 43
<p>1 main boulevards, the areas -- the main focus</p> <p>2 points, and don't even worry about some of the</p> <p>3 areas that really don't need it.</p> <p>4 So he said there are ways he can cut</p> <p>5 some of the mulch back to help save some</p> <p>6 dollars. He did say that the hardwood</p> <p>7 trimming, he would like some help on that,</p> <p>8 too, but basically it cost him every year to</p> <p>9 do the hardwoods. So he doesn't want to</p> <p>10 continue losing money on that one.</p> <p>11 He has been doing it for two-and-a-half</p> <p>12 years now, so if it is that, it is that. But</p> <p>13 he definitely wants to stay, but he would like</p> <p>14 to come to the workshop next month.</p> <p>15 CHAIRMAN MILLS: Okay. I think that</p> <p>16 would be a good opportunity. Mr. Ross.</p> <p>17 MR. ROSS: I do think that it would be a</p> <p>18 good opportunity.</p> <p>19 Did you walk away confident that he</p> <p>20 understood the concern that at least I</p> <p>21 expressed, that he understood that there seems</p> <p>22 to be some gaps?</p> <p>23 MR. MAYS: I didn't pinpoint a specific</p> <p>24 board member, but I did pinpoint an overall</p> <p>25 concern about some of the things that are, you</p>	<p>1 legitimately some shortcomings either in the</p> <p>2 performance of your work or in the system that</p> <p>3 we've created with this performance payment</p> <p>4 system," and I want him to firmly understand</p> <p>5 that we're not complaining just to complain.</p> <p>6 That's not what we're doing. We're not</p> <p>7 trying to have some general push to get better</p> <p>8 service out of them. There are legitimate</p> <p>9 scenarios whereby we've sort of had some</p> <p>10 things fall through the crack -- I'll use that</p> <p>11 phrase -- and I want to make sure he</p> <p>12 understand that it really is trying to get</p> <p>13 someplace and gets real issues solved.</p> <p>14 MR. MAYS: I felt comfortable with our</p> <p>15 conversation in what he came away with. He</p> <p>16 seemed more than willing to talk to the board,</p> <p>17 and, like I say, give suggestions and take</p> <p>18 your input, and he didn't seem to be offended</p> <p>19 about anything.</p> <p>20 MR. ROSS: Okay. Okay. I just don't</p> <p>21 want him to come to a workshop with some</p> <p>22 misunderstanding that we're all just going to</p> <p>23 sit around and brainstorm about how we could</p> <p>24 do a better job.</p> <p>25 I'd rather be more pinpointed as to</p>
Page 42	Page 44
<p>1 know, lacking a little beauty on the property,</p> <p>2 you know, that we feel that some things aren't</p> <p>3 getting taken care of monthly like they should</p> <p>4 be, those type of things.</p> <p>5 And I did get a good feeling that he</p> <p>6 wants to fix whatever he needs to fix. We did</p> <p>7 talk about fertilization, too. He says</p> <p>8 fertilization is going to be something that's</p> <p>9 going to really help you, because with</p> <p>10 nitrogen out of the -- that's in the</p> <p>11 fertilizer that really helps your grass green</p> <p>12 up and your plants pop, we're limited to</p> <p>13 certain -- you can only use it six months of</p> <p>14 the year.</p> <p>15 There's times where you're not allowed</p> <p>16 to use the nitrogen. You can't put it on the</p> <p>17 grass because of how it gets into the</p> <p>18 waterways and stuff like that, so --</p> <p>19 MR. ROSS: Well, the reason I'm asking</p> <p>20 -- I'm sorry if I just cut you off --</p> <p>21 MR. MAYS: No.</p> <p>22 MR. ROSS: -- there's a difference</p> <p>23 between him perceiving that a guy like me is</p> <p>24 just complaining to complain, "Come on, you</p> <p>25 can do a better job," versus, "No, there are</p>	<p>1 specific suggestions for improvement or change</p> <p>2 or whatever it may be.</p> <p>3 MR. MAYS: Right. Okay.</p> <p>4 CHAIRMAN MILLS: Okay. Anything else?</p> <p>5 MR. MAYS: We --</p> <p>6 MR. CHESNEY: Hold on. Can I ask a</p> <p>7 question on that last topic still?</p> <p>8 So would it benefit for OLM to be</p> <p>9 present at that meeting? Is he local, the OLM</p> <p>10 rep?</p> <p>11 MR. MAYS: He's from the Plant City</p> <p>12 area. I think you need to have the</p> <p>13 conversation strictly with Davey and him in a</p> <p>14 way.</p> <p>15 MR. CHESNEY: Okay.</p> <p>16 MR. MAYS: Like you had the conversation</p> <p>17 with him and Davey wasn't there and he felt</p> <p>18 more free to open up a little bit better</p> <p>19 because --</p> <p>20 MR. CHESNEY: Well, some of the</p> <p>21 suggestions, you know, that Brian had, which,</p> <p>22 you know, are contract specific.</p> <p>23 MR. MAYS: Right.</p> <p>24 MR. ROSS: Well, the reason I'm shaking</p> <p>25 my head, that I happen to agree with Doug,</p>

<p style="text-align: right;">Page 45</p> <p>1 that we wouldn't want them present, I think</p> <p>2 it's important that we have an initial</p> <p>3 conversation between us and the contractor in</p> <p>4 which we're impressing upon him what we're</p> <p>5 striving for, not that we're impressing upon</p> <p>6 him a specific solution, such as, this is an</p> <p>7 OLM problem.</p> <p>8 Potentially it's an OLM caused situation,</p> <p>9 but I think it's more important to convey to</p> <p>10 him that -- to Davey that we're looking for</p> <p>11 improvement upon our main thoroughfare,</p> <p>12 Linebaugh and Countryway.</p> <p>13 We're looking for -- in my</p> <p>14 articulations, we're looking for improvement</p> <p>15 in the consistency of some of our hedges, et</p> <p>16 cetera. And so I'd rather have that one-on-</p> <p>17 one communication. Let him clearly understand</p> <p>18 where we're working from collectively as a</p> <p>19 board, and then if it means we need to bring</p> <p>20 in OLM and sit and talk about adjusting the</p> <p>21 OLM performance system, then that's a follow-</p> <p>22 up conversation.</p> <p>23 MR. CHESNEY: I understand. Okay.</p> <p>24 MR. ROSS: That would be my preference.</p> <p>25 MR. MAYS: Also we took a tour of the</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 property.</p> <p>2 So are they going to complain later that</p> <p>3 our trees that they have given to us are so</p> <p>4 big that they're pushing their fence? Now,</p> <p>5 are they going to complain? So we need to let</p> <p>6 them know about that -- I'm concerned about</p> <p>7 that, whether we move the trees out of the</p> <p>8 way, so they won't eat up their fence, or warn</p> <p>9 them ahead of time, "Don't come looking to us</p> <p>10 for money to replace your fence when you guys</p> <p>11 planted these trees here."</p> <p>12 MS. STEWART: What I would suggest that</p> <p>13 we do -- obviously when we started talking</p> <p>14 about the deed and everything -- we deal with</p> <p>15 this earlier than later.</p> <p>16 If it's on our property, we are not</p> <p>17 going to consult with them. I need to look at</p> <p>18 their plan to see that there's not an</p> <p>19 obligation for those --</p> <p>20 CHAIRMAN MILLS: Can we keep one</p> <p>21 conversation going for the reporter, please?</p> <p>22 MR. ROSS: I'm sorry. Sorry.</p> <p>23 MS. STEWART: So I would suggest let's</p> <p>24 have a conversation from legal, and then we</p> <p>25 can have -- follow up on that.</p>
<p style="text-align: right;">Page 46</p> <p>1 pond over there, the new pond that we're</p> <p>2 looking at. I'm sure Tonja is going to talk</p> <p>3 about this.</p> <p>4 While I was inspecting it, there's some</p> <p>5 areas that are nice and thick, so we wouldn't</p> <p>6 really have to -- or like we had talked about,</p> <p>7 we don't think we need to put any kind of</p> <p>8 fence up.</p> <p>9 So it's still, you know, from the --</p> <p>10 they actually have a fence already back there</p> <p>11 at their property line. So a fence is not</p> <p>12 really needed. So what I did see, there are</p> <p>13 some concerns -- the concerns I do have,</p> <p>14 though -- and I was going to talk to Tonja</p> <p>15 about this -- as I was doing it, I noticed, I</p> <p>16 think, one so far -- one resident has jumped</p> <p>17 that fence and came over and cut some plant</p> <p>18 material back so that they can visually see</p> <p>19 that pond.</p> <p>20 So we need to get on them now to tell</p> <p>21 them to stop doing that. I suggested some</p> <p>22 things over there. The pine trees that they</p> <p>23 planted are right on top of the fence, those</p> <p>24 are going to be a problem for them later,</p> <p>25 which I think now actually converges with our</p>	<p style="text-align: right;">Page 48</p> <p>1 CHAIRMAN MILLS: Okay.</p> <p>2 MR. MAYS: It would be easier to move</p> <p>3 the trees out right now, but we need to have</p> <p>4 the conversation. I didn't want to move them</p> <p>5 on our own.</p> <p>6 MR. CHESNEY: I mean, to some extent we</p> <p>7 should also be a good neighbor here, you know.</p> <p>8 MR. MAYS: Right.</p> <p>9 MS. STEWART: But I think he's doing</p> <p>10 that by moving them, instead of not removing</p> <p>11 them. It's like at least --</p> <p>12 MR. CHESNEY: No. But I also meant like</p> <p>13 the view thing. I mean, if it's something</p> <p>14 minor and doesn't impact our property, it's</p> <p>15 not like we're back there looking at it, if it</p> <p>16 impacts the view.</p> <p>17 MS. McCORMICK: We're talking about the</p> <p>18 HOA.</p> <p>19 MR. CHESNEY: Yeah.</p> <p>20 MS. McCORMICK: Okay. So Tonja was just</p> <p>21 showing me an email. I mean, where I left it</p> <p>22 this afternoon after talking with their</p> <p>23 attorney is, they want a cooperation agreement</p> <p>24 between the CDD and the HOA.</p> <p>25 And the things they want included in</p>



<p style="text-align: right;">Page 49</p> <p>1 that is they want the CDD to agree that we're  2 going to maintain the areas that we're going  3 to take ownership of, which is the pond and  4 then two mitigation -- or two maintenance --  5 MS. STEWART: Open water bodies, yeah.  6 MS. McCORMICK: -- mitigation areas that  7 are in the TECO easement. They want that  8 agreement to provide that if we don't maintain  9 it, that the HOA has the right to come in and  10 use self help to maintain it.  11 They want indemnification by the CDD so  12 that if the CDD is not maintaining the pond  13 areas properly and they are held liable under  14 the permit, that we would indemnify and defend  15 them from any liability.  16 And then the other issue that has come  17 up is that this property currently is subject  18 to the declaration of covenants, conditions  19 and restrictions for their HOA.  20 So I had said -- you know, they told me  21 they were going to take it out of the  22 declaration the last conversation that I had  23 with them.  24 Today, their attorney told me that they  25 cannot take it out of the declaration prior to</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 mitigation on the northwest corner, that they  2 have been mowing around it right now, since  3 they obviously presently own it.  4 That would be the biggest issue, that we  5 just need to continue to maintain. It's not  6 large. I can't see you would need to add much  7 to something like that.  8 MR. CHESNEY: I just struggle -- I mean,  9 what kinds of conditions? I mean, no  10 water skiing? I mean --  11 MR. MAYS: Yeah, they own boats --  12 MR. ROSS: It could be with regards to  13 maintenance of the grounds. So, for example,  14 some areas in Westchase, you'll have folks who  15 about a pond. There may be a question as to  16 where is the property line, how to maintain  17 that grassy area, what fertilization can you  18 apply, which chemicals could you apply? So  19 There may be issues with regard to that.  20 MS. McCORMICK: And it may give them the  21 right, if it's not maintained the way that  22 they believe it should be maintained, to  23 impose assessments on that property.  24 CHAIRMAN MILLS: My question is -- you  25 said something about their HOA not liking the</p>
<p style="text-align: right;">Page 50</p> <p>1 the time that he would be conveying the  2 property to the CDD because it would be a  3 violation of the SWFWMD permit.  4 So that's a concern to me if this  5 property is subject to the HOA declaration of  6 CCRs, because that means they could make --  7 they could apply some other conditions or  8 restrictions to that property that we would  9 then own.  10 MR. CHESNEY: Such as? I'm struggling  11 with -- give me some instances of what would  12 be a problem.  13 MS. McCORMICK: Well, typically, like  14 your declaration of covenants, conditions and  15 restrictions, you have things like the  16 Westchase Community Association has governing  17 how the property has to be maintained, what  18 activities are allowed within the property.  19 Those are the types of things that we,  20 as the property owner, would want to control,  21 and I would be not that comfortable with, you  22 know, the HOA having the right to still impose  23 restrictions on the use of the property or  24 conditions on the property.  25 MR. MAYS: There is a small like</p>	<p style="text-align: right;">Page 52</p> <p>1 way we maintain it.  2 Does that go back to the one that jumped  3 the fence and created a better view, everyone  4 else saying, "I don't like the way you're  5 maintaining it because I can't see the water,"  6 and them all jumping over and doing something  7 on our property?  8 MS. STEWART: Well, one thing you do  9 have is, you do have a platted wetland  10 conservation area with a setback on it, and  11 those are regulated by both SWFWMD and EPC.  12 So in terms of --  13 CHAIRMAN MILLS: But that's not going to  14 stop a resident from doing something. We have  15 that in our own community. Right?  16 MS. STEWART: Actually I was trying to  17 put it in perspective, them coming and telling  18 us that they want us to do what they're doing;  19 in other words, managing it.  20 CHAIRMAN MILLS: But what she said is,  21 if they don't like the way we're maintaining  22 it, they could self help and maintain it  23 themselves. Right?  24 MS. McCORMICK: Yeah. They would  25 probably want in this agreement the ability to</p>

<p style="text-align: right;">Page 53</p> <p>1 go in and use self help and hold us 2 responsible for the cost of it. 3 MR. MAYS: So shouldn't they have to 4 turn it over in the state that they would like 5 to keep it in? 6 MS. STEWART: Is that part of the 7 declarations, Erin, just so that I understand 8 -- would that be what regulates it or -- 9 MS. McCORMICK: Well, I haven't -- I 10 haven't reviewed the declarations, but they 11 want this separate cooperation agreement 12 that's going to provide for rights of self 13 help if the CDD doesn't maintain it. 14 CHAIRMAN MILLS: Go ahead. 15 MR. CHESNEY: Well, I mean, let's be 16 practical about it. I mean, we think it's 17 important to own it so we can control it and 18 utilize it as part of our flood control 19 system. 20 So the main issue is the last one. So 21 what is the -- they want to keep that in? I 22 mean, there's no -- they said they can't get 23 it out before the turnover. Then are they 24 afraid it wouldn't -- 25 MS. McCORMICK: Well, Tonja, my --</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 don't think that, from what he told me today, 2 that they would ever be able to remove this 3 property from the declaration. 4 MR. ROSS: Oh, they'll never be able to 5 remove it? 6 MS. McCORMICK: Right. Right. 7 MS. STEWART: And I just sent an email 8 asking that question, too, to see if he had a 9 follow-up conversation with their lawyer. 10 When I talked to Betty Valenti, who's 11 the developer's representative with the HOA, 12 she's like that should be covered by the 13 agreement (inaudible). 14 And then I called Mark Spada, and he's 15 communicating with the lawyer. My 16 understanding in talking to Betty is that the 17 lawyer had recommended to Mark Spada that they 18 not remove it. 19 So I think now it's a determination 20 whether or not they get overridden, to say, 21 "We feel comfortable enough that it can be 22 removed from the declaration." So I'm waiting 23 to see if they respond back to me saying to do 24 it. 25 MR. ROSS: To make sure I am</p>
<p style="text-align: right;">Page 54</p> <p>1 MR. CHESNEY: I mean, we would be a 2 property owner -- 3 MS. McCORMICK: -- understanding is 4 there is not going to be a separation of the 5 permit. There's just going to be a 6 recognition by the water management district 7 that we are maintaining the area that we own 8 and that the HOA is maintaining the areas they 9 own. 10 So it's all going to be under a single 11 permit, which their attorney for some reasons 12 think that because of that, it would be a 13 violation of the permit to remove this 14 property from the declaration that controls 15 that controls the stormwater management system 16 as a whole. 17 MR. ROSS: I don't agree with you that's 18 the biggest issue. For me, the indemnification 19 is. 20 But to the point you're talking about, 21 does his concern get resolved if you do a 22 closing in escrow? 23 MS. McCORMICK: No, because I don't 24 think there's ever going to be a separation of 25 this permit. So I don't think that this -- I</p>	<p style="text-align: right;">Page 56</p> <p>1 understanding what you're saying, they are now 2 conceding it can legally be done. It could be 3 removed within -- from the parameters of the 4 HOA. Just they don't want to do it right now, 5 but now they're reconsidering that they may. 6 MS. STEWART: I believe the 7 recommendation from the attorney is being 8 discussed. I think Betty and Mark are 9 discussing how they feel about whether or not 10 it can be removed or not. 11 MR. ROSS: So they haven't resolved 12 whether they are of the opinion it can be 13 removed. 14 MS. STEWART: That was the question 15 after hearing -- Erin asked the question. I 16 just sent it back to him. 17 MR. ROSS: My own gut reaction is it 18 ought to be removed from the HOA. I mean, 19 properties get removed from HOAs all the time. 20 MS. STEWART: And just so that you're 21 aware, it's not the first district that I've 22 worked for that have overlapping 23 responsibilities between different owners, 24 because typically the conversation we're 25 having right now never gets had and deeds get</p>

<p style="text-align: right;">Page 57</p> <p>1 done all the time.</p> <p>2 Nobody ever discusses these details.</p> <p>3 All of a sudden, you pull up the property</p> <p>4 appraiser's website, you go, "Oh, I got a</p> <p>5 deed. Okay. Well" -- and usually as the</p> <p>6 person dealing with the drainage systems, I'm</p> <p>7 the one reaching out to the water management</p> <p>8 district saying we own this land now.</p> <p>9 You know, we didn't know. We got it</p> <p>10 five years ago. Particularly when the economy</p> <p>11 tanked, we got all kinds of land. And I do</p> <p>12 have one district in particular who had an</p> <p>13 HOA, although it wasn't a community HOA like</p> <p>14 Westchase, but it was an HOA and a CDD where</p> <p>15 the CDD didn't have legal rights to maintain</p> <p>16 something.</p> <p>17 They didn't have easements, they didn't</p> <p>18 have ownership or anything. The HOA went to</p> <p>19 SWFWMD, and SWFWMD came back and said, "CDD,</p> <p>20 the maps," which is what they go by, "the maps</p> <p>21 associated with your operating permit shows</p> <p>22 their system as your responsibility."</p> <p>23 So they went and they had a meeting, and</p> <p>24 basically SWFWMD said, "We get that you can't</p> <p>25 legally own it, but, HOA and CDD, you all need</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 understand -- it's interesting. You think the</p> <p>2 indemnification -- I mean, what -- are we</p> <p>3 really not going to keep it up?</p> <p>4 MR. ROSS: I gotcha. I will focus on</p> <p>5 your word that we want to protect the asset.</p> <p>6 What they're describing, or at least</p> <p>7 as I'm hearing it, they want us to take on or</p> <p>8 create some liabilities. So, now, whatever</p> <p>9 value you perceive to that asset, what I'm</p> <p>10 hearing is, it's less valuable, not</p> <p>11 potentially a negative value, because they</p> <p>12 want us to take on liabilities.</p> <p>13 In my judgment, the way it should happen</p> <p>14 is, we're willing to take this on. We think</p> <p>15 it's good for us or we wouldn't be</p> <p>16 interested in taking it on. They're happy to</p> <p>17 pass it over to us, because they get rid of</p> <p>18 some liabilities and responsibilities.</p> <p>19 Once you come to that understanding,</p> <p>20 it's fair game for them to say, "Well, we want</p> <p>21 to make sure you don't let it denigrate and</p> <p>22 become a dumping post." Fair game. Let's</p> <p>23 newly describe whatever the standards are.</p> <p>24 We'll mutually agree upon them. One of</p> <p>25 those standards will be we'll comply with</p>
<p style="text-align: right;">Page 58</p> <p>1 to work it out." So the CDD and the HOA sat</p> <p>2 down, and they determined by an agreement of</p> <p>3 some sort in a highlighted map showing what</p> <p>4 the HOA would be responsible for and what the</p> <p>5 CDD would be responsible for.</p> <p>6 CHAIRMAN MILLS: But, Tonja, that</p> <p>7 example, was that in the same community?</p> <p>8 MS. STEWART: That's what I was saying.</p> <p>9 Yeah, it --</p> <p>10 CHAIRMAN MILLS: This is different</p> <p>11 communities. Right?</p> <p>12 MS. STEWART: But the situation is still</p> <p>13 the same in terms of defining who maintains</p> <p>14 what.</p> <p>15 As I recall, Heritage Springs, when I</p> <p>16 was their district engineer, the CDD owned it,</p> <p>17 but there was an agreement -- I don't know if</p> <p>18 I'm flip-flopping this -- the HOA owned it,</p> <p>19 but the CDD had an agreement to maintain it.</p> <p>20 MR. MENDENHALL: Yeah, that's correct.</p> <p>21 MR. CHESNEY: And that's what I --</p> <p>22 that's what I mean by we need to keep this --</p> <p>23 make this -- keep our overall purpose in mind.</p> <p>24 I mean, our purpose is to control and</p> <p>25 protect this asset. And so I mean I</p>	<p style="text-align: right;">Page 60</p> <p>1 whatever governmental requirements are so</p> <p>2 water will be clean. It won't be full of</p> <p>3 trash and all that kind of stuff. And that's</p> <p>4 it. And that ought to be it.</p> <p>5 It shouldn't be we have to indemnify</p> <p>6 them. It shouldn't be that they have to</p> <p>7 indemnify us if they go dumping the water.</p> <p>8 There's common law rights that define all</p> <p>9 that.</p> <p>10 It ought to just be, we'll take it on,</p> <p>11 we'll agree to maintain it to a certain</p> <p>12 standard, such as, we'll mow the grass and</p> <p>13 we'll make sure it doesn't get higher than 12</p> <p>14 inches. We'll do whatever our water standards</p> <p>15 are, and you can attach the A &amp; B contract.</p> <p>16 It should be nothing more or less than</p> <p>17 that, in my view.</p> <p>18 CHAIRMAN MILLS: Mr. Barrett.</p> <p>19 MR. ROSS: I mean, do you think we</p> <p>20 should be indemnifying them?</p> <p>21 MR. CHESNEY: I think that it's not a</p> <p>22 big deal if we indemnify them.</p> <p>23 MS. McCORMICK: From an indemnification</p> <p>24 standpoint, it could be, because the HOA</p> <p>25 doesn't have sovereign immunity and the CDD</p>

<p style="text-align: right;">Page 61</p> <p>1 does, and by entering into contractual</p> <p>2 obligations --</p> <p>3 MR. CHESNEY: Well, but if they dump in</p> <p>4 there --</p> <p>5 MS. McCORMICK: -- to provide</p> <p>6 indemnification, we take on the liability that</p> <p>7 the HOA potentially could have.</p> <p>8 MR. LEWIS: Can we not convey -- or</p> <p>9 maybe I'm just lost, but I don't think I am.</p> <p>10 Can we not convey what Mr. Ross just</p> <p>11 said to them and come up with -- on this</p> <p>12 shared agreement that we're talking about and</p> <p>13 just draft it up and --</p> <p>14 MS. McCORMICK: We can --</p> <p>15 MR. LEWIS: Or counter with that, I</p> <p>16 guess. I don't know --</p> <p>17 MS. McCORMICK: Yeah. I mean, we can</p> <p>18 provide a cooperation agreement that's in the</p> <p>19 form that we're willing to do. They'll</p> <p>20 provide comments on it.</p> <p>21 The issue -- where we're at right now is</p> <p>22 that the turnover of their community is going</p> <p>23 to be happening in the middle of April, like</p> <p>24 April 15th or 17th. So we don't have</p> <p>25 agreement on this cooperation agreement right</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 MS. McCORMICK: Right. Right. Okay.</p> <p>2 And then what about the indemnification?</p> <p>3 MR. ROSS: And there shouldn't be an</p> <p>4 indemnification. If we agree upon what are</p> <p>5 the mutual standards of maintenance, it'll cut</p> <p>6 both ways. We don't indemnify them and they</p> <p>7 don't indemnify us.</p> <p>8 MS. McCORMICK: Yes. And their response</p> <p>9 to that is going to be, "We're the permit</p> <p>10 holder, so we have an issue that you guys do</p> <p>11 not have."</p> <p>12 MR. CHESNEY: How about just with</p> <p>13 respect within -- for the permit?</p> <p>14 MR. ROSS: Oh, I was going to say, so</p> <p>15 when you say -- when you made the comment</p> <p>16 about the permit, that's not really a</p> <p>17 maintenance issue, because I'm worried about</p> <p>18 essentially -- excuse my language -- us</p> <p>19 getting wrongfully treated and being asserted</p> <p>20 against us we have to indemnify for something</p> <p>21 we didn't cause.</p> <p>22 And Doug says, "We did the exact same</p> <p>23 standards to this pond as every other pond.</p> <p>24 We did it right. And if there is some</p> <p>25 pesticide in there, it's because one of those</p>
<p style="text-align: right;">Page 62</p> <p>1 now.</p> <p>2 But we either need to -- we would either</p> <p>3 need to reconvene as a board to approve the</p> <p>4 cooperation agreement, or we need to set some</p> <p>5 parameters and say, you know, we can't provide</p> <p>6 indemnification, or we are willing to provide</p> <p>7 indemnification, and then we'll authorize our</p> <p>8 chair to execute this agreement.</p> <p>9 CHAIRMAN MILLS: Mr. Ross.</p> <p>10 MR. ROSS: Why can't we propose</p> <p>11 something that I was saying, that the</p> <p>12 respective staff will get together. This is a</p> <p>13 fair agreement as to what will be the</p> <p>14 standards of maintenance.</p> <p>15 MS. McCORMICK: Right.</p> <p>16 MR. ROSS: We won't focus on whether it</p> <p>17 is or is not in the boundaries of the HOA, but</p> <p>18 what we will get them to agree is essentially</p> <p>19 a forbearance or a stand-still agreement.</p> <p>20 They covenant not to enforce whatever</p> <p>21 the requirements of their CCRs as to this</p> <p>22 particular property. The developer should be</p> <p>23 willing to consider that.</p> <p>24 MS. McCORMICK: Okay.</p> <p>25 MR. ROSS: Do you see what I'm saying?</p>	<p style="text-align: right;">Page 64</p> <p>1 homeowners dumped something in there."</p> <p>2 And that's what I'm saying I don't want</p> <p>3 to be exposed to. But in terms of the permit,</p> <p>4 such as not violate -- I'm not sure what terms</p> <p>5 are in the permit that they're worried they're</p> <p>6 going to be accused of violating because of</p> <p>7 something we did.</p> <p>8 Explain me to me a little bit what's in</p> <p>9 a permit that --</p> <p>10 MS. McCORMICK: Well, I guess what I'm</p> <p>11 -- what I think was -- this is a hypothetical</p> <p>12 I -- there is a permit that governs this</p> <p>13 property.</p> <p>14 The permit -- the holder of the permit</p> <p>15 is responsible to comply with the permit. Say</p> <p>16 somebody falls in the pond and is injured and</p> <p>17 then brings a lawsuit and says, "I was</p> <p>18 injured, in part, because the permit was not</p> <p>19 complied with, and so I'm going to sue not</p> <p>20 only the CDD, but sue the HOA."</p> <p>21 That suit against the HOA is not subject</p> <p>22 to sovereign immunity, and the HOA then turns</p> <p>23 around and says, "Well, CDD, you're going to</p> <p>24 indemnify us for that personal injury claim."</p> <p>25 MR. ROSS: Don't want to practice</p>

