

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

JULY 2, 2019

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

June 25, 2019

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, July 2, 2019 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 June 4, 2019 Meeting Minutes with Any Corrections Submitted
 - B. Approval of June 18, 2019 Workshop Notes
 - C. Acceptance of Financial Statements as of May, 2019
3. Engineer's Report
4. Attorney's Report
 - A. Discussion of Cell Tower RFP
5. Review and Consideration of Proposals for Engineering Services
6. Manager's Report
 - A. Review and Discussion of Fiscal Year 2020 Budget
7. Field Manager's Report
8. Audience Comments
9. Supervisors' Requests
10. 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.

| <p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: June 4, 2019</p> <p>TIME: 4:05 p.m. - 6:38 p.m.</p> <p>PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida</p> <p>REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large</p> | <p style="text-align: right;">Agenda Page 5 Page 3</p> <table> <tr> <th>INDEX</th><th>PAGE</th></tr> <tr> <td>Meeting called to order</td><td>5</td></tr> <tr> <td>Roll Call</td><td>5</td></tr> <tr> <td>Consent Agenda</td><td>5</td></tr> <tr> <td>Motion to approve the consent agenda (Motion passes)</td><td>6</td></tr> <tr> <td>Attorney's report</td><td>6</td></tr> <tr> <td>Cell tower update</td><td>6</td></tr> <tr> <td>Street trees and sidewalks update</td><td>49</td></tr> <tr> <td>Motion to accept street tree plan (Motion passes)</td><td>58</td></tr> <tr> <td>Promise Lane property update</td><td>59</td></tr> <tr> <td>Anomalos Industries presentation on Nano Bubblers</td><td>72</td></tr> <tr> <td></td><td>81</td></tr> <tr> <td>Motion to authorize nano bubbler install</td><td>106</td></tr> <tr> <td>Amended motion (Motion passes)</td><td>108</td></tr> <tr> <td></td><td>109</td></tr> <tr> <td>Proposed engineering services update</td><td>112</td></tr> <tr> <td>Manager's report</td><td>134</td></tr> <tr> <td>Review of proposed 2019/2020 budget and consideration of Resolution 2019-3</td><td></td></tr> <tr> <td>Motion to approve (Motion passes)</td><td>138</td></tr> <tr> <td></td><td>139</td></tr> </table> | INDEX | PAGE | Meeting called to order | 5 | Roll Call | 5 | Consent Agenda | 5 | Motion to approve the consent agenda (Motion passes) | 6 | Attorney's report | 6 | Cell tower update | 6 | Street trees and sidewalks update | 49 | Motion to accept street tree plan (Motion passes) | 58 | Promise Lane property update | 59 | Anomalos Industries presentation on Nano Bubblers | 72 | | 81 | Motion to authorize nano bubbler install | 106 | Amended motion (Motion passes) | 108 | | 109 | Proposed engineering services update | 112 | Manager's report | 134 | Review of proposed 2019/2020 budget and consideration of Resolution 2019-3 | | Motion to approve (Motion passes) | 138 | | 139 |
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| <p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Jim Mills, Chairman Greg Chesney, Vice Chairman Matthew Lewis (Telephonically) Brian Ross Forrest Baumhover</p> <p>ALSO PRESENT:</p> <p>INFRAMARK:</p> <p>Andy Mendenhall, District Manager</p> <p>DISTRICT ATTORNEY:</p> <p>Erin McCormick</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays Sonny Whyte</p> | <p style="text-align: right;">Page 4</p> <table> <tr> <td>Reporting of registered voters in the district</td><td>140</td></tr> <tr> <td>Project list items update</td><td>141</td></tr> <tr> <td>Resident requests</td><td>142</td></tr> <tr> <td>Supervisor requests</td><td>150</td></tr> <tr> <td>Motion to adjourn (Motion passes)</td><td>151</td></tr> <tr> <td></td><td>151</td></tr> <tr> <td>Adjournment</td><td>151</td></tr> </table> | Reporting of registered voters in the district | 140 | Project list items update | 141 | Resident requests | 142 | Supervisor requests | 150 | Motion to adjourn (Motion passes) | 151 | | 151 | Adjournment | 151 | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <p style="text-align: right;">Page 5</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 4th day 3 of June, 2019, at the Westchase Community 4 Association Office, 10049 Parley Drive, Tampa, 5 Florida, beginning at 4:05 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. Let's go 10 ahead and call the June 4th regular meeting of 11 the Westchase Community Development District 12 to order. Let the record reflect that four 13 supervisors are present, and Mr. Lewis is 14 present by telephone. 15 Let's start with the National Anthem -- 16 Pledge of Allegiance. I do that all the time. 17 (The Pledge of Allegiance was recited.) 18 CHAIRMAN MILLS: In addition to 19 supervisors, we've got district counsel, 20 district manager, and district staff present 21 as well. 22 Let's go through the consent agenda, and 23 then I'm going to turn it over to Erin for the 24 cell tower discussion, since there are some 25 folks that are teed up here.</p> | <p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 Air, that myself, as well as Matt, have been 2 working with on the requests for proposals. 3 And I sent this out to the board members 4 Friday, and then I think it also got posted up 5 to Dropbox. So hopefully everybody has had a 6 chance to at least see it. 7 But I think it's great that we have Ken 8 here today also, because I know there was 9 quite a bit of discussion about the cell tower 10 RFP at the last board meeting and maybe at the 11 workshop that you all held, too. So I think 12 it will be nice for you to be able to ask him 13 any questions that you may want to. 14 But just to tell you a little bit about 15 the RFP or hit a couple of points of it, I did 16 modify it so that it is an RFP that would be 17 for two potential cell tower sites. 18 So for the Glenclyff Park site that 19 we've been talking about, which is referred to 20 in this as Property A, and then for the 21 property that's at the northern part of the 22 community, north of the TECO easement, that's 23 kind of bifurcated by the TECO substation, and 24 the exact location of that cell tower site 25 hasn't been identified at this point.</p> |
| <p style="text-align: right;">Page 6</p> <p>1 So the first item on the agenda, the 2 consent agenda, approval of the May 7th 3 meeting minutes, with any corrections that 4 need to be submitted, and also acceptance of 5 the April financial statements. 6 A motion to approve would be 7 appropriate. 8 MR. CHESNEY: So moved. 9 MR. BAUMHOVER: Second. 10 CHAIRMAN MILLS: Second by 11 Mr. Baumhover. 12 Any discussion? 13 (No response.) 14 CHAIRMAN MILLS: All in favor. 15 Matt, you can't raise your hand. You've 16 got to say "aye." Are you there? 17 MR. LEWIS: Aye. 18 CHAIRMAN MILLS: Okay. So that passes 19 five to zero. 20 (Motion passes.) 21 CHAIRMAN MILLS: Erin. 22 MS. McCORMICK: The first thing I wanted 23 to jump to is the request for proposals for 24 the cell tower, because we have our 25 consultant, Ken Schmidt, with Steel in the</p> | <p style="text-align: right;">Page 8</p> <p>1 I think that Tonja had done some work to 2 go out there and draw sort of where the 3 wetlands are and where the TECO substation is. 4 And, you know, obviously there would have to 5 be more engineering done to determine exactly 6 where a cell tower would be sited. 7 But the way that this RFP is set up, it 8 asks for anybody that wants to make a proposal 9 in response to this to submit either a 10 proposal for building on Property A, the 11 Glenclyff Park property; Property B; or they 12 can submit two separate proposals to bid on 13 both sites. 14 But we ask that they keep them 15 separately, so that way we can consider them 16 separately, and we could award both sites to 17 the same proposer, or we could, you know, 18 award them to different, or we might decide to 19 just move forward with one of the proposals. 20 Beyond that, of, you know, particular 21 importance in this proposal is the comparative 22 evaluation criteria, which is at the back of 23 the proposal, and that is something we may 24 want to talk about. 25 In addition to this RFP, I also have</p> |

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| <p style="text-align: right;">Page 9</p> <p>1 distributed to everybody something that Ken 2 actually largely put together, and it's a list 3 of factors that the board should maybe take 4 into consideration as we're finalizing this 5 RFP. 6 And I think the thought is that this 7 might just be a helpful guide for, you know, 8 finalizing the RFP, kind of getting our 9 thoughts in place as to what are the most 10 important factors and criteria that the board 11 wants to consider in connection with this, and 12 that will help us to finalize the evaluation 13 criteria that we're looking at. 14 So when Matt and Ken and I talked about 15 this last week, you know, Matt's thought was 16 that maybe the criteria would be something 17 that would be more suited for discussion at a 18 workshop as opposed to here on this board 19 format. But I'll leave that to you all to 20 determine. 21 But the financial criteria, which is the 22 back comparative evaluation criteria of this 23 proposal, what I have plugged in here as far 24 as minimum annual lease payment amounts, and 25 annual lease escalation rate, and a revenue</p> | <p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 page it talks about a lot of the things that 2 the applicant will provide, but it didn't 3 discuss any sort of landscaping to obscure the 4 fencing that I understand will go around it. 5 At least I didn't see that. And I didn't see 6 that they would run water to irrigate that 7 landscaping. 8 MS. McCORMICK: Okay. I thought that 9 there was something in here about the 10 landscaping, that that would obscure the 11 fencing, that would be in front of the 12 fencing, but I will definitely -- I'm 13 definitely making a notice about that, and 14 I'll make sure that that's part of what we 15 included in that. 16 MR. ROSS: Then you and I are on the 17 same page. I'm not looking to resolve that in 18 this. I'm just raising issues, just an 19 investigation. 20 MS. McCORMICK: Right. I appreciate 21 that, for sure. 22 MR. ROSS: And related to that, you'll 23 see there's kind of a theme to a lot of my 24 remarks. What happens in the event we have 25 non-performance by the lessor or lessee -- I</p> |
| <p style="text-align: right;">Page 10</p> <p>1 percentage rate, that was based on a lot of 2 input and assessment that was done essentially 3 by our consultant to give us recommendations 4 about that. 5 So you could -- you know, he's 6 available, and I can ask Ken to speak to that 7 some more. One other thing that I wanted to 8 point out. Right now, just for discussion 9 purposes, we've got five different criteria 10 that are set up here as part of the 11 evaluation, and each one of them is allocated 12 20 percent. They're 20 points out of a 13 hundred, and that may definitely be modified 14 depending on the discussion that the board 15 has, that this is just -- you know, to start 16 the discussion on this point. 17 So that's kind of the general overview, 18 and I'm here and Ken is here to answer 19 questions that you guys have. 20 CHAIRMAN MILLS: Great. Who would like 21 to start? 22 MR. ROSS: I will start. 23 CHAIRMAN MILLS: Mr. Ross. 24 MR. ROSS: Just kind of going through, 25 as I went through the document, on the first</p> | <p style="text-align: right;">Page 12</p> <p>1 get them backwards -- the carrier tower 2 people? 3 MS. McCORMICK: The lessee, right. 4 MR. ROSS: Thank you. I always get them 5 backwards. And whether that be 6 non-performance because the market changes, 7 the technology changes, there's a bankruptcy, 8 there's a reorganization, a merger acquisition 9 -- I don't know what would be a possible 10 reason, but I know it would be impactful on 11 our community if for some reason they abandon 12 maintenance of the tower and the landscaping 13 and such. 14 And so related to that, I have a note 15 here that if the carrier tower person puts up 16 some sort of security features -- a lock, a 17 pass code type of lock -- we should have 18 access to those numbers so that we can go in 19 and perform whatever work might be necessary. 20 I'm not talking about work to the tower. 21 I'm talking work to the grounds so that we can 22 make it to the appropriate standard. 23 Going on with my remarks, to that end, 24 should this document reference the district 25 will have right of access; and if so, what</p> |

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| <p style="text-align: right;">Page 13</p> <p>1 would be the conditions that we'd have the 2 right to access? Would we have the right to 3 maintain that landscaping if there is a 4 default? I would assert that we should have 5 that right. 6 Similarly, if there is some damage to 7 the fence, whether it's because of vandalism 8 or something else, and if the tower folks 9 don't take care of the fence, we ought to have 10 the right to repair or remove or whatever 11 would be necessary. Again, these are all in 12 the general category if they're in default. 13 To that end, to do the work, we might 14 have to have the right to tap into the tower -- 15 -- excuse me, the power source that they have 16 to the tower. And this is a legal concept, do 17 we want an assignment of rents, if you will? 18 On the provisions of the lease terms, 19 we've got two five-year options. Is there a 20 disadvantage for the district to have more 21 options to be exercised at its discretion? If 22 so, what kind of notice would need to be 23 given, whether that's on the existing two 24 five-year options or if we add more. I can 25 see a reason why we might want to have the</p> | <p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 to be is that whoever gets the lease would 2 have some business reason to bar certain 3 carriers. I don't know what that would be. 4 The only thing that came to my mind is 5 if there is some affiliate relationship 6 between a particular tower carrier and a 7 particular carrier. They might say -- I'm 8 making this up -- we have some affiliated 9 relationship with Verizon, so we only want to 10 put Verizon on there. We don't want to put 11 others on there. 12 AUDIENCE: I can answer that if you need 13 me to. 14 MS. McCORMICK: Well, I'm going to 15 actually ask our consultant because he's 16 talked in depth with myself and with Matt 17 about capacity and coverage issues. 18 So I definitely have a better 19 understanding about that than when we started, 20 but I think he's going to be a good person to 21 address that issue. 22 MR. ROSS: One way to deal with that is 23 in the Paragraph 12, if you add the letter M 24 where the bidder has to identify the name of 25 carriers or tenants who will not be permitted.</p> |
| <p style="text-align: right;">Page 14</p> <p>1 option to extend it. 2 There's a 6.5 assigning fee, but it 3 doesn't make it clear what happens if we grant 4 the lease to two different entities. Would 5 each be paying the assignee fee -- 6 MS. McCORMICK: Good point. 7 MR. ROSS: That needs to be cleaned up a 8 little bit. 9 MS. McCORMICK: Uh-huh. 10 MS. McCORMICK: In Paragraph Eight, I 11 think there's a word misspelling. The first 12 line, it says "identity." I think it should 13 be "indemnify." 14 MS. McCORMICK: Okay. 15 MR. ROSS: And this may be off point, 16 but I don't know how the industry works. What 17 I want to happen is, we have maximum coverage 18 for all of our residents. 19 I think it would be a crying shame if we 20 go through this process and there is some 21 street in Glenciff where they can't have 22 improved cell tower coverage. Is that a 23 function of the power of the tower, or is that 24 a function of carriers? 25 I don't know, but what I would hate it</p> | <p style="text-align: right;">Page 16</p> <p>1 You know, that's one way of looking at it. 2 But those are all my comments. Thank you. 3 CHAIRMAN MILLS: Mr. Baumhover. 4 MR. BAUMHOVER: I noted just a couple 5 things while you were talking, Mr. Ross. So 6 the two five-year options, I thought it was 7 structured as like up to 20 years -- 8 MS. McCORMICK: Right. 9 MR. BAUMHOVER: -- by a 10-year, and go 10 to five years after that. 11 MS. McCORMICK: And I think what would 12 happen after that 20 years is that we would be 13 in a position to renegotiate a new lease. 14 So, you know, what this does is it 15 doesn't tie us into a longer period than 20 16 years, but at that point we may be in a 17 position to go and negotiate even more 18 favorable terms. 19 MR. BAUMHOVER: And then in Paragraph 20 5.1, I did notice that there was verbiage 21 about landscaping, to shield it. I don't know 22 if it's as strong as you want it to be. 23 MS. McCORMICK: Right. 24 MR. BAUMHOVER: It didn't say anything 25 about, you know, the required watering and</p> |

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| <p style="text-align: right;">Page 17</p> <p>1 things like that, but I think there is</p> <p>2 something in there.</p> <p>3 MR. MILLS: There is.</p> <p>4 MS. McCORMICK: I mean, just in general,</p> <p>5 I mean, the RFP tries to address a lot of</p> <p>6 issues, but a lot of this stuff will be</p> <p>7 fleshed out in the actual lease when we get to</p> <p>8 that.</p> <p>9 MR. BAUMHOVER: And I would like to add</p> <p>10 to Mr. Ross' concern that, you know, I would</p> <p>11 like to better understand, you know,</p> <p>12 how detectable --</p> <p>13 MS. McCORMICK: Right, capacity and</p> <p>14 coverage works.</p> <p>15 MR. BAUMHOVER: Right.</p> <p>16 MS. McCORMICK: Ken, can I ask you to</p> <p>17 maybe jump in and give kind of some</p> <p>18 information to the board at this point about</p> <p>19 the capacity and coverage as it relates to the</p> <p>20 tower.</p> <p>21 And maybe if the board wants us to, he</p> <p>22 can also address some of the things that we</p> <p>23 were talking about at the last meeting as far</p> <p>24 as how the type of tower affects capacity with</p> <p>25 respect to the tower structure, too.</p> | <p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 Where it gets a little bit more</p> <p>2 problematic for coverage is indoors, because</p> <p>3 of the materials on the house or the building,</p> <p>4 et cetera, or the trees and everything in</p> <p>5 between you and the tower sites that are</p> <p>6 already there. The coverage may be reduced,</p> <p>7 especially indoors.</p> <p>8 So what this -- what the proposed</p> <p>9 facilities ends up doing is -- you know,</p> <p>10 whether it's one or two, will end up improving</p> <p>11 not just outdoor coverage but indoor coverage</p> <p>12 as well.</p> <p>13 The more important reason for these</p> <p>14 sites, though, is capacity, and capacity</p> <p>15 stands for multiple things. You know,</p> <p>16 typically we think of capacity as the ability</p> <p>17 of the tower to meet the needs of all of the</p> <p>18 subscribers that are within the coverage area</p> <p>19 that are trying to use it at the same time.</p> <p>20 So capacity also refers to the ability</p> <p>21 of the tower to handle all of the simultaneous</p> <p>22 data sessions that are being requested by the</p> <p>23 individual phones.</p> <p>24 So while you may have coverage, if there</p> <p>25 are too many users trying to use the tower,</p> |
| <p style="text-align: right;">Page 18</p> <p>1 CHAIRMAN MILLS: Sure.</p> <p>2 MR. SCHMIDT: Sure. So can everyone</p> <p>3 hear me?</p> <p>4 MS. McCORMICK: Yes.</p> <p>5 MR. SCHMIDT: So, fundamentally, you</p> <p>6 know, it's a proposed location. You know,</p> <p>7 there are other towers, you know, within a</p> <p>8 two-mile radius.</p> <p>9 So what we're dealing with here are</p> <p>10 twofold issues that you have. You know,</p> <p>11 certainly the farther you get away from a</p> <p>12 tower, the worse the coverage is, the coverage</p> <p>13 being the amount of signal that is reaching</p> <p>14 your phone that is demonstrated by the number</p> <p>15 of bars at the top.</p> <p>16 But there are two unknowns that control</p> <p>17 how good of a phone call or a data session</p> <p>18 that you have, the first being coverage --</p> <p>19 whether you're inside an area that has</p> <p>20 coverage.</p> <p>21 In most cases, if you're outdoors, you</p> <p>22 should have fairly decent coverage. It may</p> <p>23 vary from wireless service provider to</p> <p>24 wireless service provider, without this</p> <p>25 tower.</p> | <p style="text-align: right;">Page 20</p> <p>1 the outside towers ringing, you know, in</p> <p>2 Westchase simultaneously, or there is</p> <p>3 significant traffic on some of the roads</p> <p>4 between them, there may be capacity issues.</p> <p>5 So even though the phone may read five</p> <p>6 bars, you may not be able to make a call or</p> <p>7 your data is being slowed down. You can</p> <p>8 typically see this.</p> <p>9 And, you know, capacity is impacted by</p> <p>10 being indoors as well. You know, the capacity</p> <p>11 is limited in terms of the number of towers.</p> <p>12 If your phone is indoors, it is connecting to</p> <p>13 a farther-away tower, which means signal</p> <p>14 strength may not be as strong, in which case</p> <p>15 capacity may be limited.</p> <p>16 That may, you know, explain why you were</p> <p>17 receiving slower speed or a blocked call or a</p> <p>18 dropped call when you're indoors. In</p> <p>19 addition, the towers that are being proposed</p> <p>20 with help with those issues.</p> <p>21 And, you know, you can expect, you know,</p> <p>22 that between these facilities and the existing</p> <p>23 communication towers that are already in the</p> <p>24 area, that there it will be pretty solid</p> <p>25 outdoor coverage, and if you don't have</p> |

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| <p style="text-align: right;">Page 21</p> <p>1 outdoor coverage now, you can reasonably 2 expect it. 3 As far as capacity, there are two things 4 that will drive capacity, the first being 5 additional sites or identification of sites by 6 adding towers in between existing towers, and 7 then, secondly, technological advances on the 8 equipment that is being placed on the towers. 9 So what happens here with the additional 10 tower is that to the extent that wireless 11 service providers can locate on the tower or 12 add equipment to the tower, you'll see 13 improved coverage and capacity. 14 The main benefit, though, of a tower 15 like this is capacity. The proximity to the 16 tower not only increases the number of 17 available calls that can be made 18 simultaneously, but it also increases the 19 speed at which your data connection will work. 20 Most people typically have, you know, 21 wi-fi or another type of facility indoors, you 22 know, for data itself, that your phone will 23 connect to. 24 But for voice, you're typically using 25 the cellular network, although there are some</p> | <p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 And the flagpole can accommodate an 2 equal number of users, but there are some 3 limitations of having to put the equipment 4 inside the pole, including heat inside the 5 pole, and then, secondly, just the size of 6 equipment itself. 7 So, generally speaking, if your 8 objectives are to maximize the amount of 9 equipment that a wireless service provider can 10 add to the structure, a monopole or a fake 11 tree would be more appropriate than a unipole 12 pole or a flagpole. Again, you know -- 13 MR. LEWIS: I'm sorry to interrupt, 14 because I maybe want to kind of paint the 15 picture for these guys because I had a total 16 misunderstanding when we talked the other day. 17 But for the rest of the supervisors, a 18 monopole is different than a flagpole because 19 all of the antennas are on the outside. It 20 looks -- it's just one pole, just like a 21 flagpole, but all the antennas are on the 22 outside. 23 Just I wanted to at least make sure 24 that everybody is clear on that, because I was 25 not.</p> |
| <p style="text-align: right;">Page 22</p> <p>1 cases where you would be able to use wi-fi as 2 well. The type of tower can -- it's not 3 likely to impact coverage, you know, whether, 4 you know, if -- if you're adding additional 5 cell towers in an area, coverage is going to 6 improve regardless of the tower type, for the 7 most part. 8 There are some limitations, but one that 9 you're addressing here. Where it becomes 10 slightly more of a problem with the type of 11 tower being chosen is with capacity. Mainly, 12 that some towers, especially those that 13 restrict the antennas to the inside of the 14 tower, like a unipole or a flagpole with the 15 antennas inside, can restrict the number and 16 amount of equipment that is used to add 17 capacity. 18 If you recall, when I talked about 19 capacity before, I mentioned you can increase 20 the density of sites and you can increase or 21 improve the equipment that's on the tower. 22 There are some types of towers, like a 23 monopole or an artificial-tree-type tower, that 24 has the ability to add more equipment for each 25 of the carriers that are on it.</p> | <p style="text-align: right;">Page 24</p> <p>1 CHAIRMAN MILLS: Okay. Thanks. 2 MR. SCHMIDT: And it tends to be ugly. 3 I mean, you know, in fairness, they tend to be 4 uglier because the equipment is put on the 5 outside, and it's not uniform. 6 Each of the wireless service providers 7 will use different types of antennas, 8 different remote radio units, which are boxes 9 that hide next to or behind the antennas, and 10 then the coaxial cable. 11 So what's happening definitively in the 12 last couple years is the amount of equipment 13 that each carrier is putting on a tower is 14 increasing, and we expect that to continue to 15 occur. 16 So while a flagpole with inside antennas 17 may be suitable for today's market, we don't 18 know that that's the best option going 19 forward. 20 The one caveat I will give, though, is 21 that the county may have a preference for 22 these types of towers, or concealed tower 23 applications, like a flagpole, which may 24 impact what the tower developer can actually 25 end up building.</p> |

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| <p style="text-align: right;">Page 25</p> <p>1 MS. McCORMICK: Ken, can I -- I just 2 have one question. This is Erin. I think -- 3 and I think that I know the answer to this, 4 but I want to make sure. 5 It seems like one of the concerns that 6 the board members have is that somebody might 7 come in here who gets awarded the proposal and 8 builds a cell tower, and then is only wanting 9 to locate one service provider on the tower 10 or two service providers on the tower, and 11 doesn't want to allow another carrier to go on 12 the tower. 13 And I thought that like there's 14 government regulations in place that require 15 that a tower, once it's built, has to allow to 16 like have co-locating on that tower if there 17 is space available. 18 MR. SCHMIDT: There is not a government 19 regulation other than at the county level, and 20 the county either mandates that, you know, the 21 tower offers, you know, to buy or allow 22 co-location, you know, on the tower, but 23 they're kind of powerless to enforce it. 24 Like, you know, the wireless service 25 provider, you know, will come in and, you</p> | <p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 historically there have been situations where 2 wireless service providers directly -- 3 MS. WHYTE: Sorry. 4 MR. SCHMIDT: -- they may not be as open 5 to co-location or may have a more difficult 6 process. For the most part, that's gone away 7 as well. And if there is a respondent to the 8 RFP that is a wireless service provider that 9 may be less willing to sublease or may have a 10 more difficult process, that's a factor you 11 can consider in your evaluation of the 12 responses. 13 MS. McCORMICK: Okay. 14 CHAIRMAN MILLS: Ken, this is Jim Mills. 15 Where do the -- we've seen some draft site 16 plans for the Glenclyff location. I haven't 17 seen anything yet that I recall for the 18 library area. 19 Where does responsibility for providing 20 those site plans fall? Is that with you as 21 the consultant, or a company that we look to 22 move forward with, or before we -- to make a 23 selection? Where does that fit into this 24 whole process? 25 MR. SCHMIDT: So it's our recommendation</p> |
| <p style="text-align: right;">Page 26</p> <p>1 know, suggest that we try to make a deal, and 2 perhaps they didn't. That's very uncommon, 3 though. 4 And I say that, in that, you know, with 5 -- especially with tower companies or 6 individual or even public tower companies, 7 their business model is based entirely upon 8 generating revenue and how many wireless 9 service providers they can put onto the tower. 10 Their ideal role, in every -- you know, 11 every tower company that we've worked with, 12 you know, their objective is to load the tower 13 up as quickly as possible. 14 There is -- there's very limit -- 15 there's very few situations that any tower 16 company would just choose not to lease to 17 somebody. 18 The only reason they would do that is 19 because perhaps they -- they're asking 20 for too much of a restraint, which is 21 something that can be controlled within your 22 lease with the tower company, that they have 23 to encourage co-location and doing it at 24 commercially reasonable rates. 25 The only exception to this is that</p> | <p style="text-align: right;">Page 28</p> <p>1 that the -- you know, and what's already 2 included within the RFP is a requirement that 3 the site plans be approved, you know, prior to 4 any construction. 5 So the -- my perception and belief is 6 that generally, you know, you don't need the 7 site plans up front, you know, other than for 8 the extent that you have chosen the location. 9 You may want to choose the location, or 10 in the case of, you know, the second site 11 that's being added, you may want the applicant 12 to at least choose a specific location, you 13 know, and then reply with the type of tower, 14 at least provide some type of rudimentary 15 lease exhibit, you know, in which to consider 16 what they're proposing. 17 But, ultimately, the full site plan 18 review, the full construction drawings review, 19 all of that is going to be within your lease 20 agreement, and a lease will not ultimately be 21 signed until you have seen the exact type of 22 tower at the end, to the extent that you would 23 like to see them. 24 Most of the respondents will actually 25 provide photo simulation of what the tower</p> |

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| <p style="text-align: right;">Page 29</p> <p>1 will look like, what the compound will look 2 like, what the fencing will be. They'll even 3 bring out samples, if necessary. 4 CHAIRMAN MILLS: Okay. Thank you. 5 Mr. Ross. 6 MR. ROSS: What I'm hearing Ken state is 7 that while the objective of our endeavor is to 8 increase and improve coverage, there's no 9 assurance that we will accomplish that to the 10 degree we would like. 11 Whether it's because a particular 12 carrier doesn't go on the tower, whether it's 13 because of the type of pole, whether it's 14 because of the construction of an individual 15 residence, whether it's because of the number 16 of people who are using a particular carrier 17 at the same time, there's just nothing we can 18 do to achieve the assurance that I was looking 19 for. 20 Is that a fair summary? Is that what 21 everybody else is hearing? 22 CHAIRMAN MILLS: Well, I think that is 23 probably true everywhere. You know, you go to 24 a big sporting event, and if the local cell 25 towers are overloaded, you can't make a call.</p> | <p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 MR. LEWIS: I was just going to ask Ken, 2 the other day when Erin and I talked with you, 3 maybe to Mr. Ross's concern, you had given, I 4 think, like a -- typically you get the first 5 carrier after the tower is built. 6 And then did you say it was like within 7 three to five years you expect the next 8 carrier to be -- that's typical, at least 9 what you've seen earlier? 10 MR. SCHMIDT: Yes. So there are two 11 things that I'll offer here. First, you know, 12 the private tower companies will not build a 13 tower unless they have a really strong belief 14 that a second tenant is going to come onto the 15 tower, you know. 16 And looking forward in our wireless 17 world right now, depending upon whether what 18 happens with the department of justice, you 19 know, we could be down to three nationwide 20 carriers soon. 21 So, you know, the probability is, you 22 know, historically, in the last couple years, 23 that you would build a tower, and then on 24 average, just over the last couple of years, 25 that you would see an additional tenant once</p> |
| <p style="text-align: right;">Page 30</p> <p>1 Right? So there is no controlling that aspect 2 of this discussion. But I also hear no matter 3 what we do -- 4 MR. SCHMIDT: There's some -- I'm sorry, 5 go ahead. 6 CHAIRMAN MILLS: -- but I also hear that 7 no matter what we do, it will improve what we 8 have today. A question that you're looking 9 for an answer to, I think, Mr. Ross, is, to 10 what extent? Right? 11 And I don't know that a hundred percent 12 is in the cards. Right? But, frankly, 13 improvements, and at no cost to the district, 14 is not a bad place to be -- right? -- as 15 opposed to if we were footing the bill for all 16 of this. 17 I think that would be a different 18 discussion we would be having about risk and 19 reward. Right? 20 MR. ROSS: I agree with your summary. I 21 think what you said is right. 22 CHAIRMAN MILLS: Okay. 23 MR. LEWIS: And, Ken, didn't you say -- 24 I'm sorry. I thought somebody was done. 25 CHAIRMAN MILLS: Go ahead.</p> | <p style="text-align: right;">Page 32</p> <p>1 every ten years. 2 So you would build the tower, one tenant 3 would be on the tower, and then another tenant 4 would come onto the tower within a ten-year 5 period, on average, in the last couple years. 6 I believe that because this particular 7 tower, you know, has been -- or the tower in 8 the Westchase, you know, has been in 9 discussion since nearly when I started my 10 business back in 2004, 2007, 2008, that there 11 is pent-up demand here, and I would expect 12 that you would have your second tenant within 13 three to five years, and possibly, of course, 14 you know, within that ten-year period. 15 CHAIRMAN MILLS: Okay. Another question 16 I have is -- so we've heard some discussion, 17 and, of course, realize that none of sitting 18 here are cell tower or cell technology expert, 19 but we have heard some discussions previously 20 about mini towers -- or what is it? -- 5G 21 technology. 22 And how does what we're talking about 23 here either complement, contradict, or 24 preclude the next generation of cell 25 technology?</p> |

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| <p style="text-align: right;">Page 33</p> <p>1 MR. SCHMIDT: So the misnomer about 5G, 2 you know, is that, you know, this next 3 generation of technology relies, you know, 4 exclusively on the small towers or small 5 cells. 6 So your -- you know, your words in terms 7 of complement are exactly right. To get 8 really fast speeds, there needs to be small 9 cells, you know, every 200, 400 feet from -- 10 you know, from residences. 11 To get good speeds, and by good speeds, 12 I mean, you know, likely what you have in your 13 house and your cable company, your fiber 14 company, means you're getting 100 megabits per 15 second. If you get those types of speeds, 16 you'll have them from the tower. 17 So when we're talking about with 5G is 18 an incremental increase in terms of the speeds 19 by which your devices work, you know, the 20 number of simultaneous devices that can be 21 connected, whether they're cell phones, 22 tablets, or information, or, you know, 23 internet of things, types -- types of 24 equipment. All of that can connect to the 25 tower as well.</p> | <p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 evolution here would be, you know, the quick 2 and easier solution with less discretion is to 3 allow the placement of the tower, and then 4 subsequently over the next five years, or even 5 perhaps a little bit longer, as 5G technology 6 really comes into itself, there may be 7 additional needs to allow small cells in parts 8 of the CDD depending on what your objectives 9 are with the technology itself. 10 CHAIRMAN MILLS: Okay. 11 MR. BAUMHOVER: And this is Forrest 12 Baumhover, and I had a question. 13 So let's fast forward to the end of 20 14 years where we're presumably well beyond 5G 15 and probably beyond 6G and whatever 7G 16 technology looks like, and we've got small 17 cell towers all over the place, and our 18 broadband is just distributed in such a way 19 that we don't really need these big towers 20 anymore. 21 Who does what in terms of -- I mean, 22 what are our options when it comes to what to 23 do with a big tower that might have outlived 24 its usefulness? 25 MS. McCORMICK: They have to take it</p> |
| <p style="text-align: right;">Page 34</p> <p>1 So there will be eventually 5G equipment 2 on the tower. If you're looking for -- if the 3 objective is to increase and, you know, 4 provide towers like an alternative broadband 5 provider to your phone, for most people, this 6 tower is not going to do that. 7 You'll be able to use your phones more 8 robustly. You'll be able to get, you know, 9 fast speeds, you know, with your data 10 transactions. You'll be able to do other 11 things that you haven't been able to do, you 12 know, but it will be less revolutionary and 13 more evolutionary. 14 To get to a point that -- where a 15 wireless service provider would actually act 16 as, you know, a cable company or a fiber 17 company, you know, providing service direct to 18 the home, there will be a lot more 19 identification install cells needed. 20 One of the things that we've been 21 assisting other communities with, including 22 another CDD in Florida with, is, you know, 23 evaluating proposals that they've received for 24 small cells throughout the neighborhood. 25 So what -- what would be a national</p> | <p style="text-align: right;">Page 36</p> <p>1 down when the lease is over. They have to 2 remove it. Yeah, that's part of the lease. 3 CHAIRMAN MILLS: Yeah, there's a 4 provision in there to remove it. 5 MR. BAUMHOVER: Okay. I just wanted to 6 make sure. 7 CHAIRMAN MILLS: Yeah, good question. 8 MR. SCHMIDT: And if I -- if anybody on 9 the board can help me figure out what's going 10 to happen in 20 years, I would love to hear 11 it. 12 CHAIRMAN MILLS: Fair enough. Matt, 13 anything we're missing? 14 MR. LEWIS: The only other thing that I 15 might add, and I don't know if Erin is going 16 to talk about this or not, but, you know, what 17 Ken and I and her had talked about the other 18 day, I think it was stuck in an attachment 19 that Erin had sent out, it's just to kind of 20 help us -- I thought this was a really good 21 idea to kind of help us all, you know, rank 22 our -- our preferences on what we each want to 23 see, and then kind of take an average, kind 24 of, you know -- I've got my own comments on 25 the draft RFP as well, Erin. I was going to</p> |

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| <p style="text-align: right;">Page 37</p> <p>1 send it back to you.</p> <p>2 MS. McCORMICK: Great.</p> <p>3 MR. LEWIS: It will have a little</p> <p>4 something to do with landscaping as well. But</p> <p>5 I think, you know, unless someone has any</p> <p>6 other crazy concerns or questions about that</p> <p>7 little seven-item ranking system that Ken</p> <p>8 provided, I thought it would be really helpful</p> <p>9 for us to look at that.</p> <p>10 I don't know if anybody else has any</p> <p>11 thoughts on it.</p> <p>12 MS. McCORMICK: I was just going to say,</p> <p>13 before we go into that, if the board has any</p> <p>14 questions that they wanted to address to Ken</p> <p>15 about lease base payments versus escalation of</p> <p>16 lease rates and revenue share percentage,</p> <p>17 he -- you know, he looks at that all across</p> <p>18 the country, so he would certainly be able to</p> <p>19 give me input or answer questions about that.</p> <p>20 CHAIRMAN MILLS: Mr. Chesney, any</p> <p>21 thoughts on that?</p> <p>22 MR. CHESNEY: Well, I have lots of</p> <p>23 thoughts on that, but I don't know that it's</p> <p>24 really appropriate until we get something</p> <p>25 back.</p> | <p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 aesthetics of the type of tower facility, and</p> <p>2 how much weight we give to that is, you know,</p> <p>3 up for discussion.</p> <p>4 And, Ken, I don't know if you have any</p> <p>5 thoughts about whether or not it's advisable</p> <p>6 for us ultimately to, you know, dictate in</p> <p>7 this RFP. It has, for example, if the board</p> <p>8 decided it has to be a flag -- I mean, not a</p> <p>9 flagpole, it has to be a tree, then I guess if</p> <p>10 that's where the board is at, then we would</p> <p>11 put that in this RFP.</p> <p>12 MR. SCHMIDT: Yes. I would recommend</p> <p>13 that -- one of the things we haven't talked</p> <p>14 about is the comparative cost of these</p> <p>15 options. And if you think of a scale, you</p> <p>16 know, with a monopoly being one times the</p> <p>17 cost, you know, a flagpole is going to be one</p> <p>18 and a half times the cost, and a tree-type</p> <p>19 facility can be three to four times the cost</p> <p>20 of the same height of tower.</p> <p>21 So the reason for some of these</p> <p>22 questions is trying to determine how important</p> <p>23 is the aesthetics, and from there, I can make</p> <p>24 some recommendations on what best meets those</p> <p>25 needs in terms of tower type.</p> |
| <p style="text-align: right;">Page 38</p> <p>1 I was just -- I actually wanted to just</p> <p>2 say the same thing that Matt just said about I</p> <p>3 thought the survey was a good idea. And so I</p> <p>4 didn't know if you brought some extra copies.</p> <p>5 I meant to return mine already. I don't know</p> <p>6 if anyone else did. Overachievers, but --</p> <p>7 MS. McCORMICK: I have one. If we can</p> <p>8 get copies made, if we wanted to do that.</p> <p>9 And the idea is that, you know, there are</p> <p>10 seven different factors, so you have to give</p> <p>11 each one a one, two, three, four, five, six,</p> <p>12 seven.</p> <p>13 MR. CHESNEY: I thought that would be a</p> <p>14 useful exercise as well. So I agree with you,</p> <p>15 Matt.</p> <p>16 MR. ROSS: Can I ask a question? While</p> <p>17 he was talking, it made me realize we want to</p> <p>18 dictate the type of pole. We don't want the</p> <p>19 tower company to do that.</p> <p>20 In your documents, does it have it that</p> <p>21 we dictate what type of pole will be used?</p> <p>22 MS. McCORMICK: Not yet, but that was</p> <p>23 one of the reasons that I thought the survey</p> <p>24 would be helpful, because we certainly are,</p> <p>25 you know, going to give some weight to the</p> | <p style="text-align: right;">Page 40</p> <p>1 But I do believe it's critical that the</p> <p>2 board, you know, place some criteria within</p> <p>3 the RFP, the design, what type of structure,</p> <p>4 or give some type of weighting for, you know,</p> <p>5 a preferred type of structure, because,</p> <p>6 otherwise, the bidders will bid low, but</p> <p>7 assume a cheaper-tower-type, which may not be</p> <p>8 to your objectives, unless revenue is your</p> <p>9 highest objective.</p> <p>10 CHAIRMAN MILLS: Right.</p> <p>11 MS. McCORMICK: But I want to tell you</p> <p>12 -- I mean, is it correct to say that if you</p> <p>13 specify a more expensive type of tower, then</p> <p>14 that could have the potential to impact how</p> <p>15 quickly you get different service providers</p> <p>16 locating on the tower, because the lease rate</p> <p>17 then that the tower company charges might be</p> <p>18 more expensive, so you might then affect</p> <p>19 whether a cell company wants to locate on this</p> <p>20 particular tower.</p> <p>21 MR. SCHMIDT: It could, but you have</p> <p>22 some impact on that as well by allowing -- you</p> <p>23 know, if -- if it comes back you want a more</p> <p>24 expensive tower, it may make sense to reduce</p> <p>25 the lease rate for the revenue share, you</p> |

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| <p style="text-align: right;">Page 41</p> <p>1 know, or allow capital contributions from the</p> <p>2 tenants.</p> <p>3 But you are correct that the type of</p> <p>4 tower can have a negative impact on the speed</p> <p>5 at which wireless service providers will --</p> <p>6 can locate on the tower.</p> <p>7 MR. LEWIS: I think the other thing we</p> <p>8 have to -- and, Erin, I think you were going</p> <p>9 to check on it -- but before we get into the</p> <p>10 RFP, we need to check what Ken said earlier</p> <p>11 about whether the county has any type of</p> <p>12 restrictions for our area on what type of pole</p> <p>13 it may be or maybe they may want.</p> <p>14 MS. McCORMICK: Right. Right. Yeah, I</p> <p>15 have not checked on that yet, but I will do</p> <p>16 that.</p> <p>17 MR. LEWIS: The other question I had,</p> <p>18 while we're kind of on this topic, is whether</p> <p>19 or not we should get -- I wonder how we should</p> <p>20 specify a maximum area that we would be</p> <p>21 willing to provide.</p> <p>22 I know we had talked with Vertex before,</p> <p>23 and, you know, I think we were at like 2100</p> <p>24 square feet for an area. But I also don't</p> <p>25 want to restrict them from their proposal, you</p> | <p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 predominantly, especially in Florida, is that</p> <p>2 when the flag flies, you know, as frequently</p> <p>3 as it does in the winds that are prevailing,</p> <p>4 with the rain and everything else, that the</p> <p>5 flags tend to deteriorate on a one- to</p> <p>6 two-year basis and have to be replaced</p> <p>7 frequently.</p> <p>8 So our recommendation would be, you</p> <p>9 know, one, consider flying it with a flag</p> <p>10 that's not United States, which does not</p> <p>11 require lighting at night, or, secondly, just</p> <p>12 do without the flag and have a flagless</p> <p>13 flagpole, or what we call a unipole.</p> <p>14 CHAIRMAN MILLS: I guess that's a good</p> <p>15 clarification for me. I assumed the flagpole</p> <p>16 would have a flag on it. So thank you for</p> <p>17 that.</p> <p>18 Back to Erin's question about lease</p> <p>19 escalation revenues. What's been your</p> <p>20 experience with that category?</p> <p>21 MR. SCHMIDT: The average escalation, at</p> <p>22 least in our database, is 2.7 percent per</p> <p>23 year. Admittedly, it is declining. In recent</p> <p>24 years, as some of the wireless service</p> <p>25 providers have pushed very hard to get down to</p> |
| <p style="text-align: right;">Page 42</p> <p>1 know, and what might be needed. So I want to</p> <p>2 get some thoughts on that.</p> <p>3 MR. SCHMIDT: So my recommended amount</p> <p>4 of space would be 2500 feet. The tower</p> <p>5 companies prefer 10,000, but in areas where</p> <p>6 it's tight, you know, they're certainly</p> <p>7 willing to do with less.</p> <p>8 2500 tends to be the least amount that</p> <p>9 they deem to be, you know, capable of fitting</p> <p>10 four tenants, you know, with slightly reduced</p> <p>11 equipment sizes.</p> <p>12 So ideally, it would around 5,000 square</p> <p>13 feet, minimum should be 2500 square feet.</p> <p>14 MR. LEWIS: Okay. Thank you.</p> <p>15 CHAIRMAN MILLS: On the flagpole</p> <p>16 configuration, how is the flag illuminated at</p> <p>17 night?</p> <p>18 MR. SCHMIDT: Typically you would go</p> <p>19 without a flag.</p> <p>20 CHAIRMAN MILLS: Okay.</p> <p>21 MR. SCHMIDT: You can require them to</p> <p>22 add a flag, and you can require them to light</p> <p>23 it, but that's additional maintenance and</p> <p>24 utility cost for them.</p> <p>25 The other issue that we found purely</p> | <p style="text-align: right;">Page 44</p> <p>1 2 percent, nonetheless, we're recommending a</p> <p>2 minimum of three percent.</p> <p>3 CHAIRMAN MILLS: Okay. All right.</p> <p>4 Anything else, gentlemen?</p> <p>5 MR. ROSS: I'll just throw out there, I</p> <p>6 found the comments very helpful, his comments</p> <p>7 about he predicts that in five years we're all</p> <p>8 going to talking about putting up additional</p> <p>9 mini towers.</p> <p>10 That influences me in terms of what kind</p> <p>11 of tower we should be talking about, that if</p> <p>12 we're going to be talking about additional</p> <p>13 little mini towers in five years, why wouldn't</p> <p>14 we take the least visually offensive tower as</p> <p>15 possible now? I found it helpful.</p> <p>16 CHAIRMAN MILLS: Okay. Matt, anything</p> <p>17 else?</p> <p>18 MR. LEWIS: No, I don't think so. I</p> <p>19 think I'm good here.</p> <p>20 MR. BAUMHOVER: I do have a question.</p> <p>21 It's about the -- it's about the statement --</p> <p>22 I think, it's 5.8, "The lessee shall remove</p> <p>23 all its personal property."</p> <p>24 I'm going to ask and make sure that we</p> <p>25 don't -- we assume that a cell tower is not</p> |

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| <p style="text-align: right;">Page 45</p> <p>1 considered real property. 2 MS. McCORMICK: Right. Right. Yeah. 3 Yeah. 4 MR. BAUMHOVER: I just want to make sure 5 that -- 6 MS. McCORMICK: Yes. Yes. I would 7 agree. Yes, it just would be the land that 8 would be the real property. 9 MR. BAUMHOVER: Not -- not whether or 10 not it's a fixed structure affixed to the land 11 or anything like that? 12 MS. McCORMICK: Right. Right. Yeah. 13 But that's a good question for everybody. 14 MR. SCHMIDT: In Florida, towers are 15 considered personal property. 16 MR. BAUMHOVER: Okay. All right. I 17 wanted to make sure I clarified that and 18 understood it. 19 MR. SCHMIDT: Yes. 20 CHAIRMAN MILLS: Where do we go from 21 here, Erin? 22 MS. McCORMICK: Okay. So, I mean, I 23 think that there's still -- at least a couple 24 of points that the board needs to, you know, 25 give me some direction on.</p> | <p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 can be there if -- you know, between now and 2 then we'll decide that. If you guys would 3 rather just hash it out, then you can just let 4 me know, but I'll put it on my calendar. 5 CHAIRMAN MILLS: Okay. It's the 18th. 6 Right? Two weeks. 7 MS. McCORMICK: Okay. 8 MR. LEWIS: Jim and Erin, that was my 9 thought, was that to maybe -- I thought this 10 would be best hashed out at a workshop, and, 11 you know, maybe if we all worked through the 12 criteria or the evaluations of the seven 13 things, and we can talk about it then. I 14 thought that just might be the best way to get 15 through it. 16 CHAIRMAN MILLS: Okay. 17 MS. McCORMICK: Okay. All right. Well, 18 Ken, thank you so much. I appreciate it. 19 MR. SCHMIDT: Very good. Happy to help. 20 CHAIRMAN MILLS: Thanks, Ken. 21 MR. SCHMIDT: Thank you everyone. 22 MS. McCORMICK: Bye-bye. 23 MR. SCHMIDT: Bye. 24 MR. MENDENHALL: You also have -- just 25 to let you know, you have some gentlemen here</p> |
| <p style="text-align: right;">Page 46</p> <p>1 One is the type of tower, if we want to 2 be specific in this RFP; and, second of all, 3 what the specifics are going to be of the 4 evaluation criteria. And I think that's where 5 these surveys come in. 6 So I don't know if we want to try to 7 finalize all of that today. I -- I really 8 appreciate Ken being available this afternoon. 9 I don't think you all gentlemen have any more 10 questions for him right now. I think that -- 11 CHAIRMAN MILLS: No. We appreciate what 12 he's done. 13 MS. McCORMICK: -- we can go forward. 14 CHAIRMAN MILLS: My guess is that we'll 15 spend more time on this at the next workshop 16 and kind of plod through all the weeds of this 17 thing, hopefully, with a revised draft RFP 18 based on the input. 19 MS. McCORMICK: Right. Sure. Yes. 20 MR. CHESNEY: Will Erin then going to 21 come to the workshop since she is the one 22 organizing that, or is someone else? 23 CHAIRMAN MILLS: What's your 24 recommendation? 25 MS. McCORMICK: I -- I think we can -- I</p> | <p style="text-align: right;">Page 48</p> <p>1 to talk about the nano bubblers. I just 2 wanted to let you know you have other guests. 3 CHAIRMAN MILLS: Okay. Do you want to 4 tackle them up front -- well, let's finish the 5 attorney's report. 6 MR. ROSS: Do we need to answer your 7 question to what type of pole that we prefer, 8 or is that what we are going to hash out at 9 the workshop? 10 MS. McCORMICK: I think that the survey 11 is going to impact what you decide to do with 12 respect to the type of pole. So I would say 13 that that would probably be something to be 14 finalized at the workshop as far as that. 15 CHAIRMAN MILLS: And my expectation 16 would be, we'll have feedback from the county 17 on the limitations or restrictions they may 18 have. 19 MS. McCORMICK: Yes. Yes. Absolutely. 20 Right. 21 CHAIRMAN MILLS: Right? Because that 22 would be a key factor. Right? 23 MS. McCORMICK: Yes. 24 CHAIRMAN MILLS: Okay. So why don't we 25 finish your report, and then we'll tackle the</p> |

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| <p style="text-align: right;">Page 49</p> <p>1 folks that are here so they don't have to sit 2 through the rest of this.</p> <p>3 MS. McCORMICK: Okay. Okay.</p> <p>4 So on the street trees and the sidewalk 5 issues, I have been talking with -- I've 6 talked with the assistant county attorney 7 about both of those issues, and I've also 8 talked to Joe Gross at the national resources 9 department at Hillsborough County, who 10 actually had a great idea, I think, that may 11 be helpful for the street trees, that -- you 12 know, I don't know that our landscape 13 consultant had mentioned this.</p> <p>14 But I found out that in other 15 communities within Hillsborough County there 16 have been sometimes when the county has issued 17 a global permit for street tree removal and 18 replacement within the community, so either 19 within, you know, a subdivision of the 20 community or even potentially it could be 21 throughout the community.</p> <p>22 And what that means is that they would 23 work with whoever, whether it would be the WCA 24 or the CDD, to identify what types of 25 replacement trees can be utilized within the</p> | <p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 MR. CHESNEY: My thoughts are we should 2 go ahead and get the permit for the entire 3 community, and I think we kind of -- at our 4 workshop kind of worked out what we were going 5 to do. So we think we have that --</p> <p>6 CHAIRMAN MILLS: Yeah.</p> <p>7 MR. CHESNEY: -- worked out, because 8 Forrest was bright enough to invite the person 9 from the modifications committee who set us 10 all straight, so --</p> <p>11 MS. McCORMICK: So could the permit be 12 with the CDD, or would the permit be with the 13 WCA --</p> <p>14 MR. CHESNEY: The CDD.</p> <p>15 CHAIRMAN MILLS: Subject to a doc change 16 -- right? -- by the WCA, which isn't today, 17 so --</p> <p>18 MR. CHESNEY: We determined that the 19 documents, the way they're written with the 20 WCA, it actually bounces it back to the CDD.</p> <p>21 MR. ROSS: That's probably in a 22 guideline. Is that what he's reading from? 23 There's whole separate legal issue of 24 whether a guideline can trump the actual 25 declaration, but let's stay away from that.</p> |
| <p style="text-align: right;">Page 50</p> <p>1 community, or within different sections of the 2 community.</p> <p>3 They would issue then to either the WCA 4 or to the CDD -- we would make the request for 5 the tree removal and the tree replacement, and 6 they would work directly with us as opposed to 7 working with the homeowners.</p> <p>8 So that could be an option for how we 9 would proceed on this. And if the CDD wanted 10 to do that, you know, without getting into 11 coordinating with the WCA, then that would be 12 an option.</p> <p>13 I don't think that they have any 14 experience with doing this on the scale of the 15 Westchase community. So what he recommended is 16 that, you know, maybe we would want to 17 identify like one subdivision within the 18 community, set that up, and then, you know, we 19 could look at other areas of the community.</p> <p>20 And he also offered, like if we have 21 specific areas right now where we have tree 22 removal requests or issues that we have 23 identified, that they are happy to look at 24 that and work with the CDD on that, so --</p> <p>25 CHAIRMAN MILLS: Okay. Thoughts.</p> | <p style="text-align: right;">Page 52</p> <p>1 If that's their legal conclusion --</p> <p>2 MS. McCORMICK: Well, I think the beauty 3 of this is we don't get into the issue of who 4 actually, you know, should control or have 5 jurisdiction over those street trees.</p> <p>6 The county seems very ready and willing 7 to work with the CDD so that we can control 8 the process, so that might be the perfect 9 solution.</p> <p>10 MR. CHESNEY: So my suggestion is, we go 11 and get those universal permits. So whatever 12 that needs to --</p> <p>13 CHAIRMAN MILLS: What's required to do 14 that?</p> <p>15 MS. McCORMICK: He sent me the permit 16 process. We need to identify basically the 17 palette of trees that would be approved for 18 replacement trees.</p> <p>19 And I think -- I mean, I haven even 20 looked or studied in detail the street plan 21 that was put together, but it seems like that 22 varies from subdivision to subdivision.</p> <p>23 CHAIRMAN MILLS: Yes, it does.</p> <p>24 MS. McCORMICK: So that's -- you know, 25 that's why we may want to, you know, actually</p> |

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| <p>1 have several different global permits as 2 opposed to one global permit. 3 MR. CHESNEY: Did we ever actually 4 formally approve the street tree plan? 5 MR. MAYS: No. 6 MS. McCORMICK: No, I don't think so. 7 MR. CHESNEY: So we probably need to 8 approve that, and then for you to submit it 9 for permitting, so -- 10 CHAIRMAN MILLS: Doug. 11 MR. MAYS: I did talk with the county 12 arborist today, Hillsborough County, the guy 13 that does do the permits. And we've set up -- 14 he's got to get with his counterpart to sit 15 down and have a discussion about that. 16 He feels that it is doable, that the CDD 17 can control the street tree issue by doing 18 just that. 19 MS. McCORMICK: Sounds like you and I 20 maybe have been talking to two different 21 people, but I feel like at least the person 22 that I talked to today was very -- you know, 23 very helpful on this. If you have another 24 contact, that's great, but -- 25 MR. MAYS: Well, you probably talked to</p> | <p>1 open, you know, permission, within this 2 approved permit place any trees we want in 3 that neighborhood. 4 And then if someone goes to Doug's 5 replacement and says, "Hey, I want to put this 6 tree in this neighborhood," and that wasn't 7 really in accordance with the master -- you 8 know, the plan that we approved today, then we 9 could run afoul even though we're in 10 compliance versus if you took certain 11 communities and said, "Hey, let's create a 12 Harbor Links specific one, where we're going 13 to replace the palms with palms," and then we 14 take the Bridges specific one and replace with 15 whatever the street tree plan allows for in 16 that specific neighborhood. 17 Then you kind of set up the process for 18 the future, so you don't inadvertently -- I 19 mean, we can always change it when we need to, 20 but you don't -- that's kind of like one 21 potential, you know, accident that we prevent 22 in the future, I mean, just for consideration. 23 MS. McCORMICK: Well, just remember -- 24 I'm not sure -- I'm not sure that I know what 25 the concern is.</p> |
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| <p>1 somebody higher up. I just talked to the guy 2 that comes out and actually approves the 3 permits and told him I wondered if it's 4 possible for us for him just to approve the 5 permit without CDD authorization. 6 And he said, of course, we can do it 7 that way, that the CDD can be involved in 8 which trees, because I told him, this board 9 was more concerned with saving trees and 10 possibly doing some root pruning sometimes. 11 Obviously, if we have a diseased tree, 12 it's got to go; but if we can do root pruning, 13 he supports something like that, too. 14 MR. BAUMHOVER: I got a question. I'm 15 thinking maybe a little further down the road. 16 Specifically, you know, if you hire your 17 replacement and retire off into the sunset, 18 and, I mean, because -- 19 MR. MAYS: Yeah, I got you. 20 MR. BAUMHOVER: -- so two different 21 scenarios. One, we get the universal plan 22 that kind of says, here's a street tree plan 23 and here's -- and this goes to your point, 24 Erin, I think. 25 So I envision that we have basically</p> | <p>1 But the CDD would actually be applying 2 for the permit to remove the trees -- 3 MR. BAUMHOVER: Oh, no. No. No. I'm 4 talking about if someone without Doug's 5 expertise, who knows all the areas, at some 6 point does replacement, and the person is not 7 sitting here at this conversation today and 8 has not been a part of the conversation that 9 approves the street tree plan of today. 10 I think that if we look beyond today's 11 problem and kind of towards the future, and 12 making sure that, you know, we set up the 13 process so that it's not that we're going to 14 address every single possible thing that comes 15 up, but someone could possibly look at a 16 permit and put a tree in the wrong 17 neighborhood without today's insight. 18 CHAIRMAN MILLS: Well, I think the plan 19 would outlive current staff. Right? Somebody 20 comes in after Doug retires, and the street 21 tree plan, which is potentially about to be -- 22 MR. BAUMHOVER: How does that work with 23 the original cell tower agreements that we got 24 20 years ago? 25 CHAIRMAN MILLS: No. No. What I'm</p> |

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| <p>1 saying is, the plan says this neighborhood 2 gets these trees. Whether it's Doug telling 3 them that or Joe who replaces him telling them 4 that, it's the plan that governs that 5 activity, not the property manager. 6 MR. BAUMHOVER: Right. 7 MS. McCORMICK: Yeah. And, remember, I 8 think the way that this is going to work, 9 we're going to have this global permit issued 10 by the county. 11 But when there is actually a tree that 12 needs to be removed and replaced, you still 13 have to go to the county to get that signed 14 off on. 15 So it's not like it's a one-time permit 16 and then you don't have to deal with the 17 county. 18 CHAIRMAN MILLS: I would share the 19 concern you just articulated. If the street 20 plan was in his head, and it was his expertise 21 that we were relying on solely for 22 neighborhood specific options. Right? 23 But it kind of becomes, for lack of a 24 better term -- right? -- a CDD guideline that 25 then has to be followed, whether it's Doug or</p> | <p>1 CHAIRMAN MILLS: Okay. All in favor. 2 (Board Members signify in the 3 affirmative.) 4 CHAIRMAN MILLS: Matt. 5 MR. LEWIS: Aye. 6 CHAIRMAN MILLS: Okay. Thank you. That 7 passes. 8 (Motion passes.) 9 CHAIRMAN MILLS: Sir, please state your 10 name and address for the record. 11 MR. TACKETT: Jim Tackett, 9710 12 Dunscroft Lane in the Woodbay area. 13 I recently had a tree knocked down 14 recently by a garbage truck, and he was kind 15 enough to get it taken care of quickly, and we 16 still have some root issues. 17 But you're talking about this global 18 permit and time frame. I was told that we got 19 to kind of wait and see what's coming. I live 20 on a corner lot, and behind me -- the house 21 behind me is a corner lot also. So we have 22 quite a long -- we got probably 40, 45 yards 23 between the houses. 24 I've had cars drive through our yards. 25 Kids, I'm assuming, I hope it's not adults,</p> |
| Page 58 | Page 60 |
| <p>1 Bill or Joe or Mary or whoever. Right? 2 MR. BAUMHOVER: All right. 3 CHAIRMAN MILLS: Mr. Chesney. 4 MR. CHESNEY: So I just wanted to -- 5 because it's my understanding it would be 6 beneficial to have the street tree plan 7 submitted with your request for the permit. 8 So I'm willing to make the motion to go 9 with the current plan that we have as long as 10 that's acceptable to everyone. 11 CHAIRMAN MILLS: Go ahead. 12 MR. CHESNEY: So I move that we need to 13 accept the street tree plan as prepared by 14 Davey Landscaping -- that's who did it? 15 MR. MAYS: Davey's Arborist. 16 MR. CHESNEY: Arborist. 17 CHAIRMAN MILLS: Any second to that? 18 MR. ROSS: I'll second it. 19 CHAIRMAN MILLS: Okay. 20 AUDIENCE: And being a first-time person 21 at one of these things -- 22 CHAIRMAN MILLS: Hold on just a second, 23 please. 24 Any other discussion among the board? 25 (No response.)</p> | <p>1 drive through and tear up the yards, which I 2 have re-sodded twice. 3 When the tree is not there, it leaves it 4 more vulnerable to allow that to happen. 5 There was one tree there we talked, when we 6 first bought the house, about being able to 7 put another one. 8 What time frame are we waiting to make a 9 decision? Because I need to do something so 10 I'm not re-sodding my yard again. 11 CHAIRMAN MILLS: Doug, what can you tell 12 us about this particular case? 13 MR. MAYS: It's one of the neighborhoods 14 that we have four -- I believe four or five 15 different types of trees in this community, 16 which we've been replacing a lot of these 17 Drake elms, which is a tree that fell over 18 there, with sabal palms, which there are a 19 quite a few of them in the neighborhood. 20 His yard is full of queen palms. We do 21 have queen palms over there, too. So my plan 22 was to put a sabal palm back in that location. 23 MS. McCORMICK: I mean, one of the 24 things I know that the county's natural 25 resources department does with respect to</p> |

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| <p style="text-align: right;">Page 61</p> <p>1 their tree palette is they only allow, I think, 2 20 percent of the trees to be palms, and I'm 3 not sure that queen palms are even an 4 allowable replacement tree. So that's going 5 to have a bearing on replacement trees. 6 MR. MAYS: Yes. That's why I say the 7 sabal, not the queen, because of that reason. 8 It's not on the county list. 9 MR. CHESNEY: What did we just 10 approve -- 11 MR. ROSS: I think what the gentleman is 12 alluding to is, when we began to take up this 13 issue, we asked Doug to abate taking any 14 action. 15 I think by passing the motion just 16 passed, that essentially terminates abatement, 17 so we're now saying go forward in accordance 18 with the plan. And so your question was 19 appropriate given that the motion just passed. 20 He'll be able to take action. 21 MR. TACKETT: Okay. And if one tree is 22 down, can I pay to get another tree? 23 MR. MAYS: It's such a long lot anyway, 24 I think we should have two trees on that spot, 25 if possible. And it may have been at one</p> | <p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 now moving forward. We've kind of been in a 2 holding pattern. 3 MR. TACKETT: I kind of read about it, I 4 guess, in the WOW and so forth. 5 CHAIRMAN MILLS: Yeah, that's where 6 we've been. And we've taken a big step 7 forward, and you'll be one of the first 8 beneficiaries of that. 9 MR. MAYS: Thursday, we'll be there to 10 do the stump. 11 MR. TACKETT: That's fine. 12 MR. MAYS: And we'll get the trees 13 ordered. 14 MR. TACKETT: Okay. Thank you all. 15 CHAIRMAN MILLS: You're welcome, sir. 16 Thank you. 17 MR. TACKETT: Enjoy your evening. 18 CHAIRMAN MILLS: Thanks for your 19 patience. 20 MS. McCORMICK: And then on the sidewalk 21 issue, I also talked to the assistant county 22 attorney about that, and she has given me 23 somebody in public works, the maintenance 24 department, to talk to on that issue. 25 But she said that she thought that the</p> |
| <p style="text-align: right;">Page 62</p> <p>1 time. It was just one Drake elm there that -- 2 CHAIRMAN MILLS: I think, as this board 3 typically does, we'll defer to your judgment. 4 Right? 5 MR. ROSS: Yeah. And didn't we also 6 decide it would be appropriate for us to pay 7 for the permits, the permits henceforth, that 8 we pay for the permit? 9 MR. MAYS: We always pay for the tree 10 also. 11 MR. ROSS: Yeah. So I think that's the 12 one change. We decided we're going to pay for 13 the permits. The homeowners -- 14 MR. CHESNEY: We'll take care of it all. 15 CHAIRMAN MILLS: Will this universal 16 permit replace that process? 17 MS. McCORMICK: I'm not sure if there is 18 going to be additional fees that will be 19 payable each time that there is a change out 20 of a tree or a replacement of a tree, but I'll 21 find out about that. 22 But we will definitely be the applicant 23 paying for anything that would apply. 24 CHAIRMAN MILLS: Yeah. Okay. 25 So the answer to your question is, we're</p> | <p style="text-align: right;">Page 64</p> <p>1 county would work with the CDD if we wanted to 2 do maintenance of the sidewalks infrastructure 3 that the county has within the public rights 4 of way. 5 She said that she did not think that the 6 county would, you know, pay for any 7 maintenance activity that the CDD did on our 8 sidewalks. So we would probably have to do 9 some sort of agreement with the county and 10 then we would have to pay for it. 11 CHAIRMAN MILLS: On county right of ways 12 or behind gates? 13 MS. McCORMICK: On public rights of way. 14 This is within the public rights of way, not 15 beyond gates. 16 CHAIRMAN MILLS: Well, isn't that their 17 responsibility? 18 MS. McCORMICK: And they do maintain the 19 infrastructure. The issue that we've been 20 talking about, though, is they are not doing 21 it quickly. 22 CHAIRMAN MILLS: Quickly enough. 23 MS. McCORMICK: And so if the CDD wanted 24 to take on responsibility for paying and doing 25 that maintenance, there was -- there was</p> |

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| <p style="text-align: right;">Page 65</p> <p>1 direction given to explore that with the</p> <p>2 county.</p> <p>3 CHAIRMAN MILLS: Mr. Chesney.</p> <p>4 MR. CHESNEY: So historically they've</p> <p>5 been fine if we replaced the sidewalk, but not</p> <p>6 if we maintained it, like, a/k/a, grinding it</p> <p>7 down. So would this then include both?</p> <p>8 For some reason, whenever we would grind</p> <p>9 the sidewalk, they insisted they do the</p> <p>10 grinding, but we could replace the sidewalk,</p> <p>11 if we were willing to pay for it, using a</p> <p>12 contractor.</p> <p>13 MS. McCORMICK: I was thinking that we</p> <p>14 would be asking for the ability to, you know,</p> <p>15 maintain and repair the sidewalks, not just do</p> <p>16 replacement.</p> <p>17 MR. CHESNEY: Yeah. I mean, they do do</p> <p>18 some in here when people complain. So I would</p> <p>19 be in favor of moving forward with that, but I</p> <p>20 would obviously -- if they're willing to do</p> <p>21 some, that would be great, because sidewalks</p> <p>22 can get very expensive.</p> <p>23 MS. McCORMICK: And it could be very</p> <p>24 expensive if we were going to do the repairs</p> <p>25 ourselves.</p> | <p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 map that throughout our community, where we</p> <p>2 need work on sidewalks --</p> <p>3 MS. McCORMICK: Right.</p> <p>4 MR. ROSS: -- and that I believe</p> <p>5 someone was saying that if this transportation</p> <p>6 tax actually gets upheld by the Court, that</p> <p>7 we're on schedule to have all of our sidewalks</p> <p>8 repaired in October.</p> <p>9 MS. WHYTE: Sometime in early --</p> <p>10 sometime from October on, we're on schedule.</p> <p>11 MS. McCORMICK: Okay. So I'll just -- I</p> <p>12 will just put that on the back burner and not</p> <p>13 do anything on that right now.</p> <p>14 CHAIRMAN MILLS: Okay. Andy?</p> <p>15 MR. MENDENHALL: It's probably a moot</p> <p>16 point, but I was just curious. I don't think</p> <p>17 the county would indemnify the district. So</p> <p>18 would we take on liability from an insurance</p> <p>19 perspective if the district was fixing the</p> <p>20 sidewalks?</p> <p>21 MS. McCORMICK: Yeah, we didn't get --</p> <p>22 we didn't get that far into the discussion. I</p> <p>23 think it would be similar to the county would</p> <p>24 be looking to do something similar to a</p> <p>25 landscape maintenance agreement where we would</p> |
| <p style="text-align: right;">Page 66</p> <p>1 MR. CHESNEY: I mean, define "very</p> <p>2 expensive." Yes, it's hundreds of thousands</p> <p>3 of dollars if we did every single sidewalk --</p> <p>4 if we did every single sidewalk.</p> <p>5 MS. WHYTE: Possibly 1.2.</p> <p>6 MR. CHESNEY: What is it, 1.2 million?</p> <p>7 MS. WHYTE: With all of the sidewalks</p> <p>8 that needed to be replaced, including</p> <p>9 grinding, including any potential damage to</p> <p>10 anything else, depending on what the scenario</p> <p>11 was, the gentleman I spoke to, if you needed</p> <p>12 to do root pruning, you know, grinding,</p> <p>13 anything like that.</p> <p>14 There's a lot of variables, and they</p> <p>15 have a lot of sidewalks that still need to be</p> <p>16 done. And maybe he's talking overall budget</p> <p>17 for Westchase, in particular, when he started,</p> <p>18 but --</p> <p>19 MS. McCORMICK: So I guess my question</p> <p>20 is, do you want me to continue pursuing this</p> <p>21 with the county right now or not?</p> <p>22 CHAIRMAN MILLS: Let's hear from some of</p> <p>23 the folks. Mr. Ross first.</p> <p>24 MR. ROSS: I was going to suggest not,</p> <p>25 because I think it was Sonny that produced a</p> | <p style="text-align: right;">Page 68</p> <p>1 have to agree to abide by their regulations.</p> <p>2 MR. CHESNEY: And I think that's why the</p> <p>3 county didn't want us grinding it but was</p> <p>4 willing to let us hire contractors to replace</p> <p>5 as much as we wanted.</p> <p>6 CHAIRMAN MILLS: Sure. Yeah.</p> <p>7 MR. ROSS: Before we get off trees, I</p> <p>8 wanted to ask you a question or raise</p> <p>9 something. Are we done with trees?</p> <p>10 CHAIRMAN MILLS: Go ahead.</p> <p>11 MR. ROSS: Would you look at the issue</p> <p>12 about the factual pattern where we have a tree</p> <p>13 that's a street tree and its root system</p> <p>14 grows underneath the sidewalk and goes into</p> <p>15 the homeowner's property and does damage to</p> <p>16 their irrigation pipes?</p> <p>17 My understanding of Florida law is we,</p> <p>18 as the owner of the tree, we're not</p> <p>19 responsible; that the homeowner is</p> <p>20 responsible, and they can even go to the steps</p> <p>21 of cutting off the roots to the point that</p> <p>22 they delve into their property.</p> <p>23 But I know that's a practical question</p> <p>24 that comes up with Doug, that homeowners will</p> <p>25 say, oh, your root system pushed up my</p> |

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| <p style="text-align: right;">Page 69</p> <p>1 driveway or damaged my irrigation pipes. I</p> <p>2 think if you could look at and resolve that</p> <p>3 question, it would be helpful to them on a</p> <p>4 day-to-day end.</p> <p>5 CHAIRMAN MILLS: So there is one or two</p> <p>6 pieces to that, I think, in conversations with</p> <p>7 the prior chair.</p> <p>8 One is that the entire front strip is</p> <p>9 the responsibility of the homeowner to</p> <p>10 maintain.</p> <p>11 MS. McCORMICK: Uh-huh.</p> <p>12 CHAIRMAN MILLS: Right?</p> <p>13 MS. McCORMICK: Under the WCA documents.</p> <p>14 Right.</p> <p>15 CHAIRMAN MILLS: Right. And, secondly,</p> <p>16 any of those that are county property --</p> <p>17 right? -- it's county responsibility.</p> <p>18 So in neither scenario is it CDD, even</p> <p>19 though we planted the tree, "we" being the</p> <p>20 district. Right? So --</p> <p>21 MR. ROSS: If we don't feel like it</p> <p>22 needs to be looked up legally, and that's the</p> <p>23 position of the district, I just think it</p> <p>24 would be helpful if we clarified that for</p> <p>25 staff so that -- I think it comes up sometimes</p> | <p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 MR. MAYS: I typically follow the air</p> <p>2 space rule. For instance, even if that tree</p> <p>3 was started in your yard, for example, and it</p> <p>4 came to the neighbor's yard, it's not the</p> <p>5 tree; it's where the roots or where the tree</p> <p>6 lands even -- if the tree lands on somebody's</p> <p>7 house.</p> <p>8 I'm told it's where it landed is who's</p> <p>9 responsible insurance and has to pay for the</p> <p>10 damage to the house. So I typically follow</p> <p>11 that same rule with roots.</p> <p>12 So if it's on their property, it's their</p> <p>13 responsibility.</p> <p>14 MR. BAUMHOVER: And that does depend on</p> <p>15 state law. Right? So if you, as the</p> <p>16 homeowner, asked the other homeowner --</p> <p>17 MR. MAYS: Correct.</p> <p>18 MR. BAUMHOVER: -- to fix that problem</p> <p>19 and they do not, then some states, I think</p> <p>20 that there is some sort of recourse.</p> <p>21 MR. MAYS: It gives you the right to</p> <p>22 trim it yourself.</p> <p>23 CHAIRMAN MILLS: I've trimmed them</p> <p>24 myself.</p> <p>25 MS. McCORMICK: Right. Yeah, if it gets</p> |
| <p style="text-align: right;">Page 70</p> <p>1 for them.</p> <p>2 CHAIRMAN MILLS: Yeah. The fine line</p> <p>3 there is that, as a courtesy, we have</p> <p>4 maintained the trees, replaced the trees,</p> <p>5 grinded the stumps.</p> <p>6 Any sidewalk repairs we have done have</p> <p>7 been under a courtesy, not a requirement.</p> <p>8 MS. McCORMICK: Have you done any</p> <p>9 repairs to the irrigation lines --</p> <p>10 MR. BAUMHOVER: I think Brian's question</p> <p>11 was a little bit different. Brian's question</p> <p>12 was about damage to irrigation lines on the</p> <p>13 homeowner's property.</p> <p>14 MS. McCORMICK: Right. Yeah. And I was</p> <p>15 just asking if we have done any repairs to</p> <p>16 that, and it sounds like the answer is no.</p> <p>17 CHAIRMAN MILLS: No.</p> <p>18 MR. ROSS: So our position is, on the</p> <p>19 homeowner. Similarly, if the irrigation lines</p> <p>20 run into that strip of land that is the right</p> <p>21 of way, or the district's, our position again</p> <p>22 is it's the homeowner's responsibility.</p> <p>23 CHAIRMAN MILLS: Uh-huh, to maintain.</p> <p>24 MR. ROSS: Okay. Just asking.</p> <p>25 CHAIRMAN MILLS: Yes.</p> | <p style="text-align: right;">Page 72</p> <p>1 over your property line, you can trim it.</p> <p>2 CHAIRMAN MILLS: That's correct.</p> <p>3 MR. ROSS: So do we have any outstanding</p> <p>4 tree issues then? Have we resolved them all?</p> <p>5 MS. McCORMICK: I think so. I think we</p> <p>6 just --</p> <p>7 MR. ROSS: Put it to bed.</p> <p>8 MR. MAYS: Only nine months.</p> <p>9 CHAIRMAN MILLS: Yeah. What else have</p> <p>10 we got, Erin?</p> <p>11 MS. McCORMICK: On the property that's</p> <p>12 on Promise Drive, so I have not gotten final</p> <p>13 -- a final information about what is going to</p> <p>14 be needed as far as any zoning changes or</p> <p>15 special use or conditional use approval for</p> <p>16 what we want to do as far as a community</p> <p>17 garden there.</p> <p>18 I'm talking to somebody who is over the</p> <p>19 land development department to get the best</p> <p>20 answer about that. But I think what it may</p> <p>21 come down to is for us to request a written</p> <p>22 zoning interpretation if it looks like we can</p> <p>23 do what we want to do without going through</p> <p>24 any zoning change, and, that way, we would</p> <p>25 have confirmation from the county that what we</p> |

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| <p style="text-align: right;">Page 73</p> <p>1 want to do on that property is allowed, so it 2 wouldn't become an issue in the future. 3 The issue with that is there is a fee 4 that the county charges for zoning 5 interpretation letters. It's about \$700, so I 6 didn't want to do that without making sure 7 that you guys are okay with that. 8 CHAIRMAN MILLS: Mr. Ross. 9 MR. ROSS: Question. What happens if we 10 choose not to go get that interpretation and 11 we just start doing what we want to do, 12 because I think I can make an argument, 13 whatever I put in the letter is going to be 14 approved by the county? 15 If we're growing plant material and I 16 would articulate to the county this is exactly 17 what we're doing elsewhere in the community, 18 growing plants, growing trees, stuff like 19 that, I think they're going to say, of course 20 you can do that. So why not -- 21 MS. McCORMICK: Well, I want to make 22 sure that they don't classify it as an 23 agricultural use, which that property is not 24 zoned for right now. And so my concern would 25 be that we do it then --</p> | <p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 you word the letter or ask for the zoning, 2 that you keep it as open as possible, because 3 we looked at some minor recreational community 4 farm. 5 MS. McCORMICK: Right. 6 MR. CHESNEY: So that's why I thought an 7 agricultural designation -- because all this 8 stuff zoned like on the other side of Sheldon 9 is agricultural, and they do everything on 10 that property. 11 MS. McCORMICK: Yes, but this property 12 is not zoned agricultural. So without going 13 through rezoning, to zone it for agricultural 14 use, we're -- we are in a zoning district 15 that's residential, and we need to keep the 16 uses within a residential category unless we 17 want to, you know, seek to rezone that 18 property. 19 MR. CHESNEY: Okay. I mean, I'm not 20 trying to make it more complicated. I just 21 want whatever you ask the county, you keep it 22 as open as possible. 23 It's more than just growing some trees 24 for our own use, it's a community farm, and 25 potential recreational activities for the</p> |
| <p style="text-align: right;">Page 74</p> <p>1 MR. CHESNEY: Why would that be a 2 problem? 3 MS. McCORMICK: Because you can't do 4 plant farms in residentially zoned districts. 5 MR. ROSS: But we're not talking about 6 -- I'm sorry. I interrupted. I apologize. 7 MS. McCORMICK: Right. I want to make 8 sure what we're talking about, which is 9 growing trees for this community for 10 throughout this community would not be deemed 11 to be the type of use that's only permitted in 12 agricultural district. 13 My concern would be, you know, we do it 14 -- somebody gets upset that they don't think 15 that that property should be used that way, 16 complains to the county, the county says you 17 don't have the proper zoning for this, and 18 then, you know, we're in a code enforcement 19 issue. So that's why I want to make sure that 20 we do this properly. 21 CHAIRMAN MILLS: I think it would be 22 appropriate to button that issue up. 23 Mr. Chesney? 24 MR. CHESNEY: Well, I agree. I just 25 think you need to keep your mind, like when</p> | <p style="text-align: right;">Page 76</p> <p>1 community. 2 MS. McCORMICK: Okay. I did not -- what 3 I had gotten, and I think we had talked about 4 this last month, so what I was talking about 5 was like garden plots and areas for community 6 gardening for different community 7 organizations, like the Boy Scouts, the 8 elementary school, a pole barn. 9 I did not have on my list recreational 10 uses, but I think any type of recreational use 11 would be allowed anyway. 12 MR. CHESNEY: Yeah. Okay. 13 MS. McCORMICK: But if there is anything 14 else that I am not including that we want to 15 make sure it's covered in this, that would 16 be -- 17 MR. CHESNEY: I think that's all 18 appropriate for that. 19 MR. ROSS: Just to be clear, it's not 20 for commercial purposes, not for resale of any 21 of this stuff that would be growing. It's all 22 consistent with things going on in the 23 community. 24 MS. McCORMICK: Right. Yes. 25 MR. CHESNEY: Yeah. Exactly.</p> |