<p style="text-align: right;">Page 65</p> <p>1 lawyer, but they would have that right  2 whether there is a written indemnification  3 agreement or not.  4 They would have the right if they got  5 sued to come after us and say, "It wasn't our  6 negligence that caused that person to drown in  7 the pond. It's because you guys did something  8 inappropriate with regard to your maintenance,"  9 whether it be --  10 MR. CHESNEY: We're not --  11 MS. McCORMICK: We would have sovereign  12 immunity, but we don't have sovereign immunity  13 that applies to contractual covenants.  14 MR. ROSS: Okay. So --  15 MS. STEWART: I just got an email, and  16 it says M/I is fine with that, removing the  17 land from the declarations. He says M/I is  18 fine with that provided it's not a water  19 management district violation. My  20 understanding is Westchase requiring before  21 accepting the deed.  22 And I think that's what we'll have to do  23 maybe when we submit the documents, the deed  24 and the paperwork, to SWFWMD. We're clearly  25 going to state that we are the responsible</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 they're looking for us to indemnify them with  2 regard to whether we comply with the  3 requirements of the permit, that's probably  4 fair, such as, we've got to make sure we apply  5 the appropriate quality of water standards, or  6 whatever else that may flow into their  7 property. That makes sense to me. That's a  8 different element.  9 MS. McCORMICK: Right.  10 MR. ROSS: But in terms of negligence on  11 the waterway, that, to me, is sort of out of  12 bounds, for lack of a better phrase.  13 I don't think that has anything to do  14 with the underlying transaction.  15 MR. CHESNEY: Yes, I agree. I  16 understand your example.  17 MS. McCORMICK: Right.  18 MR. CHESNEY: I had not thought through  19 that many steps. I think it would be pretty  20 unusual, but I could see that, I guess. "CDD  21 let the grass grow too long, I fell in,  22 drowned."  23 CHAIRMAN MILLS: "Nobody saw me," yeah.  24 MR. CHESNEY: "No one saw me." I'm not  25 -- I guess the problem with that that I see is</p>
<p style="text-align: right;">Page 66</p> <p>1 entity for the land that we're going to own  2 and maybe state that the Westlake HOA will no  3 longer --  4 MS. McCORMICK: But the -- okay. But  5 M/I Homes is not going to control having that  6 property come out of the HOA declaration after  7 the middle of this month.  8 MS. STEWART: I'm assuming they're  9 talking about obviously this has to all be  10 done before the transition, all this would  11 have to be done. I don't think that anybody  12 would think otherwise --  13 MS. McCORMICK: Yeah. Right. Right.  14 MR. ROSS: Well, if the developer signs  15 it pre-turnover, it will binding upon the HOA.  16 And so I think we can get around that, whether  17 we do it by we'll just agree they'll forebear  18 from asserting whatever rights, or however you  19 want to do it.  20 MS. McCORMICK: That's a good -- that's  21 a good idea.  22 MR. ROSS: I mean, so you can get there  23 one way or another. As to -- I happen to  24 agree with, I think, what Greg suggested a  25 moment ago was the right solution, that if</p>	<p style="text-align: right;">Page 68</p> <p>1 that you still have to -- how would the HOA  2 get included in that as the owner --  3 MS. McCORMICK: Because they own the  4 permit. They hold the permit.  5 CHAIRMAN MILLS: So can you clarify that  6 for my education? They're conveying ownership  7 of the property to us, but we're not getting  8 the permit with that?  9 MS. McCORMICK: Right.  10 MS. STEWART: We're wanting to be on it  11 is basic -- what we're asking the water  12 management district to do. And, remember, the  13 conversation that I had with water management  14 district was, "When we get a deed, we want to  15 send it to you and accept maintenance  16 responsibilities for those lands. Can we do  17 that?"  18 And they said, "Does the facilities that  19 you're going to own treat, store, attenuate,  20 or provide flood plain mitigation for Westlake  21 Townhomes project?"  22 And we have a letter from the design  23 engineer, engineer of record, it does not. He  24 confirmed it does not. He says we can make  25 that work.</p>

<p style="text-align: right;">Page 69</p> <p>1 So what I'm anticipating will happen,  2 and it was a little similar with Heritage  3 Springs, because we had to get involved with  4 drainage stuff over there, is that it will be  5 on file.  6 There will still be just one permit  7 number, but it will be on file in the  8 separation of ownership and the acknowledgment  9 that we accepted responsibility for  10 maintenance for that which we own.  11 MR. CHESNEY: But we won't be the permit  12 holder.  13 MS. STEWART: To be honest with you, I  14 don't know if they'll have two parties that  15 will be notified if there is ever -- because,  16 for instance, when we do the periodic  17 inspections -- our inspections, I know that  18 we'll have to do our part, and they'll have to  19 do their part.  20 Whether or not in the paperwork, in  21 SWFWMD's files, it will actually state that.  22 I guess when we submit the deed, we can  23 actually do that certification and that form  24 so that there is paperwork associated with us  25 adding that.</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 governmental requirements, not only for your  2 benefit, but for our benefit. And if you fail  3 to live up to those obligations and there's  4 outfall from that, you need to be responsible  5 for it, including indemnifying us."  6 And if that's what they're asking for,  7 that makes total sense. That makes total  8 sense to me. I think, frankly, that's fair,  9 whatever fair means. Yeah, because we're  10 saying exactly what you said, we think it's to  11 our benefit. We'll treat it as if it's our  12 own, and we know and understand there's  13 related benefits to them, because they have  14 the underlying townhomes and the stormwater  15 run-off that's in their streets and such, and  16 so we're understanding they'll get some  17 benefit from that.  18 And, yeah, that's the deal. We'll  19 promise to them, we'll make sure we maintain  20 it in accordance with the government  21 requirements, and if we fail to do that and  22 there's negative outfall to you, we'll  23 indemnify you. That makes sense.  24 MS. STEWART: And the great, wonderful  25 thing is that you all have --</p>
<p style="text-align: right;">Page 70</p> <p>1 CHAIRMAN MILLS: So, again, just for my  2 own clarity, so is there part of this property  3 they're retaining ownership of?  4 MR. CHESNEY: No.  5 CHAIRMAN MILLS: Then why are -- why do  6 they keep the permit, and we get the property?  7 That's the gap I'm --  8 MS. STEWART: The permit includes the  9 townhome site and the borrow pit site, for  10 lack of a better word.  11 The permit is for the construction of  12 the townhome project, which happens at that  13 time M/I owns the borrow pit.  14 CHAIRMAN MILLS: So there is property  15 that they're retaining under that permit.  16 MS. STEWART: Yes. And that permit has  17 been transferred. It is an operation permit  18 that is to the HOA. That is the case.  19 MR. ROSS: And, now, to circle back to  20 what Greg was saying, what you just described  21 to me makes sense that we indemnify them,  22 because essentially what you're saying is,  23 they'll give it -- from their viewpoint,  24 "We'll give you the property, but we ask that  25 you maintain it in accordance with the</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. ROSS: But limited to that, not to  2 all the other stuff.  3 MS. STEWART: -- you have great  4 maintenance.  5 MR. CHESNEY: When we get down to a  6 practical side, I don't -- we have insurance  7 anyways if it pierces our sovereign immunity.  8 I mean, I just can't, you know -- I think  9 we're over --  10 MS. McCORMICK: Over --  11 MR. CHESNEY: -- risk analyzing this.  12 MS. McCORMICK: Okay. So based upon  13 that, do you want to authorize the chair to go  14 ahead and approve a cooperation agreement once  15 it's in a final form that staff is comfortable  16 with?  17 MR. ROSS: I'll so move.  18 MR. CHESNEY: Second.  19 CHAIRMAN MILLS: Okay. Mr. Barrett, do  20 you have a question?  21 MR. BARRETT: Two clarifying things.  22 The permit's not going to be divided. Is  23 there going to be language that basically  24 stipulates that we're just responsible for the  25 pond so that we don't get dragged into dealing</p>

<p style="text-align: right;">Page 73</p> <p>1 with stormwater issues, say, their sewer  2 system -- their stormwater sewer system within  3 the townhomes?  4 MS. McCORMICK: Well, the permit still  5 -- yes, they're going to be responsible for  6 any of the issues associated with the portion  7 of the property that they still own.  8 MR. BARRETT: Okay.  9 MS. McCORMICK: Yes. So that's not --  10 those responsibilities would not be assigned  11 to the district.  12 MR. BARRETT: Question Two, this isn't  13 the conveyance -- or not the forbearance of  14 the CCR enforcement. There is no way that HOA  15 could overturn that provision.  16 My concern is, is that one of the  17 reasons we're taking over the pond and the  18 lake is to prevent aquatic activities by the  19 residents to protect, and so my fear is, is  20 that they could create a CCR --  21 MR. CHESNEY: Don't own it.  22 MR. BARRETT: But if the HOA incorporates  23 it, my fear is they can incorporate a CCR that  24 says that no property within the HOA's  25 boundaries can limit aquatic activities, and</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 now enforce it. That's how we're going to get  2 them to mow that grass."  3 And then we're going to whip out, "No,  4 no, it says in here you agreed you're not  5 going to enforce those obligations as to us."  6 MR. CHESNEY: Okay.  7 MR. ROSS: Did I say that right?  8 MS. McCORMICK: Uh-huh.  9 MR. CHESNEY: All right.  10 CHAIRMAN MILLS: So we have a motion on  11 the floor. I'll wait for Matt to come back  12 real quick.  13 Does that address -- what you guys just  14 reviewed, will that address limiting boating  15 and other activity from them?  16 MR. CHESNEY: Yeah, because we're going  17 to own the lake.  18 CHAIRMAN MILLS: But if they say they  19 own -- it's in their CCRs, and they say,  20 "Well, we allow boating," how does that --  21 MR. ROSS: You know how to do that. I'm  22 sorry, I cut you off.  23 CHAIRMAN MILLS: No. How does --  24 MR. ROSS: But it just jumped out at me  25 that we can not only say affirmatively they</p>
<p style="text-align: right;">Page 74</p> <p>1 that would bind the CDD from banning their  2 boating.  3 So my question is, can the HOA overturn  4 that forbearance, because that would be a big  5 undermining of the reason for owning that  6 lake?  7 MR. ROSS: My feeling is, Erin is a  8 great lawyer. She'll draft it with that  9 scrutiny. If it's properly drafted with right  10 specificity, I think the answer is no. I  11 don't think a subsequent board can undo the  12 prior binding agreement by the prior board,  13 even though the developer is that prior board.  14 I think it will continue --  15 MR. CHESNEY: I also think that once the  16 property is transferred, how are they going to  17 bind -- the HOA is not going to bind some  18 property they no longer own.  19 MR. ROSS: But their whole position is,  20 if I'm understanding correctly, they're  21 saying, "We have jurisdiction over this  22 because it's within the boundaries of our  23 recorded CCRs," and so some knucklehead later  24 who just pulls out the CCRs and says, "Oh,  25 that's property in our jurisdiction. We can</p>	<p style="text-align: right;">Page 76</p> <p>1 can't enforce their CCRs upon us, we can put  2 in the agreement prohibited activity, that  3 "The HOA and its residents and members," et  4 cetera, "do not have specifically the  5 following rights: They don't have the right  6 to boat on the water. They don't have the  7 right to enter upon the water. They don't  8 have the right to discharge pesticides."  9 We can just do that as an affirmative  10 covenant that would be binding upon the HOA.  11 MR. CHESNEY: Upon their residents.  12 MR. ROSS: Yes. And if anything, if you  13 really want to get strong, say that we have  14 the right to enforce that. I don't want to  15 start getting into a battle of who has what  16 rights, but that would really be the more  17 important right, that we want to have the  18 right to say, "No, your residents are dumping  19 pesticides in this water."  20 But the problem is, if you start  21 asserting that then --  22 MS. McCORMICK: Okay. So this  23 cooperation agreement is going to be between  24 the HOA and the --  25 MR. ROSS: CDD.</p>

<p style="text-align: right;">Page 77</p> <p>1 MS. McCORMICK: -- CDD.</p> <p>2 MR. ROSS: I think it actually would be</p> <p>3 a tri-parte agreement, that you would want the</p> <p>4 HOA, but also the developer, because I don't</p> <p>5 know, frankly, how they have the permits and</p> <p>6 the titles and all that, you may want to make</p> <p>7 it they have on their side both the developer</p> <p>8 sign it, M/I Homes, and the HOA, in which I</p> <p>9 bet you M/I Homes is the sole member right</p> <p>10 now.</p> <p>11 MS. McCORMICK: Until the turnover</p> <p>12 occurs.</p> <p>13 MR. ROSS: Yeah.</p> <p>14 MR. CHESNEY: But I don't know that M/I</p> <p>15 is going to do that, because that's going to</p> <p>16 create obligations for them past the</p> <p>17 transaction.</p> <p>18 MR. ROSS: Whatever title company or</p> <p>19 whoever would say as to how it should be</p> <p>20 signed, but the bottom line is, we want it to</p> <p>21 be executed by whoever needs to execute it.</p> <p>22 CHAIRMAN MILLS: That's fine.</p> <p>23 MS. WHYTE: Just briefly, Doug and I</p> <p>24 went -- and you got the pictures -- they have</p> <p>25 a fence all the way around, but they do have a</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 I mean --</p> <p>2 MS. WHYTE: No. No, you don't want the</p> <p>3 gate. No reason to.</p> <p>4 CHAIRMAN MILLS: So we have a motion on</p> <p>5 the floor, seconded to allow Erin --</p> <p>6 MS. McCORMICK: Yes. I think -- I mean,</p> <p>7 my only concern here is if they come back --</p> <p>8 their attorney comes back for some reason and</p> <p>9 says, "We cannot do a covenant not to enforce</p> <p>10 the CCRs with respect to the property. We</p> <p>11 can't agree -- for some reason, we can't agree</p> <p>12 to these things," do you still want to go</p> <p>13 forward with the cooperation agreement?</p> <p>14 MR. CHESNEY: Well, we left it up to</p> <p>15 your discretion. And, quite frankly, I mean,</p> <p>16 maybe Brian might -- but you're way more</p> <p>17 conservative than I am on these issues, so --</p> <p>18 MS. McCORMICK: My discretion and the</p> <p>19 chair also would be --</p> <p>20 MR. CHESNEY: And the chair. And the</p> <p>21 chair, yeah, too.</p> <p>22 CHAIRMAN MILLS: Yes.</p> <p>23 MR. CHESNEY: Your both discretion.</p> <p>24 MR. ROSS: The only thing I would add to</p> <p>25 that, Greg -- I get your pragmatism. It's</p>
<p style="text-align: right;">Page 78</p> <p>1 gate so that they could -- of course, when</p> <p>2 they developed it, they presumed that they</p> <p>3 were going to have to manage and maintain that</p> <p>4 area.</p> <p>5 I would ask that we consider asking them</p> <p>6 to close that gate off by putting a complete</p> <p>7 fence on their section, because if there's not</p> <p>8 a gate, they have no access.</p> <p>9 MR. ROSS: And that would be another</p> <p>10 example. You can just put in there we have</p> <p>11 the right to close off the gate.</p> <p>12 MR. CHESNEY: Yeah, or put a rose bush.</p> <p>13 MS. WHYTE: Just to let you guys know,</p> <p>14 in case you didn't get a chance to review it,</p> <p>15 we do have -- we do you have -- you know, they</p> <p>16 do have access --</p> <p>17 MR. CHESNEY: Put our own padlock on it.</p> <p>18 MS. WHYTE: It's just truly the only way</p> <p>19 they can access it. They're completely closed</p> <p>20 in all the way around.</p> <p>21 MR. ROSS: What Greg said is right. You</p> <p>22 just have them -- they delivered us all the</p> <p>23 keys and all copies, and then push comes to</p> <p>24 shove, we'll change the lock if we need to.</p> <p>25 Yeah, because you might want to have the gate.</p>	<p style="text-align: right;">Page 80</p> <p>1 fantastic. But the problem is, you, in</p> <p>2 essence, would be asking our legal counsel to</p> <p>3 review all of their governing documents that</p> <p>4 affect the property and react to that and to</p> <p>5 process it and make a decision, both legally</p> <p>6 and practically, how did those --</p> <p>7 MR. CHESNEY: Well, we're assuming</p> <p>8 they're going to come back and -- I mean,</p> <p>9 we're assuming they're not going to come back</p> <p>10 and do that.</p> <p>11 CHAIRMAN MILLS: You're assuming that.</p> <p>12 I'm not assuming that.</p> <p>13 MS. McCORMICK: I'm not -- I wouldn't</p> <p>14 assume that based on the discussions that I've</p> <p>15 had so far.</p> <p>16 MR. ROSS: She's posing the question.</p> <p>17 They may come back and say, "No, we're not</p> <p>18 going to carve it out from the CCRs." And I'm</p> <p>19 saying, to say, "Okay, well, we'll just plow</p> <p>20 forward anyway."</p> <p>21 Yeah, I'm a nervous Nelly about that. I</p> <p>22 don't know what's in the CCRs, I'm sure she</p> <p>23 doesn't know what's in the CCRs, and Jim</p> <p>24 doesn't know what's in the CCRs. And for them</p> <p>25 to say, "Okay, yeah, we'll go ahead and take</p>



<p style="text-align: right;">Page 81</p> <p>1 this property subject to a set of restrictions</p> <p>2 of which I don't know the particulars," you</p> <p>3 know, if I was --</p> <p>4 MR. CHESNEY: Okay.</p> <p>5 MR. ROSS: -- I just don't -- jeez.</p> <p>6 MS. STEWART: They sent some additional</p> <p>7 information on the specifics of the water</p> <p>8 management district thing and the -- whatever</p> <p>9 it is -- HOA docs, and I've replied back to</p> <p>10 him, because they're indicating that it may be</p> <p>11 that SWFWMD wants to make an amendment if it's</p> <p>12 changed.</p> <p>13 And my question back to Gary was, when</p> <p>14 we submit the deed and the information on</p> <p>15 changing the maintenance, is that the avenue</p> <p>16 that we could go to note an amendment.</p> <p>17 MS. McCORMICK: To remove the property</p> <p>18 from the declaration.</p> <p>19 MS. STEWART: Uh-huh.</p> <p>20 MR. ROSS: So you're saying it indicates</p> <p>21 that they will do that, they will agree to</p> <p>22 that.</p> <p>23 MS. STEWART: I believe interpreting --</p> <p>24 MS. McCORMICK: They're putting out a</p> <p>25 provision in the permit or in the declaration?</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 Matt, Barbara may take pot shots and say, "We</p> <p>2 think you made a bad decision." Hopefully</p> <p>3 that won't come about and --</p> <p>4 CHAIRMAN MILLS: Yeah. I mean, if I'm</p> <p>5 not comfortable with what they come back with,</p> <p>6 then I'm not signing it. Right?</p> <p>7 MR. ROSS: Makes sense.</p> <p>8 MS. STEWART: Well, we would recommend</p> <p>9 that you do it at the --</p> <p>10 CHAIRMAN MILLS: Okay. Right.</p> <p>11 MR. ROSS: And I think he's got a good</p> <p>12 feel for where you're coming from.</p> <p>13 MR. CHESNEY: I understand. I mean, I</p> <p>14 can see it. I mean, it looks like it's not</p> <p>15 going to be an issue, so --</p> <p>16 MS. McCORMICK: Okay.</p> <p>17 CHAIRMAN MILLS: All in favor.</p> <p>18 (All board members signify in the</p> <p>19 affirmative.)</p> <p>20 CHAIRMAN MILLS: Okay. That motion</p> <p>21 passes four to zero.</p> <p>22 (Motion passes.)</p> <p>23 CHAIRMAN MILLS: Before we go back to</p> <p>24 Tonja, let's finish up with Doug and Sonny.</p> <p>25 MR. CHESNEY: Yeah. Well, I was going</p>
<p style="text-align: right;">Page 82</p> <p>1 MS. STEWART: It's in the declaration.</p> <p>2 MS. McCORMICK: Okay. That says that</p> <p>3 they can't remove it without getting the</p> <p>4 consent of the water management district.</p> <p>5 So I don't see any reason why the water</p> <p>6 management district wouldn't agree --</p> <p>7 MS. STEWART: Well, if you talk to them</p> <p>8 about it --</p> <p>9 MS. McCORMICK: Right.</p> <p>10 MS. STEWART: -- I mean, my experience</p> <p>11 with them has been, "We don't want to get in</p> <p>12 your business. We want you to do your</p> <p>13 business right and just let us know."</p> <p>14 I mean, they've always been very</p> <p>15 cooperative when we -- knock on wood.</p> <p>16 MR. CHESNEY: All right. So the</p> <p>17 direction is in -- yeah. Right?</p> <p>18 MR. ROSS: We've got a pending motion.</p> <p>19 CHAIRMAN MILLS: We have a pending</p> <p>20 motion.</p> <p>21 MR. CHESNEY: Well, the motion didn't</p> <p>22 address it.</p> <p>23 MR. ROSS: I think Jim handles these</p> <p>24 things really well. He understands the risks</p> <p>25 when he puts his neck out there, that I, you,</p>	<p style="text-align: right;">Page 84</p> <p>1 to say, I just want to remind you you didn't</p> <p>2 talk about the sprinklers.</p> <p>3 MR. MAYS: The --</p> <p>4 MS. WHYTE: That was done last month.</p> <p>5 CHAIRMAN MILLS: That was last month.</p> <p>6 MS. WHYTE: It was attached to that</p> <p>7 again. They just started installing --</p> <p>8 MR. CHESNEY: Oh, that's right.</p> <p>9 MR. MAYS: It's completed. They started</p> <p>10 installing the Version Three today.</p> <p>11 The last thing I wanted was, you saw the</p> <p>12 information about Countryway Boulevard, all</p> <p>13 the entranceways, Woodbay, all the way up to</p> <p>14 Keswick Forest and both sides of the street.</p> <p>15 So what we were sending you was just</p> <p>16 information. He was given -- this is a</p> <p>17 designer from a nursery, a local nursery that</p> <p>18 we get a lot plant material from, this is</p> <p>19 their designer using Mr. Barrett's pictures</p> <p>20 that Neale had presented a few months back and</p> <p>21 his way of doing it.</p> <p>22 So he could get actually plant counts.</p> <p>23 The plants aren't the pictures you see. Some</p> <p>24 of those things you wouldn't want around here.</p> <p>25 He said, "I understand that, but I wanted to</p>

<p style="text-align: right;">Page 85</p> <p>1 give you some numbers."</p> <p>2 So it kind of gives you a ballpark</p> <p>3 number of what it would cost to do the</p> <p>4 planting along Countryway Boulevard at each</p> <p>5 one of those entranceways.</p> <p>6 CHAIRMAN MILLS: Greg.</p> <p>7 MR. CHESNEY: It's my understanding from</p> <p>8 Neale's recommendation yesterday, so he's</p> <p>9 going to review the first couple of these.</p> <p>10 MR. CHESNEY: Was that what --</p> <p>11 MR. MAYS: Yes. That's what he said.</p> <p>12 MR. CHESNEY: Okay.</p> <p>13 MR. MAYS: Go over plant selection,</p> <p>14 things like that. So I just wanted to give</p> <p>15 you an idea. There's nothing to vote or I</p> <p>16 don't know how much you guys like to talk</p> <p>17 about things, but --</p> <p>18 CHAIRMAN MILLS: Mr. Ross.</p> <p>19 MR. ROSS: You're indicating you sent us</p> <p>20 an email.</p> <p>21 MS. WHYTE: It's in your DropBox.</p> <p>22 MR. MAYS: DropBox.</p> <p>23 MR. ROSS: Oh, DropBox. Okay. No</p> <p>24 wonder. So I didn't go back and look at the</p> <p>25 DropBox.</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 MR. BARRETT: But it doesn't include the</p> <p>2 Linebaugh, Countryway intersection?</p> <p>3 MR. MAYS: It doesn't include the</p> <p>4 Linebaugh, Countryway intersection.</p> <p>5 MS. WHYTE: We'll send you more -- I'll</p> <p>6 resend them to you.</p> <p>7 MR. ROSS: Yeah. Doug, I'm just trying</p> <p>8 to get up to speed while I had you here. So</p> <p>9 your reaction was fair pricing --</p> <p>10 MR. MAYS: Yeah, because I look at the</p> <p>11 price per plant, you know. And that's an</p> <p>12 installation price. It's also demo. We've</p> <p>13 talked about before we need to scrape those</p> <p>14 things down about 12 inches in some of the</p> <p>15 entranceways.</p> <p>16 Be prepared, there will be some of the</p> <p>17 entranceways you will not be able to grind</p> <p>18 them down because you have large trees.</p> <p>19 People don't realize what's under that pile.</p> <p>20 It's not just a pile of mulch.</p> <p>21 It's years of build-up of roots from</p> <p>22 these large oaks because this community has a</p> <p>23 lot of live oaks on it, which is one of the</p> <p>24 largest trees around, so there's a lot of</p> <p>25 roots, so --</p>
<p style="text-align: right;">Page 86</p> <p>1 MR. MAYS: I'm not computer savvy, so --</p> <p>2 MR. ROSS: I looked at it yesterday --</p> <p>3 or two days ago, so I missed it. And so what</p> <p>4 you've sent us is essentially info from Neale</p> <p>5 talking about some specific entryways and</p> <p>6 giving us some general --</p> <p>7 MR. CHESNEY: From the nursery.</p> <p>8 MR. MAYS: From the nursery. It's from</p> <p>9 the nursery to give you an idea, because I</p> <p>10 knew you were talking about costing. Neale</p> <p>11 really has no way of putting costing on</p> <p>12 things, but this is a nursery that put costing</p> <p>13 on what Neale proposed to turn our</p> <p>14 entranceways into on Countryway Boulevard</p> <p>15 only, the north side of Linebaugh and -- the</p> <p>16 south side of Linebaugh and north side.</p> <p>17 MR. ROSS: And what was your reaction to</p> <p>18 the pricing?</p> <p>19 MR. CHESNEY: 89,000.</p> <p>20 MR. MAYS: He -- yeah, almost \$90,000,</p> <p>21 so --</p> <p>22 MR. ROSS: For how many entryways was</p> <p>23 that?</p> <p>24 MR. MAYS: 13, 14 different</p> <p>25 entranceways.</p>	<p style="text-align: right;">Page 88</p> <p>1 MR. ROSS: Using that pricing,</p> <p>2 ballparking it, 7,000 per entryway, how much</p> <p>3 would be the lighting and the irrigation?</p> <p>4 MR. MAYS: None of that. That's not</p> <p>5 included, the lighting and -- well, irrigation</p> <p>6 is part of the repairs when they damage it.</p> <p>7 MR. ROSS: So that would fully irrigate</p> <p>8 it, so we'd be --</p> <p>9 MR. MAYS: Yes, it's already fully</p> <p>10 irrigated, so --</p> <p>11 MR. ROSS: What's the lighting per --</p> <p>12 MR. MAYS: We don't know yet.</p> <p>13 MR. ROSS: Don't know yet. Okay.</p> <p>14 MR. CHESNEY: Also I think this was</p> <p>15 great they included the pictures. I have a</p> <p>16 suggestion. Maybe next time, you could stand</p> <p>17 next to it so you can get some idea of the</p> <p>18 height, you know, or --</p> <p>19 MR. MAYS: We'll give you more details</p> <p>20 once we get more --</p> <p>21 MR. CHESNEY: Because, I mean, they look</p> <p>22 great, like they look pretty big, but then,</p> <p>23 you know, it's relative to the plant that's</p> <p>24 next to it, which -- you know.</p> <p>25 CHAIRMAN MILLS: Yeah. One question I</p>