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| <p style="text-align: right;">Page 77</p> <p>1 MR. MAYS: Is there a certain type of</p> <p>2 fencing we have to that off with?</p> <p>3 See, I see all this traffic coming from</p> <p>4 -- I mean, I've seen them dump their debris on</p> <p>5 our property over there. I mean, there is</p> <p>6 debris left over. So I think it needs to be</p> <p>7 fenced in.</p> <p>8 MS. McCORMICK: Yeah. There are</p> <p>9 definitely requirements about the type of</p> <p>10 fencing that you can put in on this property.</p> <p>11 So we need to make sure that we do what's</p> <p>12 allowed under the land development code.</p> <p>13 CHAIRMAN MILLS: Mr. Ross.</p> <p>14 MR. ROSS: Since it's been raised,</p> <p>15 because I was going to raise it when we got to</p> <p>16 the budget, I was going to ask, can we go</p> <p>17 ahead and start to clear the land, go ahead and</p> <p>18 erect a fence?</p> <p>19 Then we might as well do that, because</p> <p>20 you're right, people from around the community</p> <p>21 are going to come in; and if we're successful</p> <p>22 in getting our zoning approval and we have</p> <p>23 kids from the elementary school or from the</p> <p>24 scouts out there doing good things, I don't</p> <p>25 want parents worried about there's going to be</p> | <p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 at the survey on there. But I'm fairly</p> <p>2 confident from my memory and from the lawsuit</p> <p>3 that I think that we can access the property</p> <p>4 through Promise Drive now.</p> <p>5 MR. ROSS: And so do it inside. There</p> <p>6 needs to be vehicular access, so that at some</p> <p>7 point, if we do get a community garden going</p> <p>8 and a truck's going to want to come in and</p> <p>9 bring in the appropriate concrete blocks or</p> <p>10 wood planks or whatever it takes to construct</p> <p>11 that.</p> <p>12 MR. CHESNEY: Yeah.</p> <p>13 MS. McCORMICK: So we're going to allow</p> <p>14 vehicles to park on the property in connection</p> <p>15 with that.</p> <p>16 MR. CHESNEY: Potentially. I don't know</p> <p>17 that we're making that decision now, but you</p> <p>18 want to --</p> <p>19 MR. MAYS: Well, we got stopped by a</p> <p>20 resident on the golf course.</p> <p>21 MR. BAUMHOVER: I would say we would</p> <p>22 encounter a lot of resistance from the</p> <p>23 residents along Promise Drive before we</p> <p>24 actually get to the point --</p> <p>25 MR. ROSS: It needs to be the rare</p> |
| <p style="text-align: right;">Page 78</p> <p>1 somebody that's going to come in and do</p> <p>2 something inappropriate.</p> <p>3 So my advocacy would be, let's go ahead</p> <p>4 and put up a fence, let's go ahead and clear</p> <p>5 the land, but if you need the kind of fence</p> <p>6 that you, as a dad, or in a supervisor</p> <p>7 capacity, like a scout leader or a school</p> <p>8 teacher would expect that would be secured and</p> <p>9 not easily penetrable, et cetera, et cetera.</p> <p>10 MS. McCORMICK: When you talk about</p> <p>11 clearing trees, about taking down the trees on</p> <p>12 the property --</p> <p>13 MR. MAYS: No, not taking any trees out,</p> <p>14 but just kind of clearing out the weeds.</p> <p>15 There's a lot of weeds and overgrown grass.</p> <p>16 MS. McCORMICK: Okay.</p> <p>17 CHAIRMAN MILLS: Mr. Chesney.</p> <p>18 MR. CHESNEY: Not to just to keep adding</p> <p>19 to your list on that, but if you were to go</p> <p>20 through my recollection, is that we should</p> <p>21 have also some access, because when he's</p> <p>22 getting the fencing quote, you might want to</p> <p>23 keep it accessible from Promise Drive, the</p> <p>24 fencing.</p> <p>25 So we were going to look at just -- look</p> | <p style="text-align: right;">Page 80</p> <p>1 exception in which the vehicle access -- but</p> <p>2 that wouldn't happen. At some point, it</p> <p>3 wouldn't --</p> <p>4 MR. BAUMHOVER: Well, I meant in terms</p> <p>5 of like when we open up to the neighborhood</p> <p>6 community, you know, they would not -- are we</p> <p>7 talking about vehicular access?</p> <p>8 MR. ROSS: No. Where my motion was,</p> <p>9 what I advocated is, the access would be from</p> <p>10 the elementary school parking lot, and though</p> <p>11 there is vehicle parking, they would be</p> <p>12 parking there.</p> <p>13 Now, we may need to get school approval,</p> <p>14 and that's for another day.</p> <p>15 MR. BAUMHOVER: Right. Right. Right.</p> <p>16 Right.</p> <p>17 MR. ROSS: But that's what I was</p> <p>18 thinking. I don't think we want vehicles</p> <p>19 coming in through somebody else's community.</p> <p>20 I don't think that's a good idea.</p> <p>21 MR. CHESNEY: Yeah, I would agree.</p> <p>22 That's not neighborly. But I would just want</p> <p>23 to revisit the survey issue. I am fairly</p> <p>24 confident that we should at least be able to</p> <p>25 access the property through that side.</p> |

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| <p style="text-align: right;">Page 81</p> <p>1 MR. ROSS: Might as well know the 2 answer. 3 MR. CHESNEY: Yeah. I'm not suggesting 4 that we freak out Promise Drive. Just, heaven 5 forbid, we've done that before. 6 MR. BAUMHOVER: Doug and I did. 7 MS. MCCORMICK: That's all I have for 8 right now. 9 CHAIRMAN MILLS: Okay. Thank you. All 10 right. So we've got folks from the nano 11 bubblers. We appreciate your patience. 12 MR. KAMM: No problem. 13 CHAIRMAN MILLS: Name and either company 14 address or, if you live in the community, your 15 address for the reporter. 16 MR. KAMM: My name is Trevor. The 17 company is Anomalos Industries. We put the 18 proposal together, we partnered with Tyler 19 Dobb. 20 MR. DOBB: Tyler Dobb. Our company is 21 based out of the Los Angeles, California, 22 Moleaer, on my shirt. 23 CHAIRMAN MILLS: So we had some 24 questions -- right? -- about these nano 25 bubblers, at our workshop. And so that's the</p> | <p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 MR. CHESNEY: Yeah. And obviously you 2 wouldn't keep a generator or anything out 3 there. The generator will go missing. 4 MR. DOBB: You'll going to have somebody 5 going out there to refill it all the time. I 6 mean, basically you're going to need to have 7 two-phase service for this. A 20-amp, 8 two-phase service, which should be plenty 9 sufficient. 10 It's pretty standard. There's going to 11 be two phases in all those transformer boxes 12 out on the street there, but -- 13 MR. CHESNEY: Okay. So along the 14 street. So pretty much -- are you suggesting 15 that it's not that hard to -- 16 MR. KAMM: Yeah, it's -- 17 CHAIRMAN MILLS: One at a time, please. 18 The meeting is being recorded. Thank you. 19 MR. DOBB: Doug, I think you found two 20 sites? 21 MR. MAYS: Well, he needs a box, 22 obviously, for TECO to be able to put a meter 23 up for us. So we've got a location in 24 Stonebridge, and we have a location in 25 Sturbridge, which is that one for --</p> |
| <p style="text-align: right;">Page 82</p> <p>1 reason we've asked these gentlemen to come in. 2 MR. CHESNEY: So -- I'm sorry. I'm a 3 little confused. So you're with the 4 manufacturer, and you're the local rep? 5 MR. KAMM: He's the manufacturer. I'm 6 just the basic consultant, project management, 7 do the maintenance on it to make sure that 8 the -- 9 MR. DOBB: Trevor gave me a call saying, 10 you know, you have a nasty lake -- 11 MR. KAMM: Yeah. I'm just a small 12 consulting company, but we have a tool kit of 13 technologies that we use, and this is one of 14 them. So we're -- 15 MR. CHESNEY: Yeah. I mean, I'll start. 16 CHAIRMAN MILLS: Go ahead. 17 MR. CHESNEY: So I think Doug has 18 answered most of my questions. But so we were 19 interested in the portability of it because we 20 could use it on multiple lakes. 21 The electricity requirements, I guess, 22 you know, is it -- we asked about solar, 23 which I guess is not consistent enough. 24 MR. DOBB: It's not going to be a viable 25 option.</p> | <p style="text-align: right;">Page 84</p> <p>1 MR. CHESNEY: What does that cost, just 2 approximately? 3 MR. MAYS: I believe approximately -- 4 we've had meters put in before -- close to 5 \$5,000, isn't it, Sonny? 6 MS. WHYTE: To be honest with you, I'm 7 not sure. We have to get a permit, and it's 8 anywhere between a thousand to three thousand. 9 It depends on how complicated it is. 10 MR. MAYS: And even these TECO boxes 11 that we're tapping into, they're not on any of 12 the CDD's property. They're actually in the 13 community, in Stonebridge and in Sturbridge. 14 So I'm not even sure how that's going to work 15 legally. 16 If you can put a meter there, so we can 17 run the a pipe between the houses to get the 18 power back there that we need. 19 MR. CHESNEY: So how long -- like let's 20 talk about that one problem. Like how long 21 would this bubbler be on there until it gets 22 kind of remedied? 23 MR. DOBB: Ideally these are permitted 24 installations, and I say that because we have 25 water quality issues from wherever your in</p> |

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| <p style="text-align: right;">Page 85</p> <p>1 source is.</p> <p>2 So if went in and cleaned up your lake</p> <p>3 completely, you're going to have ten more</p> <p>4 years of, you know, nutrient loading, or</p> <p>5 whatever it is that's causing this problem.</p> <p>6 So I can't tell you that I'm going to</p> <p>7 fix your problems and it's never going to</p> <p>8 come back. Now, we have had success doing</p> <p>9 temporary treatments and pulling out.</p> <p>10 Typically, I see that the results last</p> <p>11 anywhere from three months to about a year,</p> <p>12 and that's totally dependent on what your</p> <p>13 sediment layer is like.</p> <p>14 MR. CHESNEY: Because one thing that we</p> <p>15 discussed in our workshop is utilizing this to</p> <p>16 kind of get the lake in condition and then</p> <p>17 using our normal protocols with A & B Aquatics</p> <p>18 to, you know, keep it maintained, but okay.</p> <p>19 MR. DOBB: Well, the system, yes. It is</p> <p>20 fairly portable, and you can hook up flexible</p> <p>21 hosing, which means that, you know, if</p> <p>22 Westchase wanted to, they could deploy it</p> <p>23 mobilely and move it from lake to lake if</p> <p>24 you're having problems.</p> <p>25 MR. CHESNEY: Yeah. It's just that, you</p> | <p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 MR. CHESNEY: Yeah. Okay.</p> <p>2 MR. KAMM: The goal actually is once --</p> <p>3 once you have the nano bubbler as an asset, it</p> <p>4 is to be able to have it modular and move it</p> <p>5 around, and it will eliminate the need for the</p> <p>6 chemicals entirely -- almost entirely on the</p> <p>7 lake.</p> <p>8 MR. CHESNEY: Yeah, it's just I can do</p> <p>9 thirty -- 36 years of chemicals or something</p> <p>10 for the cost of putting a bubbler in all of --</p> <p>11 MR. DOBB: I will say, though, I've</p> <p>12 worked a lot with Solitude in South Florida,</p> <p>13 and there are some lakes in the Fort Myers</p> <p>14 area that they actually are losing money on,</p> <p>15 especially the communities that have contracts</p> <p>16 with lake management firms.</p> <p>17 Some lake management firms are therefore</p> <p>18 required to treat them, no matter how much</p> <p>19 chemical. And there are some one- and</p> <p>20 two-acre lakes that are taking about, you</p> <p>21 know, \$1500 a chemical a month.</p> <p>22 They discontinued that completely. So</p> <p>23 over the course of six to eight months, they</p> <p>24 actually were (inaudible). But, keep in mind,</p> <p>25 we're talking about some really bad lakes.</p> |
| <p style="text-align: right;">Page 86</p> <p>1 know, we have -- what did you say? -- 186</p> <p>2 ponds or something?</p> <p>3 MR. MAYS: Close to a hundred ponds.</p> <p>4 MR. CHESNEY: Whatever.</p> <p>5 MR. MAYS: But we need something like</p> <p>6 this on probably about 40 or 50 of them.</p> <p>7 MR. CHESNEY: 40. I mean, so -- and</p> <p>8 they're -- what? -- about \$20,000 a pop?</p> <p>9 MR. DOBB: This is the highest level of</p> <p>10 clear because of the size of that lake. It</p> <p>11 actually is a 23-acre lake.</p> <p>12 The clear comes in a 50-gallon-a-minute</p> <p>13 model, and 150, and then 150 with enriched</p> <p>14 oxygen. That's what has been quoted for this</p> <p>15 project because of the size. I can --</p> <p>16 MR. CHESNEY: So it's -- approximately</p> <p>17 on this, what's the smaller end of this?</p> <p>18 MR. DOBB: That's something like a clear</p> <p>19 50?</p> <p>20 MR. CHESNEY: Yeah.</p> <p>21 MR. DOBB: It would be about \$9,000.</p> <p>22 MR. CHESNEY: 9,000. Nine times forty.</p> <p>23 Okay.</p> <p>24 MR. DOBB: So you're looking at about</p> <p>25 double the cost.</p> | <p style="text-align: right;">Page 88</p> <p>1 They were getting maximum doses as the proper</p> <p>2 amount.</p> <p>3 MR. DOBB: If you are able to move the</p> <p>4 nano bubbler, kind of plug and play, if</p> <p>5 there's -- you know, the power source is like</p> <p>6 a typical area resource, so you have to do</p> <p>7 that anyway for the area.</p> <p>8 If you do have that power source that's</p> <p>9 there, you can kind of plug into it. You may</p> <p>10 only need to treat a lake for -- we can run it</p> <p>11 for seven days, leave it alone, come back, you</p> <p>12 know, take it to a different lake, and then we</p> <p>13 can treat it another seven days two months</p> <p>14 later down the road.</p> <p>15 So it's kind of an application that once</p> <p>16 it's your asset, it's technology that just</p> <p>17 kind of destroys the competition when it comes</p> <p>18 to the typical chemical treatments that I</p> <p>19 believe are preventative measures, and it's</p> <p>20 completely better for the environment.</p> <p>21 MR. CHESNEY: Excuse me. I'm done. I</p> <p>22 just want to make sure. So 9,000 was the</p> <p>23 smallest, and the --</p> <p>24 MR. DOBB: That would be a clear 50,</p> <p>25 which --</p> |

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| <p style="text-align: right;">Page 89</p> <p>1 MR. CHESNEY: And the biggest one that</p> <p>2 we're looking at was 25,000?</p> <p>3 MS. WHYTE: I think it's twenty three.</p> <p>4 MR. MAYS: Yeah.</p> <p>5 MS WHYTE: 23 without utility.</p> <p>6 MR. CHESNEY: Okay. So -- yeah.</p> <p>7 MR. BAUMHOVER: Question for Doug. How</p> <p>8 many -- you said 40 or 50 lakes that would</p> <p>9 need this kind of treatment. How many of</p> <p>10 those would we have to put power in?</p> <p>11 MR. MAYS: Well, we already have power</p> <p>12 on, I believe, ten of them.</p> <p>13 MR. BAUMHOVER: Right.</p> <p>14 MR. MAYS: So probably about 30 more</p> <p>15 ponds.</p> <p>16 MR. BAUMHOVER: Thirty more ponds.</p> <p>17 Yeah. So for consideration, does it make</p> <p>18 sense for us to kind of establish a list of</p> <p>19 priorities of ponds that we're going to be</p> <p>20 applying for permits and, you know, applying</p> <p>21 for, you know -- and then from there, you</p> <p>22 know, figuring out how many nano bubblers</p> <p>23 we're going to need to --</p> <p>24 MR. CHESNEY: Yeah, so 40 bubblers,</p> <p>25 might be thousands --</p> | <p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 CHAIRMAN MILLS: But on the mobility of</p> <p>2 the units, once electric is installed at the</p> <p>3 appropriate connection points, those become</p> <p>4 more of a maintain and as needed, move it from</p> <p>5 here to there, to here to there, and now we</p> <p>6 need it back over here kind of a program.</p> <p>7 Right?</p> <p>8 MR. BAUMHOVER: We could do that. The</p> <p>9 reason I was asking Doug is because we'd have</p> <p>10 to have a little bit more of a plan in place</p> <p>11 to be able to implement that.</p> <p>12 I think what Sonny and Doug was looking</p> <p>13 for is just for us to say let's get one and</p> <p>14 see what it does.</p> <p>15 CHAIRMAN MILLS: Get one and put it in</p> <p>16 the big lake.</p> <p>17 MR. CHESNEY: Second it.</p> <p>18 MR. BAUMHOVER: And then from there, you</p> <p>19 know, if we like it, then we can come back and</p> <p>20 reevaluate, you know, a plan to clean up all</p> <p>21 the lakes that might be problematic.</p> <p>22 CHAIRMAN MILLS: There's another -- I'll</p> <p>23 get to you in a minute. There another</p> <p>24 question -- right? -- about we have one now.</p> <p>25 Right?</p> |
| <p style="text-align: right;">Page 90</p> <p>1 MS. WHYTE: We just want one.</p> <p>2 MR. DOBB: Start with one.</p> <p>3 MR. CHESNEY: No, I know, but I</p> <p>4 understand.</p> <p>5 MR. DOBB: I'm thinking anywhere between</p> <p>6 one and 40, you know.</p> <p>7 CHAIRMAN MILLS: Well, the bad lake</p> <p>8 aside, because that's a unique case --</p> <p>9 MR. DOBB: Right.</p> <p>10 CHAIRMAN MILLS: -- because, as we</p> <p>11 understand it, it was years of cow pastures</p> <p>12 that have sunk to the bottom of that thing,</p> <p>13 eight feet deep or something. Right? That's</p> <p>14 an exception. Right?</p> <p>15 Hence, the potential for being a</p> <p>16 permanent install -- right? -- because you're</p> <p>17 not clearing eight feet of that out and</p> <p>18 eliminating this midge fly issue overnight.</p> <p>19 Right?</p> <p>20 MR. DOBB: Exactly. And I don't want to</p> <p>21 overpromise because that's a chronic</p> <p>22 problem --</p> <p>23 (Telephonic interruption.)</p> <p>24 MR. MENDENHALL: That was Matt. He got</p> <p>25 disconnected. Okay. Thanks, Matt.</p> | <p style="text-align: right;">Page 92</p> <p>1 MR. MAYS: Yes.</p> <p>2 CHAIRMAN MILLS: But are two in this bad</p> <p>3 lake better than one big one?</p> <p>4 MR. KAMM: I was going to address that</p> <p>5 issue actually.</p> <p>6 CHAIRMAN MILLS: Okay.</p> <p>7 MR. KAMM: So this one that we have now,</p> <p>8 we're getting it back up to running again. It</p> <p>9 actually did its job for -- it ran for about</p> <p>10 five months. We had some maintenance issues</p> <p>11 in the beginning with a different company that</p> <p>12 we've switched from. So that thing is going</p> <p>13 to be up and running and maintained like a</p> <p>14 Cadillac.</p> <p>15 And so that thing, once it does its job,</p> <p>16 it did a very quick job on that lake. We are</p> <p>17 looking to double up the -- you know, with</p> <p>18 that other lake and just hit it hard.</p> <p>19 We can probably run that thing for a</p> <p>20 couple months and have just incredible</p> <p>21 results. I don't want to make any promises on</p> <p>22 that, but that's the opportunity that you have,</p> <p>23 is to bring it out and we can hit it a lot</p> <p>24 harder.</p> <p>25 So that we can test out that goal, kind</p> |

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| <p style="text-align: right;">Page 93</p> <p>1 of like a pilot, with how that works.</p> <p>2 MR. DOBB: Yeah, and I'm not sure if any</p> <p>3 of you are familiar with the unit. It's just</p> <p>4 behind here.</p> <p>5 That is basically a unit that was sold</p> <p>6 before Moleaer even realized we had a market</p> <p>7 sector in fresh water management. For</p> <p>8 instance, that was purchased in 2017, there</p> <p>9 were three employees of the company. Now</p> <p>10 there's 18 as of yesterday.</p> <p>11 Anyway, now we have developed a clear</p> <p>12 product, and that was one of the main reasons</p> <p>13 that was brought on board and actually</p> <p>14 developed it working for who is now one of the</p> <p>15 customers.</p> <p>16 The clear product is -- and if you don't</p> <p>17 have information on it, I'm going to make sure</p> <p>18 you have it by the end of the day -- but it's</p> <p>19 what is out there brought to completion.</p> <p>20 It's Moleaer bringing the air compressor</p> <p>21 to the table, bringing the aqua filter pump to</p> <p>22 the table, so it allows us to get a much more</p> <p>23 complete package that is plug and play, as</p> <p>24 opposed to out here, where Trevor had to</p> <p>25 source the water pump himself and the air</p> | <p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 getting a lot of your methanes.</p> <p>2 It's when you go out in the swamp and</p> <p>3 you stir up the swamp, and you smell the nasty</p> <p>4 swamp gas. Basically that's what we're</p> <p>5 creating on the bottom of these lakes.</p> <p>6 And one of the things that there is a</p> <p>7 consequence to anaerobic respiration is,</p> <p>8 they're releasing by-products that aren't</p> <p>9 fully broken down because of how inefficient</p> <p>10 anaerobic respiration is.</p> <p>11 So we have these ammonias, we have these</p> <p>12 nitrates leaching out into the bottom of the</p> <p>13 lake and the water column. Well, they're</p> <p>14 immediately picked up by algae, incorporated</p> <p>15 and used as nutrients to, you know, provide a</p> <p>16 balloon.</p> <p>17 In this case, by providing the oxygen,</p> <p>18 we actually penetrate that zone and accelerate</p> <p>19 the bacterial growth in the lake. So if you</p> <p>20 think about the lake as having a metabolism,</p> <p>21 basically we're really, really cranking up</p> <p>22 that metabolism.</p> <p>23 We're putting oxygen in places where it</p> <p>24 hasn't been able to go. By doing that, we're</p> <p>25 breaking down organics that, probably in the</p> |
| <p style="text-align: right;">Page 94</p> <p>1 compressor himself.</p> <p>2 So what has been proposed is radically</p> <p>3 different from what's back here. What is back</p> <p>4 here is the base technology put into the lake,</p> <p>5 as opposed to a product designed for lakes.</p> <p>6 CHAIRMAN MILLS: Okay. Mr. Ross.</p> <p>7 MR. ROSS: Am I correct, if I heard you</p> <p>8 correctly, it doesn't solve the problem; it</p> <p>9 lessens the impact of the symptoms?</p> <p>10 MR. DOBB: Yes. I mean, I will say it</p> <p>11 prevents the problem. And the reason I say</p> <p>12 that is, because here in Florida, we have some</p> <p>13 very, very hot water most of the year that's</p> <p>14 very stratified.</p> <p>15 And if I took my DO meter out to</p> <p>16 most of the lakes in the community in the peak</p> <p>17 of summer, probably anything under 10 feet</p> <p>18 would be -- maybe eight feet. That's pretty</p> <p>19 much right about there. Meaning, there's not</p> <p>20 enough dissolved oxygen in the water to</p> <p>21 support life as you and I know it.</p> <p>22 So, instead, we have an anaerobic</p> <p>23 respiration, which is basically all the nasty</p> <p>24 stuff. That's where you're getting a lot of</p> <p>25 these sulfites produced, that's where you're</p> | <p style="text-align: right;">Page 96</p> <p>1 case of this lake, have been sitting down</p> <p>2 there for 50, 70 years, you know, the last</p> <p>3 time they dredged it.</p> <p>4 MR. ROSS: But it's not solving that</p> <p>5 sediment problem.</p> <p>6 MR. DOBB: No. We do digest sediment.</p> <p>7 We've proven that.</p> <p>8 MR. ROSS: Oh, so you lessen that, so at</p> <p>9 some point --</p> <p>10 MR. DOBB: We are also remediation for,</p> <p>11 you know, lake filling and to prevent</p> <p>12 dredging, and the reason for that is simply</p> <p>13 because of the enhanced biology.</p> <p>14 When we deliver that much oxygen to the</p> <p>15 bottom of the lake where we have that sludge</p> <p>16 layer, we're actually increasing the digestion</p> <p>17 rate.</p> <p>18 So you imagine if you pulled that muck</p> <p>19 out and set it on the side, outside, it would</p> <p>20 decompose. Now, the question is, why is it</p> <p>21 not decomposing in the lake? And it's a</p> <p>22 matter of oxygen.</p> <p>23 The lake cannot get enough oxygen in</p> <p>24 that water to meet the biological demands. So</p> <p>25 we're supplementing the biological</p> |

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| <p style="text-align: right;">Page 97</p> <p>1 requirements of the lake by adding that</p> <p>2 additional oxygen.</p> <p>3 MR. ROSS: So the portability issue</p> <p>4 becomes more important for the smaller lakes.</p> <p>5 By definition, we run the machine, we're</p> <p>6 attacking that underlying problem, we want to</p> <p>7 move it to another lake.</p> <p>8 At some point over time, we'll learn the</p> <p>9 effects of that running the nano bubbler the</p> <p>10 last, let's say, three months, six months,</p> <p>11 whatever it is, and then we might rotate the</p> <p>12 machine back --</p> <p>13 MR. DOBB: Exactly. It's going to be</p> <p>14 case by case. No two lakes are the same, and</p> <p>15 I have to explain that to everybody, and</p> <p>16 especially once I start getting into the aqua</p> <p>17 culture where we have, you know, thousands of</p> <p>18 thousands of -- because, anyway, it's very</p> <p>19 important to think of this not as traditional</p> <p>20 aeration.</p> <p>21 I know you all have some Vertex systems</p> <p>22 on the property. We're not mixing water. We</p> <p>23 are literally injecting gas into the water.</p> <p>24 90 percent of the air that makes it through my</p> <p>25 infuser does not come back out of that water,</p> | <p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 regular aquatics guy will go down? Will we</p> <p>2 not need --</p> <p>3 MR. DOBB: Oh, absolutely. And the</p> <p>4 aquatics management companies in Florida,</p> <p>5 that's why they're buying these. They're</p> <p>6 buying these because of to cut chemical costs.</p> <p>7 Yes, they are making profit on the</p> <p>8 installs, but where they really see the value</p> <p>9 is, is, "Hey, I've got this lake where, for</p> <p>10 the past five years, I've been dumping \$5,000</p> <p>11 a year of chemical in it. If I can stop that</p> <p>12 and go chemical free, you know, obviously make</p> <p>13 the customer happy," because we don't have</p> <p>14 blue lakes. You cannot do that.</p> <p>15 And that is what we have gone out and</p> <p>16 done. And, yes, to answer your question.</p> <p>17 MR. ROSS: So as we do our budgeting</p> <p>18 projections, we should see that bill go down</p> <p>19 over the course of X number of years.</p> <p>20 MR. DOBB: I would hope so, yes. And,</p> <p>21 for instance, Pelican Landing, Estero,</p> <p>22 Florida, their board recently approved six</p> <p>23 units. Very similar situation to this, just</p> <p>24 problem lakes.</p> <p>25 They have a recurring contract with</p> |
| <p style="text-align: right;">Page 98</p> <p>1 meaning, that it's placed as nano bubble.</p> <p>2 If you look at our production curve, we</p> <p>3 produce some bubbles that are smaller than</p> <p>4 nano bubbles. They implode. That's a</p> <p>5 characteristic of their physics.</p> <p>6 Anything over about 200 nanometers, the</p> <p>7 Brownian motion, which is a result of the</p> <p>8 service charge, these nano bubbles are</p> <p>9 negatively charged. It actually overcomes the</p> <p>10 floating of the bubbles.</p> <p>11 So these bubbles with their negative</p> <p>12 charge are allowed to stay in solution. So</p> <p>13 think of it, if you will, a buffer for</p> <p>14 dissolved oxygen.</p> <p>15 If I go take a sample in the lake, I get</p> <p>16 about eight parts per million, which is about</p> <p>17 saturation at 90 degrees. There are still</p> <p>18 nano bubbles in that water that can regenerate</p> <p>19 that dissolved oxygen level as it's consumed.</p> <p>20 So, for instance, if we stopped adding</p> <p>21 dissolved oxygen to that lake right now, it</p> <p>22 would be consumed within hours. We just need</p> <p>23 to get more oxygen in the water.</p> <p>24 MR. ROSS: Is one of the consequences of</p> <p>25 the nano bubbler that, again, our cost for our</p> | <p style="text-align: right;">Page 100</p> <p>1 Solitude for their lakes. It's about, I</p> <p>2 think, \$300,000 a year. That's to do the</p> <p>3 whole property.</p> <p>4 Solitude didn't lower that price. They</p> <p>5 said, "Look, next year, when we come to</p> <p>6 re-bid, if the lakes require less chemical,</p> <p>7 like we think they will, like, you know, we're</p> <p>8 sure they should, we will be able to reduce</p> <p>9 your price."</p> <p>10 So I'm not sure how Westchase -- are you</p> <p>11 all treating on a contract basis or per</p> <p>12 treatment?</p> <p>13 MS. WHYTE: It's contract.</p> <p>14 MR. DOBB: Okay. So, once again, this</p> <p>15 would be something where you would want to be</p> <p>16 able to re-negotiate that contract and say,</p> <p>17 "Look, I know you're not spending this</p> <p>18 chemical on this lake."</p> <p>19 So, for instance, we need to track</p> <p>20 really which lakes on the property are causing</p> <p>21 you the most expense on your aquatics bill.</p> <p>22 MR. ROSS: On the issue of dollars and</p> <p>23 cents, I didn't fully understand the economics</p> <p>24 of the proposal. And I haven't looked at it</p> <p>25 now for several weeks.</p> |

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| <p style="text-align: right;">Page 101</p> <p>1 But if I recall, there is a warranty on</p> <p>2 the actual equipment, but there is also</p> <p>3 ongoing service. And so there's part of me</p> <p>4 that's wondering, though, whatever savings I</p> <p>5 might get on my aquatics management program,</p> <p>6 I'm going to exceed with the servicing of the</p> <p>7 machine.</p> <p>8 I'm assuming it's like a car, that you</p> <p>9 have to do it so many months or something like</p> <p>10 that. Is my recollection correct?</p> <p>11 MR. DOBB: I'll going to have to let</p> <p>12 Trevor speak to that more so, because I'm</p> <p>13 providing the equipment. I know how other</p> <p>14 people like him have handled it, and I can</p> <p>15 certainly give him pointers, but, Trevor.</p> <p>16 MR. KAMM: Yeah. We're working directly</p> <p>17 with them to -- I mean, like you said, this is</p> <p>18 a new space for the application of the nano</p> <p>19 bubbler. And so what Anomalos will be doing,</p> <p>20 we'll be taking care of that maintenance,</p> <p>21 making sure that -- and we have other IT in</p> <p>22 technology that we put into that proposal as</p> <p>23 well to make sure, you know, it's basically</p> <p>24 taking additional solutions.</p> <p>25 It's not just the nano bubbler there.</p> | <p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 there is an issue in the lake.</p> <p>2 You know, if there's something we need</p> <p>3 to go out and address, you know, due to</p> <p>4 environmental conditions like the midge fly or</p> <p>5 something, we would consult with Doug, saying,</p> <p>6 you know, "This is something that needs to be</p> <p>7 done. Make sure, you know, with our</p> <p>8 technology, that it's going to operate, you</p> <p>9 know, as peak performance."</p> <p>10 MR. ROSS: I recall there is a warranty</p> <p>11 on the machinery. What's the scope of the</p> <p>12 warranty?</p> <p>13 MR. DOBB: One year full parts, labor,</p> <p>14 everything inside it. Anything breaks within</p> <p>15 a year, I'll be here to fix it.</p> <p>16 MR. ROSS: After that, we're on our own.</p> <p>17 MR. DOBB: Not necessarily. I'm going</p> <p>18 to tell you one thing, if you're a good</p> <p>19 customer, I'm going to go past a year. But</p> <p>20 also, some of our internals, we have longer</p> <p>21 warranties you can purchase, like the pump.</p> <p>22 So it is case by case.</p> <p>23 I'll tell you the entire cabinet is</p> <p>24 basically designed to last for about five or</p> <p>25 six years. When I say that, that means that</p> |
| <p style="text-align: right;">Page 102</p> <p>1 We want to compound the nano bubbler with some</p> <p>2 of RP, and that's IP, that's put into this,</p> <p>3 maintenance operations, as well as a</p> <p>4 maintenance for actually getting the nano --</p> <p>5 making sure the nano bubbler is just running</p> <p>6 properly. I think it's at least once every</p> <p>7 quarter.</p> <p>8 So -- and that's making sure that</p> <p>9 there's -- you know, almost essentially as</p> <p>10 like a pool maintenance would need just to go</p> <p>11 out and make sure the system is running</p> <p>12 properly, and if there's any issues, we</p> <p>13 address them, and that's covered within the</p> <p>14 warranty.</p> <p>15 MR. ROSS: And so pragmatically, our</p> <p>16 present aquatics management will see you as</p> <p>17 competition, as a practical matter.</p> <p>18 MR. KAMM: Right. Right.</p> <p>19 MR. ROSS: And so we'll get a quarterly</p> <p>20 charge for you to come out, and I assume</p> <p>21 that's indefinite. You just keep doing it</p> <p>22 over and over.</p> <p>23 MR. KAMM: It's in the proposal. So</p> <p>24 it's not even needed for that. So we would do</p> <p>25 it on a case-by-case basis, depending on if</p> | <p style="text-align: right;">Page 104</p> <p>1 the internals will probably wear within that</p> <p>2 time frame.</p> <p>3 So at about six years, we're looking at</p> <p>4 replacing a water pump. At about four years,</p> <p>5 we're looking at replacing the air compressor.</p> <p>6 In between that, there are some rebuild</p> <p>7 kits, you know, maybe \$100 for a new kit to</p> <p>8 keep the compressor running. Those are the</p> <p>9 two main degenerating parts, and they're very</p> <p>10 easily sourced.</p> <p>11 We use Pentair equipment, which you can</p> <p>12 just borrow one from --</p> <p>13 MR. ROSS: Does he do your warranty</p> <p>14 work, or do you do your warranty work?</p> <p>15 MR. DOBB: He can do it. I have no</p> <p>16 problem with him doing it, and I have no</p> <p>17 problem coming up here and doing it myself if</p> <p>18 I feel that he needs help, or if he, you know,</p> <p>19 he asks for it. I live in Fort Myers, so no</p> <p>20 problem.</p> <p>21 MR. ROSS: Okay. Thank you for all the</p> <p>22 time.</p> <p>23 CHAIRMAN MILLS: Okay. So --</p> <p>24 MR. DOBB: Quickly, if I may ask, have</p> <p>25 you all seen the PowerPoint or any of the</p> |

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| <p style="text-align: right;">Page 105</p> <p>1 information that I got to Trevor? Has that 2 made it all the way up? 3 MS. WHYTE: Load it up on your -- I 4 think we put it on DropBox. 5 MR. MAYS: Uh-huh. 6 CHAIRMAN MILLS: Did you? Okay. 7 MR. DOBB: Before I leave today, I'll 8 make sure that each of you have, just, you 9 know, a small packet of information that you 10 can look at and familiarize yourselves better 11 with the technology and everything. 12 I don't want to go through the huge 13 science lecture with you, unless you really 14 want it. 15 CHAIRMAN MILLS: No. We appreciate you 16 guys being here. 17 As I recall, there was a request -- 18 right? -- for the purchase of this equipment? 19 MR. MAYS: Yeah, but I think we need to 20 step back one step and check on the electrical 21 first, see what that's going to take care of. 22 I'll get with these guys, show them the 23 location, see what we need to do to make sure 24 we got power first. 25 CHAIRMAN MILLS: Okay. So you don't</p> | <p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 discussion for the nano bubblers -- but have 2 we talked about or has anybody asked about 3 leasing this equipment, or is that even 4 possible? 5 I know Doug mentioned one pond, that 6 they only need to run two to three months. I 7 mean, is that -- I don't know. I just wanted 8 to ask the question. Can it be more cost 9 effective? 10 MR. DOBB: Yeah, I'll answer it. For 11 the Moleaer standpoint, the best that I can 12 do is lease to own, and typically that's where 13 after about six to eight months you have a 14 buyout option, and that is, you know, a lower 15 initial capital cost that we use just to get 16 the machines on site. 17 But everybody ends up seeing its worth, 18 and they end up buying it out. So if that's a 19 direction you all want to go, we can. 20 Obviously, it works out better just to buy it 21 outright. 22 CHAIRMAN MILLS: Does that answer your 23 question, Matt? 24 MR. LEWIS: It does. Did you say -- did 25 you say a lot of your clients end up buying?</p> |
| <p style="text-align: right;">Page 106</p> <p>1 need to us do anything on it now. 2 MR. MAYS: You can authorize it. 3 MR. BAUMHOVER: Can we authorize it, 4 look at the power issue, and then subject to 5 that, then go ahead -- and I'll make a motion 6 to authorize Doug and Sonny to investigate the 7 power, and if power allows, then to then 8 purchase that requested nano bubbler unit. 9 CHAIRMAN MILLS: Is there a second? 10 MR. CHESNEY: Yeah, but at a not to 11 exceed price of -- what was it? -- 19,000? 12 MR. MAYS: Twenty two seven, I believe. 13 My bad. I'll let him answer. 14 MS. WHYTE: I think it was twenty -- I 15 think Doug's original request was twenty five. 16 We weren't sure of the power and the utilities 17 and everything included in the full proposal. 18 MR. CHESNEY: Okay. Not to exceed 19 25,000, including power. 20 CHAIRMAN MILLS: Mr. Lewis. 21 MR. LEWIS: Yeah, I have the perception 22 -- it's just a little unclear. But I wanted 23 to ask the question, I think I briefly asked 24 it at the last workshop -- and I apologize. I 25 got disconnected the first part of their</p> | <p style="text-align: right;">Page 108</p> <p>1 MR. DOBB: Yes. I only had one or two 2 returned, and they were actually from a 3 chemical plant that had very unique 4 applications. 5 But our lease to buy, after six to eight 6 months, either you send the unit back and 7 you've lost quite a bit of money, or you buy 8 it and then you buy it for a slight markup 9 than you would have paid originally. 10 I wouldn't recommend it, but I'll 11 certainly look into it, if that's the 12 direction you guys want to go. 13 CHAIRMAN MILLS: Well, that's not the 14 motion on the floor. 15 MR. LEWIS: Thank you. 16 MR. BAUMHOVER: That's not the motion. 17 CHAIRMAN MILLS: So we have a motion to 18 authorize staff not to exceed 25,000 -- 19 MR. CHESNEY: Including electric. 20 CHAIRMAN MILLS: -- to pursue electric 21 first, and if that's viable, to proceed with 22 the purchase of the nano bubbler as previously 23 submitted. Right? 24 All in favor. 25 MR. ROSS: Call for an amendment.</p> |