<p style="text-align: right;">Page 89</p> <p>1 had, Doug, was, why is there so much sod  2 removal in this proposal?  3 MR. MAYS: I believe because some are  4 basically odd-shaped, and there was some of  5 them do have sod on the entranceway, so to  6 make more circumference, you know --  7 CHAIRMAN MILLS: Just clean them up.  8 MR. MAYS: Yes, sir.  9 CHAIRMAN MILLS: Okay.  10 MR. MAYS: So there is some sod that  11 needs to be removed and put back, so you'll  12 see some new sod also. So it's basically to  13 make the beds look more even.  14 CHAIRMAN MILLS: Okay.  15 MR. MAYS: And it was just a number -- I  16 wanted you guys to get an idea so you're  17 prepared when Davey presents it or when we  18 start throwing real numbers at you, and we  19 need approval.  20 CHAIRMAN MILLS: Okay. Great. Anything  21 else.  22 MR. MAYS: No, sir, I don't think,  23 unless Sonny has something.  24 MS. WHYTE: I have one question for you.  25 We have a voting member in the Greens with</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 MS. WHYTE: Yeah, which means he has  2 full access to the gate program and everything  3 that goes with it.  4 CHAIRMAN MILLS: Yeah, so I'll speak to  5 that, because I had the understanding from  6 James when he presented this that there was  7 some email blast capability that I have now  8 learned translated means he can get the  9 resident email list, and then incorporate that  10 into his email blasts, and it's a more updated  11 email list than a voting member is typically  12 challenged with trying to maintain.  13 The cased in point, I wasn't on various  14 email lists for two and a half years -- right?  15 -- because I didn't think to communicate it,  16 and I'm not the only one that's in that boat.  17 Right?  18 Full access to the system requires him  19 to have all information for every resident's  20 list of guests, number of times they've  21 entered and exited the property, contractors,  22 et cetera.  23 There is a capability for him to send a  24 notice to the admin, whether it's Sonny or  25 Securitas, to put it on some broadcast within</p>
<p style="text-align: right;">Page 90</p> <p>1 that (inaudible) program. He is very  2 insistent that he can't communicate with his  3 residents, which he was assured he could,  4 through this program.  5 Now, we have talked to our contractor.  6 He has given him all the emails as they go  7 forward in an Excel spreadsheet. He's been  8 given that. He has that, but my understanding  9 is, he thought he would have access to our  10 gate program or to the gate program, and he  11 felt that way he could communicate directly  12 with them.  13 But, keep in mind, and one of the things  14 I explained to him is, it's not an email where  15 people look at. It is just an app.  16 CHAIRMAN MILLS: Right.  17 MS. WHYTE: I mean, if people don't look  18 at their app, they're not going to get their  19 email. They're not going to read it or go  20 forward, so he requested access to the gate  21 program.  22 So I'm looking at direction from you as  23 to what your thought is on that.  24 MR. MAYS: We would have to make him an  25 administrator, one of the administrators --</p>	<p style="text-align: right;">Page 92</p> <p>1 the system. But, to Sonny's point, if I don't  2 open that app, and the only time I open that  3 app is when I'm putting somebody in there,  4 then I'm not going to get that message anyway.  5 So if I understand where we're at  6 correctly, because I've talked to James a  7 couple times on this, the best path forward is  8 to continue to give him the updated Excel  9 spreadsheet of emails for the residents and  10 not all full access to everything in that  11 system that residents have entered and -- trip  12 counts and who's entered and how many times.  13 He doesn't need that in my opinion. And  14 so I would be -- and I don't know, to your  15 point, that it would be as effective to put it  16 up on a bulletin board or whatever James  17 called it and expect four to six hundred  18 residents to pull that up and read what's  19 happening on Linebaugh Avenue tomorrow if it's  20 a timely kind of notification.  21 So I would support continuing to provide  22 him with the residents' emails, because those  23 are probably far more updated and accurate  24 than any voting member is able to maintain.  25 But I don't know that I can support full</p>

<p style="text-align: right;">Page 93</p> <p>1 access to the system as an admin.</p> <p>2 Are there any thoughts on that?</p> <p>3 MR. ROSS: I agree with you.</p> <p>4 MR. CHESNEY: Ditto.</p> <p>5 MR. LEWIS: The same.</p> <p>6 MS. WHYTE: I got my answer. Thank you.</p> <p>7 And I will make sure that we give him a</p> <p>8 regular updated list. At this point, he is</p> <p>9 not happy.</p> <p>10 CHAIRMAN MILLS: Well, you know, and I</p> <p>11 have asked James to communicate with him</p> <p>12 and --</p> <p>13 MS. WHYTE: We have a -- he's has gotten</p> <p>14 probably -- I would say we're right now</p> <p>15 probably 95, maybe 97 percent a sign-in, which</p> <p>16 means he's probably one of the only</p> <p>17 communities that will end up with almost 100</p> <p>18 percent of his residents' emails, because they</p> <p>19 have to in order to sign into the program.</p> <p>20 CHAIRMAN MILLS: Right.</p> <p>21 MS. WHYTE: So, I mean, he's got all the</p> <p>22 information he needs, which is just email</p> <p>23 addresses, and if I have to, I'll put it into</p> <p>24 my spreadsheet in Excel, put it into an email,</p> <p>25 he can take it, and just copy it, and that</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 cycle.</p> <p>2 MS. WHYTE: You got it.</p> <p>3 CHAIRMAN MILLS: What's that going to</p> <p>4 look like, because this would be the time to,</p> <p>5 you know, entertain that initiative both from</p> <p>6 a calendar standpoint and a budgeting</p> <p>7 standpoint and a lead standpoint from getting</p> <p>8 new materials prior to the end of the year.</p> <p>9 MS. WHYTE: I will put a high number,</p> <p>10 because realistically I'm not even sure</p> <p>11 until we find directions on how we're going,</p> <p>12 so I will go ahead and put a high number in</p> <p>13 there, but, yes.</p> <p>14 CHAIRMAN MILLS: We would look for</p> <p>15 recommendations from you.</p> <p>16 MS. WHYTE: Yes. We'll do that in the</p> <p>17 next two or three months.</p> <p>18 CHAIRMAN MILLS: We're not going to</p> <p>19 dictate and pick out garlands and wreaths and</p> <p>20 stuff.</p> <p>21 MS. WHYTE: Come on.</p> <p>22 CHAIRMAN MILLS: Sorry. Mr. Ross.</p> <p>23 MR. ROSS: Two things, one on that</p> <p>24 specific point. We do have a high degree of</p> <p>25 confidence in you guys, we really do.</p>
<p style="text-align: right;">Page 94</p> <p>1 way, he doesn't have to do any work, if that's</p> <p>2 what he really wants.</p> <p>3 CHAIRMAN MILLS: Okay.</p> <p>4 MS. WHYTE: So I'll communicate back to</p> <p>5 him. Thank you.</p> <p>6 CHAIRMAN MILLS: Anything else?</p> <p>7 MR. MAYES: That's it.</p> <p>8 MS. WHYTE: The only -- well, from the</p> <p>9 -- unless we go to supervisors' comments, the</p> <p>10 only thing is, is if you want -- concerning</p> <p>11 the budget cycle, please communicate to me as</p> <p>12 soon as possible what it is that is on your</p> <p>13 wish list, other than what we've already</p> <p>14 discussed that I know of, but it's important,</p> <p>15 because, as a matter of fact, we're kind of,</p> <p>16 well -- yeah.</p> <p>17 So less than 30 days I have to have</p> <p>18 numbers, so it's important to get me wish</p> <p>19 lists. Email me, let me know what it is</p> <p>20 you're looking for, what interests, what</p> <p>21 potential projects you would like us to</p> <p>22 explore so that we can put numbers to them.</p> <p>23 CHAIRMAN MILLS: To that end, I would</p> <p>24 ask you guys to put some numbers to your</p> <p>25 holiday decorations request as we enter this</p>	<p style="text-align: right;">Page 96</p> <p>1 And so we rely upon your</p> <p>2 recommendations, and so you recommend us to</p> <p>3 what you think would make the community look</p> <p>4 best in terms of its holiday decorations. You</p> <p>5 guys know by now we're going to likely embrace</p> <p>6 it, so like -- I think that's right.</p> <p>7 But the other thing that really I wanted</p> <p>8 to mention is, you said you need to know in 30</p> <p>9 days. The reality is, Davey is not coming to</p> <p>10 visit us until 29 days. And so it may be that</p> <p>11 some of us won't be able to fully crystallize</p> <p>12 our wish list until we hear some of Davey's</p> <p>13 comments at the next workshop.</p> <p>14 I'm just saying be flexible in that</p> <p>15 regard.</p> <p>16 MS. WHYTE: Oh, I have to, but they need</p> <p>17 a high number for the county.</p> <p>18 MR. MENDENHALL: Yeah. Well --</p> <p>19 MS. WHYTE: So that's what you have to</p> <p>20 consider. And this is not your Davey's wish</p> <p>21 list or your contractual wish list.</p> <p>22 This is, "I would like to see more</p> <p>23 garbage cans" or "I'd like to see benches," or</p> <p>24 "I would like to see an upgrade here." You</p> <p>25 know, I mean, that's why we're working on</p>

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<p>1 crunching numbers and other things.</p> <p>2 This is your personal wish list of</p> <p>3 improvements that you potentially could see,</p> <p>4 that you've heard your constituents tell you,</p> <p>5 "Hey, we don't have enough of this," or "We'd</p> <p>6 like to see this." So those are the kind of</p> <p>7 wish lists.</p> <p>8 MR. MENDENHALL: And I would add</p> <p>9 specifically to that point and to the time</p> <p>10 line, and if things came up out of the Davey</p> <p>11 conversation, there is flexibility in this</p> <p>12 budget that, you know, what -- even if you</p> <p>13 went in flat with last year's budget, there is</p> <p>14 flexibility with this budget as far as moving</p> <p>15 things around, so --</p> <p>16 MR. ROSS: The only reason I raise it is</p> <p>17 I felt some of the conversation in our</p> <p>18 workshop yesterday was very creative --</p> <p>19 MR. MENDENHALL: Sure.</p> <p>20 MR. ROSS: -- where, in essence, our</p> <p>21 staff was suggesting there may be some, my</p> <p>22 words, not theirs, some parts that could be</p> <p>23 traded out.</p> <p>24 By way of example, Davey gave up \$50,000</p> <p>25 worth of X, Y, Z work.</p>	<p>1 like that comes up where there's a delta</p> <p>2 between whatever you're swapping out and you</p> <p>3 need 25,000, we can look at the real budget</p> <p>4 and say, "Well, here it is in this line item,"</p> <p>5 which is maybe completely outside of</p> <p>6 landscaping.</p> <p>7 So we'll be able to make some movements</p> <p>8 and --</p> <p>9 CHAIRMAN MILLS: And balance it out.</p> <p>10 MR. MENDENHALL: Absolutely. Yeah, I</p> <p>11 mean, I have pretty high confidence of that on</p> <p>12 the budget.</p> <p>13 CHAIRMAN MILLS: Mr. Barrett.</p> <p>14 MR. BARRETT: Matt, one of your wish</p> <p>15 lists -- correct me if I'm wrong -- mile</p> <p>16 markers on Linebaugh, Countryway. Did it get</p> <p>17 budgeted?</p> <p>18 MR. LEWIS: I don't recall that it did,</p> <p>19 but I -- I don't know if I formally withdrew</p> <p>20 it or if you really do that.</p> <p>21 MS. WHYTE: He did, because it was a</p> <p>22 county sidewalk.</p> <p>23 MR. LEWIS: Yeah, there were some issues</p> <p>24 with that. What I wanted was not going to be</p> <p>25 possible.</p>
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<p>1 MR. MENDENHALL: Right.</p> <p>2 MR. ROSS: Well, they gave it up, and</p> <p>3 then we might take that \$50,000 and apply it</p> <p>4 with some other landscaping project. But then</p> <p>5 what happens if our objective project was a</p> <p>6 75,000 item?</p> <p>7 Well, we take the fifty from the Davey</p> <p>8 part, and then we have really an additional</p> <p>9 25,000 item. And that's what I mean by some</p> <p>10 of it, for me, may be delayed crystallization,</p> <p>11 but that's a personal problem, I guess.</p> <p>12 MR. MENDENHALL: No. I mean, what</p> <p>13 you're saying makes complete sense.</p> <p>14 MR. LEWIS: Delayed what?</p> <p>15 MR. ROSS: It's a legal term. It's a</p> <p>16 legal term.</p> <p>17 MR. MENDENHALL: When we get to that,</p> <p>18 when we get to --</p> <p>19 MR. ROSS: That's what happens to us</p> <p>20 guys when we get older.</p> <p>21 MR. LEWIS: Yeah.</p> <p>22 MR. MENDENHALL: -- when we get go that</p> <p>23 budget and we're looking to send that off to</p> <p>24 the county, you know, we probably come with a</p> <p>25 flat budget, we typically do; and if something</p>	<p>1 MR. CHESNEY: Why can't you put it next</p> <p>2 to the sidewalk?</p> <p>3 MR. LEWIS: Mowing and that came up -- I</p> <p>4 asked Sonny about that, with like a pole or</p> <p>5 something, and there were issues with that.</p> <p>6 MR. CHESNEY: Seemed like a good idea.</p> <p>7 MR. BARRETT: Is there some -- no.</p> <p>8 MS. WHYTE: Like I said, send me your</p> <p>9 thoughts, and we'll go from there.</p> <p>10 MR. LEWIS: I actually had another one I</p> <p>11 was going to bring up today, but now you that</p> <p>12 mention that, I'll just email it, so --</p> <p>13 MS. WHYTE: Send it to me.</p> <p>14 MR. CHESNEY: If we had a pole next to</p> <p>15 the sidewalk -- I think that's a great idea.</p> <p>16 I remember that now.</p> <p>17 CHAIRMAN MILLS: Okay.</p> <p>18 MR. CHESNEY: There's so many runners</p> <p>19 around here.</p> <p>20 MR. LEWIS: Exactly.</p> <p>21 CHAIRMAN MILLS: Going to cycle back to</p> <p>22 Tonja to make sure we covered everything.</p> <p>23 MR. CHESNEY: What about something flush</p> <p>24 with the sidewalk, like a marker -- like a</p> <p>25 concrete marker?</p>

<p style="text-align: right;">Page 101</p> <p>1 MR. MAYS: Like those golf markers?</p> <p>2 MR. CHESNEY: Yeah, a concrete marker</p> <p>3 with like a brass -- something on top.</p> <p>4 MS. WHYTE: It's not a problem if the</p> <p>5 county will allow us to put it in their</p> <p>6 sidewalk.</p> <p>7 MR. MENDENHALL: Well, you're saying put</p> <p>8 it next to it on CDD property.</p> <p>9 MR. CHESNEY: Next to the sidewalk.</p> <p>10 What's the big deal if the edge is like this?</p> <p>11 MR. MAYS: Yes.</p> <p>12 MS. McCORMICK: For mile markers?</p> <p>13 MS. WHYTE: Yes.</p> <p>14 CHAIRMAN MILLS: While we're waiting for</p> <p>15 Tonja to come back and wrap up her piece,</p> <p>16 Doug, a lot of reconstruction of Linebaugh</p> <p>17 going on.</p> <p>18 Are we happy with the progress they're</p> <p>19 making? It's starting to look like something.</p> <p>20 MR. MAYS: Yes. It's starting to look</p> <p>21 like something. I'm happy with the progress.</p> <p>22 I'm not too happy with the asphalt job.</p> <p>23 It's not very -- I don't think it's done</p> <p>24 very good. Got a lot of uneven, you know,</p> <p>25 sections of it, so I'm going to talk to them</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 they have been real good.</p> <p>2 Even if -- like the other day, there was</p> <p>3 one that got ran over and some heads that got</p> <p>4 damaged a second time, and they signed the</p> <p>5 proposal with Davey to go ahead and fix them.</p> <p>6 And we're not having to deal with any</p> <p>7 paperwork on it. So I'm pretty happy with it.</p> <p>8 CHAIRMAN MILLS: Are they going to</p> <p>9 re-stripe the yellow lines on the left lanes</p> <p>10 where they re-poured the curbing?</p> <p>11 MR. MAYS: I'll have to look at that and</p> <p>12 check on it.</p> <p>13 CHAIRMAN MILLS: Okay.</p> <p>14 MR. MAYS: Their job is to put it back</p> <p>15 the way it was.</p> <p>16 CHAIRMAN MILLS: A hundred percent.</p> <p>17 right?</p> <p>18 MR. MAYS: So if there was a yellow</p> <p>19 line, I'll check it out.</p> <p>20 CHAIRMAN MILLS: Yes, there was.</p> <p>21 MR. MAYS: There was a yellow line down</p> <p>22 that side? You're talking about the inside</p> <p>23 lane?</p> <p>24 CHAIRMAN MILLS: The median side --</p> <p>25 MR. MAYS: Okay.</p>
<p style="text-align: right;">Page 102</p> <p>1 about that.</p> <p>2 I don't know what they can do or what</p> <p>3 can be done at this point. But, overall, the</p> <p>4 concrete repairs have been very good. The sod</p> <p>5 is going in on -- 90 percent of it. We've</p> <p>6 still got some more sod to repair.</p> <p>7 And then obviously some trees that had</p> <p>8 to be pulled out for lane diversions still got</p> <p>9 to be replaced. But they have done real good</p> <p>10 -- the good thing -- the benefit was that it</p> <p>11 wasn't -- it wasn't marked.</p> <p>12 And they're really taking care of it.</p> <p>13 It was the tracking of these wires, our</p> <p>14 irrigation wires. It was not on their scope</p> <p>15 of work.</p> <p>16 So when they started ripping that side</p> <p>17 of the road out, took our wires with them.</p> <p>18 Basically they could almost argue that they</p> <p>19 were never marked. But they didn't argue it.</p> <p>20 They basically foot the bill so far, and</p> <p>21 it's been quite a large bill to do that</p> <p>22 portion of it. I know it was brought up again</p> <p>23 with the county, and the county authorized the</p> <p>24 expenditure for this, so, you know, their</p> <p>25 contract was renegotiated on that, so -- but</p>	<p style="text-align: right;">Page 104</p> <p>1 CHAIRMAN MILLS: -- yeah, the left lane.</p> <p>2 MR. BARRETT: The left lane of the road.</p> <p>3 MR. MAYS: The edge of the road there</p> <p>4 they use for caution. I'll check with them.</p> <p>5 MR. LEWIS: They should. Just a point,</p> <p>6 they've got another paving contractor moving</p> <p>7 in that repaved a lot of our neighborhoods</p> <p>8 already, like Bennington and (inaudible).</p> <p>9 They're probably a better paver than --</p> <p>10 MS. WHYTE: Yes. It's a county project.</p> <p>11 MR. LEWIS: I mean, if they're both</p> <p>12 county projects, you might as well just see if</p> <p>13 they're already moved here. You can redo</p> <p>14 those patches, so --</p> <p>15 MR. MAYS: If I complain -- if I</p> <p>16 complain maybe that it's the residents are</p> <p>17 happy with it. Could they somehow do a better</p> <p>18 job. Clean it up some, shave it.</p> <p>19 I don't now what can be done, but</p> <p>20 something seems like it could be done to make</p> <p>21 it a little more even.</p> <p>22 CHAIRMAN MILLS: And we've talked about</p> <p>23 this. The "No Left Turn" sign is still at the</p> <p>24 medical center.</p> <p>25 MR. MAYS: I saw that, the same as the</p>

<p style="text-align: right;">Page 105</p> <p>1 "35 Mile an Hour." They're still working,  2 so --  3 MS. WHYTE: They took a few of them out  4 today.  5 MR. MAYS: They're starting to pull the  6 MOT information, so --  7 CHAIRMAN MILLS: Okay.  8 MS. WHYTE: FYI, they had -- today a  9 resident called me. When you're coming out of  10 Radcliffe, right in front of the (inaudible)  11 building, they diverted the road over the  12 turning lane. They went over into the other  13 turning lane.  14 And the resident in Harbor Links  15 specifically called to make sure that we don't  16 forget to mention to the county that they  17 bring it back to the right --  18 MR. MAYS: Repaint it --  19 MS. WHYTE: -- to repaint it and bring  20 it back, because they literally borrowed space  21 from the other side. So she wanted to make  22 sure we remembered to do that.  23 I said, "It's not our project, but I'll  24 make sure that they're aware of it."  25 MR. BARRETT: It is your road, though.</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 environmental people about the cypress knees,  2 it sounds like, to me, dealing with cypress  3 knees gets a little sensitive.  4 And then when we start talking about  5 over time dealing with the more mature tree --  6 the more mature tree gets worse and worse and  7 worse.  8 What it did is it just basically told me  9 that it's private property and that I don't  10 think that we can do anything on private  11 property.  12 MR. MAYS: I agree, but I think some of  13 the residents thinks we should cut it back at  14 our property line.  15 MS. STEWART: And I'm hearing that you  16 just don't go take cypress knees out. You  17 know, that it's kind of the same thing like an  18 oak tree with the roots, that you take out one  19 wrong root, and you can kill the tree.  20 So I think it would be more hazardous to  21 even attempt to try to just haphazardly -- and  22 then what do we do? We keep some of them and  23 we don't keep some of them?  24 MR. CHESNEY: What's the problem? I  25 mean, I don't --</p>
<p style="text-align: right;">Page 106</p> <p>1 MS. WHYTE: That is our private road,  2 that's true.  3 MR. MAYS: It's ours, yeah.  4 CHAIRMAN MILLS: Tonja, I wanted to  5 circle back to you. Did you have anything  6 else for us today?  7 MS. STEWART: I just realized you may  8 have talk about this in the workshop, the  9 cypress trees.  10 MS. WHYTE: Not yet.  11 MS. STEWART: Don't want to go down that  12 path?  13 MR. MAYS: Well, no, we do, but we're  14 kind of waiting on direction. We've had some  15 direction from Erin, but I think it's not  16 something we need to discuss --  17 MS. STEWART: Oh. So maybe we need to  18 have a conference call tomorrow.  19 MR. MAYS: Well, we do have some  20 residents still concerned about it, so somehow  21 or another we're going to have to come up with  22 a decision on who's responsible for it.  23 MS. WHYTE: And what we need to do.  24 MS. STEWART: The question that I had  25 for Doug when I was talking to our</p>	<p style="text-align: right;">Page 108</p> <p>1 MS. STEWART: They're encroaching either  2 from wetland mitigation areas or either  3 landscaping plantings.  4 MS. WHYTE: Ponds.  5 MS. STEWART: We have a couple --  6 MR. CHESNEY: Yeah, but once it gets in  7 their property, they can take them out.  8 MS. WHYTE: This particular area of the  9 pond, towards a pool decking or a pool, he  10 said once it -- it penetrates his pool, he's  11 concerned about the cypress roots continuously  12 encroaching on his property.  13 And I think his property line is  14 probably very close, like mine -- my property  15 line, and it --  16 MS. STEWART: Three feet to the pool?  17 MS. WHYTE: It is pretty darned shooting  18 close, like two feet -- less than two feet.  19 So if it's really close up, he thinks we  20 should cut it before it damages --  21 MR. MENDENHALL: Well, we have this in  22 many districts, this sort of thing, and it's  23 -- you know, the similar thing to the cypress  24 knees is just like the oak trees when the  25 branches grow over. We get plenty of phone</p>

<p style="text-align: right;">Page 109</p> <p>1 calls about, you know, "The branch is hanging 2 over. It's going to fall in my pool cage." 3 In most cases, at least, we usually 4 advise -- just as was just mentioned, that 5 once it's over the property line -- 6 CHAIRMAN MILLS: They have the right to 7 do whatever they want. 8 MR. MENDENHALL: -- yeah, you have an 9 imaginary line up to the sky. 10 CHAIRMAN MILLS: Right. 11 MS. McCORMICK: Well, couldn't they put 12 a barrier in at their property line, too, to 13 prevent the roots from getting close to the 14 pool? 15 MR. MAYS: Yes. Yes. 16 MS. STEWART: Well -- and that was one 17 of the things I was going to say. I don't 18 think that saying they could do anything is a 19 very good idea, because I think they need to 20 consult the correct professional when doing 21 stuff at their property line. 22 CHAIRMAN MILLS: Well, but if it's going 23 to damage their pool and the roots are on 24 their property, I would think they have the 25 right -- no different than hanging oak limbs</p>	<p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 MS. McCORMICK: And I replied back to 2 it. 3 MS. WHYTE: Yeah, but I'm just saying, 4 you know, the word was polite, but direct. 5 MS. McCORMICK: Yeah. He -- right. The 6 owner was saying that he felt like the CDD had 7 liability if the cypress punctured the wall of 8 his pool. 9 And, I mean, as you say, I don't know 10 why that would be the case if it's on private 11 property. 12 MR. MENDENHALL: It's just like if your 13 neighbor had a cypress tree or an oak tree. 14 It's, you know, the same concept. 15 MR. MAYS: Well, the question is -- a 16 lot of times they don't want to pay for it. 17 They want somebody else to pay for it. 18 MR. ROSS: Yeah, and that's it. 19 MR. MAYS: They always want to reach out 20 to their neighbor, whether it be a common area 21 neighbor like us, or a next door neighbor. 22 They're going to try and get the neighbor to 23 pay for it first, or somebody else. 24 And that's what we're running into. 25 They want somebody to pay for it, and they</p>
<p style="text-align: right;">Page 110</p> <p>1 -- to preserve and protect their assets. 2 MS. STEWART: Well, Erin's point is well 3 taken. They might be able to remove the knees 4 or roots, depending on the tree, and put in a 5 barrier. There's still debate about the 6 barrier. That's the only reason why I 7 hesitate. 8 I'm not sure that all of these things 9 are completely proven to work necessarily, but 10 I think the thought I had was, it's a private 11 property matter and that they probably should 12 have a consultant. Just like when I trim my 13 trees, I hire a professional to come and trim 14 my trees. They probably can do the same 15 thing. 16 MR. MENDENHALL: It would be hard to 17 budget for the existing amount of knees that 18 you're going to have in the whole community. 19 How are you going to budget? How -- you 20 know, once you do some, then people are going 21 to line up to have theirs done. 22 MS. WHYTE: Erin, you read the email I 23 sent you. 24 MS. McCORMICK: Yesterday? 25 MS. WHYTE: Yesterday, yeah.</p>	<p style="text-align: right;">Page 112</p> <p>1 don't want to do it. It can be done. I've 2 done root pruning. I bought root barrier for 3 -- you know, for my sons to do jobs. You 4 know, you put it around their pool the whole 5 way around, and it does work. 6 It's not 100 percent. A root can go 7 anywhere it wants to, but it is designed to 8 work. But I think the biggest issue is, they 9 just want somebody else to pay for it, and if 10 we don't, we may see a lawsuit from somebody. 11 CHAIRMAN MILLS: Mr. Ross. 12 MR. ROSS: I feel like you guys need to 13 come up with a recommendation to the board. I 14 feel like you appreciate the legal issues that 15 come about if the district starts doing work 16 on private property. 17 You understand the connectivity between 18 all of our material whether it's on our 19 property or not on property, how it's all 20 related; and one of the hallmarks and the 21 reason people love you is that you're willing 22 to come out to people's private property and 23 give them some guidance of what they may be 24 doing right or wrong. 25 And so I get all that, and that's one of</p>



<p style="text-align: right;">Page 113</p> <p>1 the things that makes us special. So I can't  2 make this decision based on what I'm hearing.  3 You guys need to sort it out between  4 yourselves and make a recommendation as to  5 what's going to be our policy with regard to  6 these kind of issues, because today it's  7 cypress knees, and tomorrow it's going to  8 going to be something else, and on and on and  9 on.  10 MS. STEWART: Do we need to mention  11 anything about stop signs, three-way stops,  12 four-way stops?  13 MS. WHYTE: No.  14 CHAIRMAN MILLS: No. We're good.  15 MS. STEWART: Okay. The map, we've  16 made progress on our community map. We just  17 had a meeting with the GIS person a few days  18 ago, so we're now going to start incorporating  19 some layers into the maps. So I'll give it to  20 you guys to take a look at. It looks really  21 good at this point, so --  22 MR. LEWIS: I'll just bring up something  23 that Mr. Ross brought up yesterday at the  24 workshop about load centers and meters, just  25 maybe to remember.</p>	<p style="text-align: right;">Agenda Page 33 Page 115</p> <p>1 going to be taken care of with the bigger  2 scope of --  3 MR. MAYS: Well, we talked about  4 different plants we could put in there.  5 Obviously some of the stuff wasn't very  6 mature, so we're letting it grow, but there  7 are some other options, plants, boulders,  8 things like that, to try to improve it.  9 It's not a perfect park, but we don't  10 get any complaints it looks terrible. I mean,  11 I don't. You may get them every once in  12 awhile. But we do have some suggestions,  13 ideas. I'm thinking of some ways -- some  14 stuff that we don't need irrigation for,  15 because we don't want to put a lot of  16 irrigation in there and spend a lot of money.  17 You want to keep it like basically  18 natural, too, so --  19 MR. LEWIS: Well, one of the -- the  20 reason I ask is, and it was my, I guess you  21 could call it, wish list now, but you know the  22 water stations they have on golf courses, like  23 every certain number of hole. Just to put one  24 there maybe off the sidewalk a little bit.  25 But just to have -- there's a bench --</p>
<p style="text-align: right;">Page 114</p> <p>1 I thought that was a great point there  2 -- to put on there, if that could be a layer  3 or something.  4 MS. STEWART: For irrigation?  5 MR. LEWIS: Well, no. For power.  6 MS. STEWART: Oh. Yeah. Okay. Okay.  7 MR. LEWIS: If it's not already on there  8 because --  9 MS. STEWART: No, it's not on there.  10 That's why we'll send some stuff to you all  11 and then you can start adding --  12 MR. LEWIS: Yeah, I know. I just  13 brought it up because I didn't want it to get  14 lost, so --  15 MS. STEWART: So -- yeah. Okay. That's  16 all I had.  17 CHAIRMAN MILLS: Thank you. Any  18 audience comments this afternoon?  19 (No response.)  20 CHAIRMAN MILLS: So, no, seeing none.  21 Supervisor requests. Mr. Ross.  22 MR. ROSS: None.  23 CHAIRMAN MILLS: Mr. Lewis.  24 MR. LEWIS: Where do we stand with Mays  25 Park improvements? Is that something that's</p>	<p style="text-align: right;">Page 116</p> <p>1 two benches there now. I don't know if we  2 want to rearrange that. It can be in the  3 bigger scheme of things if we move forward.  4 But just maybe there, and then I was  5 even thinking of one down Countryway somewhere  6 just -- and I'm not trying to create extra  7 work for your guys. But I think they fill  8 them up every morning or maybe twice a day and  9 -- just as another thing that people can do if  10 they're running or walking down there.  11 MR. MAYS: The thing we would have to  12 investigate on. I know there's potable lines  13 everywhere, you know, the cost of what it  14 would cost to tap in and put your meter in.  15 MR. LEWIS: Well, I wasn't even going  16 that far. I was just -- the Gatorade coolers  17 that -- literally like the golf course. I  18 mean, they fill it up in the morning and maybe  19 once in the afternoon, and you got a lock on  20 there, and nobody can get into it.  21 MR. MAYS: I'm not sure how that works,  22 who, you know, cleans it, who sanitizes it,  23 you know fills up the cups.  24 MR. LEWIS: Oh, man, you're overthinking  25 it now. I didn't want to go that far. Put a</p>

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1 hose over there for them to drink out of.

2 MR. ROSS: If we bought the golf course,  
3 we can just have those guys --

4 MR. LEWIS: There you go, much like the  
5 mower I wanted to drive. Right? I don't  
6 know. Just a thought. Another amenity to  
7 have down the path.

8 CHAIRMAN MILLS: Okay.

9 MR. LEWIS: That's all I got.

10 CHAIRMAN MILLS: Mr. Chesney.

11 MR. CHESNEY: (Moves head from side.)

12 CHAIRMAN MILLS: Motion to adjourn.

13 MR. ROSS: So move.

14 CHAIRMAN MILLS: Second.

15 MR. LEWIS: All in favor.

16 (All board members signify in the  
17 affirmative.)

18 (At 5:42 p.m., the meeting adjourned.)

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# REPORTER'S CERTIFICATE

STATE OF FLORIDA:

COUNTY OF HILLSBOROUGH:

I, Kimberly Ann Roberts, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

I further certify that I am not a relative, employee, attorney or counsel of any of the parties, nor am I a relative or employee of any of the parties' attorney or counsel connected with the action, nor am I financially interested in the action.

DATED April 19, 2018.

James P. Mills, Chairman

Kimberly Ann Roberts  
Notary Public  
State of Florida at Large

**2B.**

**Westchase  
Community Development District**

*Financial Report*

*March 31, 2018*

**Prepared by**



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**Westchase  
Community Development District**

**Financial Statements**

**(Unaudited)**

**March 31, 2018**

**Balance Sheet**  
March 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
<b>ASSETS</b>								
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	1,281	-	-	-	-	-	-	-
Due From Other Funds	3,856,978	254,464	28,623	40,136	23,143	810	481,202	62,990
Investments:								
Certificates of Deposit - 12 Months	-	-	-	-	-	-	-	-
Certificates of Deposit - 24 Months	-	-	-	-	-	-	-	-
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	-
Certificates of Deposit - 9 Months	-	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-
Prepaid Items	117	-	-	-	-	-	-	-
Deposits	6,389	3,628	4,043	20	-	-	7,425	800
<b>TOTAL ASSETS</b>	<b>\$ 3,864,765</b>	<b>\$ 258,092</b>	<b>\$ 32,666</b>	<b>\$ 40,156</b>	<b>\$ 23,143</b>	<b>\$ 810</b>	<b>\$ 488,627</b>	<b>\$ 63,790</b>

**Balance Sheet**  
March 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
<b>LIABILITIES</b>								
Accounts Payable	\$ 47,673	\$ 870	\$ -	\$ 117	\$ -	\$ -	\$ 14,530	\$ -
Accrued Expenses	168	-	-	-	-	-	33	-
Sales Tax Payable	99	-	-	-	-	-	20	2
Due To Other Funds	-	-	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>47,940</b>	<b>870</b>	<b>-</b>	<b>117</b>	<b>-</b>	<b>-</b>	<b>14,583</b>	<b>2</b>
<b>FUND BALANCES</b>								
<b>Nonspendable:</b>								
Prepaid Items	117	-	-	-	-	-	-	-
Deposits	6,389	3,628	4,043	20	-	-	7,425	800
<b>Restricted for:</b>								
Debt Service	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-
<b>Assigned to:</b>								
Operating Reserves	692,291	3,466	4,372	2,893	17	-	64,469	2,571
Reserves - Erosion Control	60,000	-	-	-	-	-	-	-
Reserves - Roadways	502,031	30,546	-	3,686	4,647	-	89,160	13,787
<b>Unassigned:</b>	<b>2,555,997</b>	<b>219,582</b>	<b>24,251</b>	<b>33,440</b>	<b>18,479</b>	<b>810</b>	<b>312,990</b>	<b>46,630</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 3,816,825</b>	<b>\$ 257,222</b>	<b>\$ 32,666</b>	<b>\$ 40,039</b>	<b>\$ 23,143</b>	<b>\$ 810</b>	<b>\$ 474,044</b>	<b>\$ 63,788</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 3,864,765</b>	<b>\$ 258,092</b>	<b>\$ 32,666</b>	<b>\$ 40,156</b>	<b>\$ 23,143</b>	<b>\$ 810</b>	<b>\$ 488,627</b>	<b>\$ 63,790</b>



**Balance Sheet**  
March 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	SERIES 2000 DEBT SERVICE FUND	SERIES 2007-2 DEBT SERVICE FUND	SERIES 2007-3 DEBT SERVICE FUND	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<b>ASSETS</b>									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,054,182	\$ 1,054,182
Accounts Receivable	-	-	-	-	-	-	-	-	1,281
Due From Other Funds	156,721	22,452	167,370	3,303	5,309	12,379	-	-	5,115,880
Investments:									
Certificates of Deposit - 12 Months	-	-	-	-	-	-	271,451	679,824	951,275
Certificates of Deposit - 24 Months	-	-	-	-	-	-	413,303	926,482	1,339,785
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	104,196	104,196
Certificates of Deposit - 9 Months	-	-	-	-	-	-	-	337,739	337,739
Money Market Account	-	-	-	-	-	-	-	2,014,455	2,014,455
Prepayment Account	-	-	-	2	-	-	-	-	2
Reserve Fund	-	-	-	58,500	-	-	-	-	58,500
Revenue Fund	-	-	-	205,947	270,190	568,055	-	-	1,044,192
Prepaid Items	-	-	-	-	-	-	-	-	117
Deposits	18,600	-	-	-	-	-	-	-	40,905
<b>TOTAL ASSETS</b>	<b>\$ 175,321</b>	<b>\$ 22,452</b>	<b>\$ 167,370</b>	<b>\$ 267,752</b>	<b>\$ 275,499</b>	<b>\$ 580,434</b>	<b>\$ 684,754</b>	<b>\$ 5,116,878</b>	<b>\$ 12,062,509</b>

**Balance Sheet**  
March 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	SERIES 2000 DEBT SERVICE FUND	SERIES 2007-2 DEBT SERVICE FUND	SERIES 2007-3 DEBT SERVICE FUND	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<b>LIABILITIES</b>									
Accounts Payable	\$ -	\$ -	\$ 174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,364
Accrued Expenses	-	(419)	-	-	533	533	-	-	848
Sales Tax Payable	-	-	2	-	-	-	-	-	123
Due To Other Funds	-	-	-	-	-	-	-	5,116,880	5,116,880
<b>TOTAL LIABILITIES</b>	<b>-</b>	<b>(419)</b>	<b>176</b>	<b>-</b>	<b>533</b>	<b>533</b>	<b>-</b>	<b>5,116,880</b>	<b>5,181,215</b>
<b>FUND BALANCES</b>									
<b>Nonspendable:</b>									
Prepaid Items	-	-	-	-	-	-	-	-	117
Deposits	18,600	-	-	-	-	-	-	-	40,905
<b>Restricted for:</b>									
Debt Service	-	-	-	267,752	274,966	579,901	-	-	1,122,619
Capital Projects	-	-	-	-	-	-	684,754	-	684,754
<b>Assigned to:</b>									
Operating Reserves	24,965	1,330	6,636	-	-	-	-	-	803,010
Reserves - Erosion Control	-	-	-	-	-	-	-	-	60,000
Reserves - Roadways	36,795	7,206	66,441	-	-	-	-	-	754,299
<b>Unassigned:</b>	<b>94,961</b>	<b>14,335</b>	<b>94,117</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(2)</b>	<b>3,415,509</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 175,321</b>	<b>\$ 22,871</b>	<b>\$ 167,194</b>	<b>\$ 267,752</b>	<b>\$ 274,966</b>	<b>\$ 579,901</b>	<b>\$ 684,754</b>	<b>\$ (2)</b>	<b>\$ 6,881,294</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 175,321</b>	<b>\$ 22,452</b>	<b>\$ 167,370</b>	<b>\$ 267,752</b>	<b>\$ 275,499</b>	<b>\$ 580,434</b>	<b>\$ 684,754</b>	<b>\$ 5,116,878</b>	<b>\$ 12,062,509</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 149	\$ 2,775	\$ 3,000	92.50%
Interest - Tax Collector	-	493	-	0.00%
Special Assmnts- Tax Collector	22,332	2,542,423	2,701,123	94.12%
Special Assmnts- Discounts	(239)	(99,018)	(108,045)	91.65%
Other Miscellaneous Revenues	2,218	5,859	-	0.00%
Pavilion Rental	1,451	6,860	4,000	171.50%
<b>TOTAL REVENUES</b>	<b>25,911</b>	<b>2,459,392</b>	<b>2,600,078</b>	<b>94.59%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	1,800	9,200	13,000	70.77%
FICA Taxes	138	704	995	70.75%
ProfServ-Engineering	53	13,097	36,000	36.38%
ProfServ-Legal Services	13,690	59,611	90,000	66.23%
ProfServ-Mgmt Consulting Serv	9,008	54,047	108,093	50.00%
ProfServ-Recording Secretary	1,079	6,558	11,000	59.62%
Auditing Services	(1,459)	6,041	7,592	79.57%
Postage and Freight	55	316	1,200	26.33%
Insurance - General Liability	-	35,801	39,383	90.90%
Printing and Binding	75	149	600	24.83%
Legal Advertising	-	1,519	3,000	50.63%
Misc-Assessmnt Collection Cost	442	48,868	54,022	90.46%
Misc-Credit Card Fees	34	177	220	80.45%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
<b>Total Administration</b>	<b>24,915</b>	<b>236,263</b>	<b>365,930</b>	<b>64.57%</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Lake and Wetland	8,333	50,000	100,000	50.00%
Contracts-Fountain	1,000	4,010	7,020	57.12%
R&M-Aquascaping	-	1,750	15,000	11.67%
R&M-Drainage	-	6,300	28,000	22.50%
R&M-Fountain	-	679	3,000	22.63%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>9,333</b>	<b>62,739</b>	<b>153,020</b>	<b>41.00%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Right of Way</u></b>				
Payroll-Salaries	14,925	83,689	178,145	46.98%
Payroll-Benefits	4,037	37,075	62,454	59.36%
Payroll - Overtime	1,373	9,272	17,500	52.98%
Payroll - Bonus	-	18,085	33,652	53.74%
FICA Taxes	1,900	13,192	25,954	50.83%
Contracts-Police	9,833	69,175	180,000	38.43%
Contracts-Other Services	1,630	9,780	19,560	50.00%
Contracts-Landscape	43,801	265,504	525,608	50.51%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	-	17,653	52,959	33.33%
Contracts-Road Cleaning	1,392	5,568	8,351	66.67%
Contracts-Security Alarms	160	321	641	50.08%
Contracts-Pest Control	48	268	576	46.53%
Fuel, Gasoline and Oil	1,109	5,790	13,000	44.54%
Communication - Teleph - Field	365	2,416	11,600	20.83%
Utility - General	401	10,504	32,000	32.83%
Utility - Reclaimed Water	489	5,921	11,000	53.83%
Insurance - General Liability	-	3,427	3,770	90.90%
R&M-General	827	9,891	58,009	17.05%
R&M-Equipment	440	1,400	20,000	7.00%
R&M-Grounds	12,831	65,903	177,153	37.20%
R&M-Irrigation	16,683	35,897	25,000	143.59%
R&M-Sidewalks	-	-	17,000	0.00%
R&M-Signage	75	475	6,000	7.92%
R&M-Walls and Signage	-	19,865	32,500	61.12%
Misc-Holiday Decor	-	4,714	5,000	94.28%
Misc-Taxes (Streetlights)	-	34,084	28,724	118.66%
Misc-Contingency	-	-	5,000	0.00%
Office Supplies	117	215	3,500	6.14%
Cleaning Services	-	-	1,680	0.00%
Op Supplies - General	-	579	6,000	9.65%
Op Supplies - Uniforms	94	468	600	78.00%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	-	-	400	0.00%
Conference and Seminars	-	50	1,000	5.00%
<b>Total Right of Way</b>	<b>112,530</b>	<b>804,977</b>	<b>1,712,528</b>	<b>47.01%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Common Area</u></b>				
Contracts-Other Landscape	480	2,880	-	0.00%
R&M-General	1,157	11,018	17,000	64.81%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	2,250	1,500	150.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Misc-Internet Services	201	3,695	5,400	68.43%
Impr - Park	-	2,643	340,500	0.78%
<b>Total Common Area</b>	<b>1,838</b>	<b>22,486</b>	<b>368,600</b>	<b>6.10%</b>
<b>TOTAL EXPENDITURES</b>	<b>148,616</b>	<b>1,126,465</b>	<b>2,600,078</b>	<b>43.32%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(122,705)	1,332,927	-	0.00%
Net change in fund balance	<u>\$ (122,705)</u>	<u>\$ 1,332,927</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>		<b>2,483,898</b>	<b>2,483,898</b>	
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 3,816,825</u></b>	<b><u>\$ 2,483,898</u></b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 10	\$ 202	\$ 125	161.60%
Special Assmnts- Tax Collector	550	62,577	66,483	94.12%
Special Assmnts- Discounts	(11)	(4,392)	(4,792)	91.65%
Capital Improvement	441	50,186	53,319	94.12%
Gate Bar Code/Remotes	-	121	-	0.00%
<b>TOTAL REVENUES</b>	<b>990</b>	<b>108,694</b>	<b>115,135</b>	<b>94.41%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	20	2,167	2,396	90.44%
Misc-Credit Card Fees	-	3	15	20.00%
<b>Total Administration</b>	<b>20</b>	<b>2,170</b>	<b>2,411</b>	<b>90.00%</b>
<b><u>Right of Way</u></b>				
Communication - Teleph - Field	234	1,409	3,500	40.26%
Electricity - Streetlighting	-	2,565	8,585	29.88%
Insurance - General Liability	-	1,522	1,674	90.92%
R&M-General	870	7,120	19,700	36.14%
R&M-Gate	156	6,001	6,340	94.65%
R&M-Streetlights	-	-	2,600	0.00%
1st Quarter Operating Reserves	-	-	1,733	0.00%
Reserve - Roadways	-	-	15,273	0.00%
<b>Total Right of Way</b>	<b>1,260</b>	<b>18,617</b>	<b>59,405</b>	<b>31.34%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,280</b>	<b>20,787</b>	<b>61,816</b>	<b>33.63%</b>
Excess (deficiency) of revenues Over (under) expenditures	(290)	87,907	53,319	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	-	-	53,319	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>53,319</b>	<b>0.00%</b>
Net change in fund balance	\$ (290)	\$ 87,907	\$ 53,319	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>		<b>169,315</b>	<b>169,315</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 257,222</b>	<b>\$ 222,634</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 1	\$ 119	\$ 40	297.50%
Special Assmnts- Tax Collector	150	17,107	18,174	94.13%
Special Assmnts- Discounts	(2)	(666)	(727)	91.61%
<b>TOTAL REVENUES</b>	<b>149</b>	<b>16,560</b>	<b>17,487</b>	<b>94.70%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	3	329	363	90.63%
<b>Total Administration</b>	<b>3</b>	<b>329</b>	<b>363</b>	<b>90.63%</b>
<b><u>Right of Way</u></b>				
R&M-Streetlights	-	7,614	17,124	44.46%
<b>Total Right of Way</b>	<b>-</b>	<b>7,614</b>	<b>17,124</b>	<b>44.46%</b>
<b>TOTAL EXPENDITURES</b>	<b>3</b>	<b>7,943</b>	<b>17,487</b>	<b>45.42%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	146	8,617	-	0.00%
Net change in fund balance	<u>\$ 146</u>	<u>\$ 8,617</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>		<b>24,049</b>	<b>24,049</b>	
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 32,666</u></b>	<b><u>\$ 24,049</u></b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 2	\$ 37	\$ 42	88.10%
Special Assmnts- Tax Collector	76	8,627	9,166	94.12%
Special Assmnts- Discounts	(1)	(336)	(367)	91.55%
Gate Bar Code/Remotes	-	33	-	0.00%
<b>TOTAL REVENUES</b>	<b>77</b>	<b>8,361</b>	<b>8,841</b>	<b>94.57%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	2	166	182	91.21%
Misc-Credit Card Fees	-	1	5	20.00%
<b>Total Administration</b>	<b>2</b>	<b>167</b>	<b>187</b>	<b>89.30%</b>
<b><u>Right of Way</u></b>				
Communication - Teleph - Field	150	1,058	1,425	74.25%
Insurance - General Liability	-	406	447	90.83%
R&M-General	-	-	1,500	0.00%
R&M-Gate	-	690	2,939	23.48%
R&M-Streetlights	-	136	500	27.20%
Reserve - Roadways	-	-	1,843	0.00%
<b>Total Right of Way</b>	<b>150</b>	<b>2,290</b>	<b>8,654</b>	<b>26.46%</b>
<b>TOTAL EXPENDITURES</b>	<b>152</b>	<b>2,457</b>	<b>8,841</b>	<b>27.79%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(75)	5,904	-	0.00%
Net change in fund balance	<u>\$ (75)</u>	<u>\$ 5,904</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>		<b>34,135</b>	<b>34,135</b>	
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 40,039</b></u>	<u><b>\$ 34,135</b></u>	



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4	\$ 10	40.00%
Special Assmnts- Tax Collector	58	6,547	6,956	94.12%
Special Assmnts- Discounts	(1)	(255)	(278)	91.73%
<b>TOTAL REVENUES</b>	<b>57</b>	<b>6,296</b>	<b>6,688</b>	<b>94.14%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	1	126	139	90.65%
<b>Total Administration</b>	<b>1</b>	<b>126</b>	<b>139</b>	<b>90.65%</b>
<b><u>Right of Way</u></b>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	1,549	0.00%
<b>Total Right of Way</b>	<b>-</b>	<b>-</b>	<b>6,549</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>1</b>	<b>126</b>	<b>6,688</b>	<b>1.88%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	56	6,170	-	0.00%
Net change in fund balance	<u>\$ 56</u>	<u>\$ 6,170</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>		<b>16,973</b>	<b>16,973</b>	
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 23,143</u></b>	<b><u>\$ 16,973</u></b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 20	\$ 607	\$ 500	121.40%
Special Assmnts- Tax Collector	2,485	282,962	300,625	94.12%
Special Assmnts- Discounts	(27)	(11,020)	(12,025)	91.64%
Gate Bar Code/Remotes	290	1,156	-	0.00%
<b>TOTAL REVENUES</b>	<b>2,768</b>	<b>273,705</b>	<b>289,100</b>	<b>94.67%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	49	5,439	6,013	90.45%
Misc-Credit Card Fees	8	30	120	25.00%
<b>Total Administration</b>	<b>57</b>	<b>5,469</b>	<b>6,133</b>	<b>89.17%</b>
<b><u>Right of Way</u></b>				
Contracts-Security Services	13,865	81,733	154,000	53.07%
Contracts-Pest Control	-	60	240	25.00%
Communication - Teleph - Field	1	850	4,000	21.25%
Insurance - General Liability	-	777	855	90.88%
R&M-General	15,290	29,379	21,760	135.01%
R&M-Gate	-	3,898	10,000	38.98%
R&M-Streetlights	-	21,776	48,000	45.37%
Reserve - Roadways	-	-	44,112	0.00%
<b>Total Right of Way</b>	<b>29,156</b>	<b>138,473</b>	<b>282,967</b>	<b>48.94%</b>
<b>TOTAL EXPENDITURES</b>	<b>29,213</b>	<b>143,942</b>	<b>289,100</b>	<b>49.79%</b>
Excess (deficiency) of revenues Over (under) expenditures	(26,445)	129,763	-	0.00%
Net change in fund balance	\$ (26,445)	\$ 129,763	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>		<b>344,281</b>	<b>344,281</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 474,044</b>	<b>\$ 344,281</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 3	\$ 85	\$ 80	106.25%
Special Assmnts- Tax Collector	136	15,496	16,463	94.13%
Special Assmnts- Discounts	(1)	(604)	(659)	91.65%
Gate Bar Code/Remotes	33	164	-	0.00%
<b>TOTAL REVENUES</b>	<b>171</b>	<b>15,141</b>	<b>15,884</b>	<b>95.32%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	3	298	329	90.58%
Misc-Credit Card Fees	-	4	5	80.00%
<b>Total Administration</b>	<b>3</b>	<b>302</b>	<b>334</b>	<b>90.42%</b>
<b><u>Right of Way</u></b>				
Communication - Teleph - Field	117	703	1,700	41.35%
Insurance - General Liability	-	316	348	90.80%
R&M-General	-	-	1,000	0.00%
R&M-Gate	-	1,485	3,800	39.08%
R&M-Streetlights	-	2,413	5,596	43.12%
Reserve - Roadways	-	-	3,106	0.00%
<b>Total Right of Way</b>	<b>117</b>	<b>4,917</b>	<b>15,550</b>	<b>31.62%</b>
<b>TOTAL EXPENDITURES</b>	<b>120</b>	<b>5,219</b>	<b>15,884</b>	<b>32.86%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	51	9,922	-	0.00%
Net change in fund balance	\$ 51	\$ 9,922	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>		<b>53,866</b>	<b>53,866</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 63,788</b>	<b>\$ 53,866</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 7	\$ 569	\$ 300	189.67%
Special Assmnts- Tax Collector	984	112,013	119,005	94.12%
Special Assmnts- Discounts	(11)	(4,362)	(4,760)	91.64%
<b>TOTAL REVENUES</b>	<b>980</b>	<b>108,220</b>	<b>114,545</b>	<b>94.48%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	19	2,153	2,380	90.46%
<b>Total Administration</b>	<b>19</b>	<b>2,153</b>	<b>2,380</b>	<b>90.46%</b>
<b><u>Right of Way</u></b>				
R&M-Streetlights	-	43,050	99,900	43.09%
Reserve - Roadways	-	-	12,265	0.00%
<b>Total Right of Way</b>	<b>-</b>	<b>43,050</b>	<b>112,165</b>	<b>38.38%</b>
<b>TOTAL EXPENDITURES</b>	<b>19</b>	<b>45,203</b>	<b>114,545</b>	<b>39.46%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	961	63,017	-	0.00%
Net change in fund balance	<u>\$ 961</u>	<u>\$ 63,017</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>		<b>112,304</b>	<b>112,304</b>	
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 175,321</u></b>	<b><u>\$ 112,304</u></b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 1	\$ 43	\$ 25	172.00%
Special Assmnts- Tax Collector	65	7,386	7,847	94.13%
Special Assmnts- Discounts	(1)	(288)	(314)	91.72%
<b>TOTAL REVENUES</b>	<b>65</b>	<b>7,141</b>	<b>7,558</b>	<b>94.48%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	1	142	157	90.45%
<b>Total Administration</b>	<b>1</b>	<b>142</b>	<b>157</b>	<b>90.45%</b>
<b><u>Right of Way</u></b>				
R&M-Streetlights	-	1,675	4,999	33.51%
Reserve - Roadways	-	-	2,402	0.00%
<b>Total Right of Way</b>	<b>-</b>	<b>1,675</b>	<b>7,401</b>	<b>22.63%</b>
<b>TOTAL EXPENDITURES</b>	<b>1</b>	<b>1,817</b>	<b>7,558</b>	<b>24.04%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	64	5,324	-	0.00%
Net change in fund balance	<u>\$ 64</u>	<u>\$ 5,324</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>		<b>17,547</b>	<b>17,547</b>	
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 22,871</u></b>	<b><u>\$ 17,547</u></b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 9	\$ 154	\$ 150	102.67%
Special Assmnts- Tax Collector	220	25,053	26,617	94.12%
Special Assmnts- Discounts	(2)	(976)	(1,065)	91.64%
Gate Bar Code/Remotes	33	262	-	0.00%
<b>TOTAL REVENUES</b>	<b>260</b>	<b>24,493</b>	<b>25,702</b>	<b>95.30%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	4	482	532	90.60%
Misc-Credit Card Fees	1	6	25	24.00%
<b>Total Administration</b>	<b>5</b>	<b>488</b>	<b>557</b>	<b>87.61%</b>
<b><u>Right of Way</u></b>				
Communication - Teleph - Field	68	576	1,150	50.09%
Insurance - General Liability	-	317	349	90.83%
R&M-General	-	-	4,401	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	-	788	5,000	15.76%
Misc-Internet Services	106	636	1,272	50.00%
Reserve - Roadways	-	-	9,973	0.00%
<b>Total Right of Way</b>	<b>174</b>	<b>2,317</b>	<b>25,145</b>	<b>9.21%</b>
<b>TOTAL EXPENDITURES</b>	<b>179</b>	<b>2,805</b>	<b>25,702</b>	<b>10.91%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	81	21,688	-	0.00%
Net change in fund balance	<u>\$ 81</u>	<u>\$ 21,688</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>		<b>145,506</b>	<b>145,506</b>	
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 167,194</b></u>	<u><b>\$ 145,506</b></u>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 112	\$ -	0.00%
Special Assmnts- Tax Collector	1,454	165,565	175,900	94.12%
Special Assmnts- Discounts	(16)	(6,448)	(7,036)	91.64%
<b>TOTAL REVENUES</b>	<b>1,438</b>	<b>159,229</b>	<b>168,864</b>	<b>94.29%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	3,717	3,717	100.00%
Misc-Assessmnt Collection Cost	29	3,182	3,518	90.45%
<b>Total Administration</b>	<b>29</b>	<b>6,899</b>	<b>8,235</b>	<b>83.78%</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	-	110,000	0.00%
Principal Prepayments	-	15,000	-	0.00%
Interest Expense	-	16,863	33,725	50.00%
<b>Total Debt Service</b>	<b>-</b>	<b>31,863</b>	<b>143,725</b>	<b>22.17%</b>
<b>TOTAL EXPENDITURES</b>	<b>29</b>	<b>38,762</b>	<b>151,960</b>	<b>25.51%</b>
Excess (deficiency) of revenues Over (under) expenditures	1,409	120,467	16,904	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	-	-	16,904	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>16,904</b>	<b>0.00%</b>
Net change in fund balance	\$ 1,409	\$ 120,467	\$ 16,904	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>		<b>147,285</b>	<b>147,285</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 267,752</b>	<b>\$ 164,189</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 68	\$ -	0.00%
Special Assmnts- Tax Collector	1,794	204,251	217,000	94.12%
Special Assmnts- Discounts	(19)	(7,955)	(8,680)	91.65%
<b>TOTAL REVENUES</b>	<b>1,775</b>	<b>196,364</b>	<b>208,320</b>	<b>94.26%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	-	-	333	0.00%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	36	3,926	4,340	90.46%
<b>Total Administration</b>	<b>36</b>	<b>8,263</b>	<b>9,210</b>	<b>89.72%</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	-	270,000	0.00%
Interest Expense	-	5,400	10,800	50.00%
<b>Total Debt Service</b>	<b>-</b>	<b>5,400</b>	<b>280,800</b>	<b>1.92%</b>
<b>TOTAL EXPENDITURES</b>	<b>36</b>	<b>13,663</b>	<b>290,010</b>	<b>4.71%</b>
Excess (deficiency) of revenues Over (under) expenditures	1,739	182,701	(81,690)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	-	-	(81,690)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(81,690)</b>	<b>0.00%</b>
Net change in fund balance	\$ 1,739	\$ 182,701	\$ (81,690)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>		<b>92,265</b>	<b>92,265</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 274,966</b>	<b>\$ 10,575</b>	