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| <p style="text-align: right;">Page 109</p> <p>1 CHAIRMAN MILLS: Yes.</p> <p>2 MR. ROSS: That it be contingent on us</p> <p>3 getting that three-year warranty.</p> <p>4 MR. DOBB: Okay.</p> <p>5 CHAIRMAN MILLS: Are you good with that?</p> <p>6 MR. ROSS: Yeah.</p> <p>7 MR. CHESNEY: I'm okay with it.</p> <p>8 MR. BAUMHOVER: Yeah.</p> <p>9 MR. LEWIS: What was the amendment, for</p> <p>10 a three-year warranty?</p> <p>11 CHAIRMAN MILLS: Three-year warranty.</p> <p>12 And new issue. Right?</p> <p>13 MR. DOBB: Done.</p> <p>14 CHAIRMAN MILLS: All in favor?</p> <p>15 (All board members signify in the</p> <p>16 affirmative.)</p> <p>17 CHAIRMAN MILLS: Thank you. Passes five</p> <p>18 to zero.</p> <p>19 (Motion passes.)</p> <p>20 MR. DOBB: I might get yelled at later.</p> <p>21 CHAIRMAN MILLS: Well, thank you guys</p> <p>22 for joining us today. Sorry for the prolonged</p> <p>23 intro here in the beginning.</p> <p>24 How are we doing on our tasks?</p> <p>25 MR. KAMM: Oh, there is something I do</p> | <p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 also kind of like actually see it. You guys</p> <p>2 could actually see it. We'll provide the</p> <p>3 documentation of what it's actually doing,</p> <p>4 that's in the proposal.</p> <p>5 So I just wanted to see if you guys</p> <p>6 would be on board to actually discussing the</p> <p>7 Pond Crew and then getting involved, kind of</p> <p>8 with the project. Might be something exciting</p> <p>9 learning experience for them, because they're</p> <p>10 already very much involved in it.</p> <p>11 I think they may -- they even may enjoy</p> <p>12 to be a part of that, you know,</p> <p>13 sustainability.</p> <p>14 CHAIRMAN MILLS: Did you know about</p> <p>15 that?</p> <p>16 MS. WHYTE: Yeah, she's at Davidsen.</p> <p>17 Correct?</p> <p>18 MR. KAMM: Yeah, I know her. They</p> <p>19 helped us plant trees.</p> <p>20 MR. CHESNEY: Well, you should also send</p> <p>21 it to Barrett and tell him he needs to write</p> <p>22 an article about it.</p> <p>23 MR. DOBB: Oh, I wanted to bring this up</p> <p>24 to you guys. If you do have a nano bubbler,</p> <p>25 but you'll have a clear a unit, it is a PR</p> |
| <p style="text-align: right;">Page 110</p> <p>1 want to address. I notice you guys were</p> <p>2 discussing these community farms, and that's a</p> <p>3 very awesome initiative.</p> <p>4 This actually kind of ties into it,</p> <p>5 because this is an extremely sustainable</p> <p>6 option. So we actually have a relationship</p> <p>7 with one of the teachers.</p> <p>8 I put it in an email. One of the</p> <p>9 teachers over at -- she's been a wetland</p> <p>10 biologist for her whole entire career at the</p> <p>11 elementary school here right next to the midge</p> <p>12 fly pond.</p> <p>13 She has actually what is called Pond</p> <p>14 Crew that they have there. And the students</p> <p>15 go out and they test the pond that's at the --</p> <p>16 on their facility.</p> <p>17 So we had this nano bubbler out there,</p> <p>18 and they went out and, you know, in the common</p> <p>19 areas, on the bridge and everything and tested</p> <p>20 it, and it's really a hands-on amazing thing.</p> <p>21 They saw the results and how quick it started</p> <p>22 affecting the water.</p> <p>23 So getting away to get the community</p> <p>24 involved in a very sustainable initiative</p> <p>25 brings the awareness to what it's doing, but</p> | <p style="text-align: right;">Page 112</p> <p>1 standpoint. I mean, the City of St. Pete is</p> <p>2 looking into Moleaer units right now. The</p> <p>3 City of Fort Myers is looking into them for</p> <p>4 the Caloosahatchie.</p> <p>5 So it really does stand to put Westchase</p> <p>6 ahead of the curve, and you could actually</p> <p>7 have other communities coming to look to you</p> <p>8 to see how you've implemented them.</p> <p>9 Obviously, living in Fort Myers, I think</p> <p>10 I see algae all day every day, so --</p> <p>11 CHAIRMAN MILLS: Yeah. Okay. Thanks,</p> <p>12 guys. Appreciate it.</p> <p>13 MR. BAUMHOVER: Thanks.</p> <p>14 MR. ROSS: Thanks.</p> <p>15 MR. DOBB: Appreciate you all having us.</p> <p>16 CHAIRMAN MILLS: We're almost to the top</p> <p>17 of the hour, Kim. How are you doing? You</p> <p>18 ready?</p> <p>19 THE REPORTER: Yes.</p> <p>20 CHAIRMAN MILLS: Because the next thing</p> <p>21 on the list is the engineering services, so</p> <p>22 this is a good breaking point.</p> <p>23 (Recess from 5:52 p.m. to 6:02 p.m.)</p> <p>24 CHAIRMAN MILLS: So next on the agenda</p> <p>25 is a review and consideration of proposal for</p> |

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| <p style="text-align: right;">Page 113</p> <p>1 engineering service. I'm guessing, given the 2 size of this thing, this will be an 3 appropriate workshop discussion. Give us all 4 ample time to review all of this. 5 MR. CHESNEY: Are you going to invite 6 them to it? 7 CHAIRMAN MILLS: Do you think we'll be 8 prepared to do at that time, or do you want to 9 review them first? 10 MR. MENDENHALL: I'm happy to answer any 11 questions as well on the firms, the process, 12 or anything related to it, if that helps. 13 CHAIRMAN MILLS: So what's your 14 recommendation, Andy? 15 MR. MENDENHALL: I don't know how much 16 everybody has had a chance to look at it. I 17 do think there is -- if you have had a chance 18 to look at them, and if there's any sort of 19 inclination. If you narrow it down to one or 20 two, that might be the way to go, to invite a 21 couple out to your workshop. 22 So we have basically five proposals. We 23 have four hard copies here. One of the 24 proposals came in a little bit later, so they 25 didn't send across an electronic -- I probably</p> | <p style="text-align: right;">Agenda Page 33 Page 115</p> <p>1 of them south county. So I don't know if that 2 -- you know, a lot of those other districts 3 possibly. 4 Lighthouse, I have experience with 5 personally. They do not have a lot of CDDs; 6 however, I've worked with them probably six or 7 seven years over at Meadow Pointe II CDD in 8 Pasco, so I have some experience with them; 9 But, again, they don't have a lot of CDD 10 experience. 11 MR. CHESNEY: But they seem to have a 12 lot of experience in the things that we do. 13 MR. MENDENHALL: Correct. Yes, that is 14 correct. 15 And you'll find, you know, in speaking 16 with -- at least speaking with the firms that 17 I'm familiar with, they all have pretty 18 sufficient experience in what you guys deal 19 with, ponds and roads being your biggest 20 cost-type issues that you're going to have for 21 engineering. They're all pretty well versed 22 in that. 23 Obviously Stantec you know from their 24 work here. JMT has been involved in, one 25 district I can think of, millions of dollars'</p> |
| <p style="text-align: right;">Page 114</p> <p>1 could get one from them and forward it on to 2 you, but it is on DropBox, the electronic 3 copy. 4 In a nutshell, I'm familiar with -- 5 MR. CHESNEY: And that was Johnson. 6 Right? 7 MR. MENDENHALL: That was Johnson. 8 Correct. Mr. Chang, for the Park Place CDD, 9 the recommendation. 10 So I'm familiar with all of the firms, 11 except for one. I just haven't heard of that 12 firm before. It doesn't seem like they have 13 very much resident-controlled CDD work. 14 MR. CHESNEY: Which one was that? 15 MR. MENDENHALL: That was the Absolute 16 Engineering, Incorporated. 17 The firms -- the two firms that I work 18 with the most and that I see the most in, you 19 know, the 40 or so districts out of our office 20 is going to be your existing firm, Stantec, 21 and JMT, and then the other one -- 22 MR. CHESNEY: Johnson had a lot of CDDs. 23 MR. MENDENHALL: Johnson had a lot, 24 yeah. We just didn't happen to have any of 25 them out of our office. It looked like a lot</p> | <p style="text-align: right;">Page 116</p> <p>1 worth of work towards ponds, as well as they 2 are involved in road workings in other 3 districts that I don't manage. 4 And Johnson as well. My guess would be, 5 looking at their client list, that they've 6 come across those same sort of issues because 7 they have a pretty expansive client list. 8 And those CDDs, although I don't manage 9 them, I'm familiar with them, and they have 10 CDD roads, as well as ponds, and the typical 11 sort of thing. 12 And the age range of their districts get 13 them to the same sort of issues that you guys 14 experience, so -- so that's my long way of 15 saying you have a pretty good group here, some 16 of them have a little bit more experience than 17 others. 18 And, you know, up to you as far as if 19 you want to talk to all of them or short list 20 them or take some time and decide. 21 MS. MCCORMICK: Well -- and then under 22 the Consultants Competitive Negotiation Act, 23 you have to rank at least three of them as 24 Numbers One, Two, and Three, so keep in mind 25 that you're going to have to come up with</p> |

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| <p style="text-align: right;">Page 117</p> <p>1 those three rankings -- top three rankings.</p> <p>2 CHAIRMAN MILLS: And refresh my memory</p> <p>3 on the criteria for doing that.</p> <p>4 MS. McCORMICK: Let's see if I have it</p> <p>5 here.</p> <p>6 CHAIRMAN MILLS: While you're looking</p> <p>7 for that, Andy --</p> <p>8 MR. MENDENHALL: Yes, sir.</p> <p>9 CHAIRMAN MILLS: -- who, if any of</p> <p>10 these, responded to the ad versus us</p> <p>11 soliciting them?</p> <p>12 MR. MENDENHALL: So the ad, their</p> <p>13 responses to the ad, was Stantec and JMT. And</p> <p>14 then if you saw my update for a project list,</p> <p>15 we wound up -- we reached out through the</p> <p>16 Florida Association of Special Districts.</p> <p>17 They did kind of an email blast to all</p> <p>18 of their membership, and then we went to</p> <p>19 Onvia, put an advertisement there, and then I</p> <p>20 reached out personally to two firms, and that</p> <p>21 was Lighthouse and Johnson.</p> <p>22 So the only one to come from in the</p> <p>23 second round, the only one to come outside of</p> <p>24 reaching out to them would be the --</p> <p>25 MR. BAUMHOVER: Absolute Engineering.</p> | <p style="text-align: right;">Agenda Page 34 Page 119</p> <p>1 couldn't quite hear. Were we planning to get</p> <p>2 a copy of that evaluation criteria, or is this</p> <p>3 something that we're going to go through at a</p> <p>4 workshop? I didn't quite understand.</p> <p>5 CHAIRMAN MILLS: We haven't quite</p> <p>6 determined that yet.</p> <p>7 MS. McCORMICK: Yeah. I mean, I'll</p> <p>8 prepare a little sheet that identifies those</p> <p>9 criteria, so you have that in front of you, if</p> <p>10 you're going to discuss that at the workshop.</p> <p>11 You'll have to do the ultimate ranking at a</p> <p>12 board meeting, though.</p> <p>13 CHAIRMAN MILLS: Okay.</p> <p>14 MS. McCORMICK: That has to be done at a</p> <p>15 board meeting.</p> <p>16 CHAIRMAN MILLS: Okay. Right. Okay.</p> <p>17 Thank you for that clarification. Mr. Ross.</p> <p>18 MR. ROSS: I believe, if I read them all</p> <p>19 correctly, none of them are minority owned.</p> <p>20 MS. McCORMICK: I think you're correct.</p> <p>21 MR. CHESNEY: I thought one of them had</p> <p>22 a minority certificate in it, the one in</p> <p>23 Safety Harbor.</p> <p>24 MR. ROSS: I didn't look at the</p> <p>25 certificates. I just looked at the</p> |
| <p style="text-align: right;">Page 118</p> <p>1 MR. MENDENHALL: Absolute Engineering,</p> <p>2 yeah.</p> <p>3 MR. BAUMHOVER: Okay. Did they respond</p> <p>4 to one of those other --</p> <p>5 MR. MENDENHALL: They didn't say</p> <p>6 specifically. You know, it just came in. I</p> <p>7 know that -- from what I understand with</p> <p>8 Onvia, it has a reach of 400 engineers. So</p> <p>9 that probably has the bigger reach, whereas</p> <p>10 Florida Association of Special Districts is</p> <p>11 more district specific. So unless somebody</p> <p>12 reached out to them --</p> <p>13 MR. BAUMHOVER. Got it. Okay.</p> <p>14 MS. McCORMICK: And on your question, so</p> <p>15 the statute, the criteria to look at -- and I</p> <p>16 was trying to see if I had a copy of the</p> <p>17 advertisement, but I don't think I have it</p> <p>18 here -- but the things to look at are</p> <p>19 capabilities, adequacy of personnel, past</p> <p>20 record, experience, and whether the firm is a</p> <p>21 certified minority business enterprise as</p> <p>22 defined by the statutes.</p> <p>23 CHAIRMAN MILLS: Okay. Mr. Ross.</p> <p>24 MR. ROSS: So --</p> <p>25 MR. LEWIS: Hey, Jim or Erin, I guess I</p> | <p style="text-align: right;">Page 120</p> <p>1 narratives. But I could be wrong, while</p> <p>2 you're checking.</p> <p>3 Just a couple questions that would</p> <p>4 affect my ranking of them. Did Stantec ever</p> <p>5 finish the GIS map?</p> <p>6 MS. WHYTE: We are, I mean, finishing as</p> <p>7 far as in layers are prepared. Now, it's up</p> <p>8 to us to impose the rest of it on there.</p> <p>9 So, yes, basically what we paid for,</p> <p>10 yes, it's done. And now the layering is our</p> <p>11 next process.</p> <p>12 MR. ROSS: And you go back to them and</p> <p>13 they --</p> <p>14 MS. WHYTE: No. I can do it. Actually</p> <p>15 Doug and I layered three. That was this</p> <p>16 morning. We tried it, and, as a matter of</p> <p>17 fact, I was on an errand, the girl from</p> <p>18 Stantec today.</p> <p>19 MR. ROSS: So that's literally done with</p> <p>20 that, and now the ball is in our court.</p> <p>21 MR. WHYTE: Well, it's in our -- it's</p> <p>22 for to us do but with their assistance.</p> <p>23 MS. McCORMICK: But who is going to be</p> <p>24 the keeper of it? I mean --</p> <p>25 MS. WHYTE: At this particular point,</p> |

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| <p style="text-align: right;">Page 121</p> <p>1 they are the keeper, but when we transfer, 2 most companies work with the GIS maps, most of 3 them. 4 So that would be a good question to ask, 5 what is their ability to, for GIS mapping? 6 You know, do they have a supporting staff? 7 MR. ROSS: And the answer to that 8 question is a couple of them have people 9 specifically designated as GIS managers or 10 some other similar title. 11 MS. WHYTE: A lot of the -- a lot of the 12 newer companies do, because it is a way to go. 13 MR. ROSS: Right. Right. And so she 14 stated an important point to me, that if we do 15 go with a different company, to have it locked 16 in that there is an understanding that that's 17 our product, not Stantec's. 18 A second different question, a very 19 different question is, I've mentioned before 20 about the covenant not to compete, if they 21 elected to enforce. 22 And I respect their right to enforce 23 their contracts with their employees. Do we 24 have the right to say, as part of our process, 25 that we don't want to have a company that is</p> | <p style="text-align: right;">Agenda Page 35 Page 123</p> <p>1 have them talk for five minutes, we ask some 2 questions, and then we rank them. 3 MR. MENDENHALL: Yeah, you can certainly 4 do that if you'd like. You know, we can 5 queue it up. 6 MR. CHESNEY: But in the past, we 7 haven't had the tool of the workshop, which 8 seems like would provide more free-flowing 9 communication. So, I mean, do you have any 10 suggestions on how to utilize that? 11 MS. McCORMICK: And you can do it like 12 score sheets so that each individual board 13 member ranks them, or you can just have a, you 14 know, free-form conversation and have a 15 meeting of the minds, that we think it should 16 be one, two, and three, and then formalize 17 that at a board meeting. 18 MR. MENDENHALL: Brainstorm, put it 19 together at the workshop, and then bring it to 20 the meeting for approval. 21 MR. BAUMHOVER: If you're -- I like the 22 idea that you're going to put together a score 23 sheet for us -- 24 MS. McCORMICK: Right. 25 MR. BAUMHOVER: -- and if we did have</p> |
| <p style="text-align: right;">Page 122</p> <p>1 going to have that policy and enforce 2 covenants not to compete as to departing 3 employees? 4 And I can't help but think of your own 5 situation. If Fowler White had that, you 6 wouldn't be our counsel right now. And so 7 it's obvious to our benefit that there not be 8 those type of prohibitions in there. 9 MS. McCORMICK: Right. Right. 10 Yeah, I mean, I think we could put that 11 -- you know, we could put that in our 12 agreement that they will agree not to enforce 13 that with respect to the district. 14 You know, they may have non-compete 15 agreements that they have each of their 16 employees enter into at the time that they're 17 employed. 18 MR. ROSS: Sure. 19 MS. McCORMICK: What we could address 20 is, you know, their agreement not to enforce 21 it as it relates to the district. 22 MR. ROSS: Okay. That would be 23 important to me. 24 MR. CHESNEY: So what do we do? I mean, 25 normally we just have them all come in and</p> | <p style="text-align: right;">Page 124</p> <p>1 that at the workshop, I think that would help 2 me really conceptualize. 3 MR. CHESNEY: Yeah, because we have done 4 it both ways. Personally I like the score 5 sheet better, too, than the -- sometimes we 6 have like made a motion to see -- and until 7 you get enough votes until one passes. 8 MR. MENDENHALL: And what Erin is 9 suggesting, especially utilizing the workshop 10 to go through that at the beginning of the 11 process, I mean, I have seen that done, and it 12 usually works out pretty well. 13 It's just what you're saying. It's a 14 little bit easier to kind of ask questions and 15 -- you know. 16 MR. CHESNEY: But just so I understand, 17 so you're talking about having a score sheet 18 as a tool, but then when we come to the board 19 meeting, then we actually just make a motion 20 to approve. 21 MS. McCORMICK: Right. Right. 22 MR. CHESNEY: Okay. That sounds like a 23 great idea. That's like a compromise of two 24 ways we have done it. 25 MR. MENDENHALL: Yeah. Take your</p> |

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| <p style="text-align: right;">Page 125</p> <p>1 scores, your notes, and then kind of piece it</p> <p>2 together for taking official action at the</p> <p>3 meeting.</p> <p>4 MR. CHESNEY: What about -- since it is</p> <p>5 only two weeks, what if someone can't make the</p> <p>6 meeting?</p> <p>7 MR. MENDENHALL: The workshop?</p> <p>8 MR. CHESNEY: Yeah. Is that going to be</p> <p>9 a problem?</p> <p>10 MR. BAUMHOVER: Let's see. I'll be</p> <p>11 coming in on the red eye from Vegas that day,</p> <p>12 but, yeah --</p> <p>13 MS. McCORMICK: Well, I mean, with the</p> <p>14 scoring, so you're going to have the factors,</p> <p>15 and then you're going to have how you want to</p> <p>16 weight those factors.</p> <p>17 And that's going to be something I would</p> <p>18 assume you're going to talk about, which you</p> <p>19 may, you know, give somebody more -- you may</p> <p>20 weight more heavily somebody's past experience</p> <p>21 than some of the other factors.</p> <p>22 So once you come up with what that</p> <p>23 scoring is going to be, if the board member</p> <p>24 weren't there, you could give them the score</p> <p>25 sheet.</p> | <p style="text-align: right;">Agenda Page 36 Page 127</p> <p>1 that criteria weighted more heavily.</p> <p>2 I would rather have the criteria</p> <p>3 weighted in advance rather than swayed by any</p> <p>4 board member after the interviews. Does that</p> <p>5 make sense?</p> <p>6 MR. CHESNEY: Oh, I agree. I've seen it</p> <p>7 go both ways. Yeah.</p> <p>8 MR. BAUMHOVER: I was going to ask if we</p> <p>9 have to rank firms one, two, and three and</p> <p>10 have the opportunity to engage in a workshop,</p> <p>11 can we individually give our tallies to Andy,</p> <p>12 and then at the board meeting, at least be</p> <p>13 able to make a motion based on --</p> <p>14 MR. MENDENHALL: Based on summary.</p> <p>15 MR. BAUMHOVER: -- based on a summary of</p> <p>16 the tallies? That way we're not having, you</p> <p>17 know, one board member say, "Hey, you know,</p> <p>18 we're actually objectively making a motion</p> <p>19 based on one or two lead candidates."</p> <p>20 Is that even possible? I don't know.</p> <p>21 MR. CHESNEY: Oh, yeah.</p> <p>22 CHAIRMAN MILLS: Well, let us go back to</p> <p>23 the ranking of one, two, and three. Where</p> <p>24 does that bring us? So there's five now. We</p> <p>25 come out of the workshop with some one, two,</p> |
| <p style="text-align: right;">Page 126</p> <p>1 CHAIRMAN MILLS: He means the firms.</p> <p>2 MR. CHESNEY: Yeah.</p> <p>3 MS. McCORMICK: Oh.</p> <p>4 MR. CHESNEY: Will that disadvantage</p> <p>5 potentially any of them?</p> <p>6 CHAIRMAN MILLS: Well, my question is,</p> <p>7 if we haven't weighted the criteria yet, I</p> <p>8 don't know that we want firms in front of us</p> <p>9 until we've hammered that out. Right?</p> <p>10 MR. CHESNEY: It's my understanding that</p> <p>11 we were going to just kind of do the score</p> <p>12 sheet as like a guidance -- right? -- not</p> <p>13 actually have them binding?</p> <p>14 CHAIRMAN MILLS: Well -- no. She's</p> <p>15 talking about weighting each criteria. We</p> <p>16 would have to identify that weighting of</p> <p>17 criteria.</p> <p>18 MR. CHESNEY: What I'm suggesting is we</p> <p>19 have a score sheet as more of a guide first</p> <p>20 without having to do that.</p> <p>21 CHAIRMAN MILLS: I would think it would</p> <p>22 potentially sway decisions, though, because if</p> <p>23 somebody -- correct me if I'm wrong -- if</p> <p>24 somebody presents really well in one criteria</p> <p>25 and you want that firm, you're going to want</p> | <p style="text-align: right;">Page 128</p> <p>1 three ranking. Right? Then select number</p> <p>2 one?</p> <p>3 MS. McCORMICK: Well -- no. You can</p> <p>4 rank all five of them. I mean, the statute</p> <p>5 just requires that you have to identify your</p> <p>6 first, second, and third, but I'm assuming</p> <p>7 you're going to have a spreadsheet that is</p> <p>8 going to have the different factors that</p> <p>9 you're considering and is going to have a list</p> <p>10 of the five different firms, and so you're</p> <p>11 going to allocate points to each -- under each</p> <p>12 of those categories to each firm.</p> <p>13 So once you tally those score sheets,</p> <p>14 you're going to have all five firms ranked.</p> <p>15 MR. CHESNEY: And then what happens, you</p> <p>16 try to enter into agreement with the first</p> <p>17 one, and if for some reason you can't come to</p> <p>18 an agreement with them, like on the contract,</p> <p>19 then you would go to your number two.</p> <p>20 CHAIRMAN MILLS: So is that the reason</p> <p>21 for the one, two, and three?</p> <p>22 MS. McCORMICK: That is just what the</p> <p>23 statute requires. I think that the reason</p> <p>24 that the statute does that is it's trying to</p> <p>25 -- it's trying to encourage governmental</p> |

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| <p style="text-align: right;">Page 129</p> <p>1 entities to use a broad range of public 2 service firms. 3 So it wants you to, you know, consider 4 more than just one and enter into negotiations 5 with just one firm. It wants you to give 6 everybody, you know, a chance to be 7 considered. 8 MR. CHESNEY: So people can say, I was 9 the runner-up at Westchase, and go out -- 10 MR. LEWIS: Guys, if I might throw my 11 thoughts out there. 12 CHAIRMAN MILLS: Yeah. 13 MR. LEWIS: I think it was Jim, or maybe 14 Greg that said, I like the idea of having the 15 categories weighted prior to -- 16 MR. CHESNEY: It's Jim. 17 MR. LEWIS: -- and I don't know if 18 there's any requirements for this, but to, I 19 guess, individually rank these five, I think I 20 heard you all -- and then once we go to a 21 workshop, we could maybe discuss that, and 22 then maybe, I guess, short list a few, if 23 that's what we wanted to do, and then sort of 24 -- if we wanted to bring them in for an 25 interview, and then kind of re-rank them or</p> | <p style="text-align: right;">Agenda Page 37 Page 131</p> <p>1 CHAIRMAN MILLS: Failing that, we have a 2 back-up that's already been identified -- 3 MS. McCORMICK: Right. Right. 4 CHAIRMAN MILLS: -- as the path forward 5 if one fails. 6 MS. McCORMICK: Right. If there is some 7 issue that you just can't get past. 8 CHAIRMAN MILLS: Okay. That's what I 9 wanted clarity on. Does that make sense? 10 MR. MENDENHALL: (Moves head up and 11 down.) 12 CHAIRMAN MILLS: Okay. So the pleasure 13 of the board is to have all five invited to 14 the workshop. Right? 15 MR. CHESNEY: Yeah. 16 MR. BAUMHOVER: Uh-huh. 17 MR. CHESNEY: I thought they were all 18 strong. I thought this came out -- last 19 month, I thought it was a disaster, and this 20 month, I thought it came out great. 21 MR. BAUMHOVER: Wait until next month. 22 CHAIRMAN MILLS: Imagine what -- 23 MS. McCORMICK: Okay. But so you're 24 going to work on the scoring sheet? Is that 25 what --</p> |
| <p style="text-align: right;">Page 130</p> <p>1 whatever on that criteria again. I don't know 2 if anybody has any thoughts on that. 3 MR. CHESNEY: That's when we just assign 4 a board member to come up with a score sheet, 5 we invite everyone to the workshop, hope 6 everyone comes, and see what happens. 7 I nominate Jim. 8 CHAIRMAN MILLS: I'm still trying to 9 wrap my head around the ranking of one, two, 10 and three, and what the next step from there 11 is. Right? 12 MS. McCORMICK: Yeah. Then, I mean, 13 then you would negotiate an agreement with 14 number one. 15 CHAIRMAN MILLS: Then should we bring 16 three in and say, "You were the top three of 17 those"? 18 MS. McCORMICK: Well -- no. No. I 19 think you would normally like pose any 20 questions or do any interview of the firms 21 prior to doing the ranking? 22 CHAIRMAN MILLS: Okay. And then -- to 23 your point then, we start down the path of 24 contract negotiations with number one. 25 MS. McCORMICK: Right.</p> | <p style="text-align: right;">Page 132</p> <p>1 CHAIRMAN MILLS: That's what it sounds 2 like. 3 MR. CHESNEY: Yeah, more like with you, 4 yeah. 5 MS. McCORMICK: Okay. Right. Okay. 6 Got it. 7 CHAIRMAN MILLS: Okay. I mean, can we 8 just do -- you know, if there's five, can we 9 just each line of criteria, they're numbered 10 one through five, but the question becomes, 11 are all of the criteria weighted the same or 12 not? Right? 13 MS. McCORMICK: Right. Right. And can 14 you -- like if you're scoring in each 15 category, like you have a potential to 16 allocate one to five points for that firm, 17 like if you decide everybody gets five points 18 in a particular category, or do you have to 19 force rank them? 20 MR. BAUMHOVER: Well, some of them are 21 kind of binary. Right? I mean, like the 22 minority -- 23 MS. McCORMICK: Yeah. Yes or no. 24 MR. BAUMHOVER: -- right -- you either 25 get full credit or not, and I think one of</p> |

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| <p style="text-align: right;">Page 133</p> <p>1 those firms actually met that. But then it's</p> <p>2 a function of what is that criteria weighted</p> <p>3 at?</p> <p>4 MS. McCORMICK: Right.</p> <p>5 CHAIRMAN MILLS: How much is it weighted</p> <p>6 is that.</p> <p>7 MR. BAUMHOVER: Is that equal weighting</p> <p>8 or some are more?</p> <p>9 MR. CHESNEY: I'm sure you'll figure it</p> <p>10 out.</p> <p>11 CHAIRMAN MILLS: I'll figure it out.</p> <p>12 Are there any statute requirements on how</p> <p>13 that's done?</p> <p>14 MS. McCORMICK: No.</p> <p>15 CHAIRMAN MILLS: Okay. Good.</p> <p>16 MR. MENDENHALL: So I've got it teed up</p> <p>17 for the workshop, and I'll also reach out to</p> <p>18 each of the five firms to let you know, and</p> <p>19 let you know, and they'll have an a</p> <p>20 representative there.</p> <p>21 MR. CHESNEY: Yeah. And we'll leave it</p> <p>22 up to you if for some reason, like, you know,</p> <p>23 not all of them can make it or anything, then</p> <p>24 we'll figure it out.</p> <p>25 CHAIRMAN MILLS: Right. Yeah.</p> | <p style="text-align: right;">Agenda Page 38 Page 135</p> <p>1 have you got, Andy?</p> <p>2 MR. MENDENHALL: So moving into the</p> <p>3 manager's report, I have -- the first item is</p> <p>4 review and discussion of the proposed budget</p> <p>5 for fiscal year 2019-2020 and consideration of</p> <p>6 Resolution of 2019-3, setting a public</p> <p>7 hearing. So this is our first step of the</p> <p>8 budget.</p> <p>9 Basically we send this off to the</p> <p>10 county, what would be the proposed budget that</p> <p>11 you would potentially approve tonight, and</p> <p>12 then we come back on August 6th for the public</p> <p>13 hearing.</p> <p>14 Of course, between now and then you have</p> <p>15 your budgets, you have your workshops. We can</p> <p>16 further refine numbers, change things.</p> <p>17 We'll also have additional actuals as we</p> <p>18 go through each month. So just kind of the</p> <p>19 first step. Obviously, if there's things for</p> <p>20 tonight, we can talk about it. Typically we</p> <p>21 don't get too much into them this first round.</p> <p>22 There was a budget that was included, which</p> <p>23 was level right now.</p> <p>24 So, you know, one key decision is, I</p> <p>25 always have to ask, if you potentially do want</p> |
| <p style="text-align: right;">Page 134</p> <p>1 MR. ROSS: Well, to that end, they all</p> <p>2 don't need to be there at 4:00. So if one of</p> <p>3 them says, "I can't be there at four, but I</p> <p>4 can be there at five," it's like, "Yeah, come</p> <p>5 down at five."</p> <p>6 CHAIRMAN MILLS: And I'm assuming we</p> <p>7 would do them individually in the room.</p> <p>8 Right? Otherwise, well, the fifth gets the</p> <p>9 advantage of listening.</p> <p>10 MS. McCORMICK: Well, it's not a</p> <p>11 meeting, so, I mean, they can -- they -- they</p> <p>12 can voluntarily step out.</p> <p>13 MR. CHESNEY: Right. In the past, we've</p> <p>14 asked, as a courtesy, to leave, but they don't</p> <p>15 have to.</p> <p>16 CHAIRMAN MILLS: They don't have to.</p> <p>17 Yeah. Okay.</p> <p>18 MR. CHESNEY: And the only reason we</p> <p>19 really asked them to do that is because we</p> <p>20 tend to ask the same questions, so the ones</p> <p>21 that come later are much more prepared, so we</p> <p>22 ask as courtesy to leave.</p> <p>23 MR. MENDENHALL: All right. Easy</p> <p>24 enough.</p> <p>25 CHAIRMAN MILLS: All right. What else</p> | <p style="text-align: right;">Page 136</p> <p>1 to increase assessments, now would be the time</p> <p>2 to mention something like that, if there were</p> <p>3 some big project.</p> <p>4 But, you know, looking at your budget,</p> <p>5 one of the reasons why it is flat is because</p> <p>6 you do have fairly adequate reserves, and as</p> <p>7 well as far as with what your routine</p> <p>8 operations and maintenance expenses, they're</p> <p>9 pretty much on target, and no big surprises.</p> <p>10 MR. ROSS: So, just to be clear, earlier</p> <p>11 in our meeting, I was advocating that we go</p> <p>12 ahead and start working on the Promise Lane</p> <p>13 property, clearing it, getting the fence up,</p> <p>14 et cetera.</p> <p>15 I was assuming that that would come out</p> <p>16 of our fund balance and not out of our regular</p> <p>17 annual budget.</p> <p>18 MR. MENDENHALL: Yeah, it certainly --</p> <p>19 it certainly could.</p> <p>20 MR. CHESNEY: Yeah.</p> <p>21 MR. MENDENHALL: Yeah. You know, board</p> <p>22 decision obviously. But if you were asking</p> <p>23 me, that's what I would recommend, because you</p> <p>24 do have funds available.</p> <p>25 MR. CHESNEY: Can you -- I thought I --</p> |

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| <p style="text-align: right;">Page 137</p> <p>1 I might not have mentioned it. I might have 2 imagined this. But you could have Alan send 3 out for everyone the fund balance report that 4 he does each year. 5 MR. MENDENHALL: Yeah. The Exhibit A? 6 MR. CHESNEY: I know he puts it in the 7 final budget. Who knows? I didn't look at 8 it. He might even have it in this budget. 9 MR. MENDENHALL: Yeah, it should be in 10 there. It's usually right after the general 11 fund typically -- the general fund numbers. 12 If not, it's the Exhibit A. I'll have 13 him send it out, and that gives you a 14 breakdown of your reserves, your fund balance. 15 You have an uninsured assets line as well. 16 Just kind of gives you the whole picture of 17 what your cash position is basically. 18 So if it's not in there, we'll make sure 19 we get it out to everybody. 20 MR. CHESNEY: Okay. 21 CHAIRMAN MILLS: The public hearing is 22 always in August. Right? 23 MR. MENDENHALL: Yes. August 6th, same 24 location, same time. 25 MS. McCORMICK: And no neighborhoods are</p> | <p style="text-align: right;">Agenda Page 39 Page 139</p> <p>1 MR. ROSS: Second. 2 CHAIRMAN MILLS: Seconded by Mr. Ross. 3 Any discussion? 4 (No response.) 5 CHAIRMAN MILLS: All in favor? 6 MR. LEWIS: No, I don't have any 7 questions or discussion. 8 MR. MENDENHALL: How would you be voting 9 on the motion to approve the proposed budget? 10 MR. LEWIS: Oh. In favor. Sorry, I 11 didn't hear you guys. 12 MR. MENDENHALL: No. No problem at all. 13 Thanks, Matt. 14 (All board members signify in the 15 affirmative, and motion passes.) 16 CHAIRMAN MILLS: We also need a motion 17 to set the public hearing, Andy? 18 MR. MENDENHALL: That's all as one 19 motion, and that's part of that, yes. 20 CHAIRMAN MILLS: One motion. Okay. 21 MR. CHESNEY: Yeah, I don't see it in 22 the budget this year, the fund balance report. 23 MR. MENDENHALL: Okay. We'll get him to 24 send it out then. I've got it down. 25 MR. BAUMHOVER: Can I just ask a</p> |
| <p style="text-align: right;">Page 138</p> <p>1 having increased -- 2 MR. MENDENHALL: No, not at this time -- 3 MS. McCORMICK: Okay. 4 MR. MENDENHALL: -- or not as presented. 5 CHAIRMAN MILLS: Right. 6 MR. ROSS: And we have no resident 7 requests, or constituent requests, for any 8 special items? 9 MR. MENDENHALL: I'll defer to local 10 staff, but I have not heard of any requests, 11 any special projects, anything -- and even if 12 we did, you know, you have project line items. 13 You have reserves and fund balance. 14 So I don't even know if we had those 15 requests, whether you would have to -- unless 16 it was village specific -- you know, but 17 nothing that I've received. Anything you guys 18 have gotten? 19 MR. MAYS: Not from residents, no. 20 CHAIRMAN MILLS: So we need a motion to 21 approve the proposed budget, and this is kind 22 of high water mark for the county. Right? 23 MR. MENDENHALL: Yes. Correct. 24 MR. BAUMHOVER: So moved. 25 CHAIRMAN MILLS: Is there a second?</p> | <p style="text-align: right;">Page 140</p> <p>1 question so I understand? 2 MR. MENDENHALL: Yeah. 3 MR. BAUMHOVER: So the date, is that a 4 60-day notification? 5 MR. MENDENHALL: It has to be. It has 6 to be at least 60 days. I don't know if it's 7 exactly. 8 MR. BAUMHOVER: I want to make sure 9 there is no issue of August 6th, getting it 10 out. 11 MR. MENDENHALL: Yes. 12 CHAIRMAN MILLS: And to that end, just 13 to clarify, because I had to look it up, our 14 next meeting is July 2nd -- right? -- not the 15 9th. 16 MS. WHYTE: Correct. 17 MR. MENDENHALL: Yes, because this year, 18 the 4th is a little bit later in the week, 19 so -- 20 CHAIRMAN MILLS: So it's not the 9th. 21 It's the 2nd, just for clarification, 22 MR. MENDENHALL: Yeah. A little bit 23 different. 24 CHAIRMAN MILLS: Yes. So -- 25 MR. MENDENHALL: All right. The next</p> |

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| <p style="text-align: right;">Page 141</p> <p>1 item I had, every year we report -- by</p> <p>2 statute, we report the number of registered</p> <p>3 voters in the district. So you have 7,937</p> <p>4 registered voters in the Westchase CDD.</p> <p>5 CHAIRMAN MILLS: It says, "57."</p> <p>6 MR. MENDENHALL: Oh, sorry. Bad</p> <p>7 eyesight. Losing it up close.</p> <p>8 CHAIRMAN MILLS: You don't want to leave</p> <p>9 those 20 people out.</p> <p>10 MR. MENDENHALL: No. No. Definitely.</p> <p>11 Sorry. Thanks for the clarification. So</p> <p>12 that's just an announcement of that.</p> <p>13 CHAIRMAN MILLS: What was it last year?</p> <p>14 Do you know?</p> <p>15 MR. MENDENHALL: Offhand, I don't. I</p> <p>16 can find out, see what the increase was.</p> <p>17 CHAIRMAN MILLS: Okay.</p> <p>18 MR. MENDENHALL: The only other things I</p> <p>19 had were on the project list that I sent out.</p> <p>20 I don't know if there are any questions on</p> <p>21 that. Nothing really earth shattering there.</p> <p>22 TECO, apparently they're making us maps</p> <p>23 for the street lights. So I've been told that</p> <p>24 should be coming shortly, electronic and hard</p> <p>25 copy. So once we get that, I'll ship over the</p> | <p style="text-align: right;">Agenda Page 40 Page 143</p> <p>1 MR. CHESNEY: What do you mean, "the</p> <p>2 two"?</p> <p>3 MS. WHYTE: Well, we have two fountains.</p> <p>4 We have the one beside the fire station, and</p> <p>5 we have this one.</p> <p>6 We have to have them come in for it,</p> <p>7 because it's not on schedule for that</p> <p>8 particular time.</p> <p>9 MR. MAYS: The lenses are \$250 apiece, I</p> <p>10 believe, so you need two sets, and then you</p> <p>11 figure labor on top of it.</p> <p>12 MR. CHESNEY: I mean, does it have --</p> <p>13 can we alter the schedule when they normally</p> <p>14 come out?</p> <p>15 MS. WHYTE: Depends on when they</p> <p>16 quarterly come in for maintenance. If he's</p> <p>17 got it on rotation, and he always has his</p> <p>18 rotation in time for November to do the</p> <p>19 Thanksgiving. So he would have to come in, in</p> <p>20 October in order to do the early -- or mid</p> <p>21 November for the Christmas lights.</p> <p>22 MR. CHESNEY: Can we -- does it have to</p> <p>23 be in -- can we do it -- and I understand now</p> <p>24 -- now, my memory is coming back to me.</p> <p>25 So what's three months from November?</p> |
| <p style="text-align: right;">Page 142</p> <p>1 electronic copy right away and bring the hard</p> <p>2 copy.</p> <p>3 CHAIRMAN MILLS: Awesome.</p> <p>4 MR. MENDENHALL: Don't have it yet, but</p> <p>5 so -- well, I don't want to jump the gun.</p> <p>6 CHAIRMAN MILLS: Soon to be awesome.</p> <p>7 MR. MENDENHALL: Yeah, there you go.</p> <p>8 Yeah, so that's all I had for today.</p> <p>9 CHAIRMAN MILLS: Thanks, Andy.</p> <p>10 MR. MENDENHALL: Sure.</p> <p>11 CHAIRMAN MILLS: Field manager's report.</p> <p>12 MR. MAYS: Unless Sonny has anything.</p> <p>13 You guys have covered everything I had, the</p> <p>14 trees and everything else.</p> <p>15 MS. WHYTE: We did have discussions at</p> <p>16 the workshop, so I'm asking you the resident</p> <p>17 request regarding turning the fountains pink</p> <p>18 in October to -- with breast cancer month, and</p> <p>19 I want to know what board would like to do, if</p> <p>20 they would like to support it, or they would</p> <p>21 like to --</p> <p>22 MR. CHESNEY: How much does that cost?</p> <p>23 MS. WHYTE: To change the lights,</p> <p>24 probably for the two fountains, probably about</p> <p>25 five to six hundred dollars.</p> | <p style="text-align: right;">Page 144</p> <p>1 So October --</p> <p>2 MR. WHYTE: And, yeah, I think he comes</p> <p>3 in at the beginning of December.</p> <p>4 MR. CHESNEY: -- August -- why can't he</p> <p>5 come in in August and just put them in pink?</p> <p>6 MR. MAYS: I guarantee you if we ask him</p> <p>7 to come, he's getting paid extra labor to do</p> <p>8 it, he'll come over and do a special trip and</p> <p>9 do it.</p> <p>10 MR. CHESNEY: I know. But what I'm</p> <p>11 saying is, why can't he just do it as part of</p> <p>12 his normal quarterly in August, just like he</p> <p>13 does in November?</p> <p>14 MS. WHYTE: They would be on from August</p> <p>15 through until --</p> <p>16 MR. CHESNEY: I know.</p> <p>17 CHAIRMAN MILLS: Breast cancer month is</p> <p>18 October, not August.</p> <p>19 MS. WHYTE: That's correct.</p> <p>20 MR. CHESNEY: So it would be August,</p> <p>21 September, and October.</p> <p>22 CHAIRMAN MILLS: It would definitely</p> <p>23 affect --</p> <p>24 MR. BAUMHOVER: Probably have people</p> <p>25 calling in, saying, why --</p> |