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 111	\$ -	0.00%
Special Assmnts- Tax Collector	4,184	476,288	506,017	94.12%
Special Assmnts- Discounts	(45)	(18,550)	(20,241)	91.65%
<b>TOTAL REVENUES</b>	<b>4,139</b>	<b>457,849</b>	<b>485,776</b>	<b>94.25%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	-	-	333	0.00%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	83	9,155	10,120	90.46%
<b>Total Administration</b>	<b>83</b>	<b>13,492</b>	<b>14,990</b>	<b>90.01%</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	-	415,000	0.00%
Interest Expense	-	27,731	55,463	50.00%
<b>Total Debt Service</b>	<b>-</b>	<b>27,731</b>	<b>470,463</b>	<b>5.89%</b>
<b>TOTAL EXPENDITURES</b>	<b>83</b>	<b>41,223</b>	<b>485,453</b>	<b>8.49%</b>
Excess (deficiency) of revenues Over (under) expenditures	4,056	416,626	323	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	-	-	323	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>323</b>	<b>0.00%</b>
Net change in fund balance	\$ 4,056	\$ 416,626	\$ 323	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>		<b>163,275</b>	<b>163,275</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 579,901</b>	<b>\$ 163,598</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	MAR-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 870	\$ -	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>870</b>	<b>-</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	870	-	0.00%
Net change in fund balance	\$ -	\$ 870	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>		<b>683,884</b>	<b>-</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 684,754</b>	<b>\$ -</b>	

**Westchase  
Community Development District**

**Supporting Schedules**

**March 31, 2018**

## Community Development District

**Non-Ad Valorem Special Assessments**  
**(Hillsborough County Tax Collector - Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2018**

Date Received	Net Amount Received	Interest/Discount Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND					
					001 General Fund Assessments	002 Harbor Links Fund Assessments	002 Harbor Links Fund Capital Improv.	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments
Assessments Levied				\$ 4,224,695 100%	\$ 2,701,123 63.94%	\$ 66,483 1.57%	\$ 53,319 1.26%	\$ 18,174 0.43%	\$ 9,166 0.22%	\$ 6,956 0.16%
11/07/17	38,465	1,934	785	41,184	26,332	648	520	177	89	68
11/16/17	374,977	15,943	7,653	398,573	254,834	6,272	5,030	1,715	865	656
11/24/17	864,719	36,766	17,647	919,132	587,661	14,464	11,600	3,954	1,994	1,513
12/11/17	1,953,956	83,079	39,877	2,076,911	1,327,905	32,684	26,212	8,935	4,506	3,420
12/15/17	195,279	7,048	3,985	206,312	131,909	3,247	2,604	888	448	340
01/10/18	214,432	8,119	4,376	226,926	145,089	3,571	2,864	976	492	374
02/08/18	69,489	1,606	1,418	72,514	46,363	1,141	915	312	157	119
03/06/18	33,863	375	691	34,928	22,332	550	441	150	76	58
<b>TOTAL</b>	<b>3,745,178</b>	<b>154,869</b>	<b>76,432</b>	<b>3,976,479</b>	<b>2,542,423</b>	<b>62,577</b>	<b>50,186</b>	<b>17,107</b>	<b>8,627</b>	<b>6,547</b>
% COLLECTED				94.1%	94.1%	94.1%	94.1%	94.1%	94.1%	94.1%
<b>TOTAL OUTSTANDING</b>				<b>248,216</b>	<b>158,700</b>	<b>3,906</b>	<b>3,133</b>	<b>1,068</b>	<b>539</b>	<b>409</b>

## Community Development District

**Non-Ad Valorem Special Assessments**  
**(Hillsborough County Tax Collector - Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2016**

ALLOCATION BY FUND								
102 The Greens Fund Assessments	103 Stonebridge Fund Assessments	104 West Park Village Fund Assessments	105 West Park Village Fund Assessments	106 Vineyards Fund Assessments	254 DS 2000 Fund Assessments	256 DS 2007-2 Fund Assessments	257 DS 2007-3 Fund Assessments	
\$ 300,625 7.12%	\$ 16,463 0.39%	\$ 119,005 2.82%	\$ 7,847 0.19%	\$ 26,617 0.63%	\$ 175,900 4.16%	\$ 217,000 5.14%	\$ 506,017 11.98%	
2,931	160	1,160	76	259	1,715	2,115	4,933	
28,362	1,553	11,227	740	2,511	16,595	20,473	47,739	
65,404	3,582	25,891	1,707	5,791	38,269	47,211	110,090	
147,791	8,093	58,504	3,857	13,085	86,474	106,680	248,764	
14,681	804	5,812	383	1,300	8,590	10,597	24,711	
16,148	884	6,392	421	1,430	9,448	11,656	27,180	
5,160	283	2,043	135	457	3,019	3,725	8,685	
2,485	136	984	65	220	1,454	1,794	4,184	
<b>282,962</b>	<b>15,496</b>	<b>112,013</b>	<b>7,386</b>	<b>25,053</b>	<b>165,565</b>	<b>204,250</b>	<b>476,287</b>	
94.1%	94.1%	94.1%	94.1%	94.1%	94.1%	94.1%	94.1%	
<b>17,663</b>	<b>967</b>	<b>6,992</b>	<b>461</b>	<b>1,564</b>	<b>10,335</b>	<b>12,750</b>	<b>29,730</b>	

**Cash & Investment Report**  
**March 31, 2018**

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>CLEARING FUND</b>					
Public Funds Checking		n/a	Jefferson Bank	n/a	1,054,182
Certificate of Deposit-8199	8-06-17	5/6/2018	Jefferson Bank	0.27%	169,019
Certificate of Deposit-9344	1-20-17	7/20/2018	Jefferson Bank	0.27%	168,720
9 months Subtotal					337,739
Certificate of Deposit-5019	5-18-17	5/18/2018	Jefferson Bank	0.45%	339,878
Certificate of Deposit-3719	6-19-17	6/19/2018	Jefferson Bank	0.71%	339,946
12 months Subtotal					679,824
Certificate of Deposit-1416	7-20-16	7/20/2018	Jefferson Bank	0.51%	309,213
Certificate of Deposit-8473	5-18-16	5/18/2018	Jefferson Bank	0.55%	309,977
Certificate of Deposit-1530	6-19-16	6/19/2018	Jefferson Bank	0.31%	307,292
24 months Subtotal					926,482
Certificate of Deposit-3385	5-18-15	5/18/2018	Jefferson Bank	0.75%	34,760
Certificate of Deposit-6423	6-19-15	6/19/2018	Jefferson Bank	0.77%	34,756
Certificate of Deposit-4544	7-20-15	7/20/2018	Jefferson Bank	0.70%	34,681
36 months Subtotal					104,196
Money Market Account	5-07-12	n/a	Jefferson Bank	0.35%	2,014,455
<b>Subtotal</b>					<b>5,116,879</b>
<b>DEBT SERVICE FUNDS</b>					
Series 2000 Reserve Account			U.S. Bank	0.15%	58,500 (1)
Series 2000 Revenue Account			U.S. Bank	0.15%	205,947 (1)
Series 2007-2 Revenue Account			U.S. Bank	0.15%	270,190 (1)
Series 2007-3 Revenue Account			U.S. Bank	0.15%	568,055 (1)
<b>Subtotal</b>					<b>1,102,692</b>
<b>UNINSURABLE ASSETS</b>					
Certificate of Deposit-4426	5-18-17	5/18/2018	Jefferson Bank	0.45%	271,451 (2)
Certificate of Deposit-1338	5-18-16	5/18/2018	Jefferson Bank	0.55%	413,303 (2)
<b>Subtotal</b>					<b>684,755</b>
<b>Total</b>					<b>\$ 6,904,326</b>

(1) U.S. Bank Open Ended Monthly Commercial Paper Manual Sweep

(2) The two former uninsurable accounts are now held in these two Certificates of Deposit.

# Westchase CDD

## Bank Reconciliation

Bank Account No. 1160 Jefferson Bank - GF  
Statement No. MARCH 2018  
Statement Date 3/31/2018

G/L Balance (LCY)	1,054,181.92	Statement Balance	1,079,277.98
G/L Balance	1,054,181.92	Outstanding Deposits	1,624.50
Positive Adjustments	0.00		
		Subtotal	1,080,902.48
Subtotal	1,054,181.92	Outstanding Checks	26,720.56
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,054,181.92	Ending Balance	1,054,181.92
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
10/17/2017	Payment	8483	BRIAN M. ROSS	184.70	0.00	184.70
12/14/2017	Payment	8595	AVENTURA NURSERY	1,624.50	0.00	1,624.50
1/12/2018	Payment	8651	BRIAN M. ROSS	369.40	0.00	369.40
3/9/2018	Payment	8730	BRIAN M. ROSS	184.70	0.00	184.70
3/9/2018	Payment	8731	BRIAN M. ROSS	184.70	0.00	184.70
3/9/2018	Payment	8732	MATTHEW W. LEWIS	184.70	0.00	184.70
3/16/2018	Payment	8755	WINDOW DEPOT LLC	4,928.00	0.00	4,928.00
3/16/2018	Payment	8756	WINDOW DEPOT LLC	4,928.00	0.00	4,928.00
3/16/2018	Payment	8757	WINDOW DEPOT LLC	4,926.00	0.00	4,926.00
3/22/2018	Payment	8760	NETWORK FACTOR INC	29.00	0.00	29.00
3/26/2018	Payment	8767	CHOO-CHOO LAWN EQUIP INC	91.20	0.00	91.20
3/26/2018	Payment	8768	MARK SMITH EXCAVATING LLC	2,000.00	0.00	2,000.00
3/26/2018	Payment	8769	MOZART DESIGNS INC	6,818.70	0.00	6,818.70
3/26/2018	Payment	8770	STAPLES CREDIT PLAN	116.99	0.00	116.99
3/29/2018	Payment	DD2878	Payment of Invoice 019751	149.97	0.00	149.97
<b>Total Outstanding Checks.....</b>				<b>26,720.56</b>		<b>26,720.56</b>

3711 Tampa Road  
Oldsmar, FL 34677

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT  
210 N UNIVERSITY DR # 702  
CORAL SPRINGS FL 33071

Last statement: February 28, 2018  
This statement: March 31, 2018  
Total days in statement period: 31

Page 1

Direct inquiries to:  
813-855-7500

Harbor Community Bank  
3711 Tampa RD  
Oldsmar FL 34677

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***HARBOR COMMUNITY BANK IS THE PERFECT PARTNER FOR ALL OF YOUR BANKING NEEDS***

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## Public Funds Checking

Account number		Beginning balance	\$2,238,792.16
Enclosures	44	Total additions	58,541.43
Low balance	\$1,079,277.98	Total subtractions	1,218,055.61
Average balance	\$1,795,411.34	Ending balance	\$1,079,277.98
Avg collected balance	\$1,795,000		

## CHECKS

Number	Date	Amount	Number	Date	Amount
8651	03-02	369.40	8738	03-20	2,642.92
8692 *	03-02	184.70	8739	03-21	43,800.67
8709 *	03-08	49.85	8740	03-28	400.00
8713 *	03-01	94.41	8741	03-22	349.00
8721 *	03-07	67.94	8742	03-23	835.16
8722	03-06	3,750.00	8743	03-20	255.00
8723	03-12	250.00	8745 *	03-20	192.17
8725 *	03-08	3,060.92	8746	03-22	1,675.25
8726	03-06	14,541.76	8747	03-22	8.19
8727	03-07	3,702.28	8748	03-20	875.52
8728	03-09	9,073.88	8749	03-22	3,865.00
8729	03-08	1,193.50	8750	03-22	174.12
8733 *	03-13	202.50	8751	03-22	562.14
8734	03-15	14.89	8752	03-21	6,035.00
8735	03-26	125.00	8753	03-26	300.50
8736	03-22	160.29	8754	03-20	1,391.88
8737	03-21	480.00	8758 *	03-29	3,384.20



**WESTCHASE**  
**Community Development District**

**Payment Register by Fund**  
**For the Period from 3/1/18 to 3/31/18**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND (001) - 001</b>								
001	8723	03/01/18	FEDERATED SECURITY	94538	PROGRAM NEW ROUTER	Op Supplies - General	552001-53901	\$250.00
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	CLOROX/SHOP RAGS	546001-53901	\$61.82
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	best buy-LINKSYS MAX STREAM	552001-53901	\$288.89
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	KANT-SLAM HYDRAULIC	546001-53901	\$294.20
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	ALVENO -VENT	546001-53901	\$229.90
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	1&1.COM	551002-53901	\$9.99
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	4 PACK MATE -ReTILE	546001-53901	\$50.00
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	DIESEL	540004-53901	\$25.00
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	LIGHT BULBS	546001-53901	\$11.98
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	OIL FILTER	546001-53901	\$36.90
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	F-250 GAS	540004-53901	\$89.38
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	F-250 GAS	540004-53901	\$69.75
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	ENGINE DIAGNOSTIC	546022-53901	\$645.24
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	F-250 GAS	540004-53901	\$65.00
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	GAS FOR TOOLS	540004-53901	\$15.00
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	best buy/retrn sls tax	552001-53901	(\$18.90)
001	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	Finance Charge	549079-51301	\$67.52
001	8726	03/02/18	ERIN MCCORMICK LAW PA	10185	1/23-2/16/18 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$14,541.76
001	8727	03/02/18	FLORIDA MUNICIPAL INS. TRUST	FH0754-030118	HLTH INS MARCH 2018	Payroll-Benefits	512010-53901	\$3,702.28
001	8728	03/02/18	INFRAMARK, LLC	28084	FEB 2018 MGMT FEES	Printing and Binding	547001-51301	\$26.65
001	8728	03/02/18	INFRAMARK, LLC	28084	FEB 2018 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,007.75
001	8728	03/02/18	INFRAMARK, LLC	28084	FEB 2018 MGMT FEES	Postage and Freight	541006-51301	\$39.48
001	8729	03/02/18	RICHARD LEE REPORTING	5986	2/6/18 MTG RECORDED	ProfServ-Recording Secretary	531036-51301	\$1,193.50
001	8733	03/09/18	ALLIANCE FIRE & SAFETY	75865	FIRE EXTIGUISHER REFILLS	R&M-General	546001-53901	\$202.50
001	8734	03/09/18	FED EX	6-101-83997	SVC 1/31/18	Postage and Freight	541006-51301	\$14.89
001	8735	03/16/18	A SUPERIOR	6136	WPV BATHROOM FAUCET NUTS	R&M-General	546001-57208	\$125.00
001	8736	03/16/18	ADT SECURITY SERVICES INC	651698593	QTRTLY MONITORING 3/1-5/31/18	Contracts-Security Alarms	534090-53901	\$160.29
001	8737	03/16/18	BAKER COMMERCIAL LANDSCAPING	391041	MAR LANDSCAPE/IRRIG/FERT MAINT	Contracts-Other Landscape	534135-57208	\$480.00
001	8738	03/16/18	BCI INTEGRATED SOLUTIONS	31046	S/U SONIC WALL@ BAYBRIDGE, WPV	Impr - Park	563004-57208	\$1,427.37
001	8738	03/16/18	BCI INTEGRATED SOLUTIONS	28655	BAL DUE:FOUNTAIN CAMERA WPV	Impr - Park	563004-57208	\$1,215.55
001	8739	03/16/18	DAVEY TREE EXPERT CO	912214977	MAR 2018 LANDSCAPE SERVICES	Contracts-Landscape	534050-53901	\$43,800.67
001	8741	03/16/18	EVERGLADES FARM EQUIPMENT	W14565	ENGINE RUN ISSUE-TRACTOR	R&M-Equipment	546022-53901	\$349.00
001	8742	03/16/18	FIRST CLEARING LLC	030618	6534-2106 PD 3/8/18	Deferred Compensation-Current	235000	\$835.16
001	8743	03/16/18	FOUNTAIN DESIGN GROUP INC	15454	QTRLY FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$255.00
001	8745	03/16/18	HILLSBOROUGH CTY PUBLIC WORKS	31225340	3/02-YARD/WOOD WASTE #824	Utility - General	543001-53901	\$82.56
001	8745	03/16/18	HILLSBOROUGH CTY PUBLIC WORKS	31222357	2/20-YARD/WOOD WASTE #824	Utility - General	543001-53901	\$109.61
001	8746	03/16/18	HILLSBOROUGH CTY SHERIFFS	31914	FEB SECURITY SERVICES	Contracts-Police	534031-53901	\$1,675.25
001	8747	03/16/18	LOWE'S	58290	RETURN HIGH PERFORMANCE FILL	R&M-General	546001-53901	(\$22.78)
001	8747	03/16/18	LOWE'S	45929	LOWES:COAX CABLE/WASHERS	R&M-General	546001-53901	\$8.19
001	8747	03/16/18	LOWE'S	09011	LOWES:HGH PERM FILL	R&M-General	546001-53901	\$22.78
001	8748	03/16/18	PALMDALE OIL COMPANY, INC	910979	FUEL ACCT 80180172	Fuel, Gasoline and Oil	540004-53901	\$875.52
001	8749	03/16/18	RUBBER SURFACING SPECIALISTS, INC.	INV-0123	SWING & SLIDE MATS/BRIDGETON	R&M-General	546001-57208	\$1,490.00
001	8749	03/16/18	RUBBER SURFACING SPECIALISTS, INC.	INV-0124	GLEN CLIFF PARK/240 SQFT @1/2"	R&M-General	546001-57208	\$2,375.00
001	8750	03/16/18	SAM'S CLUB	022718-7378	RAKE/LINERS/DRUM LINER/PAPER	R&M-General	546001-53901	\$174.12

**WESTCHASE**  
**Community Development District**

**Payment Register by Fund**  
**For the Period from 3/1/18 to 3/31/18**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	8751	03/16/18	SITE ONE LANDSCAPE SUPPLY	84422523	6 NODE 100 CONTROLLERS	R&M-Irrigation	546041-53901	\$562.14
001	8752	03/16/18	STANTEC CONSULTING SERVICES INC	1321385	GEN ENGINEERING P/E 02/16/18	ProfServ-Engineering	531013-51501	\$6,035.00
001	8753	03/16/18	TIMES PUBLISHING CO	584325	2/6/18 WORKSHOP MTG	Legal Advertising	548002-51301	\$259.00
001	8753	03/16/18	TIMES PUBLISHING CO	524235CM	PD ON INVOICE #524235 10/24/17 CK #8517-REFUND DUE	Accounts Receivable	115000	(\$369.50)
001	8753	03/16/18	TIMES PUBLISHING CO	022618-600927	NOTICE OF FY18 MTGS 2/25/18	Legal Advertising	548002-51301	\$411.00
001	8754	03/16/18	USA SERVICES	380370	2/15/18 STREET SWEEPING	Contracts-Road Cleaning	534080-53901	\$1,391.88
001	8758	03/22/18	AVENTURA NURSERY	35395	Oleanders/Slash Pines/Sabal	R&M-Grounds	546037-53901	\$3,384.20
001	8759	03/22/18	HUGHES EXTERMINATORS INC	30351698	2/26/18 OFFICE PEST CONTROL	Contracts-Pest Control	534125-53901	\$28.00
001	8760	03/22/18	NETWORK FACTOR INC	109004	MAR OFFICE PHONE LINE	Communication - Teleph - Field	541005-53901	\$29.00
001	8762	03/22/18	SITE ONE LANDSCAPE SUPPLY	84647384	IRR SUPPLIES	R&M-Irrigation	546041-53901	\$134.45
001	8762	03/22/18	SITE ONE LANDSCAPE SUPPLY	84647384	IRR SUPPLIES	DISCOUNT	546041-53901	(\$2.69)
001	8763	03/22/18	SPRINT	589796416-192	02/07-03/06/18 FIELD PHONES	Communication - Teleph - Field	541005-53901	\$182.09
001	8764	03/23/18	A & B AQUATICS	2018164	MAR AQUATIC MAINT	Contracts-Lake and Wetland	534021-53801	\$8,333.33
001	8765	03/23/18	DAVEY TREE EXPERT CO	912213433	FEB LANDSCAPE ENHANCEMENTS	R&M-Grounds	546037-53901	\$20,787.00
001	8765	03/23/18	DAVEY TREE EXPERT CO	912213433	FEB LANDSCAPE ENHANCEMENTS	R&M-Irrigation	546041-53901	\$4,942.00
001	8766	03/23/18	ERIN MCCORMICK LAW PA	10192	2/18-3/16/18 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$13,689.76
001	8767	03/26/18	CHOO-CHOO LAWN EQUIP INC	184571	48/qty HIGH PERFORM ULTRA	R&M-Equipment	546022-53901	\$91.20
001	8768	03/26/18	MARK SMITH EXCAVATING LLC	1102	CONSERVATION & WETLAND CUT BAC	R&M-Grounds	546037-53901	\$2,000.00
001	8770	03/26/18	STAPLES CREDIT PLAN	1134689	PRINTER INK AND SUPPLIES	Office Supplies	551002-53901	\$116.99
001	DD2857	03/08/18	BOCC - WATER	021418-ACH	BOCC 1/11-2/12/18 ACH MARCH	Utility - General	543001-53901	\$491.22
001	DD2857	03/08/18	BOCC - WATER	021418-ACH	BOCC 1/11-2/12/18 ACH MARCH	Utility - Reclaimed Water	543028-53901	\$419.04
001	DD2877	03/20/18	BRIGHT HOUSE NETWORKS LLC-ACH	070300101030718	03/12/18-04/11/18 WPV INTERNET	Misc-Internet Services	549031-57208	\$204.28
001	DD2880	03/16/18	BRIGHT HOUSE NETWORKS LLC-ACH	070300001030518ACH	3/10-4/9/18 Glenciff Internet	Misc-Internet Services	549031-57208	\$204.28
001	DD2881	03/16/18	BRIGHT HOUSE NETWORKS LLC-ACH	070237701030418ACH	3/7-4/6/18 Baybridge Internet	Misc-Internet Services	549031-57208	\$204.28
001	DD2884	03/01/18	BRIGHT HOUSE NETWORKS LLC-ACH	070300101020518ACH	2/12-3/11/18 WPV Internet	Misc-Internet Services	549031-57208	\$204.28
001	DD2888	03/05/18	BRIGHT HOUSE NETWORKS LLC-ACH	045714001021218ACH	2/18-3/17/18 Office Internet	Communication - Teleph - Field	541005-53901	\$154.28
001	DD2891	03/19/18	TAMPA ELECTRIC - ACH	022218-ACH	TECO 1/19-2/16/18 ACH 3.19.18	Utility - General	543001-53901	\$1,404.16
001	DD2891	03/19/18	TAMPA ELECTRIC - ACH	022218-ACH	TECO 1/19-2/16/18 ACH 3.19.18	8802 Linebaugh variance	543001-53901	(\$6.03)
001	DD2892	03/28/18	BOCC - WATER	031618	ACH 02/09-03/12/18 WATER	Utility - General	543001-53901	\$318.55
001	DD2892	03/28/18	BOCC - WATER	031618	ACH 02/09-03/12/18 WATER	Utility - Reclaimed Water	543028-53901	\$489.00
<b>Fund Total</b>								<b>\$152,450.96</b>

**GENERAL FUND - HARBOR LINKS (002) - 002**

002	8725	03/02/18	CARD SERVICES CENTER	020718-0566	CR CARD STMT PRD 1/11-2/7/18	SPOT LIGHT/PATHLIGHT/EXTENTION POST	546001-53901	\$1,119.25
002	8769	03/26/18	MOZART DESIGNS INC	17-2515	FY17-RADCLIFF PHONE REPLACED	R&M-Gate	546034-53901	\$5,700.00
002	8769	03/26/18	MOZART DESIGNS INC	18-3083	Radcliffe:Limit Switch/CI Key	R&M-Gate	546034-53901	\$156.20
002	DD2882	03/22/18	BRIGHT HOUSE NETWORKS LLC-ACH	045720801030418ACH	3/7-4/6/18 Radcliff Gh Ach	Communication - Teleph - Field	541005-53901	\$117.23
002	DD2883	03/22/18	BRIGHT HOUSE NETWORKS LLC-ACH	045720701030418ACH	3/7-4/6/18 Peabody Gh Ach	Communication - Teleph - Field	541005-53901	\$117.23
002	DD2891	03/19/18	TAMPA ELECTRIC - ACH	022218-ACH	TECO 1/19-2/16/18 ACH 3.19.18	Electricity - Streetlighting	543013-53901	\$519.17
<b>Fund Total</b>								<b>\$7,729.08</b>

**WESTCHASE**  
**Community Development District**

**Payment Register by Fund**  
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**GENERAL FUND - THE ENCLAVE (003) - 003**

003	DD2891	03/19/18	TAMPA ELECTRIC - ACH	022218-ACH	TECO 1/19-2/16/18 ACH 3.19.18	R&M-Streetlights	546095-53901	\$1,524.55
003	DD2891	03/19/18	TAMPA ELECTRIC - ACH	022218-ACH	TECO 1/19-2/16/18 ACH 3.19.18	R&M-Streetlights	546095-53901	\$4,330.66
<b>Fund Total</b>								<b>\$5,855.21</b>

**GENERAL FUND - SAVILLE ROW (004) - 004**

004	8769	03/26/18	MOZART DESIGNS INC	17-2657	6/2017:SAVILLE ROWE ENTRY GATE	R&M-Gate	546034-53901	\$140.00
004	DD2878	03/29/18	BRIGHT HOUSE NETWORKS LLC-ACH	058544801030918	03/14-04/13/18 SAVILLE ROWE GT	Communication - Teleph - Field	541005-53901	\$149.97
004	DD2886	03/05/18	BRIGHT HOUSE NETWORKS LLC-ACH	058544801020718ACH	02/14-03/13/18 SAVILLE GH ACH	Communication - Teleph - Field	541005-53901	\$149.97
004	DD2891	03/19/18	TAMPA ELECTRIC - ACH	022218-ACH	TECO 1/19-2/16/18 ACH 3.19.18	R&M-Streetlights	546095-53901	\$27.62
<b>Fund Total</b>								<b>\$467.56</b>

**GENERAL FUND - THE GREENS (102) - 102**

102	8740	03/16/18	DAVID M JOHNSON	022218	STUMP REMOVAL-GRETNA GREEN	R&M-General	546001-53901	\$400.00
102	8755	03/16/18	WINDOW DEPOT LLC	030918A	Greens Windows 1st installment	R&M-General	546001-53901	\$4,928.00
102	8756	03/16/18	WINDOW DEPOT LLC	030918B	Greens Windows 2nd installment	R&M-General	546001-53901	\$4,928.00
102	8757	03/16/18	WINDOW DEPOT LLC	030918C	Greens Windows Final payment	R&M-General	546001-53901	\$4,926.00
102	8761	03/22/18	SECURITAS SECURITY	E4009914	FEB SECURITY-THE GREENS	Contracts-Security Services	534037-53901	\$12,488.96
102	DD2857	03/08/18	BOCC - WATER	021418-ACH	BOCC 1/11-2/12/18 ACH MARCH	R&M-General	546001-53901	\$31.33
102	DD2890	03/12/18	BRIGHT HOUSE NETWORKS LLC-ACH	065055401021618	02/02-03/21/18 GREENS GH ACH	Communication - Teleph - Field	541005-53901	\$170.06
102	DD2892	03/28/18	BOCC - WATER	031618	ACH 02/09-03/12/18 WATER	R&M-General	546001-53901	\$32.94
<b>Fund Total</b>								<b>\$27,905.29</b>

**GENERAL FUND - STONEBRIDGE (103) - 103**

103	8769	03/26/18	MOZART DESIGNS INC	17-2516	FY17:STONEBRIDGE RPR BATT B/U	R&M-Gate	546034-53901	\$347.50
103	DD2887	03/01/18	BRIGHT HOUSE NETWORKS LLC-ACH	064930101020618ACH	2/13-3/12/18 Stonebridge Gh	Communication - Teleph - Field	541005-53901	\$117.23
103	DD2889	03/28/18	BRIGHT HOUSE NETWORKS LLC-ACH	064930101030818	03/13-04/12 STONEBRIDGE GH	Communication - Teleph - Field	541005-53901	\$117.23
103	DD2891	03/19/18	TAMPA ELECTRIC - ACH	022218-ACH	TECO 1/19-2/16/18 ACH 3.19.18	R&M-Streetlights	546095-53901	\$480.67
<b>Fund Total</b>								<b>\$1,062.63</b>

**GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104) - 104**

104	DD2891	03/19/18	TAMPA ELECTRIC - ACH	022218-ACH	TECO 1/19-2/16/18 ACH 3.19.18	R&M-Streetlights	546095-53901	\$8,621.43
<b>Fund Total</b>								<b>\$8,621.43</b>

**WESTCHASE**  
**Community Development District**

Payment Register by Fund  
For the Period from 3/1/18 to 3/31/18  
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - WEST PARK VILLAGE (324-C5) (105) - 105**

105	DD2891	03/19/18	TAMPA ELECTRIC - ACH	022218-ACH	TECO 1/19-2/16/18 ACH 3.19.18	R&M-Streetlights	546095-53901	\$419.25
<b>Fund Total</b>								<b>\$419.25</b>

**GENERAL FUND - VINEYARDS (106) - 106**

106	8769	03/26/18	MOZART DESIGNS INC	17-2656	6/21/17:VINEYARDS ENTRY GATE	R&M-Gate	546034-53901	\$215.00
106	8769	03/26/18	MOZART DESIGNS INC	17-2654	FY17:VINEYARDS GATE REPR	R&M-Gate	546034-53901	\$130.00
106	8769	03/26/18	MOZART DESIGNS INC	17-2655	FY17:VINEYARDS GATE REPR	R&M-Gate	546034-53901	\$130.00
106	DD2885	03/06/18	BRIGHT HOUSE NETWORKS LLC-ACH	072027101021018ACH	2/17-3/16/18 Vineyards Gh	Communication - Teleph - Field	541005-53901	\$106.08
<b>Fund Total</b>								<b>\$581.08</b>

**CLEARING FUND - 800**

800	DD2839	03/08/18	KRISTIAN GUNDERSEN	PAYROLL	March 08, 2018 Payroll Posting			\$554.71
800	DD2840	03/08/18	PATRICK J. MCLANE	PAYROLL	March 08, 2018 Payroll Posting			\$622.08
800	DD2841	03/08/18	KRISTOPHER D. KATZER	PAYROLL	March 08, 2018 Payroll Posting			\$335.16
800	DD2842	03/08/18	DOUGLAS R. MAYS	PAYROLL	March 08, 2018 Payroll Posting			\$2,184.99
800	DD2843	03/08/18	SONJA WHYTE	PAYROLL	March 08, 2018 Payroll Posting			\$1,369.15
800	DD2844	03/08/18	LIVAN SOTO VIEGO	PAYROLL	March 08, 2018 Payroll Posting			\$1,237.70
800	DD2845	03/08/18	GREGORY L. CHESNEY	PAYROLL	March 08, 2018 Payroll Posting			\$184.70
800	DD2846	03/08/18	DANIEL P. HAWKINS	PAYROLL	March 08, 2018 Payroll Posting			\$162.46
800	DD2847	03/08/18	DANIEL R. WOOLLEY	PAYROLL	March 08, 2018 Payroll Posting			\$142.46
800	DD2848	03/08/18	MELANIE R. PENDLETON	PAYROLL	March 08, 2018 Payroll Posting			\$162.46
800	DD2849	03/08/18	CRISTIAN A. GUABA	PAYROLL	March 08, 2018 Payroll Posting			\$1,110.54
800	DD2850	03/08/18	ROBERT M. DEMAR	PAYROLL	March 08, 2018 Payroll Posting			\$326.65
800	DD2851	03/08/18	JAMES P. MILLS	PAYROLL	March 08, 2018 Payroll Posting			\$184.70
800	DD2852	03/08/18	BARBARA . GRIFFITH	PAYROLL	March 08, 2018 Payroll Posting			\$184.70
800	DD2853	03/08/18	CHAD E. FRISCO	PAYROLL	March 08, 2018 Payroll Posting			\$166.23
800	DD2854	03/08/18	RICKY E. BROCK, JR	PAYROLL	March 08, 2018 Payroll Posting			\$367.87
800	DD2855	03/08/18	KATHERINE A. LAMB	PAYROLL	March 08, 2018 Payroll Posting			\$474.88
800	DD2856	03/08/18	RYAN I. BRONSON	PAYROLL	March 08, 2018 Payroll Posting			\$360.10
800	8730	03/09/18	BRIAN M. ROSS	PAYROLL	March 09, 2018 Payroll Posting			\$184.70
800	8731	03/09/18	BRIAN M. ROSS	PAYROLL	March 09, 2018 Payroll Posting			\$184.70
800	8732	03/09/18	MATTHEW W. LEWIS	PAYROLL	March 09, 2018 Payroll Posting			\$184.70
800	DD2858	03/09/18	GREGORY L. CHESNEY	PAYROLL	March 09, 2018 Payroll Posting			\$184.70
800	DD2859	03/09/18	JAMES P. MILLS	PAYROLL	March 09, 2018 Payroll Posting			\$184.70
800	DD2860	03/09/18	BARBARA . GRIFFITH	PAYROLL	March 09, 2018 Payroll Posting			\$184.70
800	DD2861	03/22/18	PETER G. HEISS	PAYROLL	March 22, 2018 Payroll Posting			\$438.29

**WESTCHASE**  
**Community Development District**

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**(Sorted by Check / ACH No.)**

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800	DD2862	03/22/18	KRISTIAN GUNDERSEN	PAYROLL	March 22, 2018 Payroll Posting			\$310.69
800	DD2863	03/22/18	PATRICK J. MCLANE	PAYROLL	March 22, 2018 Payroll Posting			\$376.06
800	DD2864	03/22/18	KRISTOPHER D. KATZER	PAYROLL	March 22, 2018 Payroll Posting			\$141.23
800	DD2865	03/22/18	DOUGLAS R. MAYS	PAYROLL	March 22, 2018 Payroll Posting			\$2,184.99
800	DD2866	03/22/18	SONJA WHYTE	PAYROLL	March 22, 2018 Payroll Posting			\$1,369.15
800	DD2867	03/22/18	LIVAN SOTO VIEGO	PAYROLL	March 22, 2018 Payroll Posting			\$1,237.70
800	DD2868	03/22/18	DANIEL P. HAWKINS	PAYROLL	March 22, 2018 Payroll Posting			\$434.18
800	DD2870	03/22/18	MELANIE R. PENDLETON	PAYROLL	March 22, 2018 Payroll Posting			\$273.63
800	DD2871	03/22/18	CRISTIAN A. GUABA	PAYROLL	March 22, 2018 Payroll Posting			\$1,094.70
800	DD2872	03/22/18	ROBERT M. DEMAR	PAYROLL	March 22, 2018 Payroll Posting			\$166.23
800	DD2873	03/22/18	CHAD E. FRISCO	PAYROLL	March 22, 2018 Payroll Posting			\$498.69
800	DD2874	03/22/18	RICKY E. BROCK, JR	PAYROLL	March 22, 2018 Payroll Posting			\$257.05
800	DD2875	03/22/18	KATHERINE A. LAMB	PAYROLL	March 22, 2018 Payroll Posting			\$326.65
800	DD2876	03/22/18	RYAN I. BRONSON	PAYROLL	March 22, 2018 Payroll Posting			\$137.75
<b>Fund Total</b>								<b>\$20,486.73</b>

<b>Total Checks Paid</b>	<b>\$225,579.22</b>
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**2C.**



*Craig Latimer*  
**Supervisor of Elections**

Our Vision: To be the best place in America to vote

GOVERNOR'S  
STERLING  
AWARD  
RECIPIENT

April 20, 2018

Robert Koncar  
210 N University Drive, Suite 702  
Coral Springs, FL 33071

Dear Robert Koncar,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2018, listed below.

Community Development District	Number of Registered Electors
Westchase CDD	8315

We ask that you respond to our office with a current list of CDD office holders by **June 1, 2018**, and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@hcsoe.org](mailto:ewhite@hcsoe.org).

Respectfully,

Enjoli White  
Candidate Services Liaison

## **Fifth Order of Business**



**5A**

**RESOLUTION 2018-2**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE WESTCHASE COMMUNITY DEVELOPMENT  
DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR  
2018/2019 AND SETTING A PUBLIC HEARING THEREON  
PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2018/2019; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

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

1. The budget proposed by the District Manager for Fiscal Year 2018/2019 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: August 7, 2018

Hour: 4:00 p.m.

Place: Westchase Community Association Office  
10049 Parley Drive  
Tampa, Florida

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

**Adopted this 1<sup>st</sup> day of May, 2018.**

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James P. Mills  
Chairman

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Andrew P. Mendenhall, PMP  
Secretary

**WESTCHASE**  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2019**

Version 1 - Proposed Budget:  
(Printed on 4/13/2018)

Prepared by:



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## **Westchase**

Community Development District

## **Operating Budget**

Fiscal Year 2019

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU FEB-2018	MAR - SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 7,963	\$ 2,566	\$ 3,000	\$ 2,628	\$ 1,877	\$ 4,505	\$ 3,000
Interest - Tax Collector	219	398	-	493	-	493	-
Special Assmnts- Tax Collector	2,711,216	2,741,385	2,701,123	2,520,091	181,032	2,701,123	2,636,863
Special Assmnts- Refund	(668)	-	-	-	-	-	-
Special Assmnts- Discounts	(98,304)	(96,974)	(108,045)	(98,779)	(1,810)	(100,589)	(105,475)
Settlements	6,852	-	-	-	-	-	-
Other Miscellaneous Revenues	2,418	13,024	-	3,641	-	3,641	-
Pavilion Rental	7,326	10,177	4,000	5,409	-	5,409	4,000
TOTAL REVENUES	2,637,912	2,671,073	2,600,078	2,433,502	181,099	2,614,601	2,538,388
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	11,600	10,800	13,000	7,400	7,000	14,400	13,000
FICA Taxes	887	826	995	566	536	1,102	995
ProfServ-Engineering	26,325	23,346	36,000	13,045	18,000	31,045	36,000
ProfServ-Legal Services	90,440	70,668	90,000	45,921	44,079	90,000	90,000
ProfServ-Mgmt Consulting Serv	101,691	104,843	108,093	45,039	63,054	108,093	108,198
ProfServ-Recording Secretary	12,706	11,018	11,000	5,480	5,520	11,000	11,000
Auditing Services	7,500	7,592	7,592	7,500	92	7,592	7,592
Postage and Freight	806	2,029	1,200	261	939	1,200	1,200
Insurance - General Liability	34,204	35,803	39,383	35,801	-	35,801	39,381
Printing and Binding	625	383	600	74	511	585	600
Legal Advertising	6,177	4,783	3,000	1,519	3,961	5,480	6,500
Misc-Assessmnt Collection Cost	36,615	34,897	54,022	48,426	3,621	52,047	52,737
Misc-Credit Card Fees	138	156	220	143	200	343	350
Misc-Contingency	19	3,006	100	-	-	-	100
Office Supplies	10	304	550	-	-	-	550
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	329,918	310,629	365,930	211,350	147,512	358,862	368,378
Flood Control/Stormwater Mgmt							
Contracts-Lake and Wetland	90,000	100,000	100,000	41,667	58,333	100,000	100,000
Contracts-Fountain	4,625	4,020	7,020	3,010	4,010	7,020	7,020
R&M-Aquascaping	1,814	35,141	15,000	1,750	13,250	15,000	15,000
R&M-Drainage	21,325	22,372	28,000	6,300	21,700	28,000	28,000
R&M-Fountain	2,575	2,330	3,000	679	2,321	3,000	3,000
R&M-Lake Erosion	38,250	42,776	-	-	-	-	-
Total Flood Control/Stormwater Mgmt	158,589	206,639	153,020	53,406	99,614	153,020	153,021

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU FEB-2018	MAR - SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
<b>Right of Way</b>							
Payroll-Salaries	163,983	193,487	178,145	68,764	120,042	188,806	178,145
Payroll-Benefits	63,352	61,030	62,454	33,038	29,416	62,454	62,454
Payroll - Overtime	9,986	19,569	17,500	7,899	9,601	17,500	17,500
Payroll - Bonus	12,621	33,652	33,652	18,085	-	18,085	33,652
FICA Taxes	19,071	26,986	25,954	11,292	9,918	21,210	25,954
Contracts-Police	180,785	136,075	180,000	59,342	83,079	142,421	180,000
Contracts-Other Services	18,600	19,320	19,560	8,150	11,410	19,560	19,560
Contracts-Landscape	525,608	528,509	525,608	221,703	521,432	743,135	525,608
Contracts-Mulch	147,592	147,592	147,592	73,796	73,636	147,432	147,592
Contracts-Irrigation	3,600	-	-	-	-	-	-
Contracts-Plant Replacement	75,484	35,306	52,959	17,653	35,306	52,959	52,959
Contracts-Road Cleaning	8,351	6,959	8,351	4,176	4,175	8,351	8,351
Contracts-Security Alarms	641	641	641	160	481	641	641
Contracts-Pest Control	576	576	576	220	336	556	576
Fuel, Gasoline and Oil	9,751	9,714	13,000	4,681	6,553	11,234	13,000
Communication - Teleph - Field	5,186	8,739	11,600	2,050	7,950	10,000	11,600
Utility - General	25,950	22,409	32,000	10,103	14,144	24,247	32,000
Utility - Reclaimed Water	8,282	9,868	11,000	5,432	7,605	13,037	15,000
Insurance - General Liability	3,274	3,427	3,770	3,427	-	3,427	3,770
R&M-General	37,094	36,162	58,009	9,064	30,936	40,000	58,009
R&M-Equipment	10,491	5,676	20,000	960	10,040	11,000	20,000
R&M-Grounds	95,143	134,962	177,153	53,072	74,301	127,373	177,153
R&M-Irrigation	31,769	69,189	25,000	19,215	26,901	46,116	50,000
R&M-Sidewalks	1,562	-	17,000	-	17,000	17,000	17,000
R&M-Signage	6,828	3,594	6,000	400	5,600	6,000	6,000
R&M-Walls and Signage	22,247	33,348	32,500	19,865	27,811	47,676	32,500
Misc-Holiday Decor	10,066	1,807	5,000	4,714	-	4,714	5,000
Misc-Hurricane Expense	-	26,908	-	-	-	-	-
Misc-Taxes (Streetlights)	28,724	29,480	28,724	34,084	-	34,084	34,084
Misc-Contingency	75	8,916	5,000	-	9,000	9,000	5,000
Office Supplies	3,427	2,299	3,500	98	3,402	3,500	3,500
Cleaning Services	119	854	1,680	-	826	826	1,680
Op Supplies - General	5,848	1,803	6,000	579	5,321	5,900	6,000
Op Supplies - Uniforms	604	236	600	374	226	600	600
Supplies - Misc.	-	-	600	-	-	-	600
Subscriptions and Memberships	461	150	400	50	300	350	400
Conference and Seminars	-	-	1,000	-	1,000	1,000	1,000
Cap Outlay - Vehicles	-	33,013	-	-	-	-	-
<b>Total Right of Way</b>	<b>1,537,151</b>	<b>1,652,256</b>	<b>1,712,528</b>	<b>692,446</b>	<b>1,147,747</b>	<b>1,840,193</b>	<b>1,746,888</b>



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU FEB-2018	PROJECTED MAR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>Common Area</b>							
Contracts-Other Landscape	-	-	-	2,400	3,360	5,760	5,760
R&M-General	10,093	2,356	17,000	9,862	7,138	17,000	17,000
R&M-Boardwalks	-	-	700	-	700	700	700
R&M-Brick Pavers	1,582	-	1,200	-	1,200	1,200	1,200
R&M-Grounds	25,031	13,449	1,500	2,250	-	2,250	1,500
R&M-Signage	240	-	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	1,114	-	900	-	900	900	900
Misc-Internet Services	-	2,485	5,400	3,494	4,311	7,805	7,391
Impr - Park	987,558	425,325	340,500	2,643	-	2,643	234,250
<b>Total Common Area</b>	<b>1,025,618</b>	<b>443,615</b>	<b>368,600</b>	<b>20,649</b>	<b>19,009</b>	<b>39,658</b>	<b>270,101</b>
<b>TOTAL EXPENDITURES</b>	<b>3,051,276</b>	<b>2,613,139</b>	<b>2,600,078</b>	<b>977,851</b>	<b>1,413,883</b>	<b>2,391,734</b>	<b>2,538,388</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(413,364)	57,934	-	1,455,651	(1,232,784)	222,867	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	-	9,060	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>9,060</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(413,364)	66,994	-	1,455,651	(1,232,784)	222,867	-
<b>FUND BALANCE, BEGINNING</b>	<b>2,830,268</b>	<b>2,416,904</b>	<b>2,483,898</b>	<b>2,483,898</b>	<b>-</b>	<b>2,483,898</b>	<b>2,706,765</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,416,904</b>	<b>\$ 2,483,898</b>	<b>\$ 2,483,898</b>	<b>\$ 3,939,549</b>	<b>\$ (1,232,784)</b>	<b>\$ 2,706,765</b>	<b>\$ 2,706,765</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 2,706,765
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	-
<b>Total Funds Available (Estimated) - 9/30/19</b>	<b>2,706,765</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Deposits	6,389
Subtotal	<u>6,389</u>

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	634,597 <sup>(1)</sup>
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	502,031
Unassigned Cash	1,212,051
Subtotal	<u>2,408,679</u>

(1) Represents approximately 3 months of budgeted expenditures.

**Budget Narrative**  
Fiscal Year 2019

<b>REVENUES</b>
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**Interest-Investments**

The District earns interest on the monthly average collected balance for their operating accounts.

**Special Assessments-Tax Collector**

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

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Pavilion Rental**

The District earns revenue on the rental of the District's pavilion and other amenities.

<b>EXPENDITURES</b>
---------------------

**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the fiscal year is based upon all supervisors attending all of the meetings.

**Professional Services-Engineering**

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

**Professional Services-Legal Services**

The District's Attorney, Erin McCormick Law P.A. provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements and budgets. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services-Recording Secretary**

The recording of the board minutes by Richard Lee Recording. Their charges include an up to \$85 hourly appearance fee, \$.50 per page, audio and postage expenditures.

**Auditing Services**

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

**Postage and Freight**

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

**WESTCHASE**

Community Development District

General Fund - 001

**Budget Narrative**  
Fiscal Year 2019**EXPENDITURES****Administrative** (continued)**Insurance-General Liability**

The District's Property Insurance policy is with Public Insurance Risk. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

**Printing and Binding**

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

**Legal Advertising**

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

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Hillsborough County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Miscellaneous-Credit Card Fees**

The District has elected to accept credit card payments for pavilion rentals, remote controls and gate bar codes. They have a contract with Square Up. For a swiped card, the fee is 2.75% and for a keyed in card, the fee is 3.5%.

**Miscellaneous-Contingency**

Unscheduled expenses not included in the budget categories or not anticipated in a specific line item.

**Office Supplies**

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

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

**Flood Control/Stormwater Management****Contracts-Lake and Wetland**

*A&B Aquatics* contract is \$8,333 per month. Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD lakes. Herbicides will consist of chemical treatments. Algae control will include hand removal and chemical treatments.

**Contracts-Fountain**

*Triangle Pool Service* contract is \$500 per month. This category is intended to cover the cost of operating and maintaining the three decorative fountains and lighted entry signs that are within the Town Center on Montague Drive. The inter-active fountain has state requirements to have a state certified pool attendant perform tests every other day and report to the state monthly tests results. The District has a contract with *Fountain Design Group, Inc.* for \$255 per quarter to maintain the cascade fountain.

**WESTCHASE**

Community Development District

General Fund - 001

**Budget Narrative**  
Fiscal Year 2019**EXPENDITURES****Flood Control/Stormwater Management** (continued)**R&M-Aquascaping**

This category covers the cost associated for the replanting of vegetation required by permit in 28 different sites currently monitored semi-annually by regulatory agencies. The fund is intended for replenishing the species with a low survival rate to meet permit criteria.

**R&M-Drainage**

This category is intended to cover the cost of cleaning pond bottoms and is tied to the drainage system/baskets for the entire community.

**R&M-Fountain**

\$3,000 is projected for incidental repairs and supplies. This category is intended to cover the cost of operating and maintaining the three decorative fountains and lighted entry signs that are within the Town Center on Montague Drive.

**Right of Way****Payroll-Salaries**

Payroll and staffing overhead costs associated with the services being provided by District staff. This includes District employees utilized in the field as well as the office, performing management of all District assets and facilities.

**Payroll-Benefits**

This represents Individual Retirement Account @ 2% of salary, Health Insurance and Workers' Compensation.

**Payroll-Overtime**

This represents the cost associated with employees working during off hours and weekends. Daily routine consists of opening the bathrooms in the mornings and at the end of the day, cleaning/closing bathrooms.

**Payroll-Bonus**

Annual bonuses given to field staff.

**FICA Taxes**

Taxes for the regular payroll, overtime and bonus.

**Contracts-Police**

The District has an agreement with David Gee, Sheriff to patrol the District property. The District also pays deputies a payroll based on the hours worked.

**Contracts-Other Services**

OLM contract is \$1,630 per month to review and monitor existing landscape contracted performance.

**Contracts-Landscape**

*The Davey Tree Expert* contract amount is \$43,800.66 per month for landscape maintenance services for the District.

**Contracts-Mulch**

*The Davey Tree Expert* contract amount is \$147,592 per year for bi-annual mulch application per contract specifications throughout the District.

**Contracts-Plant Replacement**

*Davey Tree Expert* contract amount is \$52,959 per year for seasonal plant installation per contract specifications.

# WESTCHASE

Community Development District

General Fund - 001

## Budget Narrative Fiscal Year 2019

### EXPENDITURES

#### **Right of Way** (continued)

##### **Contracts-Road Cleaning**

USA Services contract is \$1,391.88 per sweep. Street sweeping is completed six times per year @ fifty-eight miles of curbing plus disposal.

##### **Contracts-Security Alarms**

ADT Security Services contract amount is \$160.29 per quarter for Alarm Net Transmission, Monitoring of Alarm System and Service Contract Burglary.

##### **Contracts-Pest Control**

Hughes Exterminators, Inc. contract amount is \$48 per month for 9515 W Linebaugh Ave, Tampa, FL 33626.

##### **Fuel, Gasoline & Oil**

Expenditures for the operation of all field equipment. Palmdale Oil Co. is the fuel vendor.

##### **Communication-Telephone**

Includes the cost for Network Factor (office telephone); Bright House Networks LLC (office internet); Frontier (Fax Line); and Sprint (cellular phones).

##### **Utility-General**

Electricity for lighting in parks, entry features, fountains, gazebos, and pavilions; water, wastewater, re-use utilities for drinking fountains; feature fountains, bathrooms and irrigation. Fees are based on historical costs plus anticipated rate increases and additional areas.

##### **Utility-Reclaimed Water**

Hillsborough County (BOCC) reclaimed water.

##### **Insurance-General Liability**

Auto insurance and any other vehicle or equipment insurance not covered by the District's general liability policy. The budget includes a projected 10% premium increase.

##### **R&M-General**

Allocated for all general repairs and maintenance that the District should incur during the fiscal year.

##### **R&M-Equipment**

Repair, replacement and maintenance of equipment utilized by the District.

##### **R&M-Grounds**

This is for various maintenance functions that may arise during the fiscal year.

##### **R&M-Irrigation**

Irrigation repairs are performed routinely by *Davey Tree Expert* for the District.

##### **R&M-Sidewalks**

Planned repairs for the District sidewalks.

##### **R&M-Signage**

Scheduled maintenance of signage consists of cleaning, pressure washing, general maintenance, minor repairs, touch-up painting and gold leaf replacement.

**WESTCHASE**

Community Development District

General Fund - 001

**Budget Narrative**  
Fiscal Year 2019**EXPENDITURES****Right of Way** (continued)**R&M-Walls**

Scheduled maintenance consists of pressure washing, cleaning, painting, repair and replacement of damaged areas.

**Miscellaneous-Holiday Decor**

Seasonal decorations for the field property.

**Miscellaneous-Taxes (Street Lights)**

The District owns property adjacent to the road rights-of-way. For this reason, the County assesses the District for its portion of the street lighting costs. Additionally, there are specialty street lights, bollards and miscellaneous lights within the right-of-way that are the benefit of the entire community. The costs shown are for electric and maintenance only (*approximately \$20.254 per light per month*). Fees are based on historical costs.