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| <p style="text-align: right;">Page 145</p> <p>1 MS. WHYTE: Yeah. We got a call saying</p> <p>2 why are we still --</p> <p>3 (Multiple speakers speaking at once.)</p> <p>4 MR. CHESNEY: Whatever. That's fine.</p> <p>5 CHAIRMAN MILLS: Is there a motion?</p> <p>6 Seeing none.</p> <p>7 MS. WHYTE: Okay.</p> <p>8 CHAIRMAN MILLS: There is none.</p> <p>9 MS. WHYTE: I have just one more request</p> <p>10 that I got in, and that is, as always, Leslie</p> <p>11 is awesome, the WOW's Great West Chase Run,</p> <p>12 I've already got my paperwork. It is October</p> <p>13 26th. I just wanted to make sure the board</p> <p>14 has no -- you know, that you were aware of it.</p> <p>15 We've got the request from the WOW to do</p> <p>16 their yearly run, and it will be October 22nd.</p> <p>17 CHAIRMAN MILLS: Okay. Thank you.</p> <p>18 MS. WHYTE: And one thing that we talked</p> <p>19 about briefly at the workshop, I'm working on</p> <p>20 getting -- for the last few years, we've been</p> <p>21 talking about enhancement. Some of our signs</p> <p>22 are really not in good shape. Some of them</p> <p>23 need to be upgraded.</p> <p>24 I got some preliminary, just one or two</p> <p>25 signages. So I don't want a vote or anything.</p> | <p style="text-align: right;">Agenda Page 41 Page 147</p> <p>1 other monuments that are curved.</p> <p>2 MS. WHYTE: Yeah, but it becomes a</p> <p>3 challenge because you can't curve granite,</p> <p>4 so --</p> <p>5 CHAIRMAN MILLS: Right. So what do they</p> <p>6 plan to do on those other curves?</p> <p>7 MS. WHYTE: Well, we had some</p> <p>8 discussions. There is one in there for the</p> <p>9 Greens, which she kind of made it the same way</p> <p>10 -- I didn't like it.</p> <p>11 I originally said to her just put it on</p> <p>12 a piece of granite with the lettering on</p> <p>13 front, and we either attach it to the wall, or</p> <p>14 have it, you know, like three-dimensional. So</p> <p>15 we're still working on some kinks.</p> <p>16 CHAIRMAN MILLS: Okay.</p> <p>17 MS. WHYTE: I just want to get a</p> <p>18 feedback. My perception was to get the logo</p> <p>19 on there as well. And there is one that she</p> <p>20 did that I kind of like, which is the open W.</p> <p>21 CHAIRMAN MILLS: Behind it?</p> <p>22 MS. WHYTE: Behind it. Yeah, I kind of</p> <p>23 like that.</p> <p>24 MR. BAUMHOVER: I was going to say I</p> <p>25 like that.</p> |
| <p style="text-align: right;">Page 146</p> <p>1 I haven't sent them you because I literally</p> <p>2 just got them yesterday, but I surely would</p> <p>3 like some kind of feedback.</p> <p>4 When you look at them, just let me know</p> <p>5 before you leave, if you don't mind, just so</p> <p>6 I've got an idea, saying, "Yeah, that's not</p> <p>7 going to work," or, "Yes, it is."</p> <p>8 We're looking at full granite signs like</p> <p>9 they have at Tampa Palms, if you haven't seen</p> <p>10 them. Mr. Ross, I know you have. They are</p> <p>11 just amazing. They do look good.</p> <p>12 We will have to adjust just of some</p> <p>13 irrigation to insure that the granite doesn't</p> <p>14 get reclaimed water all over it, so -- but I'd</p> <p>15 like you guys to look at these a little bit</p> <p>16 and give me some feedback, so I can tell her,</p> <p>17 "Hey, yes, that's not going to work," or,</p> <p>18 "Yes, you know, they like the look of it."</p> <p>19 Some enhancement.</p> <p>20 CHAIRMAN MILLS: One of the examples</p> <p>21 that I saw, Saville Rowe --</p> <p>22 MS. WHYTE: I sent it to you. Saville</p> <p>23 Rowe, I don't like.</p> <p>24 CHAIRMAN MILLS: -- at the curb, they</p> <p>25 were going to free-stand it, but there are</p> | <p style="text-align: right;">Page 148</p> <p>1 MS. WHYTE: Okay. There you go. So</p> <p>2 that's kind of what -- just some feedback.</p> <p>3 CHAIRMAN MILLS: Any preliminary costs?</p> <p>4 MR. BAUMHOVER: That's what I liked.</p> <p>5 MS. WHYTE: Not yet.</p> <p>6 CHAIRMAN MILLS: Okay.</p> <p>7 MS. WHYTE: It's too -- because in order</p> <p>8 to do -- because one of the ones in the Fords,</p> <p>9 both -- I looked at them, and because it's a</p> <p>10 curved wall, there's tile. Yeah, I don't</p> <p>11 think that would look good, so I've got to go</p> <p>12 back to the drawing board with her on that.</p> <p>13 But I just wanted to get some feedback from</p> <p>14 you guys.</p> <p>15 CHAIRMAN MILLS: Mr. Chesney.</p> <p>16 MR. CHESNEY: So you'll still do gold</p> <p>17 lettering?</p> <p>18 MS. WHYTE: Yes, absolutely. Everything</p> <p>19 will be exactly the same, but it will be</p> <p>20 granite like we have at the fire station with</p> <p>21 our what I call the Vegas gold, which is that</p> <p>22 very bright -- because a lot of it, if you</p> <p>23 look, some of it has gone brassy.</p> <p>24 MR. CHESNEY: Well, the other thing I</p> <p>25 would say is that, you know, if you also look</p> |

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| <p style="text-align: right;">Page 149</p> <p>1 at some of the neighborhoods that don't have</p> <p>2 -- you know, the developer got cheaper as the</p> <p>3 neighborhood went on, maybe adding some signs</p> <p>4 in some --</p> <p>5 MS. WHYTE: Well, what we're planning on</p> <p>6 doing for now -- my -- our original was</p> <p>7 because we didn't know how far -- where you</p> <p>8 guys wanted to go with it, is to get the main</p> <p>9 drag done first, which is between Linebaugh,</p> <p>10 the basic communities, and then, of course,</p> <p>11 after that, unless you give me direction</p> <p>12 otherwise, we go inside the subdivision, which</p> <p>13 we haven't done yet.</p> <p>14 You know what I mean. We can ask her</p> <p>15 for a whole bunch of stuff. But at this</p> <p>16 point, we wanted to start with just the main,</p> <p>17 and then go from there, and maybe by just the</p> <p>18 following year, going backwards into the</p> <p>19 subdivision.</p> <p>20 MR. BAUMHOVER: I would probably be fine</p> <p>21 with of either of those --</p> <p>22 MS. WHYTE: You know, just to get a</p> <p>23 little bit of a consent --</p> <p>24 CHAIRMAN MILLS: Yeah.</p> <p>25 MS. WHYTE: Just so we're on the right</p> | <p style="text-align: right;">Agenda Page 42 Page 151</p> <p>1 now, but I think it was a great idea to get</p> <p>2 Steel in the Air, get the cell tower on board,</p> <p>3 and then also, Doug, for the nano bubbler</p> <p>4 discussion.</p> <p>5 So not really any requests, just to</p> <p>6 thank -- the workshop, is that June 18th?</p> <p>7 MS. WHYTE: Yes.</p> <p>8 CHAIRMAN MILLS: Yes.</p> <p>9 MR. LEWIS: Okay. And then the other</p> <p>10 thing is, I can be there for that, but I'll be</p> <p>11 California the week of the 4th, but I can</p> <p>12 probably make arrangements to attend by phone,</p> <p>13 but I really don't know what I'm going to be</p> <p>14 doing three hours prior, with the time</p> <p>15 difference, so I may not be able to make the</p> <p>16 July meeting.</p> <p>17 CHAIRMAN MILLS: Okay. No worries.</p> <p>18 MR. LEWIS: But that's all I got.</p> <p>19 CHAIRMAN MILLS: Thanks. Forrest.</p> <p>20 MR. BAUMHOVER: No, sir.</p> <p>21 CHAIRMAN MILLS: Mr. Ross.</p> <p>22 MR. ROSS: Nothing.</p> <p>23 CHAIRMAN MILLS: Mr. Chesney.</p> <p>24 MR. CHESNEY: Nope.</p> <p>25 CHAIRMAN MILLS: Motion to adjourn would</p> |
| <p style="text-align: right;">Page 150</p> <p>1 track possibly. Beyond that, that is all</p> <p>2 I've got.</p> <p>3 CHAIRMAN MILLS: Okay.</p> <p>4 MS. WHYTE: I'm quiet.</p> <p>5 CHAIRMAN MILLS: Audience comments.</p> <p>6 Mr. Argus.</p> <p>7 MR. ARGUS: Not today.</p> <p>8 CHAIRMAN MILLS: No?</p> <p>9 MR. ARGUS: Thank you.</p> <p>10 CHAIRMAN MILLS: This young lady. No?</p> <p>11 MS. WHYTE: (Inaudible)</p> <p>12 CHAIRMAN MILLS: I'm sorry. I was going</p> <p>13 to say pretend Mr. Barrett.</p> <p>14 Supervisor requests?</p> <p>15 MR. CHESNEY: For the record, I like her</p> <p>16 way better sitting here. She doesn't</p> <p>17 interrupt me near as much.</p> <p>18 CHAIRMAN MILLS: Yeah. We don't have</p> <p>19 our sixth supervisor on that --</p> <p>20 MS. MCCORMICK: Isn't he on vacation?</p> <p>21 MR. CHESNEY: He is, yes.</p> <p>22 CHAIRMAN MILLS: Mr. Lewis, anything?</p> <p>23 MR. LEWIS: Well, I just want to say</p> <p>24 thanks to our staff, Erin and Doug and Sonny.</p> <p>25 I know we've got a lot of stuff going on right</p> | <p style="text-align: right;">Page 152</p> <p>1 be appropriate.</p> <p>2 MR. CHESNEY: So move.</p> <p>3 CHAIRMAN MILLS: All in favor -- second?</p> <p>4 MR. ROSS: Yeah.</p> <p>5 CHAIRMAN MILLS: All in favor.</p> <p>6 (All board members signify in the</p> <p>7 affirmative.)</p> <p>8 (The motion passes and the meeting was</p> <p>9 adjourned at 6:38 p.m.)</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> |

1 REPORTER'S CERTIFICATE

2 STATE OF FLORIDA:

3 COUNTY OF HILLSBOROUGH:

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

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

14 DATED June 24, 2019.

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25

James P. Mills, Chairperson

2B.

From: cdd@westchasecdd.com
To: [Demarco, Sandra](#)
Cc: [Mendenhall, Andrew](#)
Subject: Workshop
Date: Thursday, June 20, 2019 9:13:22 AM

Andy

Notes from the June 18th, workshop

Board interviewed the following Engineering firms

JMT- Stephen Brletic, Robert E Dvorak Q7A

Johnson Engineering- Phil Chang, Andrew Tilton Q&A

Lighthouse – Bradley Foran Q&A

Stantec – Tonja Stuart Q&A

Cell Tower Discussion regarding the rating process and criteria need more information from consultant

Budget discussion on keeping it flat

Sonny Whyte

Office Manager

Westchase CDD

9515 W Linebaugh Ave.,

Westchase, Florida 33626

813-920-4268

www.westchasecdd.com

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2C.

**Westchase
Community Development District**

Financial Report

May 31, 2019

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

May 31, 2019

Balance Sheet

May 31, 2019

| 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) | GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104) |
|-------------------------------------|-----------------------|--|---|---|---|---|--|---|--|
| ASSETS | | | | | | | | | |
| Cash - Checking Account | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Due From Other Funds | 3,892,141 | 329,394 | 25,598 | 36,531 | 30,184 | 810 | 451,239 | 66,671 | 18,882 |
| Investments: | | | | | | | | | |
| Certificates of Deposit - 12 Months | - | - | - | - | - | - | - | - | - |
| Certificates of Deposit - 24 Months | - | - | - | - | - | - | - | - | - |
| Certificates of Deposit - 36 Months | - | - | - | - | - | - | - | - | - |
| Certificates of Deposit - 6 Months | - | - | - | - | - | - | - | - | - |
| Money Market Account | - | - | - | - | - | - | - | - | - |
| Reserve Fund | - | - | - | - | - | - | - | - | - |
| Revenue Fund | - | - | - | - | - | - | - | - | - |
| Deposits | 6,389 | 3,628 | 4,043 | 20 | - | - | 7,425 | 800 | 18,600 |
| TOTAL ASSETS | \$ 3,898,530 | \$ 333,022 | \$ 29,641 | \$ 36,551 | \$ 30,184 | \$ 810 | \$ 458,664 | \$ 67,471 | \$ 37,482 |

Balance Sheet

May 31, 2019

| ACCOUNT DESCRIPTION | 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 |
|-------------------------------------|--|---|--|--|--|---|---------------------|----------------------|
| ASSETS | | | | | | | | |
| Cash - Checking Account | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 502,944 | \$ 502,944 |
| Due From Other Funds | 17,398 | 189,984 | 5,334 | 7,514 | 15,343 | - | - | 5,087,023 |
| Investments: | | | | | | | | |
| Certificates of Deposit - 12 Months | - | - | - | - | - | 272,867 | 683,654 | 956,521 |
| Certificates of Deposit - 24 Months | - | - | - | - | - | 415,978 | 934,173 | 1,350,151 |
| Certificates of Deposit - 36 Months | - | - | - | - | - | - | 105,121 | 105,121 |
| Certificates of Deposit - 6 Months | - | - | - | - | - | - | 339,217 | 339,217 |
| Money Market Account | - | - | - | - | - | - | 2,521,916 | 2,521,916 |
| Reserve Fund | - | - | 34,000 | - | - | - | - | 34,000 |
| Revenue Fund | - | - | 125,010 | - | 150,179 | - | - | 275,189 |
| Deposits | - | - | - | - | - | - | - | 40,905 |
| TOTAL ASSETS | \$ 17,398 | \$ 189,984 | \$ 164,344 | \$ 7,514 | \$ 165,522 | \$ 688,845 | \$ 5,087,025 | \$ 11,212,987 |

Balance Sheet

May 31, 2019

| 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) | GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104) |
|--|-----------------------|--|---|---|---|---|--|---|--|
| LIABILITIES | | | | | | | | | |
| Accounts Payable | \$ 27,570 | \$ 3,038 | \$ 1,521 | \$ (63) | \$ - | \$ - | \$ 24,040 | \$ 457 | \$ 8,539 |
| Accrued Expenses | 1,480 | - | - | - | - | - | - | - | - |
| Accrued Taxes Payable | 3,169 | - | - | - | - | - | - | - | - |
| Sales Tax Payable | 32 | 5 | - | - | - | - | 14 | - | - |
| Due To Other Funds | - | - | - | - | - | - | - | - | - |
| TOTAL LIABILITIES | 32,251 | 3,043 | 1,521 | (63) | - | - | 24,054 | 457 | 8,539 |
| FUND BALANCES | | | | | | | | | |
| Nonspendable: | | | | | | | | | |
| Deposits | 6,389 | 3,628 | 4,043 | 20 | - | - | 7,425 | 800 | 18,600 |
| Restricted for: | | | | | | | | | |
| Debt Service | - | - | - | - | - | - | - | - | - |
| Capital Projects | - | - | - | - | - | - | - | - | - |
| Assigned to: | | | | | | | | | |
| Operating Reserves | 650,020 | 6,932 | 4,372 | 1,750 | 1,285 | - | 61,247 | 3,194 | - |
| Reserves - Erosion Control | 60,000 | - | - | - | - | - | - | - | - |
| Reserves - Roadways | 502,031 | 61,092 | - | 7,372 | 3,132 | - | 177,384 | 8,783 | - |
| Unassigned: | 2,647,839 | 258,327 | 19,705 | 27,472 | 25,767 | 810 | 188,554 | 54,237 | 10,343 |
| TOTAL FUND BALANCES | \$ 3,866,279 | \$ 329,979 | \$ 28,120 | \$ 36,614 | \$ 30,184 | \$ 810 | \$ 434,610 | \$ 67,014 | \$ 28,943 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 3,898,530 | \$ 333,022 | \$ 29,641 | \$ 36,551 | \$ 30,184 | \$ 810 | \$ 458,664 | \$ 67,471 | \$ 37,482 |

Balance Sheet

May 31, 2019

| ACCOUNT DESCRIPTION | 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 |
|--|--|---|--|--|--|---|---------------------|----------------------|
| LIABILITIES | | | | | | | | |
| Accounts Payable | \$ 418 | \$ 119 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 65,639 |
| Accrued Expenses | - | - | - | - | - | - | - | 1,480 |
| Accrued Taxes Payable | - | - | - | - | - | - | - | 3,169 |
| Sales Tax Payable | - | - | - | - | - | - | - | 51 |
| Due To Other Funds | - | - | - | - | - | - | 5,087,023 | 5,087,023 |
| TOTAL LIABILITIES | 418 | 119 | - | - | - | - | 5,087,023 | 5,157,362 |
| FUND BALANCES | | | | | | | | |
| Nonspendable: | | | | | | | | |
| Deposits | - | - | - | - | - | - | - | 40,905 |
| Restricted for: | | | | | | | | |
| Debt Service | - | - | 164,344 | 7,514 | 165,522 | - | - | 337,380 |
| Capital Projects | - | - | - | - | - | 688,845 | - | 688,845 |
| Assigned to: | | | | | | | | |
| Operating Reserves | 1,289 | 3,932 | - | - | - | - | - | 734,021 |
| Reserves - Erosion Control | - | - | - | - | - | - | - | 60,000 |
| Reserves - Roadways | 6,134 | 26,582 | - | - | - | - | - | 792,510 |
| Unassigned: | 9,557 | 159,351 | - | - | - | - | 2 | 3,401,964 |
| TOTAL FUND BALANCES | \$ 16,980 | \$ 189,865 | \$ 164,344 | \$ 7,514 | \$ 165,522 | \$ 688,845 | \$ 2 | \$ 6,055,625 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 17,398 | \$ 189,984 | \$ 164,344 | \$ 7,514 | \$ 165,522 | \$ 688,845 | \$ 5,087,025 | \$ 11,212,987 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

| ACCOUNT DESCRIPTION | MAY-19 ACTUAL | YEAR TO DATE ACTUAL | ANNUAL ADOPTED BUDGET | YTD ACTUAL AS A % OF ADOPTED BUD |
|---|------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 3,235 | \$ 3,000 | 107.83% |
| Interest - Tax Collector | - | 945 | - | 0.00% |
| Special Assmnts- Tax Collector | 12,503 | 2,670,930 | 2,699,509 | 98.94% |
| Special Assmnts- Discounts | 128 | (100,706) | (107,980) | 93.26% |
| Other Miscellaneous Revenues | - | 8,584 | - | 0.00% |
| Pavilion Rental | 369 | 8,615 | 4,000 | 215.38% |
| TOTAL REVENUES | 13,000 | 2,591,603 | 2,598,529 | 99.73% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| P/R-Board of Supervisors | 2,000 | 10,400 | 13,000 | 80.00% |
| FICA Taxes | 153 | 796 | 995 | 80.00% |
| ProfServ-Engineering | - | 15,974 | 36,000 | 44.37% |
| ProfServ-Legal Services | 7,775 | 55,285 | 90,000 | 61.43% |
| ProfServ-Mgmt Consulting Serv | 9,296 | 74,368 | 108,198 | 68.73% |
| ProfServ-Recording Secretary | - | 6,669 | 11,000 | 60.63% |
| Auditing Services | - | 7,500 | 7,592 | 98.79% |
| Postage and Freight | 38 | 441 | 1,200 | 36.75% |
| Insurance - General Liability | - | 35,549 | 39,381 | 90.27% |
| Printing and Binding | 22 | 439 | 600 | 73.17% |
| Legal Advertising | - | 1,330 | 6,500 | 20.46% |
| Misc-Assessmnt Collection Cost | 253 | 51,405 | 53,990 | 95.21% |
| Misc-Credit Card Fees | 14 | 342 | 350 | 97.71% |
| Misc-Contingency | 3,019 | 3,019 | 100 | 3019.00% |
| Office Supplies | - | 110 | 550 | 20.00% |
| Annual District Filing Fee | - | 175 | 175 | 100.00% |
| Total Administration | 22,570 | 263,802 | 369,631 | 71.37% |
| <u>Flood Control/Stormwater Mgmt</u> | | | | |
| Contracts-Lake and Wetland | 9,833 | 78,667 | 118,000 | 66.67% |
| Contracts-Fountain | 755 | 4,765 | 7,020 | 67.88% |
| R&M-Aquascaping | 195 | 6,259 | 15,000 | 41.73% |
| R&M-Drainage | 750 | 22,897 | 28,000 | 81.78% |
| R&M-Fountain | 45 | 752 | 3,000 | 25.07% |
| Total Flood Control/Stormwater Mgmt | 11,578 | 113,340 | 171,020 | 66.27% |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

| ACCOUNT DESCRIPTION | MAY-19 ACTUAL | YEAR TO DATE ACTUAL | ANNUAL ADOPTED BUDGET | YTD ACTUAL AS A % OF ADOPTED BUD |
|--------------------------------|------------------|------------------------|-----------------------------|--|
| <u>Right of Way</u> | | | | |
| Payroll-Salaries | 23,026 | 130,638 | 178,145 | 73.33% |
| Payroll-Benefits | 4,122 | 43,552 | 62,454 | 69.73% |
| Payroll - Overtime | 2,286 | 13,622 | 17,500 | 77.84% |
| Payroll - Bonus | - | 13,495 | 33,652 | 40.10% |
| FICA Taxes | 2,932 | 18,135 | 25,954 | 69.87% |
| Contracts-Police | 14,141 | 89,848 | 180,000 | 49.92% |
| Contracts-Other Services | 1,630 | 13,040 | 19,560 | 66.67% |
| Contracts-Landscape | 43,801 | 350,405 | 525,608 | 66.67% |
| Contracts-Mulch | - | 73,796 | 147,592 | 50.00% |
| Contracts-Plant Replacement | - | 35,484 | 52,960 | 67.00% |
| Contracts-Road Cleaning | - | 8,351 | 8,351 | 100.00% |
| Contracts-Security Alarms | - | 481 | 641 | 75.04% |
| Contracts-Pest Control | 48 | 534 | 576 | 92.71% |
| Contracts-Other Landscape | 480 | 3,840 | 6,843 | 56.12% |
| Fuel, Gasoline and Oil | 1,263 | 8,901 | 11,917 | 74.69% |
| Communication - Teleph - Field | (405) | 3,363 | 11,600 | 28.99% |
| Utility - General | 1,936 | 15,823 | 32,000 | 49.45% |
| Utility - Reclaimed Water | 413 | 2,806 | 15,000 | 18.71% |
| Insurance - General Liability | - | 3,403 | 3,770 | 90.27% |
| R&M-General | 665 | 24,900 | 42,500 | 58.59% |
| R&M-Equipment | 73 | 4,398 | 20,000 | 21.99% |
| R&M-Grounds | 18,675 | 141,305 | 128,300 | 110.14% |
| R&M-Irrigation | 1,570 | 41,975 | 65,000 | 64.58% |
| R&M-Sidewalks | - | 950 | 17,000 | 5.59% |
| R&M-Signage | - | 820 | 6,000 | 13.67% |
| R&M-Walls and Signage | 2,000 | 16,981 | 32,500 | 52.25% |
| Misc-Holiday Decor | - | 12,493 | 10,000 | 124.93% |
| Misc-Hurricane Expense | - | 14,625 | - | 0.00% |
| Misc-Taxes (Streetlights) | - | 35,670 | 34,084 | 104.65% |
| Misc-Contingency | 50 | 50 | 5,000 | 1.00% |
| Office Supplies | 213 | 490 | 3,500 | 14.00% |
| Cleaning Services | 140 | 560 | 1,680 | 33.33% |
| Op Supplies - General | - | 5,369 | 6,000 | 89.48% |
| Op Supplies - Uniforms | - | 408 | 600 | 68.00% |
| Supplies - Misc. | 138 | 279 | 600 | 46.50% |
| Subscriptions and Memberships | 220 | 239 | 400 | 59.75% |
| Conference and Seminars | - | - | 1,000 | 0.00% |
| Capital Outlay | - | 7,130 | - | 0.00% |
| Total Right of Way | 119,417 | 1,138,159 | 1,708,287 | 66.63% |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

| ACCOUNT DESCRIPTION | MAY-19 ACTUAL | YEAR TO DATE ACTUAL | ANNUAL ADOPTED BUDGET | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|---------------------|----------------------------|-----------------------------|--|
| <u>Common Area</u> | | | | |
| R&M-General | 1,838 | 10,913 | 17,000 | 64.19% |
| R&M-Boardwalks | - | - | 700 | 0.00% |
| R&M-Brick Pavers | - | - | 1,200 | 0.00% |
| R&M-Grounds | - | 440 | 1,500 | 29.33% |
| R&M-Signage | - | - | 1,400 | 0.00% |
| R&M-Walls and Signage | - | - | 900 | 0.00% |
| Misc-Internet Services | 613 | 4,903 | 7,391 | 66.34% |
| Impr - Park | - | 16,708 | 319,500 | 5.23% |
| Total Common Area | <u>2,451</u> | <u>32,964</u> | <u>349,591</u> | <u>9.43%</u> |
| TOTAL EXPENDITURES | 156,016 | 1,548,265 | 2,598,529 | 59.58% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | (143,016) | 1,043,338 | - | 0.00% |
| Net change in fund balance | <u>\$ (143,016)</u> | <u>\$ 1,043,338</u> | <u>\$ -</u> | <u>0.00%</u> |
| FUND BALANCE, BEGINNING (OCT 1, 2018) | | 2,822,941 | 2,822,941 | |
| FUND BALANCE, ENDING | | <u>\$ 3,866,279</u> | <u>\$ 2,822,941</u> | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

| ACCOUNT DESCRIPTION | MAY-19 ACTUAL | YEAR TO DATE ACTUAL | ANNUAL ADOPTED BUDGET | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|------------------|------------------------|-----------------------------|--|
| REVENUES | | | | |
| Interest - Investments | \$ - | \$ 275 | \$ 125 | 220.00% |
| Special Assmnts- Tax Collector | 292 | 62,357 | 63,005 | 98.97% |
| Special Assmnts- Discounts | 6 | (4,341) | (4,653) | 93.29% |
| Capital Improvement | 247 | 52,770 | 53,319 | 98.97% |
| Gate Bar Code/Remotes | 65 | 358 | - | 0.00% |
| TOTAL REVENUES | 610 | 111,419 | 111,796 | 99.66% |
| EXPENDITURES | | | | |
| Administration | | | | |
| Misc-Assessmnt Collection Cost | 11 | 2,216 | 2,326 | 95.27% |
| Misc-Credit Card Fees | 2 | 11 | 15 | 73.33% |
| Total Administration | 13 | 2,227 | 2,341 | 95.13% |
| Right of Way | | | | |
| Communication - Teleph - Field | 240 | 2,025 | 2,831 | 71.53% |
| Electricity - Streetlighting | 428 | 3,784 | 8,585 | 44.08% |
| Insurance - General Liability | - | 1,511 | 1,674 | 90.26% |
| R&M-General | 2,524 | 12,482 | 19,700 | 63.36% |
| R&M-Gate | 86 | 3,625 | 6,340 | 57.18% |
| 1st Quarter Operating Reserves | - | - | 1,733 | 0.00% |
| Reserve - Roadways | - | - | 15,273 | 0.00% |
| Total Right of Way | 3,278 | 23,427 | 56,136 | 41.73% |
| TOTAL EXPENDITURES | 3,291 | 25,654 | 58,477 | 43.87% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | (2,681) | 85,765 | 53,319 | 0.00% |
| OTHER FINANCING SOURCES (USES) | | | | |
| Contribution to (Use of) Fund Balance | - | - | 53,319 | 0.00% |
| TOTAL FINANCING SOURCES (USES) | - | - | 53,319 | 0.00% |
| Net change in fund balance | \$ (2,681) | \$ 85,765 | \$ 53,319 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2018) | | 244,214 | 244,214 | |
| FUND BALANCE, ENDING | | \$ 329,979 | \$ 297,533 | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

| ACCOUNT DESCRIPTION | MAY-19 ACTUAL | YEAR TO DATE ACTUAL | ANNUAL ADOPTED BUDGET | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-------------------|-------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 27 | \$ 40 | 67.50% |
| Special Assmnts- Tax Collector | 84 | 17,987 | 18,174 | 98.97% |
| Special Assmnts- Discounts | 1 | (678) | (727) | 93.26% |
| TOTAL REVENUES | 85 | 17,336 | 17,487 | 99.14% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Misc-Assessmnt Collection Cost | 2 | 346 | 363 | 95.32% |
| Total Administration | 2 | 346 | 363 | 95.32% |
| <u>Right of Way</u> | | | | |
| R&M-Streetlights | 1,521 | 12,158 | 17,124 | 71.00% |
| Total Right of Way | 1,521 | 12,158 | 17,124 | 71.00% |
| TOTAL EXPENDITURES | 1,523 | 12,504 | 17,487 | 71.50% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | (1,438) | 4,832 | - | 0.00% |
| Net change in fund balance | <u>\$ (1,438)</u> | <u>\$ 4,832</u> | <u>\$ -</u> | <u>0.00%</u> |
| FUND BALANCE, BEGINNING (OCT 1, 2018) | | 23,288 | 23,288 | |
| FUND BALANCE, ENDING | | <u>\$ 28,120</u> | <u>\$ 23,288</u> | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

| ACCOUNT DESCRIPTION | MAY-19 ACTUAL | YEAR TO DATE ACTUAL | ANNUAL ADOPTED BUDGET | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|------------------|------------------------|-----------------------------|--|
| REVENUES | | | | |
| Interest - Investments | \$ - | \$ 43 | \$ 42 | 102.38% |
| Special Assmnts- Tax Collector | 18 | 3,802 | 3,842 | 98.96% |
| Special Assmnts- Discounts | - | (143) | (154) | 92.86% |
| Gate Bar Code/Remotes | - | 98 | - | 0.00% |
| TOTAL REVENUES | 18 | 3,800 | 3,730 | 101.88% |
| EXPENDITURES | | | | |
| Administration | | | | |
| Misc-Assessmnt Collection Cost | - | 73 | 77 | 94.81% |
| Misc-Credit Card Fees | - | 1 | 5 | 20.00% |
| Total Administration | - | 74 | 82 | 90.24% |
| Right of Way | | | | |
| Communication - Teleph - Field | 150 | 1,200 | 1,980 | 60.61% |
| Insurance - General Liability | - | 404 | 447 | 90.38% |
| R&M-General | - | - | 1,500 | 0.00% |
| R&M-Gate | - | 1,860 | 2,939 | 63.29% |
| R&M-Streetlights | 25 | 208 | 500 | 41.60% |
| Reserve - Roadways | - | - | 1,843 | 0.00% |
| Total Right of Way | 175 | 3,672 | 9,209 | 39.87% |
| TOTAL EXPENDITURES | 175 | 3,746 | 9,291 | 40.32% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | (157) | 54 | (5,561) | 0.00% |
| OTHER FINANCING SOURCES (USES) | | | | |
| Contribution to (Use of) Fund Balance | - | - | (5,561) | 0.00% |
| TOTAL FINANCING SOURCES (USES) | - | - | (5,561) | 0.00% |
| Net change in fund balance | \$ (157) | \$ 54 | \$ (5,561) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2018) | | 36,560 | 36,560 | |
| FUND BALANCE, ENDING | | \$ 36,614 | \$ 30,999 | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

| ACCOUNT DESCRIPTION | MAY-19 ACTUAL | YEAR TO DATE ACTUAL | ANNUAL ADOPTED BUDGET | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|------------------|------------------------|-----------------------------|--|
| REVENUES | | | | |
| Interest - Investments | \$ - | \$ 26 | \$ 10 | 260.00% |
| Special Assmnts- Tax Collector | 32 | 6,885 | 6,956 | 98.98% |
| Special Assmnts- Discounts | - | (260) | (278) | 93.53% |
| TOTAL REVENUES | 32 | 6,651 | 6,688 | 99.45% |
| EXPENDITURES | | | | |
| Administration | | | | |
| Misc-Assessmnt Collection Cost | 1 | 132 | 139 | 94.96% |
| Total Administration | 1 | 132 | 139 | 94.96% |
| Right of Way | | | | |
| R&M-General | - | - | 5,000 | 0.00% |
| Reserve - Roadways | - | - | 1,549 | 0.00% |
| Total Right of Way | - | - | 6,549 | 0.00% |
| TOTAL EXPENDITURES | 1 | 132 | 6,688 | 1.97% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | 31 | 6,519 | - | 0.00% |
| Net change in fund balance | \$ 31 | \$ 6,519 | \$ - | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2018) | | 23,665 | 23,665 | |
| FUND BALANCE, ENDING | | \$ 30,184 | \$ 23,665 | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

| ACCOUNT DESCRIPTION | MAY-19 ACTUAL | YEAR TO DATE ACTUAL | ANNUAL ADOPTED BUDGET | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|------------------|------------------------|-----------------------------|--|
| REVENUES | | | | |
| Interest - Investments | \$ - | \$ 401 | \$ 500 | 80.20% |
| Special Assmnts- Tax Collector | 1,393 | 297,532 | 300,625 | 98.97% |
| Special Assmnts- Discounts | 14 | (11,218) | (12,025) | 93.29% |
| Gate Bar Code/Remotes | 161 | 1,179 | - | 0.00% |
| TOTAL REVENUES | 1,568 | 287,894 | 289,100 | 99.58% |
| EXPENDITURES | | | | |
| Administration | | | | |
| Misc-Assessmnt Collection Cost | 28 | 5,726 | 6,012 | 95.24% |
| Misc-Credit Card Fees | 5 | 41 | 120 | 34.17% |
| Total Administration | 33 | 5,767 | 6,132 | 94.05% |
| Right of Way | | | | |
| Contracts-Security Services | 29,972 | 118,254 | 160,000 | 73.91% |
| Contracts-Pest Control | 20 | 160 | 240 | 66.67% |
| Communication - Teleph - Field | 176 | 1,377 | 3,000 | 45.90% |
| Insurance - General Liability | - | 773 | 856 | 90.30% |
| R&M-General | 10,002 | 47,474 | 21,760 | 218.17% |
| R&M-Gate | - | 2,424 | 10,000 | 24.24% |
| R&M-Streetlights | 4,279 | 34,342 | 52,000 | 66.04% |
| Reserve - Roadways | - | - | 44,112 | 0.00% |
| Total Right of Way | 44,449 | 204,804 | 291,968 | 70.15% |
| TOTAL EXPENDITURES | 44,482 | 210,571 | 298,100 | 70.64% |
| Excess (deficiency) of revenues Over (under) expenditures | (42,914) | 77,323 | (9,000) | 0.00% |
| OTHER FINANCING SOURCES (USES) | | | | |
| Contribution to (Use of) Fund Balance | - | - | (9,000) | 0.00% |
| TOTAL FINANCING SOURCES (USES) | - | - | (9,000) | 0.00% |
| Net change in fund balance | \$ (42,914) | \$ 77,323 | \$ (9,000) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2018) | | 357,287 | 357,287 | |
| FUND BALANCE, ENDING | | \$ 434,610 | \$ 348,287 | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

| ACCOUNT DESCRIPTION | MAY-19 ACTUAL | YEAR TO DATE ACTUAL | ANNUAL ADOPTED BUDGET | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|------------------|------------------------|-----------------------------|--|
| REVENUES | | | | |
| Interest - Investments | \$ - | \$ 65 | \$ 80 | 81.25% |
| Special Assmnts- Tax Collector | 76 | 16,250 | 16,419 | 98.97% |
| Special Assmnts- Discounts | 1 | (613) | (657) | 93.30% |
| Gate Bar Code/Remotes | - | 98 | - | 0.00% |
| TOTAL REVENUES | 77 | 15,800 | 15,842 | 99.73% |
| EXPENDITURES | | | | |
| Administration | | | | |
| Misc-Assessmnt Collection Cost | 2 | 313 | 328 | 95.43% |
| Misc-Credit Card Fees | - | 2 | 10 | 20.00% |
| Total Administration | 2 | 315 | 338 | 93.20% |
| Right of Way | | | | |
| Communication - Teleph - Field | 120 | 946 | 1,450 | 65.24% |
| Insurance - General Liability | - | 314 | 348 | 90.23% |
| R&M-General | 950 | 1,600 | 1,000 | 160.00% |
| R&M-Gate | - | 405 | 3,800 | 10.66% |
| R&M-Streetlights | 457 | 3,766 | 5,800 | 64.93% |
| Reserve - Roadways | - | - | 3,106 | 0.00% |
| Total Right of Way | 1,527 | 7,031 | 15,504 | 45.35% |
| TOTAL EXPENDITURES | 1,529 | 7,346 | 15,842 | 46.37% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | (1,452) | 8,454 | - | 0.00% |
| Net change in fund balance | \$ (1,452) | \$ 8,454 | \$ - | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2018) | | 58,560 | 58,560 | |
| FUND BALANCE, ENDING | | \$ 67,014 | \$ 58,560 | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

| ACCOUNT DESCRIPTION | MAY-19 ACTUAL | YEAR TO DATE ACTUAL | ANNUAL ADOPTED BUDGET | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-------------------|-------------------------|-----------------------------|--|
| REVENUES | | | | |
| Interest - Investments | \$ - | \$ 5 | \$ 300 | 1.67% |
| Special Assmnts- Tax Collector | 551 | 117,780 | 119,005 | 98.97% |
| Special Assmnts- Discounts | 6 | (4,441) | (4,760) | 93.30% |
| TOTAL REVENUES | 557 | 113,344 | 114,545 | 98.95% |
| EXPENDITURES | | | | |
| Administration | | | | |
| Misc-Assessmnt Collection Cost | 11 | 2,267 | 2,380 | 95.25% |
| Total Administration | 11 | 2,267 | 2,380 | 95.25% |
| Right of Way | | | | |
| R&M-Streetlights | 8,539 | 72,112 | 99,900 | 72.18% |
| Reserve - Roadways | - | - | 12,265 | 0.00% |
| Total Right of Way | 8,539 | 72,112 | 112,165 | 64.29% |
| TOTAL EXPENDITURES | 8,550 | 74,379 | 114,545 | 64.93% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | (7,993) | 38,965 | - | 0.00% |
| Net change in fund balance | <u>\$ (7,993)</u> | <u>\$ 38,965</u> | <u>\$ -</u> | <u>0.00%</u> |
| FUND BALANCE, BEGINNING (OCT 1, 2018) | | (10,022) | (10,022) | |
| FUND BALANCE, ENDING | | <u>\$ 28,943</u> | <u>\$ (10,022)</u> | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