**Miscellaneous-Contingency**

Represents the potential excess of unscheduled maintenance expenses not included in the budget categories or not anticipated in specific line item.

**Office Supplies**

General office supplies that are needed for field operation.

**Cleaning Services**

*Zeigler Cleaning* contract amount is \$140 per month for the field office cleaning.

**Operating Supplies - General**

Supplies needed for District operation.

**Operating Supplies - Uniforms**

Uniforms for field employees.

**Supplies - Miscellaneous**

This is for any miscellaneous supplies that the District may need for its operation.

**Subscriptions and Memberships**

This is for memberships for the website, Sam's Club and BJ's.

**Conferences and Seminars**

Training for field staff.

**Common Area (Park & Recreation)****Contracts-Other Landscaping**

*Baker Commercial Landscaping* contract amount is \$480 per month for scheduled landscape, irrigation, fertilization and pest control services for Westchase BAC common area.

**R&M-General**

Maintenance consists of pressure washing, cleaning, repainting, repair and replacement to all District parks. Also, common area facilities such as bathrooms, gazebos, picnic tables, benches and trash urns.

**WESTCHASE**

Community Development District

General Fund - 001

**Budget Narrative**  
Fiscal Year 2019**EXPENDITURES****Common Area (Park & Recreation)** (continued)**R&M-Boardwalks**

Scheduled maintenance consists of pressure washing, cleaning, repainting, repair and replacement of damaged areas plus minor repairs of the wooded boardwalks. This category is intended to cover the on-going maintenance of the three wooded boardwalks located at Radcliffe, Glenclyff Park and West Park Village. The total linear footage is approximately 175".

**R&M-Brick Pavers**

Scheduled maintenance consists of pressure washing, cleaning, and minor repairs of brick pavers located in the park at West Village. Repair and replacement of damaged areas.

**R&M-Grounds**

This is for various maintenance functions that may arise during the fiscal year. Deferred maintenance.

**R&M-Signage**

Scheduled maintenance consists of pressure washing, cleaning, general maintenance, minor repairs, touch-up painting and gold leaf replacement.

**R&M-Walls**

Scheduled maintenance consists of pressure washing, cleaning, painting, repair and replacement of damaged areas.

**Miscellaneous-Internet Services**

*Bright House Networks* business internet services for Glenclyff, Baybridge and West Park Village.

**Impr - Park**

Park improvements and enhancements are planned for the District's common area.



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU FEB-2018	PROJECTED MAR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 348	\$ 1,411	\$ 125	\$ 191	\$ 267	\$ 458	\$ 125
Special Assmnts- Tax Collector	55,761	66,436	66,483	62,027	4,456	66,483	63,005
Special Assmnts- Refund	(14)	-	-	-	-	-	-
Special Assmnts- Discounts	(3,960)	(4,254)	(4,792)	(4,381)	(80)	(4,461)	(4,653)
Capital Improvement	53,122	53,345	53,319	49,746	3,573	53,319	53,319
Gate Bar Code/Remotes	426	258	-	103	-	103	-
<b>TOTAL REVENUES</b>	<b>105,683</b>	<b>117,196</b>	<b>115,135</b>	<b>107,686</b>	<b>8,216</b>	<b>115,902</b>	<b>111,796</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,475	1,562	2,396	2,148	161	2,309	2,326
Misc-Credit Card Fees	12	10	15	3	7	10	15
<b>Total Administrative</b>	<b>1,487</b>	<b>1,572</b>	<b>2,411</b>	<b>2,151</b>	<b>168</b>	<b>2,319</b>	<b>2,341</b>
<i>Right of Way</i>							
Communication - Teleph - Field	2,806	2,608	3,500	1,175	1,651	2,826	2,831
Electricity - Streetlighting	-	5,752	8,585	2,565	3,591	6,156	8,585
Insurance - General Liability	1,454	1,522	1,674	1,522	-	1,522	1,674
R&M-General	3,161	381	19,700	6,249	8,749	14,998	19,700
R&M-Gate	5,228	27,099	6,340	5,845	4,155	10,000	6,340
R&M-Streetlights	4,721	-	2,600	-	-	-	-
1st Quarter Operating Reserves	-	-	1,733	-	-	-	1,733
Reserve - Roadways	-	-	15,273	-	-	-	15,273
<b>Total Right of Way</b>	<b>17,370</b>	<b>37,362</b>	<b>59,405</b>	<b>17,356</b>	<b>18,146</b>	<b>35,502</b>	<b>56,136</b>
<b>TOTAL EXPENDITURES</b>	<b>18,857</b>	<b>38,934</b>	<b>61,816</b>	<b>19,507</b>	<b>18,314</b>	<b>37,821</b>	<b>58,477</b>
Excess (deficiency) of revenues							
Over (under) expenditures	86,826	78,262	53,319	88,179	(10,098)	78,081	53,319
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	53,319	-	-	-	53,319
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>53,319</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>53,319</b>
Net change in fund balance	86,826	78,262	53,319	88,179	(10,098)	78,081	53,319
<b>FUND BALANCE, BEGINNING</b>	<b>4,227</b>	<b>91,053</b>	<b>169,315</b>	<b>169,315</b>	<b>-</b>	<b>169,315</b>	<b>247,396</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 91,053</b>	<b>\$ 169,315</b>	<b>\$ 222,634</b>	<b>\$ 257,494</b>	<b>\$ (10,098)</b>	<b>\$ 247,396</b>	<b>\$ 300,716</b>

**Exhibit "B"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 247,396
Net Change in Fund Balance - Fiscal Year 2019	53,319
Reserves - Fiscal Year 2019 Additions	15,273
<b>Total Funds Available (Estimated) - 9/30/19</b>	<b>315,988</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Deposits	3,628
Subtotal	3,628

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital repayment FY 2015	1,733 <sup>(1)</sup>
Operating Reserves - First Quarter Operating Capital repayment FY 2016	1,733
Operating Reserves - First Quarter Operating Capital repayment FY 2017	1,733
Operating Reserves - First Quarter Operating Capital repayment FY 2018	1,733
Streetlight Loan Repayment FY 2015	53,319
Streetlight Loan Repayment FY 2016	53,319
Streetlight Loan Repayment FY 2017	53,319
Streetlight Loan Repayment FY 2018	53,319
Streetlight Loan Repayment FY 2019	15,000
Replenish Reserve - Roadways FY 2015	15,273
Reserves - Roadways FY 2016	15,273
Reserves - Roadways FY 2017	15,273
Reserves - Roadways FY 2018	15,273
Reserves - Roadways FY 2019	15,273
Subtotal	311,571

<b>Total Allocation of Available Funds</b>	<b>315,199</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 789</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures. Per BOS, to recoup will be over 5 years (Starting with FY 2015 budget cycle)

Anticipated Replacement Year	2026
Anticipated Replacement Costs	168,000
Anticipated Reserve	168,000

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU FEB-2018	PROJECTED MAR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 344	\$ 1,719	\$ 40	\$ 119	167	\$ 286	\$ 40
Special Assmnts- Tax Collector	18,174	18,183	18,174	16,956	1,218	18,174	18,174
Special Assmnts- Refund	(4)	-	-	-	-	-	-
Special Assmnts- Discounts	(659)	(643)	(727)	(665)	(12)	(677)	(727)
<b>TOTAL REVENUES</b>	<b>17,855</b>	<b>19,259</b>	<b>17,487</b>	<b>16,410</b>	<b>1,372</b>	<b>17,782</b>	<b>17,487</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	245	240	363	326	24	350	363
<b>Total Administrative</b>	<b>245</b>	<b>240</b>	<b>363</b>	<b>326</b>	<b>24</b>	<b>350</b>	<b>363</b>
<i>Right of Way</i>							
R&M-Streetlights	16,544	17,873	17,124	7,614	10,660	\$ 18,274	17,124
<b>Total Right of Way</b>	<b>16,544</b>	<b>17,873</b>	<b>17,124</b>	<b>7,614</b>	<b>10,660</b>	<b>18,274</b>	<b>17,124</b>
<b>TOTAL EXPENDITURES</b>	<b>16,789</b>	<b>18,113</b>	<b>17,487</b>	<b>7,940</b>	<b>10,684</b>	<b>18,624</b>	<b>17,487</b>
Excess (deficiency) of revenues Over (under) expenditures	1,066	1,146	-	8,470	(9,312)	(842)	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	1,066	1,146	-	8,470	(9,312)	(842)	-
<b>FUND BALANCE, BEGINNING</b>	<b>21,837</b>	<b>22,903</b>	<b>24,049</b>	<b>24,049</b>	<b>-</b>	<b>24,049</b>	<b>23,207</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 22,903</b>	<b>\$ 24,049</b>	<b>\$ 24,049</b>	<b>\$ 32,519</b>	<b>\$ (9,312)</b>	<b>\$ 23,207</b>	<b>\$ 23,207</b>

**Exhibit "C"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 23,207
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	-
<b>Total Funds Available (Estimated) - 9/30/19</b>	<b>23,207</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Deposits	4,043
Subtotal	4,043

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	4,372 <sup>(1)</sup>
Subtotal	4,372

<b>Total Allocation of Available Funds</b>	<b>8,415</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 14,793</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU FEB-2018	PROJECTED MAR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 101	\$ 104	\$ 42	\$ 34	\$ 48	\$ 82	\$ 42
Special Assmnts- Tax Collector	13,932	13,940	9,166	8,552	614	9,166	9,757
Special Assmnts- Refund	(3)	-	-	-	-	-	-
Special Assmnts- Discounts	(505)	(493)	(367)	(335)	(6)	(341)	(390)
Gate Bar Code/Remotes	98	33	-	33	-	33	-
<b>TOTAL REVENUES</b>	<b>13,623</b>	<b>13,584</b>	<b>8,841</b>	<b>8,284</b>	<b>655</b>	<b>8,939</b>	<b>9,408</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	188	184	182	164	12	176	195
Misc-Credit Card Fees	6	1	5	1	4	5	5
<b>Total Administrative</b>	<b>194</b>	<b>185</b>	<b>187</b>	<b>165</b>	<b>16</b>	<b>181</b>	<b>200</b>
<i>Right of Way</i>							
Communication - Teleph - Field	1,403	1,589	1,425	908	1,155	2,063	1,980
Insurance - General Liability	388	406	447	406	-	406	447
R&M-General	-	1,700	1,500	-	1,500	1,500	1,500
R&M-Gate	1,489	3,367	2,939	690	1,738	2,428	2,939
R&M-Streetlights	298	315	500	136	364	500	500
Reserve - Roadways	-	-	1,843	-	-	-	1,843
<b>Total Right of Way</b>	<b>3,578</b>	<b>7,377</b>	<b>8,654</b>	<b>2,140</b>	<b>4,757</b>	<b>6,897</b>	<b>9,208</b>
<b>TOTAL EXPENDITURES</b>	<b>3,772</b>	<b>7,562</b>	<b>8,841</b>	<b>2,305</b>	<b>4,773</b>	<b>7,078</b>	<b>9,408</b>
Excess (deficiency) of revenues							
Over (under) expenditures	9,851	6,022	-	5,979	(4,118)	1,861	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	9,851	6,022	1.00	5,979	(4,118)	1,861	-
<b>FUND BALANCE, BEGINNING</b>	<b>18,262</b>	<b>28,113</b>	<b>34,135</b>	<b>34,136</b>	<b>-</b>	<b>34,136</b>	<b>35,997</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 28,113</b>	<b>\$ 34,135</b>	<b>\$ 34,136</b>	<b>\$ 40,115</b>	<b>\$ (4,118)</b>	<b>\$ 35,997</b>	<b>\$ 35,997</b>

**Exhibit "D"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 35,997
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	1,843
<b>Total Funds Available (Estimated) - 9/30/19</b>	<b>37,840</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Deposits	20
Subtotal	20

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	1,891 <sup>(1)</sup>
Reserves - Roadways thru FY 2011	15,332
Reserves - Roadways FY 2012	3,492
Reserves - Roadways FY 2013	3,492
Reserves - Roadways FY 2014	3,492
Reserves - Roadways Expense 2014	(22,930)
Reserves - Roadways FY 2015	1,843
Reserves - Roadways FY 2016	1,843
Reserves - Roadways FY 2017	1,843
Reserves - Roadways FY 2018	1,843
Reserves - Roadways FY 2019	1,843
Subtotal	13,984

<b>Total Allocation of Available Funds</b>	<b>14,004</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 23,836</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2029
Anticipated Replacement Costs	27,516
Anticipated Reserve Balance	27,516

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU FEB-2018	PROJECTED MAR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 34	\$ 48	\$ 10	\$ 4	\$ 6	\$ 10	\$ 10
Special Assmnts- Tax Collector	1,667	6,960	6,956	6,490	466	6,956	6,956
Special Assmnts- Discounts	(60)	(246)	(278)	(254)	(5)	(259)	(278)
<b>TOTAL REVENUES</b>	<b>1,641</b>	<b>6,762</b>	<b>6,688</b>	<b>6,240</b>	<b>467</b>	<b>6,707</b>	<b>6,688</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	23	92	139	125	9	134	139
<b>Total Administrative</b>	<b>23</b>	<b>92</b>	<b>139</b>	<b>125</b>	<b>9</b>	<b>134</b>	<b>139</b>
<i>Right of Way</i>							
R&M - General	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roadways	-	-	1,549	-	-	-	1,549
<b>Total Right of Way</b>	<b>-</b>	<b>-</b>	<b>6,549</b>	<b>-</b>	<b>5,000</b>	<b>5,000</b>	<b>6,549</b>
<b>TOTAL EXPENDITURES</b>	<b>23</b>	<b>92</b>	<b>6,688</b>	<b>125</b>	<b>5,009</b>	<b>5,134</b>	<b>6,688</b>
Excess (deficiency) of revenues							
Over (under) expenditures	1,618	6,670	-	6,115	(4,542)	1,573	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	1,618	6,670	-	6,115	(4,542)	1,573	-
<b>FUND BALANCE, BEGINNING</b>	<b>8,685</b>	<b>10,303</b>	<b>16,973</b>	<b>16,973</b>	<b>-</b>	<b>16,973</b>	<b>18,546</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 10,303</b>	<b>\$ 16,973</b>	<b>\$ 16,973</b>	<b>\$ 23,088</b>	<b>\$ (4,542)</b>	<b>\$ 18,546</b>	<b>\$ 18,546</b>

**Exhibit "E"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 18,546
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	1,549
<b>Total Funds Available (Estimated) - 9/30/19</b>	<b>20,094</b>

**ALLOCATION OF AVAILABLE FUNDS*****Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	1,285 <sup>(1)</sup>
Reserves - Roadways thru FY 2011	9,892
Reserves - Roadways FY 2012	1,949
Reserves - Roadways FY 2013	1,014
Reserves - Roadways FY 2013 actual expenditures	(12,883)
Reserves - Roadways FY 2014	1,549
Reserves - Roadways FY 2015	1,549
Reserves - Roadways FY 2016	1,549
Reserves - Roadways FY 2017	1,549
Reserves - Roadways FY 2018	1,549
Reserves - Roadways FY 2019	1,549
Subtotal	<u>10,550</u>

<b>Total Allocation of Available Funds</b>	<b>10,550</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ <u>9,544</u></b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2023
Anticipated Replacement Costs balance	15,488
Current Budgeted Reserve Balance	15,488



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU FEB-2018	PROJECTED MAR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 1,245	\$ 537	\$ 500	\$ 587	\$ 822	\$ 1,409	\$ 500
Special Assmnts- Tax Collector	310,982	307,543	300,625	280,477	20,148	300,625	310,199
Special Assmnts- Other	(77)	-	-	-	-	-	-
Special Assmnts- Discounts	(11,274)	(10,877)	(12,025)	(10,994)	(201)	(11,195)	(12,408)
Gate Bar Code/Remotes	2,514	3,224	-	866	-	866	-
<b>TOTAL REVENUES</b>	<b>303,390</b>	<b>300,427</b>	<b>289,100</b>	<b>270,936</b>	<b>20,768</b>	<b>291,704</b>	<b>298,291</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	4,199	4,058	6,013	5,390	403	5,793	6,204
Misc-Credit Card Fees	82	92	120	22	31	53	120
<b>Total Administrative</b>	<b>4,281</b>	<b>4,150</b>	<b>6,133</b>	<b>5,412</b>	<b>434</b>	<b>5,846</b>	<b>6,324</b>
<i>Right of Way</i>							
Contracts-Security Services	155,315	159,094	154,000	67,868	95,015	162,883	163,000
Contracts-Pest Control	-	80	240	60	180	240	240
Communication - Teleph - Field	3,130	2,041	4,000	849	1,189	2,038	4,000
Utility - General	40	-	-	-	-	-	-
Insurance - General Liability	767	742	855	777	-	777	855
R&M-General	21,448	11,117	21,760	14,089	7,671	21,760	21,760
R&M-Gate	8,946	9,295	10,000	3,898	5,457	9,355	10,000
R&M-Sidewalks	9,565	-	-	-	-	-	-
R&M-Streetlights	48,081	52,033	48,000	21,776	30,486	52,262	48,000
Reserve - Roadways	-	-	44,112	-	-	-	44,112
<b>Total Right of Way</b>	<b>247,292</b>	<b>234,402</b>	<b>282,967</b>	<b>109,317</b>	<b>139,998</b>	<b>249,315</b>	<b>291,967</b>
<b>TOTAL EXPENDITURES</b>	<b>251,573</b>	<b>238,552</b>	<b>289,100</b>	<b>114,729</b>	<b>140,432</b>	<b>255,161</b>	<b>298,291</b>
Excess (deficiency) of revenues Over (under) expenditures	51,817	61,875	(0)	156,207	(119,664)	36,543	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	(0)	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	51,817	61,875	(0)	156,207	(119,664)	36,543	-
<b>FUND BALANCE, BEGINNING</b>	<b>230,589</b>	<b>282,406</b>	<b>344,281</b>	<b>344,281</b>	<b>-</b>	<b>344,281</b>	<b>380,824</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 282,406</b>	<b>\$ 344,281</b>	<b>\$ 344,281</b>	<b>\$ 500,488</b>	<b>\$ (119,664)</b>	<b>\$ 380,824</b>	<b>\$ 380,824</b>

**Exhibit "F"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 380,824
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	44,112
<b>Total Funds Available (Estimated) - 9/30/19</b>	<b>424,936</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Deposits	7,425
Subtotal	7,425

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	63,545 <sup>(1)</sup>
Reserves - Roadways thru FY 2011	338,941
Reserves - Roadways FY 2012	74,740
Reserves - Roadways FY 2013	74,740
Reserves - Roadways FY 2014	74,740
Reserves - Roadways Expense 2014	(551,401)
Reserves - Roadways FY 2015	45,048
Reserves - Roadways FY 2016	44,112
Reserves - Roadways FY 2017	44,112
Reserves - Roadways FY 2018	44,112
Reserves - Roadways FY 2019	44,112
Subtotal	296,801

<b>Total Allocation of Available Funds</b>	<b>304,226</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 120,710</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2029
Anticipated Replacement Costs	661,681
Anticipated Reserve Balance	661,681

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU FEB-2018	PROJECTED MAR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 354	\$ 1,604	\$ 80	\$ 82	\$ 114.80	\$ 197	\$ 80
Special Assmnts- Tax Collector	23,191	22,851	16,463	15,360	1,103	16,463	16,419
Special Assmnts- Refund	(6)	-	-	-	-	-	-
Special Assmnts- Discounts	(841)	(820)	(659)	(602)	(11.03)	(613)	(657)
<b>TOTAL REVENUES</b>	<b>22,764</b>	<b>24,126</b>	<b>15,884</b>	<b>14,971</b>	<b>1,207</b>	<b>16,047</b>	<b>15,842</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	313	306	329	295	22	317	328
Misc-Credit Card Fees	2	2	5	4	6	10	10
<b>Total Administrative</b>	<b>315</b>	<b>308</b>	<b>334</b>	<b>299</b>	<b>28</b>	<b>327</b>	<b>338</b>
<i>Right of Way</i>							
Communication - Teleph - Field	1,403	1,285	1,700	586	820	1,406	1,450
Insurance - General Liability	302	316	348	316	-	316	348
R&M-General	1,183	-	1,000	-	1,000	1,000	1,000
R&M-Gate	2,476	993	3,800	1,485	2,079	3,564	3,800
R&M-Streetlights	5,394	5,688	5,596	2,413	3,378	5,791	5,800
Reserve - Roadways	-	-	3,106	-	-	-	3,106
<b>Total Right of Way</b>	<b>10,758</b>	<b>8,282</b>	<b>15,550</b>	<b>4,800</b>	<b>7,278</b>	<b>12,078</b>	<b>15,504</b>
<b>TOTAL EXPENDITURES</b>	<b>11,073</b>	<b>8,590</b>	<b>15,884</b>	<b>5,099</b>	<b>7,305</b>	<b>12,404</b>	<b>15,842</b>
Excess (deficiency) of revenues Over (under) expenditures	11,691	15,536	-	9,872	(6,098)	3,643	-
Net change in fund balance	11,691	15,536	-	9,872	(6,098)	3,643	-
<b>FUND BALANCE, BEGINNING</b>	<b>26,639</b>	<b>38,330</b>	<b>53,866</b>	<b>53,866</b>	<b>-</b>	<b>53,866</b>	<b>57,509</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 38,330</b>	<b>\$ 53,866</b>	<b>\$ 53,866</b>	<b>\$ 63,738</b>	<b>\$ (6,098)</b>	<b>\$ 57,509</b>	<b>\$ 57,509</b>

**Exhibit "G"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 57,509
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	3,106
<b>Total Funds Available (Estimated) - 9/30/19</b>	<b>60,615</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Deposits	800
Subtotal	800

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	3,184 <sup>(1)</sup>
Reserves - Roadways thru FY 2011	35,202
Reserves - Roadways FY 2012	6,812
Reserves - Roadways FY 2013	6,812
Reserves - Roadways FY 2014	6,812
Reserves - Roadways Expense 2014	(38,831)
Reserves - Roadways FY 2015	3,668
Reserves - Roadways FY 2016	3,106
Reserves - Roadways FY 2017	3,106
Reserves - Roadways FY 2018	3,106
Reserves - Roadways FY 2019	3,106
Subtotal	36,083

<b>Total Allocation of Available Funds</b>	<b>36,883</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 23,732</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2029
Anticipated Replacement Costs	46,597
Anticipated Reserve Balance	46,597

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU FEB-2018	PROJECTED MAR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 344	\$ 350	\$ 300	\$ 564	\$ 790	\$ 1,354	\$ 300
Special Assmnts- Tax Collector	116,484	114,060	119,005	111,029	7,976	119,005	123,367
Special Assmnts- Refund	(29)	-	-	-	-	-	-
Special Assmnts- Discounts	(4,223)	(4,034)	(4,760)	(4,352)	(80)	(4,432)	(4,935)
<b>TOTAL REVENUES</b>	<b>112,576</b>	<b>110,376</b>	<b>114,545</b>	<b>107,241</b>	<b>8,686</b>	<b>115,927</b>	<b>118,732</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,573	1,505	2,380	2,134	160	2,294	2,467
<b>Total Administrative</b>	<b>1,573</b>	<b>1,505</b>	<b>2,380</b>	<b>2,134</b>	<b>160</b>	<b>2,294</b>	<b>2,467</b>
<i>Right of Way</i>							
R&M-Streetlights	91,862	98,644	99,900	43,050	60,270	103,320	104,000
Reserve - Roadways	1,520	-	12,265	-	-	-	12,265
<b>Total Right of Way</b>	<b>93,382</b>	<b>98,644</b>	<b>112,165</b>	<b>43,050</b>	<b>60,270</b>	<b>103,320</b>	<b>116,265</b>
<b>TOTAL EXPENDITURES</b>	<b>94,955</b>	<b>100,149</b>	<b>114,545</b>	<b>45,184</b>	<b>60,430</b>	<b>105,614</b>	<b>118,732</b>
Excess (deficiency) of revenues							
Over (under) expenditures	17,621	10,227	-	62,057	(51,744)	10,313	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	17,621	10,227	-	62,057	(51,744)	10,313	-
<b>FUND BALANCE, BEGINNING</b>	<b>84,456</b>	<b>102,077</b>	<b>112,304</b>	<b>112,304</b>	<b>-</b>	<b>112,304</b>	<b>122,617</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 102,077</b>	<b>\$ 112,304</b>	<b>\$ 112,304</b>	<b>\$ 174,361</b>	<b>\$ (51,744)</b>	<b>\$ 122,617</b>	<b>\$ 122,617</b>

**Exhibit "H"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2019	\$ 122,617
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	12,265
<b>Total Funds Available (Estimated) - 9/30/19</b>	<b>134,882</b>

**ALLOCATION OF AVAILABLE FUNDS**
***Nonspendable Fund Balance***

Deposits	18,600
Subtotal	18,600

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	26,617 <sup>(1)</sup>
Reserves - Roadways thru FY 2011	64,365
Reserves - Roadways FY 2012	16,036
Reserves - Roadways FY 2013	16,036
Reserves - Roadways FY 2013 actual expenditures	(99,583)
Reserves - Roadways FY 2014	12,265
Reserves - Roadways FY 2015	12,265
Reserves - Roadways FY 2016	12,265
Reserves - Roadways FY 2016 actual expenditures	(1,520)
Reserves - Roadways FY 2017	12,265
Reserves - Roadways FY 2018	12,265
Reserves - Roadways FY 2019	12,265
Subtotal	95,540

<b>Total Allocation of Available Funds</b>	<b>114,140</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 20,742</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2023
Anticipated Replacement Costs	119,500
Anticipated Reserve Balance	119,500

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU FEB-2018	PROJECTED MAR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 94	\$ 437	\$ 25	\$ 42	\$ 59	\$ 101	\$ 90
Special Assmnts- Tax Collector	8,034	7,850	7,847	7,321	526	7,847	7,777
Special Assmnts- Refund	(2)	-	-	-	-	-	-
Special Assmnts- Discounts	(291)	(277)	(314)	(287)	(5)	(292)	(311)
<b>TOTAL REVENUES</b>	<b>7,835</b>	<b>8,010</b>	<b>7,558</b>	<b>7,076</b>	<b>580</b>	<b>7,656</b>	<b>7,556</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	108	103	157	141	11	152	156
<b>Total Administrative</b>	<b>108</b>	<b>103</b>	<b>157</b>	<b>141</b>	<b>11</b>	<b>152</b>	<b>156</b>
<i>Right of Way</i>							
R&M-Streetlights	4,438	4,889	4,999	1,675	2,345	4,020	4,999
Reserve - Roadways	-	-	2,402	-	-	-	2,402
<b>Total Right of Way</b>	<b>4,438</b>	<b>4,889</b>	<b>7,401</b>	<b>1,675</b>	<b>2,345</b>	<b>4,020</b>	<b>7,401</b>
<b>TOTAL EXPENDITURES</b>	<b>4,546</b>	<b>4,992</b>	<b>7,558</b>	<b>1,816</b>	<b>2,356</b>	<b>4,172</b>	<b>7,556</b>
Excess (deficiency) of revenues Over (under) expenditures	3,289	3,018	-	5,260	(1,776)	3,484	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	3,289	3,018	-	5,260	(1,776)	3,484	-
<b>FUND BALANCE, BEGINNING</b>	<b>11,240</b>	<b>14,529</b>	<b>17,547</b>	<b>17,547</b>	<b>-</b>	<b>17,547</b>	<b>21,031</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 14,529</b>	<b>\$ 17,547</b>	<b>\$ 17,547</b>	<b>\$ 22,807</b>	<b>\$ (1,776)</b>	<b>\$ 21,031</b>	<b>\$ 21,031</b>

**Exhibit "I"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 21,031
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	2,402
<b>Total Funds Available (Estimated) - 9/30/19</b>	<b>23,433</b>

**Assigned Fund Balance**

Operating Reserves - First Quarter Operating Capital	1,289 <sup>(1)</sup>
Reserves - Roadways thru FY 2011	7,200 <sup>(2)</sup>
Reserves - Roadways FY 2012	1,800
Reserves - Roadways FY 2013	1,800
Reserves - Roadways FY 2013 expenditures	(15,826)
Reserves - Roadways FY 2014	2,402
Reserves - Roadways FY 2015	2,402
Reserves - Roadways FY 2016	2,402
Reserves - Roadways FY 2017	2,402
Reserves - Roadways FY 2018	2,402
Reserves - Roadways FY 2019	2,402
Subtotal	<u>10,674</u>

<b>Total Allocation of Available Funds</b>	<b>10,674</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ <u>12,759</u></b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

(2) Road work projected as a fiscal year expenditure. Reserves above were reduced to record the costs.