| ACCOUNT DESCRIPTION | MAY-19 ACTUAL | YEAR TO DATE ACTUAL | ANNUAL ADOPTED BUDGET | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|------------------|-------------------------|-----------------------------|--|
| REVENUES | | | | |
| Interest - Investments | \$ - | \$ 15 | \$ 90 | 16.67% |
| Special Assmnts- Tax Collector | 36 | 7,697 | 7,777 | 98.97% |
| Special Assmnts- Discounts | - | (290) | (310) | 93.55% |
| TOTAL REVENUES | 36 | 7,422 | 7,557 | 98.21% |
| EXPENDITURES | | | | |
| Administration | | | | |
| Misc-Assessmnt Collection Cost | 1 | 148 | 156 | 94.87% |
| Total Administration | 1 | 148 | 156 | 94.87% |
| Right of Way | | | | |
| R&M-Streetlights | 418 | 3,528 | 4,999 | 70.57% |
| Reserve - Roadways | - | - | 2,402 | 0.00% |
| Total Right of Way | 418 | 3,528 | 7,401 | 47.67% |
| TOTAL EXPENDITURES | 419 | 3,676 | 7,557 | 48.64% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | (383) | 3,746 | - | 0.00% |
| Net change in fund balance | <u>\$ (383)</u> | <u>\$ 3,746</u> | <u>\$ -</u> | <u>0.00%</u> |
| FUND BALANCE, BEGINNING (OCT 1, 2018) | | 13,234 | 13,234 | |
| FUND BALANCE, ENDING | | <u>\$ 16,980</u> | <u>\$ 13,234</u> | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

| ACCOUNT DESCRIPTION | MAY-19 ACTUAL | YEAR TO DATE ACTUAL | ANNUAL ADOPTED BUDGET | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|------------------|------------------------|-----------------------------|--|
| REVENUES | | | | |
| Interest - Investments | \$ - | \$ 188 | \$ 150 | 125.33% |
| Special Assmnts- Tax Collector | 123 | 26,343 | 26,617 | 98.97% |
| Special Assmnts- Discounts | 1 | (993) | (1,065) | 93.24% |
| Gate Bar Code/Remotes | - | 130 | - | 0.00% |
| TOTAL REVENUES | 124 | 25,668 | 25,702 | 99.87% |
| EXPENDITURES | | | | |
| Administration | | | | |
| Misc-Assessmnt Collection Cost | 2 | 507 | 532 | 95.30% |
| Misc-Credit Card Fees | - | 2 | 25 | 8.00% |
| Total Administration | 2 | 509 | 557 | 91.38% |
| Right of Way | | | | |
| Communication - Teleph - Field | - | - | 1,150 | 0.00% |
| Insurance - General Liability | - | 315 | 349 | 90.26% |
| R&M-General | - | - | 4,401 | 0.00% |
| R&M-Drainage | - | - | 3,000 | 0.00% |
| R&M-Gate | - | 834 | 5,000 | 16.68% |
| Misc-Internet Services | 119 | 887 | 1,272 | 69.73% |
| Reserve - Roadways | - | - | 9,973 | 0.00% |
| Total Right of Way | 119 | 2,036 | 25,145 | 8.10% |
| TOTAL EXPENDITURES | 121 | 2,545 | 25,702 | 9.90% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | 3 | 23,123 | - | 0.00% |
| Net change in fund balance | \$ 3 | \$ 23,123 | \$ - | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2018) | | 166,742 | 166,742 | |
| FUND BALANCE, ENDING | | \$ 189,865 | \$ 166,742 | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

| ACCOUNT DESCRIPTION | MAY-19 ACTUAL | YEAR TO DATE ACTUAL | ANNUAL ADOPTED BUDGET | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|------------------|------------------------|-----------------------------|--|
| REVENUES | | | | |
| Interest - Investments | \$ 68 | \$ 405 | \$ - | 0.00% |
| Special Assmnts- Tax Collector | 815 | 174,090 | 175,900 | 98.97% |
| Special Assmnts- Discounts | 8 | (6,564) | (7,036) | 93.29% |
| TOTAL REVENUES | 891 | 167,931 | 168,864 | 99.45% |
| EXPENDITURES | | | | |
| Administration | | | | |
| ProfServ-Dissemination Agent | - | - | 1,000 | 0.00% |
| ProfServ-Trustee Fees | - | 3,717 | 3,717 | 100.00% |
| Misc-Assessmnt Collection Cost | 16 | 3,351 | 3,518 | 95.25% |
| Total Administration | 16 | 7,068 | 8,235 | 85.83% |
| Debt Service | | | | |
| Principal Debt Retirement | 100,000 | 100,000 | 105,000 | 95.24% |
| Principal Prepayments | - | 15,000 | - | 0.00% |
| Interest Expense | 11,538 | 23,608 | 24,140 | 97.80% |
| Total Debt Service | 111,538 | 138,608 | 129,140 | 107.33% |
| TOTAL EXPENDITURES | 111,554 | 145,676 | 137,375 | 106.04% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | (110,663) | 22,255 | 31,489 | 0.00% |
| OTHER FINANCING SOURCES (USES) | | | | |
| Contribution to (Use of) Fund Balance | - | - | 31,489 | 0.00% |
| TOTAL FINANCING SOURCES (USES) | - | - | 31,489 | 0.00% |
| Net change in fund balance | \$ (110,663) | \$ 22,255 | \$ 31,489 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2018) | | 142,089 | 142,089 | |
| FUND BALANCE, ENDING | | \$ 164,344 | \$ 173,578 | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2019

| ACCOUNT DESCRIPTION | MAY-19 ACTUAL | YEAR TO DATE ACTUAL | ANNUAL ADOPTED BUDGET | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|------------------|------------------------|-----------------------------|--|
| REVENUES | | | | |
| Interest - Investments | \$ 151 | \$ 725 | \$ - | 0.00% |
| Special Assmnts- Tax Collector | 2,344 | 500,810 | 506,017 | 98.97% |
| Special Assmnts- Discounts | 24 | (18,883) | (20,241) | 93.29% |
| TOTAL REVENUES | 2,519 | 482,652 | 485,776 | 99.36% |
| EXPENDITURES | | | | |
| Administration | | | | |
| ProfServ-Arbitrage Rebate | - | - | 200 | 0.00% |
| ProfServ-Dissemination Agent | - | - | 1,000 | 0.00% |
| ProfServ-Trustee Fees | - | 4,771 | 4,337 | 110.01% |
| Misc-Assessmnt Collection Cost | 47 | 9,639 | 10,120 | 95.25% |
| Total Administration | 47 | 14,410 | 15,657 | 92.04% |
| Debt Service | | | | |
| Principal Debt Retirement | 435,000 | 435,000 | 435,000 | 100.00% |
| Interest Expense | 18,913 | 37,825 | 37,825 | 100.00% |
| Total Debt Service | 453,913 | 472,825 | 472,825 | 100.00% |
| TOTAL EXPENDITURES | 453,960 | 487,235 | 488,482 | 99.74% |
| Excess (deficiency) of revenues Over (under) expenditures | (451,441) | (4,583) | (2,706) | 0.00% |
| OTHER FINANCING SOURCES (USES) | | | | |
| Contribution to (Use of) Fund Balance | - | - | (2,706) | 0.00% |
| TOTAL FINANCING SOURCES (USES) | - | - | (2,706) | 0.00% |
| Net change in fund balance | \$ (451,441) | \$ (4,583) | \$ (2,706) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2018) | | 170,105 | 170,105 | |
| FUND BALANCE, ENDING | | \$ 165,522 | \$ 167,399 | |

**Westchase
Community Development District**

Supporting Schedules

May 31, 2019

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2019**

| 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 | | | | \$ 3,996,355 100% | \$ 2,698,699 67.53% | \$ 63,005 1.58% | \$ 53,319 1.33% | \$ 18,174 0.45% | \$ 3,842 0.10% | \$ 6,956 0.17% |
| 11/07/18 | 41,750 | 2,073 | 852 | 44,675 | 30,169 | 704 | 596 | 203 | 43 | 78 |
| 11/16/18 | 736,109 | 31,298 | 15,023 | 782,429 | 528,367 | 12,335 | 10,439 | 3,558 | 752 | 1,362 |
| 11/26/18 | 184,220 | 7,821 | 3,760 | 195,801 | 132,223 | 3,087 | 2,612 | 890 | 188 | 341 |
| 12/07/18 | 2,285,687 | 97,156 | 46,647 | 2,429,489 | 1,640,610 | 38,302 | 32,414 | 11,049 | 2,336 | 4,229 |
| 12/14/18 | 81,044 | 3,170 | 1,654 | 85,868 | 57,986 | 1,354 | 1,146 | 391 | 83 | 149 |
| 01/07/19 | 184,411 | 6,092 | 3,763 | 194,267 | 131,186 | 3,063 | 2,592 | 883 | 187 | 338 |
| 02/06/19 | 60,198 | 1,298 | 1,229 | 62,725 | 42,357 | 989 | 837 | 285 | 60 | 109 |
| 03/06/19 | 35,387 | 391 | 722 | 36,501 | 24,649 | 575 | 487 | 166 | 35 | 64 |
| 04/08/19 | 102,846 | 20 | 2,099 | 104,965 | 70,881 | 1,655 | 1,400 | 477 | 101 | 183 |
| 05/08/19 | 18,331 | (190) | 374 | 18,515 | 12,503 | 292 | 247 | 84 | 18 | 32 |
| TOTAL | 3,729,982 | 149,130 | 76,122 | 3,955,234 | 2,670,930 | 62,357 | 52,770 | 17,987 | 3,802 | 6,885 |
| % COLLECTED | | | | 99% | 99% | 99% | 99% | 99% | 99% | 99% |
| TOTAL O/S | | | | 41,121 | 27,769 | 648 | 549 | 187 | 40 | 72 |

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2019**

| | | ALLOCATION BY FUND | | | | | | |
|---------------|---------------------------------|----------------------------------|--|--|--------------------------------|------------------------------|--------------------------------|--|
| Date Received | 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 | 257 DS 2007-3 Fund Assessments | |
| Assessment | \$ 300,625 7.52% | \$ 16,419 0.41% | \$ 119,005 2.98% | \$ 7,777 0.19% | \$ 26,617 0.67% | \$ 175,900 4.40% | \$ 506,017 12.66% | |
| 11/07/18 | 3,361 | 184 | 1,330 | 87 | 298 | 1,966 | 5,657 | |
| 11/16/18 | 58,858 | 3,215 | 23,299 | 1,523 | 5,211 | 34,439 | 99,071 | |
| 11/26/18 | 14,729 | 804 | 5,831 | 381 | 1,304 | 8,618 | 24,792 | |
| 12/07/18 | 182,758 | 9,982 | 72,346 | 4,728 | 16,181 | 106,934 | 307,621 | |
| 12/14/18 | 6,459 | 353 | 2,557 | 167 | 572 | 3,779 | 10,873 | |
| 01/07/19 | 14,614 | 798 | 5,785 | 378 | 1,294 | 8,551 | 24,598 | |
| 02/06/19 | 4,718 | 258 | 1,868 | 122 | 418 | 2,761 | 7,942 | |
| 03/06/19 | 2,746 | 150 | 1,087 | 71 | 243 | 1,607 | 4,622 | |
| 04/08/19 | 7,896 | 431 | 3,126 | 204 | 699 | 4,620 | 13,291 | |
| 05/08/19 | 1,393 | 76 | 551 | 36 | 123 | 815 | 2,344 | |
| TOTAL | 297,532 | 16,250 | 117,780 | 7,697 | 26,343 | 174,090 | 500,810 | |
| % COLLECTED | 99% | 99% | 99% | 99% | 99% | 99% | 99% | |
| TOTAL O/S | 3,093 | 169 | 1,225 | 80 | 274 | 1,810 | 5,207 | |

**Cash & Investment Report
May 31, 2019**

| <u>ACCOUNT NAME</u> | <u>DATE OPENED</u> | <u>MATURITY</u> | <u>BANK NAME</u> | <u>YIELD</u> | <u>BALANCE</u> |
|-------------------------------|--------------------|-----------------|--------------------|--------------|------------------|
| CLEARING FUND | | | | | |
| Public Funds Checking | | n/a | CenterState Bank | n/a | 502,944 |
| Certificate of Deposit-8199 | 8-06-17 | 11/6/2019 | CenterState Bank | 0.50% | 169,490 |
| Certificate of Deposit-9344 | 1-20-17 | 1/20/2020 | CenterState Bank | 0.50% | 169,727 |
| | | | 6 months Subtotal | | 339,217 |
| Certificate of Deposit-5019 | 5-18-17 | 5/1/2020 | CenterState Bank | 1.00% | 341,651 |
| Certificate of Deposit-3719 | 6-19-17 | 6/19/2019 | CenterState Bank | 1.00% | 342,002 |
| | | | 12 months Subtotal | | 683,654 |
| Certificate of Deposit-1416 | 7-20-16 | 7/20/2020 | CenterState Bank | 1.25% | 310,778 |
| Certificate of Deposit-8473 | 5-18-16 | 5/18/2020 | CenterState Bank | 1.25% | 311,983 |
| Certificate of Deposit-1530 | 6-19-16 | 6/19/2020 | CenterState Bank | 1.25% | 311,411 |
| | | | 24 months Subtotal | | 934,173 |
| Certificate of Deposit-3385 | 5-18-15 | 5/18/2021 | CenterState Bank | 2.01% | 35,103 |
| Certificate of Deposit-6423 | 6-19-15 | 6/19/2021 | CenterState Bank | 2.01% | 35,064 |
| Certificate of Deposit-4544 | 7-20-15 | 7/20/2021 | CenterState Bank | 2.01% | 34,954 |
| | | | 36 months Subtotal | | 105,121 |
| Money Market Account | 5-07-12 | n/a | CenterState Bank | 0.31% | 2,521,916 |
| | | | Subtotal | | 5,087,024 |
| DEBT SERVICE FUNDS | | | | | |
| Series 2000 Reserve Account | | | U.S. Bank | n/a | 34,000 (1) |
| Series 2000 Revenue Account | | | U.S. Bank | n/a | 125,100 (1) |
| Series 2007-3 Revenue Account | | | U.S. Bank | n/a | 150,179 (1) |
| | | | Subtotal | | 309,279 |
| UNINSURABLE ASSETS | | | | | |
| Certificate of Deposit-4426 | 5-18-17 | 5/18/2019 | CenterState Bank | 1.00% | 272,867 (2) |
| Certificate of Deposit-1338 | 5-18-16 | 5/18/2020 | CenterState Bank | 1.25% | 415,978 (2) |
| | | | Subtotal | | 688,845 |
| | | | Total | \$ | 6,085,148 |

(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 CenterState Bank
Statement No. 05-19
Statement Date 5/31/2019

| | | | |
|----------------------|------------|----------------------|------------|
| G/L Balance (LCY) | 502,943.92 | Statement Balance | 534,709.33 |
| G/L Balance | 502,943.92 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | | Subtotal | 534,709.33 |
| Subtotal | 502,943.92 | Outstanding Checks | 31,765.41 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | | | |
| Ending G/L Balance | 502,943.92 | Ending Balance | 502,943.92 |
| | | | |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|--------------------------------------|---------------|--------------|---------------------------|------------------|----------------|------------------|
| Outstanding Checks | | | | | | |
| 2/1/2019 | Payment | DD3449 | Payment of Invoice 021151 | 10.00 | 0.00 | 10.00 |
| 2/22/2019 | Payment | 9269 | BRIAN M. ROSS | 184.70 | 0.00 | 184.70 |
| 4/5/2019 | Payment | 9324 | BRIAN M. ROSS | 184.70 | 0.00 | 184.70 |
| 4/26/2019 | Payment | 9354 | BRIAN M. ROSS | 184.70 | 0.00 | 184.70 |
| 5/10/2019 | Payment | 9373 | BRIAN M. ROSS | 184.70 | 0.00 | 184.70 |
| 5/21/2019 | Payment | 9391 | BCI INTEGRATED SOLUTIONS | 220.00 | 0.00 | 220.00 |
| 5/21/2019 | Payment | 9395 | DAVID M JOHNSON | 750.00 | 0.00 | 750.00 |
| 5/24/2019 | Payment | 9400 | BRIAN M. ROSS | 184.70 | 0.00 | 184.70 |
| 5/29/2019 | Payment | DD3671 | Payment of Invoice 021646 | 204.34 | 0.00 | 204.34 |
| 5/30/2019 | Payment | 9402 | ERIN McCORMICK LAW PA | 7,774.50 | 0.00 | 7,774.50 |
| 5/30/2019 | Payment | 9403 | GRIFF'S MULCH SERVICE | 700.00 | 0.00 | 700.00 |
| 5/30/2019 | Payment | 9404 | HUGHES EXTERMINATORS INC | 68.00 | 0.00 | 68.00 |
| 5/30/2019 | Payment | 9405 | MARK LANE TONNY | 2,000.00 | 0.00 | 2,000.00 |
| 5/30/2019 | Payment | 9406 | PALMDALE OIL COMPANY, INC | 828.76 | 0.00 | 828.76 |
| 5/30/2019 | Payment | 9407 | PETE'S TREE | 2,500.00 | 0.00 | 2,500.00 |
| 5/30/2019 | Payment | 9408 | QUALITY POWER | 72.80 | 0.00 | 72.80 |
| 5/30/2019 | Payment | 9409 | SECURITAS SECURITY | 14,971.20 | 0.00 | 14,971.20 |
| 5/30/2019 | Payment | 9410 | VERTEX WATER FEATURES | 195.16 | 0.00 | 195.16 |
| 5/30/2019 | Payment | DD3670 | Payment of Invoice 021658 | 120.13 | 0.00 | 120.13 |
| 5/31/2019 | Payment | 9401 | DANIEL R. HEFFRON | 277.05 | 0.00 | 277.05 |
| 5/31/2019 | Payment | DD3674 | Payment of Invoice 021647 | 149.97 | 0.00 | 149.97 |
| Total Outstanding Checks..... | | | | 31,765.41 | | 31,765.41 |



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Winter Haven FL 33883
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24 Hour Inquiry: 888-292-7005
Internet: www.centerstatebank.com

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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Account Number:
Statement Date: 6/02/19
Checks/Items Enclosed: 43
49

SUMMARY OF ALL ACCOUNTS

CHECKING 534,709.33

| PUBLIC FUNDS BUS ANALYSIS | WESTCHASE COMMUNITY DEVELOPMENT DISTRICT | Acct |
|---------------------------|--|---------------|
| Beginning Balance | 5/01/19 | 246,568.45 |
| Deposits / Misc Credits | 12 | 518,954.78 |
| Withdrawals / Misc Debits | 75 | 230,813.90 |
| ** Ending Balance | 5/31/19 | 534,709.33 ** |
| Service Charge | | .00 |
| Minimum Balance | | 139,829 |
| Enclosures | | 43 |

| DEPOSITS AND OTHER CREDITS | | | |
|----------------------------|-----------|-------------|---|
| Date | Deposits | Withdrawals | Activity Description |
| 5/02 | 207.47 | | Square Inc/190502P2 |
| 5/07 | 18,330.57 | | HLLS TAX LICENS/DIST ID415 WESTCHASE |
| 5/07 | 106.26 | | Square Inc/190507P2 |
| 5/08 | 34.04 | | Square Inc/190508P2 |
| 5/09 | 38.90 | | Square Inc/190509P2 |
| 5/13 | 4.86 | | Square Inc/190513P2 |
| 5/14 | 4.86 | | Square Inc/190514P2 |
| 5/15 | 34.04 | | Square Inc/190515P2 |
| 5/21 | 72.22 | | Square Inc/190521P2 |



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

6/02/19

DEPOSITS AND OTHER CREDITS

| Date | Deposits | Withdrawals | Activity Description |
|------|------------|-------------|-----------------------------|
| 5/24 | 500,000.00 | | Internet Transfer From 2653 |
| 5/28 | 72.94 | | Square Inc/190527P2 |
| 5/30 | 48.62 | | Square Inc/190530P2 |

MISCELLANEOUS DEBITS

| Date | Deposits | Withdrawals | Activity Description |
|------|----------|-------------|---|
| 5/02 | | 8,629.54 | ACH Batch Offset Debit WESTCHASE COMMUN/payroll |
| 5/02 | | 204.34 | WESTCHASE COMMUNITY DE BRIGHT HOUSE NET/CABLE TV |
| 5/03 | | 9,328.45 | *WESTCHASE ACH Batch Offset Debit WESTCHASE COMMUN/invoice |
| 5/03 | | 1,418.72 | WESTCHASE COMMUNITY DE HC-WATER/INTERNET |
| 5/03 | | 120.13 | 043000096983720 WESTCHASE COMMUNITY DE BRIGHT HOUSE NET/CABLE TV |
| 5/06 | | 2,960.53 | *WESTCHASE IRS/USATAXPYMT |
| 5/06 | | 1,324.52 | WESTCHASE COMMUNITY DE CARD ASSETS/PAYMENT |
| 5/06 | | 149.97 | ACCOUNT,BILLING BRIGHT HOUSE NET/CABLE TV |
| 5/07 | | 118.78 | WESTCHASE CDD SEVILLE BRIGHT HOUSE NET/CABLE TV |
| 5/08 | | 154.97 | WESTCHASE *CDD BRIGHT HOUSE NET/CABLE TV |
| | | | WESTCHASE *CDD |

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
 Statement Date:

6/02/19

MISCELLANEOUS DEBITS

| Date | Deposits | Withdrawals | Activity Description |
|------|----------|-------------|--|
| 5/10 | | 738.80 | ACH Batch Offset Debit WESTCHASE COMMUN/board |
| 5/13 | | 175.74 | BRIGHT HOUSE NET/CABLE TV WESTCHASE CDD THE *GRE |
| 5/13 | | 153.00 | IRS/USATAXPYMT WESTCHASE COMMUNITY DE |
| 5/16 | | 8,956.19 | ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE |
| 5/17 | | 41.67 | TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS |
| 5/17 | | 25.73 | TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS |
| 5/17 | | 20.38 | TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS |
| 5/17 | | 19.73 | TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS |
| 5/20 | | 3,124.01 | IRS/USATAXPYMT WESTCHASE COMMUNITY DE |
| 5/20 | | 572.13 | ACHMA VISB/BILL PYMNT 5129571 WESTCHASE CDD |
| 5/22 | | 25.00 | STAPLES/PAYMENT WESTCHASE CDD |
| 5/23 | | 16,988.37 | TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS |
| 5/24 | | 738.80 | ACH Batch Offset Debit WESTCHASE COMMUN/board WESTCHASE COMMUNITY DE |
| 5/28 | | 1,091.96 | HC-WATER/INTERNET 043000091408974 WESTCHASE COMMUNITY DE |
| 5/28 | | 204.34 | BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD |

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

6/02/19

MISCELLANEOUS DEBITS

| Date | Deposits | Withdrawals | Activity Description |
|------|----------|-------------|--|
| 5/28 | | 153.00 | IRS/USATAXPYMT |
| 5/28 | | 120.13 | WESTCHASE COMMUNITY DE BRIGHT HOUSE NET/CABLE TV |
| 5/28 | | 120.13 | WESTCHASE CDD HARBOR * BRIGHT HOUSE NET/CABLE TV |
| 5/30 | | 9,387.45 | WESTCHASE CDD HARBOR * ACH Batch Offset Debit WESTCHASE COMMUN/payroll |
| 5/30 | | 204.34 | WESTCHASE COMMUNITY DE BRIGHT HOUSE NET/CABLE TV |
| 5/30 | | 78.73 | *WESTCHASE FLA DEPT REVENUE/C01 |
| 5/30 | | 19.00 | WESTCHASE COMMU FLA DEPT REVENUE/C01 |
| | | | WESTCHASE COMMU |

CHECKS

* indicates skip in check numbers

| Date | Check No. | Amount | Date | Check No. | Amount | Date | Check No. | Amount |
|------|-----------|----------|------|-----------|-----------|------|-----------|-----------|
| 5/01 | 9351 | 6,959.40 | 5/09 | 9368* | 16.33 | 5/23 | 9381 | 1,630.00 |
| 5/01 | 9355* | 406.50 | 5/14 | 9369 | 2,395.00 | 5/14 | 9382 | 2,500.00 |
| 5/01 | 9356 | 68.00 | 5/15 | 9370 | 240.00 | 5/15 | 9383 | 1,040.00 |
| 5/01 | 9357 | 124.98 | 5/09 | 9371 | 3,602.10 | 5/14 | 9384 | 14,366.12 |
| 5/03 | 9358 | 684.00 | 5/10 | 9372 | 3,000.00 | 5/20 | 9385 | 131.50 |
| 5/06 | 9360* | 664.92 | 5/14 | 9374* | 10,583.33 | 5/15 | 9386 | 500.00 |
| 5/06 | 9361 | 680.00 | 5/15 | 9375 | 3,923.01 | 5/14 | 9387 | 1,391.88 |
| 5/06 | 9362 | 480.00 | 5/14 | 9376 | 5,928.50 | 5/20 | 9388 | 664.92 |
| 5/03 | 9363 | 2,220.00 | 5/14 | 9377 | 1,030.82 | 5/20 | 9389 | 166.23 |
| 5/06 | 9364 | 19.65 | 5/15 | 9378 | 1,617.00 | 5/29 | 9390 | 3,120.00 |
| 5/06 | 9365 | 2,081.00 | 5/16 | 9379 | 245.00 | 5/30 | 9392* | 1,650.00 |
| 5/02 | 9366 | 450.00 | 5/28 | 9380 | 29.00 | 5/30 | 9393 | 6,050.00 |



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
Statement Date: 6/02/19

| CHECKS | | | | | | | | |
|-----------------------------------|-----------|-----------|------|-----------|----------|------|-----------|--------|
| * indicates skip in check numbers | | | | | | | | |
| Date | Check No. | Amount | Date | Check No. | Amount | Date | Check No. | Amount |
| 5/28 | 9394 | 79,241.47 | 5/24 | 9398 | 316.78 | 5/09 | 50719* | 139.84 |
| 5/24 | 9396* | 1,031.91 | 5/28 | 9399 | 1,430.00 | 5/20 | 51619* | 371.13 |
| 5/24 | 9397 | 255.00 | | | | | | |

| DAILY BALANCE SUMMARY | | | | | |
|-----------------------|------------|------|------------|------|------------|
| Date | Balance | Date | Balance | Date | Balance |
| 5/01 | 239,009.57 | 5/10 | 218,540.22 | 5/21 | 158,473.18 |
| 5/02 | 229,933.16 | 5/13 | 218,216.34 | 5/22 | 158,448.18 |
| 5/03 | 216,161.86 | 5/14 | 180,025.55 | 5/23 | 139,829.81 |
| 5/06 | 207,801.27 | 5/15 | 172,739.58 | 5/24 | 637,487.32 |
| 5/07 | 226,119.32 | 5/16 | 163,538.39 | 5/28 | 555,170.23 |
| 5/08 | 225,998.39 | 5/17 | 163,430.88 | 5/29 | 552,050.23 |
| 5/09 | 222,279.02 | 5/20 | 158,400.96 | 5/30 | 534,709.33 |

WESTCHASE Community Development District

Payment Register by Bank Account

For the Period from 5/1/19 to 5/31/19

(Sorted by Check / ACH No.)

| Pymt Type | Check / ACH No. | Date | Payee Type | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|--|-----------------|----------|------------|---------------------------------|---------------|--------------------------------------|--------------------------------------|------------------|-------------|
| CENTERSTATE BANK - GF - (ACCT# XXXXX1160) | | | | | | | | | |
| Check | 9360 | 05/03/19 | Employee | DANIEL R. HEFFRON | PAYROLL | May 03, 2019 Payroll Posting | | | \$664.92 |
| Check | 9368 | 05/02/19 | Vendor | FED EX | 6-529-25341 | 4/2/19 FEDEX | Postage and Freight | 001-541006-51301 | \$16.33 |
| Check | 9369 | 05/02/19 | Vendor | TREVOR KAMM | WESTCH-0001 | Midge Fly trtmnt & bubbler rpr | R&M-Aquascaping | 001-546006-53801 | \$2,395.00 |
| Check | 9370 | 05/06/19 | Vendor | C & C PAINTING CONTRACTORS,INC | 7550 | PAINT GREENS ENTRANCE | Accident 19-259315 Boat | 102-546001-53901 | \$240.00 |
| Check | 9371 | 05/06/19 | Vendor | FLORIDA MUNICIPAL INS. TRUST | FH0754-050119 | MAY HEALTH INSURANCE | Prepaid Items | 001-155000-53901 | \$3,602.10 |
| Check | 9372 | 05/11/19 | Vendor | STEEL IN THE AIR INC. | 4361 | RFP PREP & RECOMMENDATIONS | Misc-Contingency | 001-549900-51301 | \$3,000.00 |
| Check | 9373 | 05/10/19 | Employee | BRIAN M. ROSS | PAYROLL | May 10, 2019 Payroll Posting | | | \$184.70 |
| Check | 9374 | 05/10/19 | Vendor | A & B AQUATICS | 2020209 | MAY MIDGE FLY TREATMENT | 5 treatment of Midge Flies | 001-546019-53801 | \$750.00 |
| Check | 9374 | 05/10/19 | Vendor | A & B AQUATICS | 2020189 | MAY AQUATIC MAINT/POND CLNG | Contracts-Lake and Wetland | 001-534021-53801 | \$9,833.33 |
| Check | 9375 | 05/10/19 | Vendor | AG OUTSHINES LLC | 001032 | PRESSURE WASH MONUMNTS/SIDEWALKS | R&M-Walls and Signage | 001-546106-53901 | \$3,923.01 |
| Check | 9376 | 05/10/19 | Vendor | ERIN McCORMICK LAW PA | 10318 | 4/3/19-4/30/19 GEN COUNSEL | ProfServ-Legal Services | 001-531023-51401 | \$5,928.50 |
| Check | 9377 | 05/10/19 | Vendor | FIRST CLEARING LLC | 050319 | PD 05/03/19 #6534-2106 | Deferred Compensation-Current | 235000 | \$1,030.82 |
| Check | 9378 | 05/10/19 | Vendor | HILLSBOROUGH COUNTY | 36384 | APRIL 2019 SECURITY SERVICES | Contracts-Police | 001-534031-53901 | \$1,617.00 |
| Check | 9379 | 05/10/19 | Vendor | MOZART DESIGNS | 19-4167 | GREENS/BARRIER GATE ARM | fence repair caused by Wetland Trees | 102-546001-53901 | \$245.00 |
| Check | 9380 | 05/10/19 | Vendor | NETWORK FACTOR INC | 110297 | MAY 911 SERVICE - office | Communication - Teleph - Field | 001-541005-53901 | \$29.00 |
| Check | 9381 | 05/10/19 | Vendor | OLM INC | 34581 | 4/25/19 LAND INSPECTION | Contracts-Other Services | 001-534033-53901 | \$1,630.00 |
| Check | 9382 | 05/10/19 | Vendor | PETE'S TREE | 273316 | 4/18: REMOVE/TRIM TREES/GRIND STUMPS | R&M-Grounds | 001-546037-53901 | \$2,500.00 |
| Check | 9383 | 05/10/19 | Vendor | RICHARD LEE REPORTING | 6835 | RECORDING OF 4/2/19 MEETING | ProfServ-Recording Secretary | 001-531036-51301 | \$1,040.00 |
| Check | 9384 | 05/10/19 | Vendor | SECURITAS SECURITY | E4349125 | APRIL SECURITY-THE GREENS | Contracts-Security Services | 102-534037-53901 | \$14,366.12 |
| Check | 9385 | 05/10/19 | Vendor | TIMES PUBLISHING CO | 771427 | 4/20 RFQ ENGINEERING ADV | Legal Advertising | 001-548002-51301 | \$131.50 |
| Check | 9386 | 05/10/19 | Vendor | TRIANGLE POOL SERVICE | 8952 | APRIL FNTN/SPLASH PAD MAINT | Contracts-Fountain | 001-534023-53801 | \$500.00 |
| Check | 9387 | 05/10/19 | Vendor | USA SERVICES | 399699 | 4/29 MECH SWEEPING | Contracts-Road Cleaning | 001-534080-53901 | \$1,391.88 |
| Check | 9388 | 05/17/19 | Employee | DANIEL R. HEFFRON | PAYROLL | May 17, 2019 Payroll Posting | | | \$664.92 |
| Check | 9389 | 05/17/19 | Employee | JAMES M. SCHNEIDER | PAYROLL | May 17, 2019 Payroll Posting | | | \$166.23 |
| Check | 9390 | 05/21/19 | Vendor | AVENTURA NURSERY | 38885 | PLANTING & REMOVAL | R&M-Grounds | 001-546037-53901 | \$3,120.00 |
| Check | 9391 | 05/21/19 | Vendor | BCI INTEGRATED SOLUTIONS | 34398 | CAMERA REPRS WPV | R&M-General | 001-546001-57208 | \$220.00 |
| Check | 9392 | 05/21/19 | Vendor | C & C PAINTING CONTRACTORS,INC | 7596 | PAINT BAYBRIDGE TRELIS/BATH DOORS | paint Arbor at Baybridge Park | 001-546001-57208 | \$1,650.00 |
| Check | 9393 | 05/21/19 | Vendor | CENTRAL CONCRETE PRODUCTS | 4137 | SIDEWALK REPRS/GREENS & STONEBRIDGE | R&M-General | 102-546001-53901 | \$5,100.00 |
| Check | 9393 | 05/21/19 | Vendor | CENTRAL CONCRETE PRODUCTS | 4137 | SIDEWALK REPRS/GREENS & STONEBRIDGE | R&M-General | 103-546001-53901 | \$950.00 |
| Check | 9394 | 05/21/19 | Vendor | DAVEY TREE EXPERT CO | 913536118 | APR ANNUALS:ENHNCMNTS;IRRIG RPRS | Irrigation repairs | 001-546041-53901 | \$2,849.00 |
| Check | 9394 | 05/21/19 | Vendor | DAVEY TREE EXPERT CO | 913536118 | APR ANNUALS:ENHNCMNTS;IRRIG RPRS | Annual Plant installation | 001-534075-53901 | \$17,830.80 |
| Check | 9394 | 05/21/19 | Vendor | DAVEY TREE EXPERT CO | 913536118 | APR ANNUALS:ENHNCMNTS;IRRIG RPRS | various Plantings | 001-546037-53901 | \$11,643.00 |
| Check | 9394 | 05/21/19 | Vendor | DAVEY TREE EXPERT CO | 913539349 | MAY LANDSCAPE MAINT | Contracts-Landscape | 001-534050-53901 | \$43,800.67 |
| Check | 9394 | 05/21/19 | Vendor | DAVEY TREE EXPERT CO | 913547341 | STREET TREE CONSULTATION | consultant for Street trees | 001-546037-53901 | \$3,118.00 |
| Check | 9395 | 05/21/19 | Vendor | DAVID M JOHNSON | 051519 | STUMP GRINDING | R&M-Grounds | 001-546037-53901 | \$750.00 |
| Check | 9396 | 05/21/19 | Vendor | FIRST CLEARING LLC | 051719 | 6534-2106 P/D 5/17/19 | Deferred Compensation-Current | 235000 | \$1,031.91 |
| Check | 9397 | 05/21/19 | Vendor | FOUNTAIN DESIGN GROUP INC | 18196A | MAY-JULY 2019 QTRLY FOUNTAIN | Contracts-Fountain | 001-534023-53801 | \$255.00 |
| Check | 9398 | 05/21/19 | Vendor | SITE ONE LANDSCAPE SUPPLY | 91294584-001 | 3 NODE CONTROLLERS;2 SOIL TESTS | R&M-Irrigation | 001-546041-53901 | \$316.78 |
| Check | 9399 | 05/21/19 | Vendor | STANTEC CONSULTING SERVICES INC | 1507442 | ENG SRVCS THRU 04/26/19 | ProfServ-Engineering | 001-531013-51501 | \$1,430.00 |
| Check | 9400 | 05/24/19 | Employee | BRIAN M. ROSS | PAYROLL | May 24, 2019 Payroll Posting | | | \$184.70 |
| Check | 9401 | 05/31/19 | Employee | DANIEL R. HEFFRON | PAYROLL | May 31, 2019 Payroll Posting | | | \$277.05 |
| Check | 9402 | 05/30/19 | Vendor | ERIN McCORMICK LAW PA | 10327 | 4/30/19-5/23/19 GEN COUNSEL | ProfServ-Legal Services | 001-531023-51401 | \$7,774.50 |
| Check | 9403 | 05/30/19 | Vendor | GRIFF'S MULCH SERVICE | 18002. | 20 YDS MULCH FIREHOUSE TRAIL | R&M-Grounds | 001-546037-53901 | \$700.00 |
| Check | 9404 | 05/30/19 | Vendor | HUGHES EXTERMINATORS INC | 34287116 | 5/21/19 OFFICE PEST CONTROL | Contracts-Pest Control | 001-534125-53901 | \$48.00 |
| Check | 9404 | 05/30/19 | Vendor | HUGHES EXTERMINATORS INC | 34335910 | 5/21/19 GREENS PEST CONTROL | Contracts-Pest Control | 102-534125-53901 | \$15.00 |
| Check | 9404 | 05/30/19 | Vendor | HUGHES EXTERMINATORS INC | 34335911 | 5/21/19 GREENS RODENT CONTROL | Contracts-Pest Control | 102-534125-53901 | \$5.00 |

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 5/1/19 to 5/31/19

(Sorted by Check / ACH No.)

| Pymt Type | Check / ACH No. | Date | Payee Type | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|-----------|-----------------|----------|------------|-------------------------------|---------------------|-----------------------------------|--|------------------|-------------|
| Check | 9405 | 05/30/19 | Vendor | MARK LANE TONNY | 588299 | DEPOSIT BRICK WALL @PARK REPR | 50% deposit for repair of various walls. | 001-546106-53901 | \$2,000.00 |
| Check | 9406 | 05/30/19 | Vendor | PALMDALE OIL COMPANY, INC | 1156664 | 05/14/19 FUEL ACCT 80180172 | 310 Gallon | 001-540004-53901 | \$828.76 |
| Check | 9407 | 05/30/19 | Vendor | PETE'S TREE | 273314 | REMOVE/TRIM TREES;GRIND STUMPS | R&M-Grounds | 001-546037-53901 | \$2,500.00 |
| Check | 9408 | 05/30/19 | Vendor | QUALITY POWER | 441629 | 5 SAW CHAINS | R&M-Equipment | 001-546022-53901 | \$72.80 |
| Check | 9409 | 05/30/19 | Vendor | SECURITAS SECURITY | E4277411 | JAN 2019 SECURITY SERVICES | Contracts-Security Services | 102-534037-53901 | \$14,971.20 |
| Check | 9410 | 05/30/19 | Vendor | VERTEX WATER FEATURES | I4892 | AERATION RPR-NORTH & SOUTH TUNNEL | R&M-Aquascaping | 001-546006-53801 | \$195.16 |
| ACH | DD3597 | 05/02/19 | Employee | KRISTIAN GUNDERSEN | PAYROLL | May 02, 2019 Payroll Posting | | | \$261.67 |
| ACH | DD3598 | 05/02/19 | Employee | PATRICK J. MCLANE | PAYROLL | May 02, 2019 Payroll Posting | | | \$166.23 |
| ACH | DD3599 | 05/02/19 | Employee | KRISTOPHER D. KATZER | PAYROLL | May 02, 2019 Payroll Posting | | | \$224.34 |
| ACH | DD3600 | 05/02/19 | Employee | DOUGLAS R. MAYS | PAYROLL | May 02, 2019 Payroll Posting | | | \$2,159.91 |
| ACH | DD3601 | 05/02/19 | Employee | SONJA WHYTE | PAYROLL | May 02, 2019 Payroll Posting | | | \$1,367.38 |
| ACH | DD3602 | 05/02/19 | Employee | LIVAN SOTO VIEGO | PAYROLL | May 02, 2019 Payroll Posting | | | \$1,269.88 |
| ACH | DD3603 | 05/02/19 | Employee | DANIEL P. HAWKINS | PAYROLL | May 02, 2019 Payroll Posting | | | \$286.37 |
| ACH | DD3604 | 05/02/19 | Employee | DANIEL R. WOOLLEY | PAYROLL | May 02, 2019 Payroll Posting | | | \$266.37 |
| ACH | DD3605 | 05/02/19 | Employee | CRISTIAN A. GUABA | PAYROLL | May 02, 2019 Payroll Posting | | | \$1,156.56 |
| ACH | DD3606 | 05/02/19 | Employee | JOSHUA M. MCCARTHY | PAYROLL | May 02, 2019 Payroll Posting | | | \$166.23 |
| ACH | DD3607 | 05/02/19 | Employee | CHAD E. FRISCO | PAYROLL | May 02, 2019 Payroll Posting | | | \$360.16 |
| ACH | DD3608 | 05/02/19 | Employee | RICKY E. BROCK, JR | PAYROLL | May 02, 2019 Payroll Posting | | | \$312.46 |
| ACH | DD3609 | 05/02/19 | Employee | KATHERINE A. LAMB | PAYROLL | May 02, 2019 Payroll Posting | | | \$327.23 |
| ACH | DD3610 | 05/02/19 | Employee | JASON C. BECKMAN | PAYROLL | May 02, 2019 Payroll Posting | | | \$304.75 |
| ACH | DD3616 | 05/04/19 | Vendor | BRIGHT HOUSE NETWORKS LLC-ACH | 072027101041819 ACH | 4/17-5/16/19 VINEYARD GH | Misc-Internet Services | 106-549031-53901 | \$118.78 |
| ACH | DD3618 | 05/05/19 | Vendor | BRIGHT HOUSE NETWORKS LLC-ACH | 045714001041919 ACH | 4/18-5/17/19 OFFICE INTERNET | Communication - Teleph - Field | 001-541005-53901 | \$154.97 |
| ACH | DD3619 | 05/01/19 | Vendor | BRIGHT HOUSE NETWORKS LLC-ACH | 058544801041519 ACH | 4/14-5/13/19 SAVILLE ROWE GATE | Communication - Teleph - Field | 004-541005-53901 | \$149.97 |
| ACH | DD3620 | 05/03/19 | Vendor | INFRAMARK, LLC - ACH | 40384 ACH | APRIL 2019 MNGT FEES | ProfServ-Mgmt Consulting Serv | 001-531027-51201 | \$9,296.00 |
| ACH | DD3620 | 05/03/19 | Vendor | INFRAMARK, LLC - ACH | 40384 ACH | APRIL 2019 MNGT FEES | Postage and Freight | 001-541006-51301 | \$32.45 |
| ACH | DD3621 | 05/10/19 | Employee | GREGORY L. CHESNEY | PAYROLL | May 10, 2019 Payroll Posting | | | \$184.70 |
| ACH | DD3622 | 05/10/19 | Employee | JAMES P. MILLS | PAYROLL | May 10, 2019 Payroll Posting | | | \$184.70 |
| ACH | DD3623 | 05/10/19 | Employee | MATTHEW W. LEWIS | PAYROLL | May 10, 2019 Payroll Posting | | | \$184.70 |
| ACH | DD3624 | 05/10/19 | Employee | FORREST D. BAUMHOVER | PAYROLL | May 10, 2019 Payroll Posting | | | \$184.70 |
| ACH | DD3625 | 05/07/19 | Vendor | LOWE'S | 040219-0961 ACH | LOWES: 3/6-4/1/19 PURCHASES | | | \$139.84 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | R&M-General | 001-546001-53901 | \$139.84 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 1.OFFICE DEPOT-USB & Ethernet Cable | 102-546001-53901 | \$54.23 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 2.AA Duracell Batteries | 001-554001-53901 | \$18.99 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 3.AMAZON-POOL FILTERS | 001-546032-53801 | \$95.46 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 4.1AND1 | 001-551002-53901 | \$24.96 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 6.RITE FLO | 001-552001-53901 | \$204.00 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 7.RACETRAC-F250 | 001-540004-53901 | \$75.00 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 9.RACETRAC-F250 | 001-540004-53901 | \$61.50 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 8.RACETRAC | 001-540004-53901 | \$15.00 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 10.RACETRAC-F250 | 001-540004-53901 | \$40.52 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 12.SHELL-TRACTOR | 001-540004-53901 | \$40.00 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 11.DOORKING-RADCLIFF SRVR | 002-546034-53901 | \$47.95 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 13.FELIX SOD | 001-546037-53901 | \$110.00 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 14.DOORKING-RADCLIFF SRVR | 002-546034-53901 | \$47.95 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 15.BATTERIES PLUS | 001-552001-53901 | \$164.99 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 16.RACETRAC-F250 | 001-540004-53901 | \$75.00 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 17.FEXIX SOD | 001-546037-53901 | \$220.00 |
| ACH | DD3626 | 05/04/19 | Vendor | CARD SERVICES CENTER - ACH | 040919-0566 ACH | 3/11-4/19 CC PURCHASES | 5.AUTOZONE | 001-552001-53901 | \$28.97 |
| ACH | DD3627 | 05/21/19 | Vendor | STAPLES CREDIT PLAN - ACH | 042915-4315 | ***Voided Voided**** | | | \$0.00 |
| ACH | DD3627 | 05/21/19 | Vendor | STAPLES CREDIT PLAN - ACH | 042915-4315 | ***Voided Voided**** | | | \$0.00 |

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 5/1/19 to 5/31/19

(Sorted by Check / ACH No.)

| Pymt Type | Check / ACH No. | Date | Payee Type | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|-----------|-----------------|----------|------------|-------------------------------|---------------------|------------------------------------|---|------------------|-------------|
| ACH | DD3628 | 05/16/19 | Employee | KRISTIAN GUNDERSEN | PAYROLL | May 16, 2019 Payroll Posting | | | \$543.26 |
| ACH | DD3629 | 05/16/19 | Employee | PATRICK J. MCLANE | PAYROLL | May 16, 2019 Payroll Posting | | | \$166.23 |
| ACH | DD3630 | 05/16/19 | Employee | KRISTOPHER D. KATZER | PAYROLL | May 16, 2019 Payroll Posting | | | \$58.11 |
| ACH | DD3631 | 05/16/19 | Employee | DOUGLAS R. MAYS | PAYROLL | May 16, 2019 Payroll Posting | | | \$2,159.91 |
| ACH | DD3632 | 05/16/19 | Employee | SONJA WHYTE | PAYROLL | May 16, 2019 Payroll Posting | | | \$1,367.38 |
| ACH | DD3633 | 05/16/19 | Employee | LIVAN SOTO VIEGO | PAYROLL | May 16, 2019 Payroll Posting | | | \$1,296.88 |
| ACH | DD3634 | 05/16/19 | Employee | DANIEL P. HAWKINS | PAYROLL | May 16, 2019 Payroll Posting | | | \$531.20 |
| ACH | DD3635 | 05/16/19 | Employee | DANIEL R. WOOLLEY | PAYROLL | May 16, 2019 Payroll Posting | | | \$142.85 |
| ACH | DD3636 | 05/16/19 | Employee | CRISTIAN A. GUABA | PAYROLL | May 16, 2019 Payroll Posting | | | \$1,173.52 |
| ACH | DD3637 | 05/16/19 | Employee | CHAD E. FRISCO | PAYROLL | May 16, 2019 Payroll Posting | | | \$470.98 |
| ACH | DD3638 | 05/16/19 | Employee | RICKY E. BROCK, JR | PAYROLL | May 16, 2019 Payroll Posting | | | \$506.39 |
| ACH | DD3639 | 05/16/19 | Employee | KATHERINE A. LAMB | PAYROLL | May 16, 2019 Payroll Posting | | | \$302.52 |
| ACH | DD3640 | 05/16/19 | Employee | RYAN I. BRONSON | PAYROLL | May 16, 2019 Payroll Posting | | | \$236.96 |
| ACH | DD3642 | 05/09/19 | Vendor | BRIGHT HOUSE NETWORKS LLC-ACH | 065055401042319 ACH | 4/22-5/21/19 GREENS GATE | Communication - Teleph - Field | 102-541005-53901 | \$175.74 |
| ACH | DD3643 | 05/16/19 | Vendor | LOWE'S | 050219-0961 ACH | LOWES: 4/4-4/25/19 PURCHASES | R&M-General | 001-546001-53901 | \$329.23 |
| ACH | DD3643 | 05/16/19 | Vendor | LOWE'S | 050219-0961 ACH | LOWES: 4/4-4/25/19 PURCHASES | planting material for Po on Columns WPV | 001-546037-53901 | \$41.90 |
| ACH | DD3644 | 05/24/19 | Vendor | BRIGHT HOUSE NETWORKS LLC-ACH | 070237701050819 ACH | 5/7-6/6/19 BAYBRIDGE INTERNET | Misc-Internet Services | 001-549031-57208 | \$204.34 |
| ACH | DD3645 | 05/03/19 | Vendor | BOCC - ACH WATER | 041919-0000 ACH | 03/12-04/11/19 WATER/SEWER | Utility - General | 001-543001-53901 | \$998.43 |
| ACH | DD3645 | 05/03/19 | Vendor | BOCC - ACH WATER | 041919-0000 ACH | 03/12-04/11/19 WATER/SEWER | Utility - Reclaimed Water | 001-543028-53901 | \$353.65 |
| ACH | DD3645 | 05/03/19 | Vendor | BOCC - ACH WATER | 041919-0000 ACH | 03/12-04/11/19 WATER/SEWER | R&M-General | 102-546001-53901 | \$66.64 |
| ACH | DD3646 | 05/16/19 | Vendor | TECO - ACH | 042519-ACH | TECO 3/23/19-4/23/19 ACH 5.16.19 | Utility - General | 001-543001-53901 | \$107.51 |
| ACH | DD3647 | 05/20/19 | Vendor | TECO - ACH | 050619-0710 ACH | TECO 03/21/19-04/24/19 ACH 5.20.19 | Electricity - Streetlighting | 002-543013-53901 | \$444.77 |
| ACH | DD3647 | 05/20/19 | Vendor | TECO - ACH | 050619-0710 ACH | TECO 03/21/19-04/24/19 ACH 5.20.19 | R&M-Streetlights | 004-546095-53901 | \$25.17 |
| ACH | DD3647 | 05/20/19 | Vendor | TECO - ACH | 050619-0710 ACH | TECO 03/21/19-04/24/19 ACH 5.20.19 | R&M-Streetlights | 003-546095-53901 | \$1,521.05 |
| ACH | DD3647 | 05/20/19 | Vendor | TECO - ACH | 050619-0710 ACH | TECO 03/21/19-04/24/19 ACH 5.20.19 | R&M-Streetlights | 102-546095-53901 | \$4,293.24 |
| ACH | DD3647 | 05/20/19 | Vendor | TECO - ACH | 050619-0710 ACH | TECO 03/21/19-04/24/19 ACH 5.20.19 | R&M-Streetlights | 103-546095-53901 | \$477.18 |
| ACH | DD3647 | 05/20/19 | Vendor | TECO - ACH | 050619-0710 ACH | TECO 03/21/19-04/24/19 ACH 5.20.19 | R&M-Streetlights | 104-546095-53901 | \$8,625.64 |
| ACH | DD3647 | 05/20/19 | Vendor | TECO - ACH | 050619-0710 ACH | TECO 03/21/19-04/24/19 ACH 5.20.19 | R&M-Streetlights | 105-546095-53901 | \$418.28 |
| ACH | DD3647 | 05/20/19 | Vendor | TECO - ACH | 050619-0710 ACH | TECO 03/21/19-04/24/19 ACH 5.20.19 | Utility - General | 001-543001-53901 | \$1,183.04 |
| ACH | DD3648 | 05/16/19 | Vendor | VERIZON FLORIDA LLC - ACH | 9828744912 ACH | 3/24/19-4/23/19 242266540-00001 | Communication - Teleph - Field | 001-541005-53901 | \$572.13 |
| ACH | DD3649 | 05/24/19 | Employee | GREGORY L. CHESNEY | PAYROLL | May 24, 2019 Payroll Posting | | | \$184.70 |
| ACH | DD3650 | 05/24/19 | Employee | JAMES P. MILLS | PAYROLL | May 24, 2019 Payroll Posting | | | \$184.70 |
| ACH | DD3651 | 05/24/19 | Employee | MATTHEW W. LEWIS | PAYROLL | May 24, 2019 Payroll Posting | | | \$184.70 |
| ACH | DD3652 | 05/24/19 | Employee | FORREST D. BAUMHOVER | PAYROLL | May 24, 2019 Payroll Posting | | | \$184.70 |
| ACH | DD3655 | 05/24/19 | Vendor | BRIGHT HOUSE NETWORKS LLC-ACH | 045720801050819 ACH | 5/7/19-6/6/19 RADCLIFF GATE | Communication - Teleph - Field | 002-541005-53901 | \$120.13 |
| ACH | DD3656 | 05/24/19 | Vendor | BRIGHT HOUSE NETWORKS LLC-ACH | 045720701050819 ACH | 5/7/19-6/6/19 PEABODY GATE | Communication - Teleph - Field | 002-541005-53901 | \$120.13 |
| ACH | DD3657 | 05/30/19 | Employee | KRISTIAN GUNDERSEN | PAYROLL | May 30, 2019 Payroll Posting | | | \$311.08 |
| ACH | DD3658 | 05/30/19 | Employee | PATRICK J. MCLANE | PAYROLL | May 30, 2019 Payroll Posting | | | \$426.05 |
| ACH | DD3659 | 05/30/19 | Employee | KRISTOPHER D. KATZER | PAYROLL | May 30, 2019 Payroll Posting | | | \$113.52 |
| ACH | DD3660 | 05/30/19 | Employee | DOUGLAS R. MAYS | PAYROLL | May 30, 2019 Payroll Posting | | | \$2,159.91 |
| ACH | DD3661 | 05/30/19 | Employee | SONJA WHYTE | PAYROLL | May 30, 2019 Payroll Posting | | | \$1,367.38 |
| ACH | DD3662 | 05/30/19 | Employee | LIVAN SOTO VIEGO | PAYROLL | May 30, 2019 Payroll Posting | | | \$1,296.88 |
| ACH | DD3663 | 05/30/19 | Employee | DANIEL P. HAWKINS | PAYROLL | May 30, 2019 Payroll Posting | | | \$385.19 |
| ACH | DD3664 | 05/30/19 | Employee | DANIEL R. WOOLLEY | PAYROLL | May 30, 2019 Payroll Posting | | | \$872.78 |
| ACH | DD3665 | 05/30/19 | Employee | CRISTIAN A. GUABA | PAYROLL | May 30, 2019 Payroll Posting | | | \$1,139.59 |
| ACH | DD3666 | 05/30/19 | Employee | CHAD E. FRISCO | PAYROLL | May 30, 2019 Payroll Posting | | | \$470.98 |
| ACH | DD3667 | 05/30/19 | Employee | RICKY E. BROCK, JR | PAYROLL | May 30, 2019 Payroll Posting | | | \$257.05 |
| ACH | DD3668 | 05/30/19 | Employee | RYAN I. BRONSON | PAYROLL | May 30, 2019 Payroll Posting | | | \$96.97 |
| ACH | DD3669 | 05/30/19 | Employee | JAMES M. SCHNEIDER | PAYROLL | May 30, 2019 Payroll Posting | | | \$490.07 |

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 5/1/19 to 5/31/19

(Sorted by Check / ACH No.)

| Pymt Type | Check / ACH No. | Date | Payee Type | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---------------|-----------------|----------|------------|-------------------------------|---------------------|--------------------------------|--------------------------------|------------------|--------------|
| ACH | DD3670 | 05/30/19 | Vendor | BRIGHT HOUSE NETWORKS LLC-ACH | 064930101051419 ACH | 05/13-6/12/19 STONEBRIDGE GH | Communication - Teleph - Field | 103-541005-53901 | \$120.13 |
| ACH | DD3671 | 05/29/19 | Vendor | BRIGHT HOUSE NETWORKS LLC-ACH | 070300101051319 ACH | 5/12-6/11/19 WPV INTERNET | Misc-Internet Services | 001-549031-57208 | \$204.34 |
| ACH | DD3672 | 05/27/19 | Vendor | BRIGHT HOUSE NETWORKS LLC-ACH | 070300001051119 ACH | 5/10-6/9/19 GLENCLIFF INTERNET | Misc-Internet Services | 001-549031-57208 | \$204.34 |
| ACH | DD3674 | 05/31/19 | Vendor | BRIGHT HOUSE NETWORKS LLC-ACH | 058544801051519 ACH | 5/14-6/13/19 SAVILLE ROW GATE | Communication - Teleph - Field | 004-541005-53901 | \$149.97 |
| ACH | DD3696 | 05/25/19 | Vendor | STAPLES CREDIT PLAN - ACH | 042915-4315 | APR OFFICE SUPPLY PURCHASES | PRINTER INK/STAMP | 001-551002-53901 | \$72.20 |
| ACH | DD3696 | 05/25/19 | Vendor | STAPLES CREDIT PLAN - ACH | 042915-4315 | APR OFFICE SUPPLY PURCHASES | LASER POSTCARDS | 001-551002-53901 | \$23.25 |
| ACH | DD3698 | 05/30/19 | Vendor | BOCC - ACH WATER | 051519-0000 ACH | 4/11/19-5/13/19 WATER/SEWER | Utility - General | 001-543001-53901 | \$622.44 |
| ACH | DD3698 | 05/30/19 | Vendor | BOCC - ACH WATER | 051519-0000 ACH | 4/11/19-5/13/19 WATER/SEWER | Utility - Reclaimed Water | 001-543028-53901 | \$413.30 |
| ACH | DD3698 | 05/30/19 | Vendor | BOCC - ACH WATER | 051519-0000 ACH | 4/11/19-5/13/19 WATER/SEWER | adjustment | 001-543001-53901 | (\$16.87) |
| ACH | DD3698 | 05/30/19 | Vendor | BOCC - ACH WATER | 051519-0000 ACH | 4/11/19-5/13/19 WATER/SEWER | R&M-General | 102-546001-53901 | \$73.09 |
| Account Total | | | | | | | | | \$241,099.39 |

| | |
|-------------------|--------------|
| Total Amount Paid | \$241,099.39 |
|-------------------|--------------|

Sixth Order of Business

6A.

WESTCHASE
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2020

Version 4 - Modified Approved Budget
(Modified 6/25/19)

Prepared by:



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Westchase

Community Development District

Operating Budget

Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Approved Budget

| ACCOUNT DESCRIPTION | ACTUAL | ACTUAL | ADOPTED | ACTUAL | PROJECTED | TOTAL | ANNUAL |
|-------------------------------------|-----------|-----------|-------------------|------------------|-------------------|----------------------|-------------------|
| | FY 2017 | FY 2018 | BUDGET FY 2019 | THRU MAY-2019 | JUNE- SEP-2019 | PROJECTED FY 2019 | BUDGET FY 2020 |
| REVENUES | | | | | | | |
| Interest - Investments | \$ 2,566 | \$ 15,309 | \$ 3,000 | \$ 3,235 | \$ 6,470 | \$ 9,705 | \$ 3,000 |
| Interest - Tax Collector | 398 | 626 | - | 945 | - | 945 | - |
| Special Assmnts- Tax Collector | 2,741,385 | 2,701,118 | 2,699,509 | 2,670,930 | 28,579 | 2,699,509 | 2,697,128 |
| Special Assmnts- Delinquents | 497 | - | - | - | - | - | - |
| Special Assmnts- Discounts | (96,974) | (96,457) | (107,980) | (100,706) | - | (100,706) | (107,885) |
| Other Miscellaneous Revenues | 13,024 | 4,832 | - | 8,584 | - | 8,584 | - |
| Pavilion Rental | 10,177 | 12,380 | 4,000 | 8,615 | - | 8,615 | 4,000 |
| TOTAL REVENUES | 2,671,073 | 2,637,808 | 2,598,529 | 2,591,603 | 35,049 | 2,626,652 | 2,596,243 |
| EXPENDITURES | | | | | | | |
| Administrative | | | | | | | |
| P/R-Board of Supervisors | 10,800 | 16,800 | 13,000 | 10,400 | 4,000 | 14,400 | 19,000 |
| FICA Taxes | 826 | 1,285 | 995 | 796 | 306 | 1,102 | 1,454 |
| ProfServ-Engineering | 23,346 | 33,301 | 36,000 | 15,974 | 15,570 | 31,544 | 36,000 |
| ProfServ-Legal Services | 70,668 | 108,085 | 90,000 | 55,285 | 34,715 | 90,000 | 90,000 |
| ProfServ-Mgmt Consulting Serv | 104,843 | 108,093 | 108,198 | 74,368 | 37,184 | 111,552 | 113,349 |
| ProfServ-Recording Secretary | 11,018 | 10,480 | 11,000 | 6,669 | 4,331 | 11,000 | 11,000 |
| Auditing Services | 7,592 | 7,500 | 7,592 | 7,500 | 92 | 7,592 | 7,592 |
| Postage and Freight | 2,029 | 636 | 1,200 | 441 | 759 | 1,200 | 1,200 |
| Insurance - General Liability | 35,803 | 35,801 | 39,381 | 35,549 | - | 35,549 | 39,104 |
| Printing and Binding | 383 | 278 | 600 | 439 | 146 | 585 | 600 |
| Legal Advertising | 4,783 | 6,317 | 6,500 | 1,330 | 3,334 | 4,664 | 6,500 |
| Misc-Assessmnt Collection Cost | 36,178 | 33,730 | 53,990 | 51,405 | 572 | 51,977 | 50,589 |
| Misc-Credit Card Fees | 156 | 523 | 350 | 342 | 171 | 513 | 350 |
| Misc-Contingency | 3,006 | - | 100 | 3,019 | 1,510 | 4,529 | 100 |
| Office Supplies | 304 | 70 | 550 | 110 | 55 | 165 | 550 |
| Annual District Filing Fee | 175 | 175 | 175 | 175 | - | 175 | 175 |
| Total Administrative | 311,910 | 363,074 | 369,631 | 263,802 | 102,744 | 366,546 | 377,563 |
| Flood Control/Stormwater Mgmt | | | | | | | |
| Contracts-Lake and Wetland | 100,000 | 106,000 | 118,000 | 78,667 | 39,333 | 118,000 | 118,000 |
| Contracts-Fountain | 4,020 | 7,520 | 7,020 | 4,765 | 2,255 | 7,020 | 7,020 |
| R&M-Aquascaping | 35,141 | 8,650 | 15,000 | 6,259 | 8,741 | 15,000 | 15,000 |
| R&M-Drainage | 22,372 | 9,600 | 28,000 | 22,897 | 5,103 | 28,000 | 28,000 |
| R&M-Fountain | 2,330 | 2,284 | 3,000 | 752 | 2,248 | 3,000 | 3,000 |
| R&M-Lake Erosion | 42,776 | - | - | - | - | - | - |
| Total Flood Control/Stormwater Mgmt | 206,639 | 134,054 | 171,020 | 113,340 | 57,680 | 171,020 | 171,021 |

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Approved Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2017 | ACTUAL FY 2018 | ADOPTED | ACTUAL | PROJECTED | TOTAL | ANNUAL |
|--------------------------------|-------------------|-------------------|-------------------|------------------|-------------------|----------------------|-------------------|
| | | | BUDGET FY 2019 | THRU MAY-2019 | JUNE- SEP-2019 | PROJECTED FY 2019 | BUDGET FY 2020 |
| Right of Way | | | | | | | |
| Payroll-Salaries | 193,487 | 188,282 | 178,145 | 130,638 | 58,168 | 188,806 | 198,246 |
| Payroll-Benefits | 61,030 | 60,185 | 62,454 | 43,552 | 18,902 | 62,454 | 62,454 |
| Payroll - Overtime | 19,569 | 19,265 | 17,500 | 13,622 | 3,878 | 17,500 | 17,500 |
| Payroll - Bonus | 33,652 | 18,085 | 33,652 | 13,495 | - | 13,495 | 35,883 |
| FICA Taxes | 26,986 | 27,146 | 25,954 | 18,135 | 4,747 | 22,882 | 28,221 |
| Contracts-Police | 136,075 | 145,227 | 180,000 | 89,848 | 44,924 | 134,772 | 180,000 |
| Contracts-Other Services | 19,320 | 19,560 | 19,560 | 13,040 | 6,520 | 19,560 | 19,560 |
| Contracts-Landscape | 528,509 | 532,358 | 525,608 | 350,405 | 175,203 | 525,608 | 525,608 |
| Contracts-Mulch | 147,592 | 147,592 | 147,592 | 73,796 | 73,796 | 147,592 | 147,592 |
| Contracts-Plant Replacement | 35,306 | 52,959 | 52,960 | 35,484 | 17,653 | 53,137 | 52,959 |
| Contracts-Road Cleaning | 6,959 | 6,959 | 8,351 | 8,351 | 2,784 | 11,135 | 11,135 |
| Contracts-Security Alarms | 641 | 481 | 641 | 481 | 160 | 641 | 641 |
| Contracts-Pest Control | 576 | 556 | 576 | 534 | 192 | 726 | 540 |
| Contracts-Other Landscape | - | 5,760 | 6,843 | 3,840 | 1,920 | 5,760 | 5,760 |
| Fuel, Gasoline and Oil | 9,714 | 12,085 | 11,917 | 8,901 | 4,451 | 13,352 | 13,000 |
| Communication - Teleph - Field | 8,739 | 4,984 | 11,600 | 3,363 | 8,237 | 11,600 | 11,600 |
| Utility - General | 22,409 | 24,142 | 32,000 | 15,823 | 7,912 | 23,735 | 23,275 |
| Utility - Reclaimed Water | 9,868 | 8,887 | 15,000 | 2,806 | 6,081 | 8,887 | 10,000 |
| Insurance - General Liability | 3,427 | 3,427 | 3,770 | 3,403 | - | 3,403 | 3,743 |
| R&M-General | 36,162 | 28,799 | 42,500 | 24,900 | 17,600 | 42,500 | 42,500 |
| R&M-Equipment | 5,676 | 5,984 | 20,000 | 4,398 | 15,602 | 20,000 | 20,000 |
| R&M-Grounds | 134,962 | 133,193 | 128,300 | 141,305 | 70,653 | 211,958 | 110,200 |
| R&M-Irrigation | 69,189 | 92,797 | 65,000 | 41,975 | 20,988 | 62,963 | 65,000 |
| R&M-Sidewalks | - | 1,400 | 17,000 | 950 | 16,050 | 17,000 | 17,000 |
| R&M-Signage | 3,594 | 943 | 6,000 | 820 | 5,180 | 6,000 | 6,000 |
| R&M-Walls and Signage | 33,348 | 27,706 | 32,500 | 16,981 | 8,491 | 25,472 | 32,500 |
| Misc-Holiday Decor | 1,807 | 4,714 | 10,000 | 12,493 | - | 12,493 | 10,000 |
| Misc-Hurricane Expense | 26,908 | - | - | 14,625 | - | 14,625 | - |
| Misc-Taxes (Streetlights) | 29,480 | 34,084 | 34,084 | 35,670 | - | 35,670 | 35,670 |
| Misc-Contingency | 8,916 | 937 | 5,000 | 50 | 4,950 | 5,000 | 5,000 |
| Office Supplies | 2,299 | 1,914 | 3,500 | 490 | 3,010 | 3,500 | 3,500 |
| Cleaning Services | 854 | 2,240 | 1,680 | 560 | - | 560 | 1,680 |
| Op Supplies - General | 1,803 | 2,689 | 6,000 | 5,369 | 2,685 | 8,054 | 6,000 |
| Op Supplies - Uniforms | 236 | 1,030 | 600 | 408 | 204 | 612 | 600 |
| Supplies - Misc. | - | 272 | 600 | 279 | 321 | 600 | 600 |
| Subscriptions and Memberships | 150 | 249 | 400 | 239 | 161 | 400 | 400 |
| Conference and Seminars | - | 70 | 1,000 | - | 1,000 | 1,000 | 1,000 |
| Cap Outlay - Vehicles | 33,013 | 41,029 | - | - | - | - | - |
| Cap Outlay | - | 9,871 | - | 7,130 | - | 7,130 | - |
| Total Right of Way | 1,652,256 | 1,667,861 | 1,708,287 | 1,138,159 | 602,420 | 1,740,579 | 1,705,368 |

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Approved Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2017 | ACTUAL FY 2018 | ADOPTED BUDGET FY 2019 | ACTUAL THRU MAY-2019 | PROJECTED JUNE- SEP-2019 | TOTAL PROJECTED FY 2019 | ANNUAL BUDGET FY 2020 |
|---------------------------------------|---------------------|---------------------|------------------------------|----------------------------|--------------------------------|-------------------------------|-----------------------------|
| Common Area | | | | | | | |
| R&M-General | 2,356 | 22,478 | 17,000 | 10,913 | 5,457 | 16,370 | 17,000 |
| R&M-Boardwalks | - | - | 700 | - | 700 | 700 | 700 |
| R&M-Brick Pavers | - | - | 1,200 | - | 1,200 | 1,200 | 1,200 |
| R&M-Grounds | 13,449 | 5,410 | 1,500 | 440 | 1,060 | 1,500 | 1,500 |
| R&M-Signage | - | - | 1,400 | - | 1,400 | 1,400 | 1,400 |
| R&M-Walls and Signage | - | - | 900 | - | 900 | 900 | 900 |
| Misc-Internet Services | 2,485 | 7,373 | 7,391 | 4,903 | 2,464 | 7,367 | 7,391 |
| Impr - Park | 425,325 | 54,104 | 319,500 | 16,708 | - | 16,708 | 312,200 |
| Total Common Area | 443,615 | 89,365 | 349,591 | 32,964 | 13,180 | 46,144 | 342,291 |
| Golf Course | | | | | | | |
| ProfServ-Legal Services | - | 49,001 | - | - | - | - | - |
| Total Golf Course | - | 49,001 | - | - | - | - | - |
| TOTAL EXPENDITURES | 2,614,420 | 2,303,355 | 2,598,529 | 1,548,265 | 776,024 | 2,324,289 | 2,596,243 |
| Excess (deficiency) of revenues | | | | | | | |
| Over (under) expenditures | 56,653 | 334,453 | - | 1,043,338 | (740,975) | 302,363 | 0 |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| Interfund Transfer - In | 9,060 | 5,874 | - | - | - | - | 0 |
| TOTAL OTHER SOURCES (USES) | 9,060 | 5,874 | - | - | - | - | (0) |
| Net change in fund balance | 65,713 | 340,327 | - | 1,043,338 | (740,975) | 302,363 | 0 |
| FUND BALANCE, BEGINNING | 2,416,901 | 2,482,614 | 2,822,941 | 2,822,941 | - | 2,822,941 | 3,125,304 |
| FUND BALANCE, ENDING | \$ 2,482,614 | \$ 2,822,941 | \$ 2,822,941 | \$ 3,866,279 | \$ (740,975) | \$ 3,125,304 | \$ 3,125,304 |

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

| | <u>Amount</u> |
|--|------------------|
| Beginning Fund Balance - Fiscal Year 2020 | \$ 3,125,304 |
| Net Change in Fund Balance - Fiscal Year 2020 | 0 |
| Reserves - Fiscal Year 2020 Additions | - |
| Total Funds Available (Estimated) - 9/30/20 | 3,125,304 |

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

| | |
|----------|-------|
| Deposits | 6,389 |
| Subtotal | 6,389 |

Assigned Fund Balance

| | |
|--|------------------------|
| Operating Reserves - First Quarter Operating Capital | 649,061 ⁽¹⁾ |
| Reserves - Erosion Control | 60,000 |
| Reserves - Roadways Prior Years | 502,031 |
| Subtotal | 1,211,092 |

| | |
|--|------------------|
| Total Allocation of Available Funds | 1,217,481 |
|--|------------------|

| | |
|---|---------------------|
| Total Unassigned (undesignated) Cash | \$ 1,907,824 |
|---|---------------------|

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Budget Narrative
Fiscal Year 2020**REVENUES****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.

EXPENDITURES**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, \$5.50 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.

Budget Narrative
Fiscal Year 2020**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 \$9,333 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.

Budget Narrative
Fiscal Year 2020**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.

Contracts-Plant Replacement

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

Budget Narrative
Fiscal Year 2020**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 and \$150 annually 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); 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.

Budget Narrative
Fiscal Year 2020**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 containers.

Budget Narrative
Fiscal Year 2020**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 2020 Modified Approved Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2017 | ACTUAL FY 2018 | ADOPTED BUDGET FY 2019 | ACTUAL THRU MAY-2019 | PROJECTED JUNE- SEP-2019 | TOTAL PROJECTED FY 2019 | ANNUAL BUDGET FY 2020 |
|--|-------------------|-------------------|------------------------------|----------------------------|--------------------------------|-------------------------------|-----------------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ 1,411 | \$ 1,045 | \$ 125 | \$ 275 | \$ 138 | \$ 413 | \$ 125 |
| Special Assmnts- Tax Collector | 66,436 | 66,483 | 63,005 | 62,357 | 648 | 63,005 | 57,746 |
| Special Assmnts- Discounts | (4,254) | (4,278) | (4,653) | (4,341) | - | (4,341) | (2,310) |
| Capital Improvement | 53,345 | 53,319 | 53,319 | 52,770 | 549 | 53,319 | - |
| Gate Bar Code/Remotes | 258 | 533 | - | 358 | - | 358 | - |
| TOTAL REVENUES | 117,196 | 117,102 | 111,796 | 111,419 | 1,335 | 112,754 | 55,561 |
| EXPENDITURES | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| Misc-Assessmnt Collection Cost | 1,562 | 1,557 | 2,326 | 2,216 | 24 | 2,240 | 1,155 |
| Misc-Credit Card Fees | 10 | 13 | 15 | 11 | 4 | 15 | 15 |
| Total Administrative | 1,572 | 1,570 | 2,341 | 2,227 | 28 | 2,255 | 1,170 |
| <i>Right of Way</i> | | | | | | | |
| Communication - Teleph - Field | 2,608 | 2,815 | 2,831 | 2,025 | 944 | 2,969 | 2,831 |
| Electricity - Streetlighting | 5,752 | 6,048 | 8,585 | 3,784 | 1,892 | 5,676 | 8,585 |
| Insurance - General Liability | 1,522 | 1,522 | 1,674 | 1,511 | - | 1,511 | 1,662 |
| R&M-General | 381 | 17,798 | 19,700 | 12,482 | 6,241 | 18,723 | 19,700 |
| R&M-Gate | 27,099 | 12,452 | 6,340 | 3,625 | 2,715 | 6,340 | 6,340 |
| 1st Quarter Operating Reserves | - | - | 1,733 | - | - | - | - |
| Reserve - Roadways | - | - | 15,273 | - | - | - | 15,273 |
| Total Right of Way | 37,362 | 40,635 | 56,136 | 23,427 | 11,792 | 35,219 | 54,391 |
| TOTAL EXPENDITURES | 38,934 | 42,205 | 58,477 | 25,654 | 11,820 | 37,474 | 55,561 |
| Excess (deficiency) of revenues Over (under) expenditures | 78,262 | 74,897 | 53,319 | 85,765 | (10,485) | 75,280 | - |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| Contribution to (Use of) Fund Balance | - | - | 53,319 | - | - | - | - |
| TOTAL OTHER SOURCES (USES) | - | - | 53,319 | - | - | - | - |
| Net change in fund balance | 78,262 | 74,897 | 53,319 | 85,765 | (10,485) | 75,280 | - |
| FUND BALANCE, BEGINNING | 91,055 | 169,317 | 244,214 | 244,214 | - | 244,214 | 319,494 |
| FUND BALANCE, ENDING | \$ 169,317 | \$ 244,214 | \$ 297,533 | \$ 329,979 | \$ (10,485) | \$ 319,494 | \$ 319,494 |

Exhibit "B"

Allocation of Fund Balances

AVAILABLE FUNDS

| | <u>Amount</u> |
|--|----------------------|
| Beginning Fund Balance - Fiscal Year 2020 | \$ 319,494 |
| Net Change in Fund Balance - Fiscal Year 2020 | - |
| Reserves - Fiscal Year 2020 Additions | 15,273 |
| Total Funds Available (Estimated) - 9/30/20 | 334,767 |

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

| | |
|----------|-------|
| Deposits | 3,628 |
| Subtotal | 3,628 |

Assigned Fund Balance

| | |
|--|----------------------|
| Operating Reserves - First Quarter Operating Capital Prior Years | 6,932 ⁽¹⁾ |
| Operating Reserves - First Quarter Operating Capital repayment FY 2019 | 1,733 |
| Reserves - Roadways Prior Years | 61,092 |
| Reserves - Roadways FY 2019 | 15,273 |
| Reserves - Roadways FY 2020 | 15,273 |
| Subtotal | 100,302 |

| | |
|--|----------------|
| Total Allocation of Available Funds | 103,930 |
|--|----------------|

| | |
|---|-------------------|
| Total Unassigned (undesignated) Cash | \$ 230,836 |
|---|-------------------|

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 2020 Modified Approved Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2017 | ACTUAL FY 2018 | ADOPTED BUDGET FY 2019 | ACTUAL THRU MAY-2019 | PROJECTED JUNE- SEP-2019 | TOTAL PROJECTED FY 2019 | ANNUAL BUDGET FY 2020 |
|---------------------------------------|-------------------|-------------------|------------------------------|----------------------------|--------------------------------|-------------------------------|-----------------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ 1,719 | \$ 233 | \$ 40 | \$ 27 | 14 | \$ 41 | \$ 40 |
| Special Assmnts- Tax Collector | 18,183 | 18,174 | 18,174 | 17,987 | 187 | 18,174 | 18,174 |
| Special Assmnts- Discounts | (643) | (649) | (727) | (678) | - | (678) | (727) |
| TOTAL REVENUES | 19,259 | 17,758 | 17,487 | 17,336 | 201 | 17,537 | 17,487 |
| EXPENDITURES | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| Misc-Assessmnt Collection Cost | 240 | 236 | 363 | 346 | 4 | 350 | 363 |
| Total Administrative | 240 | 236 | 363 | 346 | 4 | 350 | 363 |
| <i>Right of Way</i> | | | | | | | |
| R&M-Streetlights | 17,873 | 18,283 | 17,124 | 12,158 | 6,079 | \$ 18,237 | 17,124 |
| Total Right of Way | 17,873 | 18,283 | 17,124 | 12,158 | 6,079 | 18,237 | 17,124 |
| TOTAL EXPENDITURES | 18,113 | 18,519 | 17,487 | 12,504 | 6,083 | 18,587 | 17,487 |
| Excess (deficiency) of revenues | | | | | | | |
| Over (under) expenditures | 1,146 | (761) | - | 4,832 | (5,882) | (1,050) | - |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| Contribution to (Use of) Fund Balance | - | - | - | - | - | - | - |
| TOTAL OTHER SOURCES (USES) | - | - | - | - | - | - | - |
| Net change in fund balance | 1,146 | (761) | - | 4,832 | (5,882) | (1,050) | - |
| FUND BALANCE, BEGINNING | 22,903 | 24,049 | 23,288 | 23,288 | - | 23,288 | 22,238 |
| FUND BALANCE, ENDING | \$ 24,049 | \$ 23,288 | \$ 23,288 | \$ 28,120 | \$ (5,882) | \$ 22,238 | \$ 22,238 |

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

| | <u>Amount</u> |
|--|---------------|
| Beginning Fund Balance - Fiscal Year 2020 | \$ 22,238 |
| Net Change in Fund Balance - Fiscal Year 2020 | - |
| Reserves - Fiscal Year 2020 Additions | - |
| Total Funds Available (Estimated) - 9/30/20 | 22,238 |

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

| | |
|----------|-------|
| Deposits | 4,043 |
| Subtotal | 4,043 |

Assigned Fund Balance

| | |
|--|----------------------|
| Operating Reserves - First Quarter Operating Capital | 4,372 ⁽¹⁾ |
| Subtotal | 4,372 |

| | |
|--|--------------|
| Total Allocation of Available Funds | 8,415 |
|--|--------------|

| | |
|---|------------------|
| Total Unassigned (undesignated) Cash | \$ 13,823 |
|---|------------------|