Anticipated Replacement Year	2023
Anticipated Replacement Costs	18,991
Anticipated Reserve Balance	18,991



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU FEB-2018	PROJECTED MAR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 232	\$ 433	\$ 150	\$ 145	\$ 203	\$ 348	\$ 150
Special Assmnts- Tax Collector	38,909	37,285	26,617	24,833	1,784	26,617	26,617
Special Assmnts- Refund	(10)	-	-	-	-	-	-
Special Assmnts- Discounts	(1,411)	(1,319)	(1,065)	(974)	(18)	(992)	(1,065)
Gate Bar Code/Remotes	426	267	-	229	-	229	-
<b>TOTAL REVENUES</b>	<b>38,146</b>	<b>36,666</b>	<b>25,702</b>	<b>24,233</b>	<b>1,969</b>	<b>26,202</b>	<b>25,702</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	525	492	532	477	36	513	532
Misc-Credit Card Fees	16	6	25	5	7	12	25
<b>Total Administrative</b>	<b>541</b>	<b>498</b>	<b>557</b>	<b>482</b>	<b>43</b>	<b>525</b>	<b>557</b>
<i>Right of Way</i>							
Communication - Teleph - Field	799	611	1,150	508	711	1,219	1,150
Insurance - General Liability	303	317	349	317	-	317	349
R&M-General	-	5,205	4,401	-	4,401	4,401	4,401
R&M-Drainage	-	-	3,000	-	3,000	3,000	3,000
R&M-Gate	7,884	29,161	5,000	788	4,212	5,000	5,000
Misc-Internet Services	-	1,176	1,272	530	742	1,272	1,272
Reserve - Roadways	124,668	-	9,973	-	-	-	9,973
<b>Total Right of Way</b>	<b>133,654</b>	<b>36,470</b>	<b>25,145</b>	<b>2,143</b>	<b>13,066</b>	<b>15,209</b>	<b>25,145</b>
<b>TOTAL EXPENDITURES</b>	<b>134,195</b>	<b>36,968</b>	<b>25,702</b>	<b>2,625</b>	<b>13,109</b>	<b>15,734</b>	<b>25,702</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(96,049)	(302)	-	21,608	(11,140)	10,468	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(96,049)	(302)	-	21,608	(11,140)	10,468	-
<b>FUND BALANCE, BEGINNING</b>	<b>241,857</b>	<b>145,808</b>	<b>145,506</b>	<b>145,506</b>	<b>-</b>	<b>145,506</b>	<b>155,974</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 145,808</b>	<b>\$ 145,506</b>	<b>\$ 145,506</b>	<b>\$ 167,114</b>	<b>\$ (11,140)</b>	<b>\$ 155,974</b>	<b>\$ 155,974</b>

**Exhibit "J"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 155,974
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	9,973
<b>Total Funds Available (Estimated) - 9/30/19</b>	<b>165,947</b>

**ALLOCATION OF AVAILABLE FUNDS*****Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	3,932 <sup>(1)</sup>
Reserves - Roadways thru FY 2011	95,081
Reserves- Roadways FY 2012	21,007
Reserves - Roadways FY 2013	21,007
Reserves - Roadways FY 2014	21,007
Reserves - Roadways FY 2015	21,007
Reserves - Roadway expenses FY 2016	(124,668)
Reserves - Roadways FY 2016	12,000
Reserves - Roadways FY 2017	9,973
Reserves - Roadways FY 2018	9,973
Reserves - Roadways FY 2019	9,973
Subtotal	<u>100,292</u>

<b>Total Allocation of Available Funds</b>	<b>100,292</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 65,655</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2031
Anticipated Replacement Costs	149,602
Anticipated Reserve Balance	149,602

## **Westchase**

Community Development District

### **Debt Service Budgets**

Fiscal Year 2019

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU FEB-2018	PROJECTED MAR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 140	\$ 269	\$ -	\$ 113	\$ -	\$ 113	\$ -
Special Assmnts- Tax Collector	175,900	175,986	175,900	164,111	11,789	175,900	175,900
Special Assmnts- Refund	(43)	-	-	-	-	-	-
Special Assmnts- Discounts	(6,377)	(6,224)	(7,036)	(6,433)	(118)	(6,551)	(7,036)
<b>TOTAL REVENUES</b>	<b>169,620</b>	<b>170,031</b>	<b>168,864</b>	<b>157,791</b>	<b>11,671</b>	<b>169,462</b>	<b>168,864</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Trustee Fees	3,098	3,717	3,717	3,717	-	3,717	3,717
Misc-Assessmnt Collection Cost	2,375	2,322	3,518	3,154	236	3,390	3,518
<b>Total Administrative</b>	<b>6,473</b>	<b>7,039</b>	<b>8,235</b>	<b>6,871</b>	<b>1,236</b>	<b>8,107</b>	<b>8,235</b>
<i>Debt Service</i>							
Principal Debt Retirement	95,000	105,000	110,000	-	105,000	105,000	105,000
Principal Prepayments	20,000	20,000	-	15,000	15,000	30,000	-
Interest Expense	57,865	49,878	41,535	16,863	16,330	33,193	24,140
<b>Total Debt Service</b>	<b>172,865</b>	<b>174,878</b>	<b>151,535</b>	<b>31,863</b>	<b>136,330</b>	<b>168,193</b>	<b>129,140</b>
<b>TOTAL EXPENDITURES</b>	<b>179,338</b>	<b>181,917</b>	<b>159,770</b>	<b>38,734</b>	<b>137,566</b>	<b>176,299</b>	<b>137,375</b>
Excess (deficiency) of revenues Over (under) expenditures	(9,718)	(11,886)	9,094	119,058	(125,895)	(6,837)	31,489
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	9,094	-	-	-	31,489
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>9,094</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>31,489</b>
Net change in fund balance	(9,718)	(11,886)	9,094	119,058	(125,895)	(6,837)	31,489
<b>FUND BALANCE, BEGINNING</b>	<b>168,889</b>	<b>159,171</b>	<b>147,285</b>	<b>147,285</b>	<b>-</b>	<b>147,285</b>	<b>140,448</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 159,171</b>	<b>\$ 147,285</b>	<b>\$ 156,379</b>	<b>\$ 266,343</b>	<b>\$ (125,895)</b>	<b>\$ 140,448</b>	<b>\$ 171,937</b>

**Amortization Schedule**  
Capital Improvement Revenue Bonds, Series 2000

<u>Date</u>	<u>Balance</u>	<u>Principal</u>	<u>Extraordinary Redemption</u>	<u>Coupon</u>	<u>Interest</u>	<u>Period Total</u>	<u>Fiscal Total</u>
11/1/2018	\$ 340,000			7.10%	\$ 12,070	\$ 12,070	
5/1/2019	\$ 340,000	\$ 105,000		7.10%	\$ 12,070	\$ 117,070	\$ 129,140
11/1/2019	\$ 235,000			7.10%	\$ 8,343	\$ 8,343	
5/1/2020	\$ 235,000	\$ 115,000		7.10%	\$ 8,343	\$ 123,343	\$ 131,685
11/1/2020	\$ 120,000			7.10%	\$ 4,260	\$ 4,260	
5/1/2021	\$ 120,000	\$ 120,000		7.10%	\$ 4,260	\$ 124,260	\$ 128,520
		<u>\$ 340,000</u>	<u>\$ -</u>		<u>\$ 49,345</u>	<u>\$ 389,345</u>	

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU FEB-2018	PROJECTED MAR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 216	\$ 366	\$ -	\$ 111	\$ -	\$ 111	\$ -
Special Assmnts- Tax Collector	506,017	506,267	506,017	472,104	33,913	506,017	506,017
Special Assmnts- Refund	(125)	-	-	-	-	-	-
Special Assmnts- Discounts	(18,344)	(17,905)	(20,241)	(18,505)	(339)	(18,844)	(20,241)
<b>TOTAL REVENUES</b>	<b>487,764</b>	<b>488,728</b>	<b>485,776</b>	<b>453,710</b>	<b>33,574</b>	<b>487,284</b>	<b>485,776</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
ProfServ-Arbitrage Rebate	200	200	200	-	200	200	200
ProfServ-Dissemination Agent	333	333	333	-	333	333	333
ProfServ-Trustee Fees	4,337	4,337	4,337	4,337	-	4,337	4,337
Misc-Assessmnt Collection Cost	6,833	6,680	10,120	9,072	678	9,750	10,120
<b>Total Administrative</b>	<b>11,703</b>	<b>11,550</b>	<b>14,990</b>	<b>13,409</b>	<b>1,211</b>	<b>14,620</b>	<b>14,990</b>
<i>Debt Service</i>							
Principal Debt Retirement	380,000	400,000	415,000	-	415,000	415,000	435,000
Interest Expense	88,613	72,463	55,463	27,731	27,731	55,462	37,825
<b>Total Debt Service</b>	<b>468,613</b>	<b>472,463</b>	<b>470,463</b>	<b>27,731</b>	<b>442,731</b>	<b>470,462</b>	<b>472,825</b>
<b>TOTAL EXPENDITURES</b>	<b>480,316</b>	<b>484,013</b>	<b>485,453</b>	<b>41,140</b>	<b>443,943</b>	<b>485,083</b>	<b>487,815</b>
Excess (deficiency) of revenues Over (under) expenditures	7,448	4,715	323	412,570	(410,369)	2,201	(2,039)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	323	-	-	-	(2,039)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>323</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(2,039)</b>
Net change in fund balance	7,448	4,715	323	412,570	(410,369)	2,201	(2,039)
<b>FUND BALANCE, BEGINNING</b>	<b>151,112</b>	<b>158,560</b>	<b>163,275</b>	<b>163,275</b>	<b>-</b>	<b>163,275</b>	<b>165,476</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 158,560</b>	<b>\$ 163,275</b>	<b>\$ 163,598</b>	<b>\$ 575,845</b>	<b>\$ (410,369)</b>	<b>\$ 165,476</b>	<b>\$ 163,437</b>

**Amortization Schedule**

Special Assessment Revenue Refunding Bonds, Series 2007-3

<u>Date</u>	<u>Balance</u>	<u>Principal</u>	<u>Interest</u>	<u>Period Total</u>	<u>Fiscal Total</u>
11/1/2018	890,000.00		\$ 18,912.50	\$ 18,912.50	
5/1/2019	890,000.00	\$ 435,000	\$ 18,912.50	\$ 453,912.50	\$ 472,825.00
11/1/2019	455,000.00		\$ 9,668.75	\$ 9,668.75	
5/1/2020	455,000.00	\$ 455,000	\$ 9,668.75	\$ 464,668.75	\$ 474,337.50
		\$ 890,000.00	\$ 57,162.50	\$ 947,162.50	

**WESTCHASE**

Community Development District

*Debt Service Fund***Budget Narrative**  
Fiscal Year 2019**REVENUES****Interest-Investments**

The District earns interest income on their trust accounts with investments in First American Government Obligation Fund, and U.S. Bank open ended monthly commercial paper manual sweep.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES****Administrative****Professional Services-Arbitrage Rebate Calculation**

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Professional Services-Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Professional Services - Trustee**

The District issued Series 2000 & 2007-3 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fees are based on standard fees charged plus any out-of-pocket expenditures.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Hillsborough County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Principal Debt Retirement**

The District pays the principal on the Debt on 5/1.

**Interest Expense**

The District pays the interest on the Debt on 11/1 and 5/1.



## **Westchase**

Community Development District

### **Supporting Budget Schedules**

Fiscal Year 2019

## Community Development District

## Comparison of Assessment Rates

### Fiscal Year 2019 vs. Fiscal Year 2018

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change
104	65'	Wycliffe	30	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
110		Bennington	108	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
110	70'	Woodbay	163	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
111		Berkley Square	122	\$0.00	\$0.00	n/a	\$330.98	\$343.12	-3.54%
115		Glenfield	101	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
117		Keswick Forest	64	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
121		Shopping Center	9.9	\$0.00	\$0.00	n/a	\$15,250.65	\$14,969.73	1.88%
122		Shopping Center	7.24	\$0.00	\$0.00	n/a	\$15,250.65	\$14,969.73	1.88%
201		Glenclyff	48	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
203		Harbor Links	109	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
205		Harbor Links Estates	63	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
211		The Enclave	108	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
214		Saville Rowe	36	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
225		Ayshire	49	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
227		Cheshire	81	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
229		Derbyshire	105	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
123/125		Epic Properties	400	\$0.00	\$0.00	n/a	\$330.98	\$343.12	-3.54%
221/223		Radcliffe	154	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
231a		7/11	1.17	\$0.00	\$0.00	n/a	\$15,250.65	\$14,969.73	1.88%
231b		Primrose	1.27	\$0.00	\$0.00	n/a	\$15,250.65	\$14,969.73	1.88%
231c		Professional Center	1.82	\$0.00	\$0.00	n/a	\$15,250.65	\$14,969.73	1.88%
235/240		Professional Center	5.54	\$0.00	\$0.00	n/a	\$15,250.65	\$14,969.73	1.88%
Remax Real Estate		Remax Real Estate	0.53	\$0.00	\$0.00	n/a	\$15,250.65	\$14,969.73	1.88%
Golf Course		Golf Course	61.1	\$0.00	\$0.00	n/a	\$81.09	\$80.48	0.75%

# WESTCHASE

## Community Development District

### Comparison of Assessment Rates Fiscal Year 2019 vs. Fiscal Year 2018

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change
302		Greensprings	60	\$0.00	\$583.51	-100.00%	\$467.47	\$486.19	-3.85%
303		Greencrest	54	\$0.00	\$969.00	-100.00%	\$467.47	\$486.19	-3.85%
304		Greenshedges	53	\$0.00	\$501.68	-100.00%	\$467.47	\$486.19	-3.85%
305		GreenMont	41	\$0.00	\$762.00	-100.00%	\$467.47	\$486.19	-3.85%
306		Greendale	59	\$0.00	\$775.00	-100.00%	\$467.47	\$486.19	-3.85%
307		GreenPoint	153	\$824.00	\$824.00	0.00%	\$467.47	\$486.19	-3.85%
322	50'	Village Green	10	\$894.00	\$894.00	0.00%	\$467.47	\$486.19	-3.85%
322	60'	Village Green	67	\$1,002.00	\$1,002.00	0.00%	\$467.47	\$486.19	-3.85%
322	TH	Village Green	13	\$869.00	\$869.00	0.00%	\$467.47	\$486.19	-3.85%
323	50'	Westpark Village	77	\$776.00	\$776.00	0.00%	\$467.47	\$486.19	-3.85%
323	60'	Westpark Village	10	\$869.00	\$869.00	0.00%	\$467.47	\$486.19	-3.85%
323	Dplx/Villa	Westpark Village	38	\$504.00	\$504.00	0.00%	\$467.47	\$486.19	-3.85%
323	TH	Westpark Village	37	\$424.00	\$424.00	0.00%	\$467.47	\$486.19	-3.85%
324	TH(80')	Westpark Village	22	\$399.54	\$399.54	0.00%	\$467.47	\$486.19	-3.85%
324	TH(115')	Westpark Village	22	\$491.80	\$491.80	0.00%	\$467.47	\$486.19	-3.85%
324	Dplx/Villa	Westpark Village	24	\$566.57	\$566.57	0.00%	\$467.47	\$486.19	-3.85%
324	50'	Westpark Village	40	\$909.44	\$909.44	0.00%	\$467.47	\$486.19	-3.85%
324	60'	Westpark Village	6	\$1,005.25	\$1,005.25	0.00%	\$467.47	\$486.19	-3.85%
325A	TH	Westpark Village	50	\$344.00	\$344.00	0.00%	\$467.47	\$486.19	-3.85%
326	TH(80')	Westpark Village	22	\$411.69	\$411.69	0.00%	\$467.47	\$486.19	-3.85%
326	Dplx/Villa	Westpark Village	30	\$583.38	\$583.38	0.00%	\$467.47	\$486.19	-3.85%
326	50'	Westpark Village	17	\$933.90	\$933.90	0.00%	\$467.47	\$486.19	-3.85%
370		Castleford	69	\$0.00	\$313.55	-100.00%	\$467.47	\$486.19	-3.85%
371	65'	Stamford	61	\$0.00	\$313.55	-100.00%	\$467.47	\$486.19	-3.85%
372	70'	Baybridge	102	\$0.00	\$250.84	-100.00%	\$467.47	\$486.19	-3.85%
373		Wakesbridge	86	\$0.00	\$276.08	-100.00%	\$467.47	\$486.19	-3.85%
374		Abbotsford	40	\$0.00	\$389.00	-100.00%	\$467.47	\$486.19	-3.85%
375		Chelmsford	100	\$0.00	\$313.55	-100.00%	\$467.47	\$486.19	-3.85%
376		Brentford	85	\$0.00	\$599.00	-100.00%	\$467.47	\$486.19	-3.85%
377		Kingsford	132	\$0.00	\$529.00	-100.00%	\$467.47	\$486.19	-3.85%
378		Stockbridge	68	\$0.00	\$457.00	-100.00%	\$467.47	\$486.19	-3.85%
411		Sturbridge	47	\$0.00	\$288.31	-100.00%	\$467.47	\$486.19	-3.85%
412		Stonebridge	66	\$0.00	\$220.25	-100.00%	\$467.47	\$486.19	-3.85%
414		Woodbridge	40	\$0.00	\$367.00	-100.00%	\$467.47	\$486.19	-3.85%
430		Vineyards	120	\$549.00	\$549.00	0.00%	\$467.47	\$486.19	-3.85%

## Community Development District

## Comparison of Assessment Rates

### Fiscal Year 2019 vs. Fiscal Year 2018

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change
Cavendish	TH	Cavendish	90	\$219.63	\$219.63	0.00%	\$467.47	\$486.19	-3.85%
Gables Residential III		Gables Residential III	615	\$111.00	\$111.00	0.00%	\$330.98	\$343.12	-3.54%
Arlington Park Condos		Arlington Park Condos	76	\$160.04	\$160.04	0.00%	\$330.98	\$343.12	-3.54%
Gables Commercial		Gables Commercial	0.94	\$0.00	\$0.00	n/a	\$15,250.65	\$14,969.73	1.88%
419		Kids R Kids	1.73	\$2,924.00	\$2,924.00	0.00%	\$15,250.65	\$14,969.73	1.88%
446/1		Eckerds	1.42	\$2,501.00	\$2,501.00	0.00%	\$15,250.65	\$14,969.73	1.88%
446/2		Applebees	1.04	\$2,225.00	\$2,225.00	0.00%	\$15,250.65	\$14,969.73	1.88%
446/3		Burger King	1.69	\$2,098.00	\$2,098.00	0.00%	\$15,250.65	\$14,969.73	1.88%
446/4		Office	2	\$2,765.00	\$2,765.00	0.00%	\$15,250.65	\$14,969.73	1.88%
324C-5		Residential	51	\$232.00	\$232.00	0.00%	\$467.47	\$486.19	-3.85%
324C-6		Ave @ Westchase	1.74	\$3,548.71	\$3,548.71	0.00%	\$15,250.65	\$14,969.73	1.88%
326D-3		Ave @ Westchase	0.57	\$3,548.71	\$3,548.71	0.00%	\$15,250.65	\$14,969.73	1.88%
326D-4		Ave @ Westchase	3.24	\$3,548.71	\$3,548.71	0.00%	\$15,250.65	\$14,969.73	1.88%
		David Weekly Homes	36	\$198.50	\$0.00	n/a	\$467.47	\$486.19	-3.85%
332		Morton Plant Mease	2.74	\$2,924.00	\$2,924.00	0.00%	\$15,250.65	\$14,969.73	1.88%

## Community Development District

Section	Detail	Special Funds			Total Assessments per Unit		
		FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change
104		\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
110	65'	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
110	70'	\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
111		\$0.00	\$0.00	n/a	\$330.98	\$343.12	-3.54%
115		\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
117		\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
121		\$0.00	\$0.00	n/a	\$15,250.65	\$14,969.73	1.88%
122		\$0.00	\$0.00	n/a	\$15,250.65	\$14,969.73	1.88%
201		\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
203		\$676.30	\$696.52	-2.90%	\$1,143.78	\$1,182.71	-3.29%
205		\$676.30	\$696.52	-2.90%	\$1,143.78	\$1,182.71	-3.29%
211		\$168.28	\$168.28	0.00%	\$635.76	\$654.47	-2.86%
214		\$271.01	\$254.61	6.44%	\$738.49	\$740.81	-0.31%
225		\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
227		\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
229		\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
123/125		\$0.00	\$0.00	n/a	\$330.98	\$343.12	-3.54%
221/223		\$0.00	\$0.00	n/a	\$467.47	\$486.19	-3.85%
231a		\$1,632.81	\$1,632.81	0.00%	\$16,883.46	\$16,602.54	1.69%
231b		\$1,632.81	\$1,632.81	0.00%	\$16,883.46	\$16,602.54	1.69%
231c		\$1,632.81	\$1,632.81	0.00%	\$16,883.46	\$16,602.54	1.69%
235/240		\$0.00	\$0.00	n/a	\$15,250.65	\$14,969.73	1.88%
Remax Real Estate		\$0.00	\$0.00	n/a	\$15,250.65	\$14,969.73	1.88%
Golf Course		\$0.00	\$0.00	n/a	\$81.09	\$80.48	0.75%

## Community Development District

Section	Detail	Special Funds			Total Assessments per Unit		
		FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change
302		\$608.23	\$589.46	3.18%	\$1,075.71	\$1,659.16	-35.17%
303		\$608.23	\$589.46	3.18%	\$1,075.71	\$2,044.65	-47.39%
304		\$608.23	\$589.46	3.18%	\$1,075.71	\$1,577.33	-31.80%
305		\$608.23	\$589.46	3.18%	\$1,075.71	\$1,837.65	-41.46%
306		\$608.23	\$589.46	3.18%	\$1,075.71	\$1,850.65	-41.87%
307		\$608.23	\$589.46	3.18%	\$1,899.71	\$1,899.65	0.00%
322	50'	\$608.23	\$589.46	3.18%	\$1,969.71	\$1,969.65	0.00%
322	60'	\$608.23	\$589.46	3.18%	\$2,077.71	\$2,077.65	0.00%
322	TH	\$608.23	\$589.46	3.18%	\$1,944.71	\$1,944.65	0.00%
323	50'	\$254.36	\$245.37	3.67%	\$1,497.84	\$1,507.56	-0.65%
323	60'	\$254.36	\$245.37	3.67%	\$1,590.84	\$1,600.56	-0.61%
323	Dplx/Villa	\$254.36	\$245.37	3.67%	\$1,225.84	\$1,235.56	-0.79%
323	TH	\$254.36	\$245.37	3.67%	\$1,145.84	\$1,155.56	-0.84%
324	TH(80')	\$254.36	\$245.37	3.67%	\$1,121.38	\$1,131.10	-0.86%
324	TH(115')	\$254.36	\$245.37	3.67%	\$1,213.64	\$1,223.36	-0.79%
324	Dplx/Villa	\$254.36	\$245.37	3.67%	\$1,288.41	\$1,298.13	-0.75%
324	50'	\$254.36	\$245.37	3.67%	\$1,631.28	\$1,641.00	-0.59%
324	60'	\$254.36	\$245.37	3.67%	\$1,727.09	\$1,736.81	-0.56%
325A	TH	\$254.36	\$245.37	3.67%	\$1,065.84	\$1,075.56	-0.90%
326	TH(80')	\$254.36	\$245.37	3.67%	\$1,133.53	\$1,143.25	-0.85%
326	Dplx/Villa	\$254.36	\$245.37	3.67%	\$1,305.22	\$1,314.94	-0.74%
326	50'	\$254.36	\$245.37	3.67%	\$1,655.74	\$1,665.46	-0.58%
370		\$0.00	\$0.00	n/a	\$467.47	\$799.74	-41.55%
371	65'	\$0.00	\$0.00	n/a	\$467.47	\$799.74	-41.55%
372	70'	\$0.00	\$0.00	n/a	\$467.47	\$737.03	-36.57%
373		\$0.00	\$0.00	n/a	\$467.47	\$762.27	-38.67%
374		\$0.00	\$0.00	n/a	\$467.47	\$875.19	-46.59%
375		\$0.00	\$0.00	n/a	\$467.47	\$799.74	-41.55%
376		\$0.00	\$0.00	n/a	\$467.47	\$1,085.19	-56.92%
377		\$0.00	\$0.00	n/a	\$467.47	\$1,015.19	-53.95%
378		\$0.00	\$0.00	n/a	\$467.47	\$943.19	-50.44%
411		\$0.00	\$0.00	n/a	\$467.47	\$774.51	-39.64%
412		\$248.78	\$249.44	-0.26%	\$716.25	\$955.88	-25.07%
414		\$0.00	\$0.00	n/a	\$467.47	\$853.19	-45.21%
430		\$221.81	\$221.81	0.00%	\$1,238.28	\$1,257.00	-1.49%

## Community Development District

Section	Detail	Special Funds			Total Assessments per Unit		
		FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change
Cavendish	TH	\$254.36	\$245.37	3.67%	\$941.47	\$951.19	-1.02%
Gables Residential III		\$0.00	\$0.00	n/a	\$441.98	\$454.12	-2.67%
Arlington Park Condos		\$0.00	\$0.00	n/a	\$491.02	\$503.16	-2.41%
Gables Commercial		\$0.00	\$0.00	n/a	\$15,250.65	\$14,969.73	1.88%
419		\$0.00	\$0.00	n/a	\$18,174.65	\$17,893.73	1.57%
446/1		\$0.00	\$0.00	n/a	\$17,751.65	\$17,470.73	1.61%
446/2		\$0.00	\$0.00	n/a	\$17,475.65	\$17,194.73	1.63%
446/3		\$0.00	\$0.00	n/a	\$17,348.65	\$17,067.73	1.65%
446/4		\$0.00	\$0.00	n/a	\$18,015.65	\$17,734.73	1.58%
324C-5		\$152.50	\$153.85	-0.88%	\$851.97	\$872.05	-2.30%
324C-6		\$0.00	\$0.00	n/a	\$18,799.36	\$18,518.44	1.52%
326D-3		\$0.00	\$0.00	n/a	\$18,799.36	\$18,518.44	1.52%
326D-4		\$0.00	\$0.00	n/a	\$18,799.36	\$18,518.44	1.52%
		\$0.00	\$0.00	n/a	\$665.98	\$486.19	36.98%
332		\$0.00	\$0.00	n/a	\$18,174.65	\$17,893.73	1.57%

## **Sixth Order of Business**



## Field Office Report

### Budget Items for your consideration

- Street Trees \$50,000
- Irrigation Upgrades 15K to 20K
- A&B Aquatics Additional maintenance for newly acquired pond
- Benches for WPV playground,
- Greendale Signs
- The Greens pay increase for Securitas to cover Increase to Guards