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Approved Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2017 | ACTUAL FY 2018 | ADOPTED BUDGET FY 2019 | ACTUAL THRU MAY-2019 | PROJECTED JUNE- SEP-2019 | TOTAL PROJECTED FY 2019 | ANNUAL BUDGET FY 2020 |
|--|-------------------|-------------------|------------------------------|----------------------------|--------------------------------|-------------------------------|-----------------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ 104 | \$ 208 | \$ 42 | \$ 43 | \$ 22 | \$ 65 | \$ 42 |
| Special Assmnts- Tax Collector | 13,940 | 9,166 | 3,842 | 3,802 | 40 | 3,842 | 3,842 |
| Special Assmnts- Discounts | (493) | (327) | (154) | (143) | - | (143) | (154) |
| Gate Bar Code/Remotes | 33 | 65 | - | 98 | - | 98 | - |
| TOTAL REVENUES | 13,584 | 9,112 | 3,730 | 3,800 | 62 | 3,862 | 3,731 |
| EXPENDITURES | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| Misc-Assessmnt Collection Cost | 184 | 119 | 77 | 73 | 1 | 74 | 77 |
| Misc-Credit Card Fees | 1 | 1 | 5 | 1 | 4 | 5 | 5 |
| Total Administrative | 185 | 120 | 82 | 74 | 5 | 79 | 82 |
| <i>Right of Way</i> | | | | | | | |
| Communication - Teleph - Field | 1,589 | 1,958 | 1,980 | 1,200 | 600 | 1,800 | 1,980 |
| Insurance - General Liability | 406 | 406 | 447 | 404 | - | 404 | 444 |
| R&M-General | 1,700 | - | 1,500 | - | 1,500 | 1,500 | 1,500 |
| R&M-Gate | 3,367 | 3,870 | 2,939 | 1,860 | 1,759 | 3,619 | 3,619 |
| R&M-Streetlights | 315 | 332 | 500 | 208 | 292 | 500 | 500 |
| Reserve - Roadways | - | - | 1,843 | - | - | - | 1,843 |
| Total Right of Way | 7,377 | 6,566 | 9,209 | 3,672 | 4,151 | 7,823 | 9,886 |
| TOTAL EXPENDITURES | 7,562 | 6,686 | 9,291 | 3,746 | 4,156 | 7,902 | 9,968 |
| Excess (deficiency) of revenues Over (under) expenditures | 6,022 | 2,426 | (5,561) | 54 | (4,094) | (4,040) | (6,237) |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| Contribution to (Use of) Fund Balance | - | - | (5,561) | - | - | - | (6,237) |
| TOTAL OTHER SOURCES (USES) | - | - | (5,561) | - | - | - | (6,237) |
| Net change in fund balance | 6,022 | 2,426 | (5,561) | 54 | (4,094) | (4,040) | (6,237) |
| FUND BALANCE, BEGINNING | 28,112 | 34,134 | 36,560 | 36,560 | - | 36,560 | 32,520 |
| FUND BALANCE, ENDING | \$ 34,134 | \$ 36,560 | \$ 30,999 | \$ 36,614 | \$ (4,094) | \$ 32,520 | \$ 26,283 |

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

| | <u>Amount</u> |
|--|---------------|
| Beginning Fund Balance - Fiscal Year 2020 | \$ 32,520 |
| Net Change in Fund Balance - Fiscal Year 2020 | (6,237) |
| Reserves - Fiscal Year 2020 Additions | 1,843 |
| Total Funds Available (Estimated) - 9/30/20 | 28,125 |

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

| | |
|----------|----|
| Deposits | 20 |
| Subtotal | 20 |

Assigned Fund Balance

| | |
|--|----------------------|
| Operating Reserves - First Quarter Operating Capital | 2,031 ⁽¹⁾ |
| Reserves - Roadways Prior Years | 7,372 |
| Reserves - Roadways FY 2019 | 1,843 |
| Reserves - Roadways FY 2020 | 1,843 |
| Subtotal | 13,089 |

| | |
|--|---------------|
| Total Allocation of Available Funds | 13,109 |
|--|---------------|

| | |
|---|------------------|
| Total Unassigned (undesignated) Cash | \$ 15,016 |
|---|------------------|

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 2020 Modified Approved Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2017 | ACTUAL FY 2018 | ADOPTED BUDGET FY 2019 | ACTUAL THRU MAY-2019 | PROJECTED JUNE- SEP-2019 | TOTAL PROJECTED FY 2019 | ANNUAL BUDGET FY 2020 |
|---------------------------------------|-------------------|-------------------|------------------------------|----------------------------|--------------------------------|-------------------------------|-----------------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ 48 | \$ 75 | \$ 10 | \$ 26 | \$ 13 | \$ 39 | \$ 10 |
| Special Assmnts- Tax Collector | 6,960 | 6,956 | 6,956 | 6,885 | 71 | 6,956 | 6,956 |
| Special Assmnts- Discounts | (246) | (248) | (278) | (260) | - | (260) | (278) |
| TOTAL REVENUES | 6,762 | 6,783 | 6,688 | 6,651 | 84 | 6,735 | 6,688 |
| EXPENDITURES | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| Misc-Assessmnt Collection Cost | 92 | 90 | 139 | 132 | 1 | 133 | 139 |
| Total Administrative | 92 | 90 | 139 | 132 | 1 | 133 | 139 |
| <i>Right of Way</i> | | | | | | | |
| R&M - General | - | - | 5,000 | - | 5,000 | 5,000 | 5,000 |
| Reserve - Roadways | - | - | 1,549 | - | - | - | 1,549 |
| Total Right of Way | - | - | 6,549 | - | 5,000 | 5,000 | 6,549 |
| TOTAL EXPENDITURES | 92 | 90 | 6,688 | 132 | 5,001 | 5,133 | 6,688 |
| Excess (deficiency) of revenues | | | | | | | |
| Over (under) expenditures | 6,670 | 6,693 | - | 6,519 | (4,917) | 1,602 | - |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| Contribution to (Use of) Fund Balance | - | - | - | - | - | - | - |
| TOTAL OTHER SOURCES (USES) | - | - | - | - | - | - | - |
| Net change in fund balance | 6,670 | 6,693 | - | 6,519 | (4,917) | 1,602 | - |
| FUND BALANCE, BEGINNING | 10,302 | 16,972 | 23,665 | 23,665 | - | 23,665 | 25,267 |
| FUND BALANCE, ENDING | \$ 16,972 | \$ 23,665 | \$ 23,665 | \$ 30,184 | \$ (4,917) | \$ 25,267 | \$ 25,267 |

Exhibit "E"
Allocation of Fund Balances

AVAILABLE FUNDS

| | <u>Amount</u> |
|--|---------------|
| Beginning Fund Balance - Fiscal Year 2020 | \$ 25,267 |
| Net Change in Fund Balance - Fiscal Year 2020 | - |
| Reserves - Fiscal Year 2020 Additions | 1,549 |
| Total Funds Available (Estimated) - 9/30/20 | 26,816 |

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

| | |
|--|----------------------|
| Operating Reserves - First Quarter Operating Capital | 1,285 ⁽¹⁾ |
| Reserves - Roadways Prior Years | 3,132 |
| Reserves - Roadways FY 2019 | 1,549 |
| Reserves - Roadways FY 2020 | 1,549 |
| Subtotal | <u>7,515</u> |
| Total Allocation of Available Funds | <u>7,515</u> |

| | |
|---|-------------------------|
| Total Unassigned (undesignated) Cash | <u>\$ 19,301</u> |
|---|-------------------------|

Notes

(1) Represents approximately 3 months of budgeted expenditures.

| | |
|---------------------------------------|--------|
| Anticipated Replacement Year | 2023 |
| Anticipated Replacement Costs balance | 12,328 |
| Current Budgeted Reserve Balance | 15,490 |

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Approved Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2017 | ACTUAL FY 2018 | ADOPTED BUDGET FY 2019 | ACTUAL THRU MAY-2019 | PROJECTED JUNE- SEP-2019 | TOTAL PROJECTED FY 2019 | ANNUAL BUDGET FY 2020 |
|--|-------------------|-------------------|------------------------------|----------------------------|--------------------------------|-------------------------------|-----------------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ 537 | \$ 2,334 | \$ 500 | \$ 401 | \$ 201 | \$ 602 | \$ 500 |
| Special Assmnts- Tax Collector | 307,543 | 300,624 | 300,625 | 297,532 | 3,093 | 300,625 | 300,625 |
| Special Assmnts- Discounts | (10,877) | (10,735) | (12,025) | (11,218) | - | (11,218) | (12,025) |
| Gate Bar Code/Remotes | 3,224 | 2,527 | - | 1,179 | - | 1,179 | - |
| TOTAL REVENUES | 300,427 | 294,750 | 289,100 | 287,894 | 3,294 | 291,188 | 289,100 |
| EXPENDITURES | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| Misc-Assessmnt Collection Cost | 4,058 | 3,906 | 6,012 | 5,726 | 62 | 5,788 | 6,012 |
| Misc-Credit Card Fees | 92 | 70 | 120 | 41 | 21 | 62 | 120 |
| Total Administrative | 4,150 | 3,976 | 6,132 | 5,767 | 82 | 5,849 | 6,132 |
| <i>Right of Way</i> | | | | | | | |
| Contracts-Security Services | 157,274 | 164,216 | 160,000 | 118,254 | 59,127 | 177,381 | 160,000 |
| Contracts-Pest Control | 280 | 200 | 240 | 160 | 80 | 240 | 240 |
| Communication - Teleph - Field | 2,208 | 1,986 | 3,000 | 1,377 | 689 | 2,066 | 3,000 |
| Insurance - General Liability | 777 | 777 | 856 | 773 | - | 773 | 855 |
| R&M-General | 42,153 | 49,747 | 21,760 | 47,474 | 2,273 | 49,747 | 21,760 |
| R&M-Gate | 20,017 | 8,737 | 10,000 | 2,424 | 6,313 | 8,737 | 10,000 |
| R&M-Streetlights | 50,928 | 52,107 | 52,000 | 34,342 | 17,171 | 51,513 | 52,000 |
| Reserve - Roadways | - | - | 44,112 | - | - | - | 44,112 |
| Total Right of Way | 273,637 | 277,770 | 291,968 | 204,804 | 85,653 | 290,457 | 291,967 |
| TOTAL EXPENDITURES | 277,787 | 281,746 | 298,100 | 210,571 | 85,735 | 296,306 | 298,100 |
| Excess (deficiency) of revenues Over (under) expenditures | 22,640 | 13,004 | (9,000) | 77,323 | (82,441) | (5,118) | (9,000) |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| Contribution to (Use of) Fund Balance | - | - | (9,000) | - | - | - | (9,000) |
| TOTAL OTHER SOURCES (USES) | - | - | (9,000) | - | - | - | (9,000) |
| Net change in fund balance | 22,640 | 13,004 | (9,000) | 77,323 | (82,441) | (5,118) | (9,000) |
| FUND BALANCE, BEGINNING | 321,643 | 344,283 | 357,287 | 357,287 | - | 357,287 | 352,169 |
| FUND BALANCE, ENDING | \$ 344,283 | \$ 357,287 | \$ 348,287 | \$ 434,610 | \$ (82,441) | \$ 352,169 | \$ 343,169 |

Exhibit "F"
Allocation of Fund Balances

AVAILABLE FUNDS

| | <u>Amount</u> |
|--|----------------|
| Beginning Fund Balance - Fiscal Year 2020 | \$ 352,169 |
| Net Change in Fund Balance - Fiscal Year 2020 | (9,000) |
| Reserves - Fiscal Year 2020 Additions | 44,112 |
| Total Funds Available (Estimated) - 9/30/20 | 387,281 |

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

| | |
|----------|-------|
| Deposits | 7,425 |
| Subtotal | 7,425 |

Assigned Fund Balance

| | |
|--|-----------------------|
| Operating Reserves - First Quarter Operating Capital | 63,497 ⁽¹⁾ |
| Reserves - Roadways Prior Years | 177,384 |
| Reserves - Roadways FY 2019 | 44,112 |
| Reserves - Roadways FY 2020 | 44,112 |
| Subtotal | 329,105 |

| | |
|--|----------------|
| Total Allocation of Available Funds | 336,530 |
|--|----------------|

| | |
|---|------------------|
| Total Unassigned (undesignated) Cash | \$ 50,751 |
|---|------------------|

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 2020 Modified Approved Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2017 | ACTUAL FY 2018 | ADOPTED BUDGET FY 2019 | ACTUAL THRU MAY-2019 | PROJECTED JUNE- SEP-2019 | TOTAL PROJECTED FY 2019 | ANNUAL BUDGET FY 2020 |
|---------------------------------|-------------------|-------------------|------------------------------|----------------------------|--------------------------------|-------------------------------|-----------------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ 1,604 | \$ 348 | \$ 80 | \$ 65 | \$ 33 | \$ 98 | \$ 80 |
| Special Assmnts- Tax Collector | 22,851 | 16,463 | 16,419 | 16,250 | 169 | 16,419 | 16,417 |
| Special Assmnts- Refund | 351 | - | - | - | - | - | - |
| Special Assmnts- Discounts | (820) | (588) | (657) | (613) | - | (613) | (657) |
| Gate Bar Code/Remotes | 140 | 229 | - | 98 | - | - | - |
| TOTAL REVENUES | 24,126 | 16,452 | 15,842 | 15,800 | 202 | 15,904 | 15,840 |
| EXPENDITURES | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| Misc-Assessmnt Collection Cost | 306 | 214 | 328 | 313 | 3 | 316 | 328 |
| Misc-Credit Card Fees | 2 | 6 | 10 | 2 | 1 | 3 | 10 |
| Total Administrative | 308 | 220 | 338 | 315 | 4 | 319 | 338 |
| <i>Right of Way</i> | | | | | | | |
| Communication - Teleph - Field | 1,285 | 1,406 | 1,450 | 946 | 473 | 1,419 | 1,450 |
| Insurance - General Liability | 316 | 316 | 348 | 314 | - | 314 | 345 |
| R&M-General | - | - | 1,000 | 1,600 | 100 | 1,700 | 1,000 |
| R&M-Gate | 993 | 4,040 | 3,800 | 405 | 203 | 608 | 3,800 |
| R&M-Streetlights | 5,688 | 5,777 | 5,800 | 3,766 | 1,883 | 5,649 | 5,800 |
| Reserve - Roadways | - | - | 3,106 | - | - | - | 3,106 |
| Total Right of Way | 8,282 | 11,539 | 15,504 | 7,031 | 2,659 | 9,690 | 15,502 |
| TOTAL EXPENDITURES | 8,590 | 11,759 | 15,842 | 7,346 | 2,663 | 10,009 | 15,840 |
| Excess (deficiency) of revenues | | | | | | | |
| Over (under) expenditures | 15,536 | 4,693 | - | 8,454 | (2,461) | 5,895 | - |
| Net change in fund balance | 15,536 | 4,693 | - | 8,454 | (2,461) | 5,895 | - |
| FUND BALANCE, BEGINNING | 38,331 | 53,867 | 58,560 | 58,560 | - | 58,560 | 64,455 |
| FUND BALANCE, ENDING | \$ 53,867 | \$ 58,560 | \$ 58,560 | \$ 67,014 | \$ (2,461) | \$ 64,455 | \$ 64,455 |

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

| | <u>Amount</u> |
|--|---------------|
| Beginning Fund Balance - Fiscal Year 2020 | \$ 64,455 |
| Net Change in Fund Balance - Fiscal Year 2020 | - |
| Reserves - Fiscal Year 2020 Additions | 3,106 |
| Total Funds Available (Estimated) - 9/30/20 | 67,561 |

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

| | |
|----------|-----|
| Deposits | 800 |
| Subtotal | 800 |

Assigned Fund Balance

| | |
|--|----------------------|
| Operating Reserves - First Quarter Operating Capital | 3,183 ⁽¹⁾ |
| Reserves - Roadways Prior Years | 8,783 |
| Reserves - Roadways FY 2019 | 3,106 |
| Reserves - Roadways FY 2020 | 3,106 |
| Subtotal | 18,179 |

| | |
|--|---------------|
| Total Allocation of Available Funds | 18,979 |
|--|---------------|

| | |
|---|------------------|
| Total Unassigned (undesignated) Cash | \$ 48,582 |
|---|------------------|

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 2020 Modified Approved Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2017 | ACTUAL FY 2018 | ADOPTED BUDGET FY 2019 | ACTUAL THRU MAY-2019 | PROJECTED JUNE- SEP-2019 | TOTAL PROJECTED FY 2019 | ANNUAL BUDGET FY 2020 |
|--|-------------------|--------------------|------------------------------|----------------------------|--------------------------------|-------------------------------|-----------------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ 350 | \$ 1,131 | \$ 300 | \$ 5 | \$ 3 | \$ 8 | \$ 300 |
| Special Assmnts- Tax Collector | 114,060 | 119,005 | 119,005 | 117,780 | 1,225 | 119,005 | 174,856 |
| Special Assmnts- Discounts | (4,034) | (4,250) | (4,760) | (4,441) | - | (4,441) | (6,994) |
| TOTAL REVENUES | 110,376 | 115,886 | 114,545 | 113,344 | 1,228 | 114,572 | 168,162 |
| EXPENDITURES | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| Misc-Assessmnt Collection Cost | 1,505 | 1,546 | 2,380 | 2,267 | 25 | 2,292 | 3,497 |
| Total Administrative | 1,505 | 1,546 | 2,380 | 2,267 | 25 | 2,292 | 3,497 |
| <i>Right of Way</i> | | | | | | | |
| R&M-Streetlights | 98,644 | 103,489 | 99,900 | 72,112 | 36,056 | 108,168 | 110,000 |
| Capital Outlay | - | 130,679 | - | - | - | - | - |
| Reserve - Roadways | - | 2,499 | 12,265 | - | - | - | 12,265 |
| Total Right of Way | 98,644 | 236,667 | 112,165 | 72,112 | 36,056 | 108,168 | 122,265 |
| TOTAL EXPENDITURES | 100,149 | 238,213 | 114,545 | 74,379 | 36,081 | 110,460 | 125,762 |
| Excess (deficiency) of revenues Over (under) expenditures | 10,227 | (122,327) | - | 38,965 | (34,853) | 4,112 | 42,400 |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| Contribution to (Use of) Fund Balance | - | - | - | - | - | - | 42,400 |
| TOTAL OTHER SOURCES (USES) | - | - | - | - | - | - | 42,400 |
| Net change in fund balance | 10,227 | (122,327) | - | 38,965 | (34,853) | 4,112 | 42,400 |
| FUND BALANCE, BEGINNING | 102,078 | 112,305 | (10,022) | (10,022) | - | (10,022) | (5,910) |
| FUND BALANCE, ENDING | \$ 112,305 | \$ (10,022) | \$ (10,022) | \$ 28,943 | \$ (34,853) | \$ (5,910) | \$ 36,490 |

Exhibit "H"
Allocation of Fund Balances

AVAILABLE FUNDS

| | <u>Amount</u> |
|--|---------------|
| Beginning Fund Balance - Fiscal Year 2020 | \$ (5,910) |
| Net Change in Fund Balance - Fiscal Year 2020 | 42,400 |
| Reserves - Fiscal Year 2020 Additions | 12,265 |
| Total Funds Available (Estimated) - 9/30/20 | 48,755 |

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

| | |
|----------|--------|
| Deposits | 18,600 |
| Subtotal | 18,600 |

Assigned Fund Balance

| | |
|--|-----------------------|
| Operating Reserves - First Quarter Operating Capital | 28,374 ⁽¹⁾ |
| Subtotal | 28,374 |

| | |
|--|---------------|
| Total Allocation of Available Funds | 46,974 |
|--|---------------|

| | |
|---|-----------------|
| Total Unassigned (undesignated) Cash | \$ 1,781 |
|---|-----------------|

Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Approved Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2017 | ACTUAL FY 2018 | ADOPTED BUDGET FY 2019 | ACTUAL THRU MAY-2019 | PROJECTED JUNE- SEP-2019 | TOTAL PROJECTED FY 2019 | ANNUAL BUDGET FY 2020 |
|--|-------------------|-------------------|------------------------------|----------------------------|--------------------------------|-------------------------------|-----------------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ 437 | \$ 128 | \$ 90 | \$ 15 | \$ 8 | \$ 23 | \$ 90 |
| Special Assmnts- Tax Collector | 7,850 | 7,847 | 7,777 | 7,697 | 80 | 7,777 | 7,958 |
| Special Assmnts- Discounts | (277) | (280) | (310) | (290) | - | (290) | (318) |
| TOTAL REVENUES | 8,010 | 7,695 | 7,557 | 7,422 | 88 | 7,510 | 7,730 |
| EXPENDITURES | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| Misc-Assessmnt Collection Cost | 103 | 102 | 156 | 148 | 2 | 150 | 159 |
| Total Administrative | 103 | 102 | 156 | 148 | 2 | 150 | 159 |
| <i>Right of Way</i> | | | | | | | |
| R&M-Streetlights | 4,889 | 5,028 | 4,999 | 3,528 | 1,764 | 5,292 | 4,999 |
| Capital Outlay | - | 6,878 | - | - | - | - | - |
| Reserve - Roadways | - | - | 2,402 | - | - | - | 2,571 |
| Total Right of Way | 4,889 | 11,906 | 7,401 | 3,528 | 1,764 | 5,292 | 7,570 |
| TOTAL EXPENDITURES | 4,992 | 12,008 | 7,557 | 3,676 | 1,766 | 5,442 | 7,730 |
| Excess (deficiency) of revenues Over (under) expenditures | 3,018 | (4,313) | - | 3,746 | (1,678) | 2,068 | - |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| Contribution to (Use of) Fund Balance | - | - | - | - | - | - | - |
| TOTAL OTHER SOURCES (USES) | - | - | - | - | - | - | - |
| Net change in fund balance | 3,018 | (4,313) | - | 3,746 | (1,678) | 2,068 | - |
| FUND BALANCE, BEGINNING | 14,529 | 17,547 | 13,234 | 13,234 | - | 13,234 | 15,302 |
| FUND BALANCE, ENDING | \$ 17,547 | \$ 13,234 | \$ 13,234 | \$ 16,980 | \$ (1,678) | \$ 15,302 | \$ 15,302 |

Exhibit "I"
Allocation of Fund Balances

AVAILABLE FUNDS

| | <u>Amount</u> |
|--|----------------------|
| Beginning Fund Balance - Fiscal Year 2020 | \$ 15,302 |
| Net Change in Fund Balance - Fiscal Year 2020 | - |
| Reserves - Fiscal Year 2020 Additions | 2,571 |
| Total Funds Available (Estimated) - 9/30/20 | 17,873 |

Assigned Fund Balance

| | |
|--|----------------------|
| Operating Reserves - First Quarter Operating Capital | 1,290 ⁽¹⁾ |
| Reserves - Roadways Prior Years | 6,134 ⁽²⁾ |
| Reserves - Roadways FY 2019 | 2,402 |
| Reserves - Roadways FY 2020 | 2,571 |
| Subtotal | <u>12,397</u> |
| Total Allocation of Available Funds | 12,397 |

| | |
|---|------------------------|
| Total Unassigned (undesignated) Cash | <u>\$ 5,476</u> |
|---|------------------------|

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 2020 Modified Approved Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2017 | ACTUAL FY 2018 | ADOPTED BUDGET FY 2019 | ACTUAL THRU MAY-2019 | PROJECTED JUNE- SEP-2019 | TOTAL PROJECTED FY 2019 | ANNUAL BUDGET FY 2020 |
|---------------------------------------|-------------------|-------------------|------------------------------|----------------------------|--------------------------------|-------------------------------|-----------------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ 433 | \$ 883 | \$ 150 | \$ 188 | \$ 94 | \$ 282 | \$ 150 |
| Special Assmnts- Tax Collector | 37,285 | 26,617 | 26,617 | 26,343 | 274 | 26,617 | 26,617 |
| Special Assmnts- Discounts | (1,319) | (951) | (1,065) | (993) | - | (993) | (1,065) |
| Gate Bar Code/Remotes | 267 | 459 | - | 130 | - | 130 | - |
| TOTAL REVENUES | 36,666 | 27,008 | 25,702 | 25,668 | 368 | 26,036 | 25,702 |
| EXPENDITURES | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| Misc-Assessmnt Collection Cost | 492 | 346 | 532 | 507 | 5 | 512 | 532 |
| Misc-Credit Card Fees | 6 | 12 | 25 | 2 | 1 | 3 | 25 |
| Total Administrative | 498 | 358 | 557 | 509 | 6 | 515 | 557 |
| <i>Right of Way</i> | | | | | | | |
| Communication - Teleph - Field | 611 | 627 | 1,150 | - | - | - | 1,150 |
| Insurance - General Liability | 317 | 317 | 349 | 315 | - | 315 | 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 | 29,161 | 3,198 | 5,000 | 834 | 4,166 | 5,000 | 5,000 |
| Misc-Internet Services | 1,176 | 1,272 | 1,272 | 887 | 444 | 1,331 | 1,272 |
| Reserve - Roadways | - | - | 9,973 | - | - | - | 9,973 |
| Total Right of Way | 36,470 | 5,414 | 25,145 | 2,036 | 12,011 | 14,047 | 25,145 |
| TOTAL EXPENDITURES | 36,968 | 5,772 | 25,702 | 2,545 | 12,017 | 14,562 | 25,702 |
| Excess (deficiency) of revenues | | | | | | | |
| Over (under) expenditures | (302) | 21,236 | - | 23,123 | (11,649) | 11,474 | - |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| Contribution to (Use of) Fund Balance | - | - | - | - | - | - | - |
| TOTAL OTHER SOURCES (USES) | - | - | - | - | - | - | - |
| Net change in fund balance | (302) | 21,236 | - | 23,123 | (11,649) | 11,474 | - |
| FUND BALANCE, BEGINNING | 145,808 | 145,506 | 166,742 | 166,742 | - | 166,742 | 178,216 |
| FUND BALANCE, ENDING | \$ 145,506 | \$ 166,742 | \$ 166,742 | \$ 189,865 | \$ (11,649) | \$ 178,216 | \$ 178,216 |

Exhibit "J"
Allocation of Fund Balances

AVAILABLE FUNDS

| | <u>Amount</u> |
|--|----------------|
| Beginning Fund Balance - Fiscal Year 2020 | \$ 178,216 |
| Net Change in Fund Balance - Fiscal Year 2020 | - |
| Reserves - Fiscal Year 2020 Additions | 9,973 |
| Total Funds Available (Estimated) - 9/30/20 | 188,189 |

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

| | |
|--|----------------------|
| Operating Reserves - First Quarter Operating Capital | 3,932 ⁽¹⁾ |
| Reserves - Roadways Prior Years | 26,582 |
| Reserves - Roadways FY 2019 | 9,973 |
| Reserves - Roadways FY 2020 | 9,973 |
| Subtotal | <u>50,460</u> |
| Total Allocation of Available Funds | 50,460 |

| | |
|---|--------------------------|
| Total Unassigned (undesignated) Cash | <u>\$ 137,729</u> |
|---|--------------------------|

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 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Approved Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2017 | ACTUAL FY 2018 | ADOPTED BUDGET FY 2019 | ACTUAL THRU MAY-2019 | PROJECTED JUNE- SEP-2019 | TOTAL PROJECTED FY 2019 | ANNUAL BUDGET FY 2020 |
|--|-------------------|-------------------|------------------------------|----------------------------|--------------------------------|-------------------------------|-----------------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ 269 | \$ 381 | \$ - | \$ 405 | \$ - | \$ 405 | \$ - |
| Special Assmnts- Tax Collector | 175,986 | 175,899 | 175,900 | 174,090 | 1,810 | 175,900 | 175,900 |
| Special Assmnts- Discounts | (6,224) | (6,281) | (7,036) | (6,564) | - | (6,564) | (7,036) |
| TOTAL REVENUES | 170,031 | 169,999 | 168,864 | 167,931 | 1,810 | 169,741 | 168,864 |
| EXPENDITURES | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| ProfServ-Dissemination Agent | 1,000 | 1,000 | 1,000 | - | 1,000 | 1,000 | 1,000 |
| ProfServ-Trustee Fees | 3,717 | 3,717 | 3,717 | 3,717 | - | 3,717 | 3,717 |
| Misc-Assessmnt Collection Cost | 2,322 | 2,285 | 3,518 | 3,351 | 36 | 3,387 | 3,518 |
| Total Administrative | 7,039 | 7,002 | 8,235 | 7,068 | 1,036 | 8,104 | 8,235 |
| <i>Debt Service</i> | | | | | | | |
| Principal Debt Retirement | 110,000 | 105,000 | 105,000 | 100,000 | - | 100,000 | 110,000 |
| Principal Prepayments | - | 30,000 | - | 15,000 | - | 15,000 | - |
| Interest Expense | 41,535 | 33,193 | 24,140 | 23,608 | - | 23,608 | 15,975 |
| Total Debt Service | 151,535 | 168,193 | 129,140 | 138,608 | - | 138,608 | 125,975 |
| TOTAL EXPENDITURES | 158,574 | 175,195 | 137,375 | 145,676 | 1,036 | 146,712 | 134,210 |
| Excess (deficiency) of revenues Over (under) expenditures | 11,457 | (5,196) | 31,489 | 22,255 | 774 | 23,029 | 34,654 |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| Contribution to (Use of) Fund Balance | - | - | 31,489 | - | - | - | 34,654 |
| TOTAL OTHER SOURCES (USES) | - | - | 31,489 | - | - | - | 34,654 |
| Net change in fund balance | 11,457 | (5,196) | 31,489 | 22,255 | 774 | 23,029 | 34,654 |
| FUND BALANCE, BEGINNING | 135,828 | 147,285 | 142,089 | 142,089 | - | 142,089 | 165,118 |
| FUND BALANCE, ENDING | \$ 147,285 | \$ 142,089 | \$ 173,578 | \$ 164,344 | \$ 774 | \$ 165,118 | \$ 199,772 |

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 | | \$ 15,000 | 7.10% | \$ 12,070 | \$ 27,070 | |
| 5/1/2019 | \$ 325,000 | \$ 100,000 | | 7.10% | \$ 11,538 | \$ 111,538 | \$ 138,608 |
| 11/1/2019 | \$ 225,000 | | | 7.10% | \$ 7,988 | \$ 7,988 | |
| 5/1/2020 | \$ 225,000 | \$ 110,000 | | 7.10% | \$ 7,988 | \$ 117,988 | \$ 125,975 |
| 11/1/2020 | \$ 115,000 | | | 7.10% | \$ 4,083 | \$ 4,083 | |
| 5/1/2021 | \$ 115,000 | \$ 115,000 | | 7.10% | \$ 4,083 | \$ 119,083 | \$ 123,165 |
| | | <u>\$ 225,000</u> | <u>\$ -</u> | | <u>\$ 24,140</u> | <u>\$ 249,140</u> | |

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Approved Budget

| ACCOUNT DESCRIPTION | ACTUAL FY 2017 | ACTUAL FY 2018 | ADOPTED BUDGET FY 2019 | ACTUAL THRU MAY-2019 | PROJECTED JUNE- SEP-2019 | TOTAL PROJECTED FY 2019 | ANNUAL BUDGET FY 2020 |
|--|-------------------|-------------------|------------------------------|----------------------------|--------------------------------|-------------------------------|-----------------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ 366 | \$ 557 | \$ - | \$ 725 | \$ - | \$ 725 | \$ - |
| Special Assmnts- Tax Collector | 506,267 | 506,017 | 506,017 | 500,810 | 5,207 | 506,017 | 337,000 |
| Special Assmnts- Discounts | (17,905) | (18,070) | (20,241) | (18,883) | - | (18,883) | (13,480) |
| TOTAL REVENUES | 488,728 | 488,504 | 485,776 | 482,652 | 5,207 | 487,859 | 323,520 |
| EXPENDITURES | | | | | | | |
| <i>Administrative</i> | | | | | | | |
| ProfServ-Arbitrage Rebate | 200 | - | 200 | - | 200 | 200 | 200 |
| ProfServ-Dissemination Agent | 333 | 300 | 1,000 | - | 1,000 | 1,000 | 1,000 |
| ProfServ-Trustee Fees | 4,337 | 4,337 | 4,337 | 4,771 | - | 4,771 | 4,337 |
| Misc-Assessmnt Collection Cost | 6,680 | 6,575 | 10,120 | 9,639 | 104 | 9,743 | 6,740 |
| Total Administrative | 11,550 | 11,212 | 15,657 | 14,410 | 1,304 | 15,714 | 12,277 |
| <i>Debt Service</i> | | | | | | | |
| Principal Debt Retirement | 400,000 | 415,000 | 435,000 | 435,000 | - | 435,000 | 455,000 |
| Interest Expense | 72,463 | 55,463 | 37,825 | 37,825 | - | 37,825 | 19,338 |
| Total Debt Service | 472,463 | 470,463 | 472,825 | 472,825 | - | 472,825 | 474,338 |
| TOTAL EXPENDITURES | 484,013 | 481,675 | 488,482 | 487,235 | 1,304 | 488,539 | 486,615 |
| Excess (deficiency) of revenues Over (under) expenditures | 4,715 | 6,829 | (2,706) | (4,583) | 3,903 | (680) | (163,095) |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| Contribution to (Use of) Fund Balance | - | - | (2,706) | - | - | - | (163,095) |
| TOTAL OTHER SOURCES (USES) | - | - | (2,706) | - | - | - | (163,095) |
| Net change in fund balance | 4,715 | 6,829 | (2,706) | (4,583) | 3,903 | (680) | (163,095) |
| FUND BALANCE, BEGINNING | 158,561 | 163,276 | 170,105 | 170,105 | - | 170,105 | 169,425 |
| FUND BALANCE, ENDING | \$ 163,276 | \$ 170,105 | \$ 167,399 | \$ 165,522 | \$ 3,903 | \$ 169,425 | \$ 6,330 |

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 |
| | | | | | |
| | | \$ 455,000.00 | \$ 19,337.50 | \$ 474,337.50 | |

Budget Narrative
Fiscal Year 2020**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 2020

Comparison of Assessment Rates

Fiscal Year 2020 vs. Fiscal Year 2019

| Section | Detail | Name | Units | Debt Service | | | General Fund | | |
|-------------------|--------|----------------------|-------|--------------|---------|----------------|--------------|-------------|----------------|
| | | | | FY 2020 | FY 2019 | Percent Change | FY 2020 | FY 2019 | Percent Change |
| 104 | | Wycliffe | 30 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 110 | 65' | Bennington | 108 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 110 | 70' | Woodbay | 163 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 111 | | Berkley Square | 122 | \$0.00 | \$0.00 | n/a | \$341.73 | \$341.72 | 0.00% |
| 115 | | Glenfield | 101 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 117 | | Keswick Forest | 64 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 121 | | Shopping Center | 9.9 | \$0.00 | \$0.00 | n/a | \$14,969.99 | \$14,969.85 | 0.00% |
| 122 | | Shopping Center | 7.24 | \$0.00 | \$0.00 | n/a | \$14,969.99 | \$14,969.85 | 0.00% |
| 201 | | Glencliff | 48 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 203 | | Harbor Links | 109 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 205 | | Harbor Links Estates | 63 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 211 | | The Enclave | 108 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 214 | | Saville Rowe | 36 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 225 | | Ayshire | 49 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 227 | | Cheshire | 81 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 229 | | Derbyshire | 105 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 123/125 | | Epic Properties | 400 | \$0.00 | \$0.00 | n/a | \$341.73 | \$341.72 | 0.00% |
| 221/223 | | Radcliffe | 154 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 231a | | 7/11 | 1.17 | \$0.00 | \$0.00 | n/a | \$14,969.99 | \$14,969.85 | 0.00% |
| 231b | | Primrose | 1.27 | \$0.00 | \$0.00 | n/a | \$14,969.99 | \$14,969.85 | 0.00% |
| 231c | | Professional Center | 1.82 | \$0.00 | \$0.00 | n/a | \$14,969.99 | \$14,969.85 | 0.00% |
| 235/240 | | Professional Center | 5.54 | \$0.00 | \$0.00 | n/a | \$14,969.99 | \$14,969.85 | 0.00% |
| Remax Real Estate | | Remax Real Estate | 0.53 | \$0.00 | \$0.00 | n/a | \$14,969.99 | \$14,969.85 | 0.00% |
| Golf Course | | Golf Course | 61.1 | \$0.00 | \$0.00 | n/a | \$83.00 | \$81.44 | 1.91% |

Comparison of Assessment Rates

Fiscal Year 2020 vs. Fiscal Year 2019

| Section | Detail | Name | Units | Debt Service | | | General Fund | | |
|------------------------|------------|------------------------|-------|--------------|------------|----------------|--------------|-------------|----------------|
| | | | | FY 2020 | FY 2019 | Percent Change | FY 2020 | FY 2019 | Percent Change |
| 302 | | Greensprings | 60 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 303 | | Greencrest | 54 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 304 | | Greenshedges | 53 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 305 | | GreenMont | 41 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 306 | | Greendale | 59 | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 307 | | GreenPoint | 153 | \$548.77 | \$824.00 | -33.40% | \$485.45 | \$486.20 | -0.15% |
| 322 | 50' | Village Green | 10 | \$595.39 | \$894.00 | -33.40% | \$485.45 | \$486.20 | -0.15% |
| 322 | 60' | Village Green | 67 | \$667.32 | \$1,002.00 | -33.40% | \$485.45 | \$486.20 | -0.15% |
| 322 | TH | Village Green | 13 | \$578.74 | \$869.00 | -33.40% | \$485.45 | \$486.20 | -0.15% |
| 323 | 50' | Westpark Village | 77 | \$516.80 | \$776.00 | -33.40% | \$485.45 | \$486.20 | -0.15% |
| 323 | 60' | Westpark Village | 10 | \$578.74 | \$869.00 | -33.40% | \$485.45 | \$486.20 | -0.15% |
| 323 | Dplx/Villa | Westpark Village | 38 | \$335.66 | \$504.00 | -33.40% | \$485.45 | \$486.20 | -0.15% |
| 323 | TH | Westpark Village | 37 | \$282.38 | \$424.00 | -33.40% | \$485.45 | \$486.20 | -0.15% |
| 325A | TH | Westpark Village | 50 | \$229.10 | \$344.00 | -33.40% | \$485.45 | \$486.20 | -0.15% |
| 430 | | Vineyards | 120 | \$365.63 | \$549.00 | -33.40% | \$485.45 | \$486.20 | -0.15% |
| Gables Residential III | | Gables Residential III | 615 | \$73.92 | \$111.00 | -33.40% | \$341.73 | \$341.72 | 0.00% |
| 419 | | Kids R Kids | 1.73 | \$1,947.34 | \$2,924.00 | -33.40% | \$14,969.99 | \$14,969.85 | 0.00% |
| 446/1 | | Eckerd's | 1.42 | \$1,665.63 | \$2,501.00 | -33.40% | \$14,969.99 | \$14,969.85 | 0.00% |
| 446/2 | | Applebees | 1.04 | \$1,481.82 | \$2,225.00 | -33.40% | \$14,969.99 | \$14,969.85 | 0.00% |
| 446/3 | | Burger King | 1.69 | \$1,397.24 | \$2,098.00 | -33.40% | \$14,969.99 | \$14,969.85 | 0.00% |
| 446/4 | | Office | 2 | \$1,841.45 | \$2,765.00 | -33.40% | \$14,969.99 | \$14,969.85 | 0.00% |
| 324C-5 | | Residential | 51 | \$154.51 | \$232.00 | -33.40% | \$485.45 | \$486.20 | -0.15% |
| 332 | | Morton Plant Mease | 2.74 | \$1,947.34 | \$2,924.00 | -33.40% | \$14,969.99 | \$14,969.85 | 0.00% |

Community Development District

| Section | Detail | Special Funds | | | Total Assessments per Unit | | |
|-------------------|--------|---------------|------------|----------------|----------------------------|-------------|----------------|
| | | FY 2020 | FY 2019 | Percent Change | FY 2020 | FY 2019 | Percent Change |
| 104 | | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 110 | 65' | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 110 | 70' | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 111 | | \$0.00 | \$0.00 | n/a | \$341.73 | \$341.72 | 0.00% |
| 115 | | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 117 | | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 121 | | \$0.00 | \$0.00 | n/a | \$14,969.99 | \$14,969.85 | 0.00% |
| 122 | | \$0.00 | \$0.00 | n/a | \$14,969.99 | \$14,969.85 | 0.00% |
| 201 | | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 203 | | \$335.73 | \$676.30 | -50.36% | \$821.18 | \$1,162.50 | -29.36% |
| 205 | | \$335.73 | \$676.30 | -50.36% | \$821.18 | \$1,162.50 | -29.36% |
| 211 | | \$168.28 | \$168.28 | 0.00% | \$653.73 | \$654.48 | -0.11% |
| 214 | | \$106.74 | \$106.71 | 0.02% | \$592.18 | \$592.91 | -0.12% |
| 225 | | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 227 | | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 229 | | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 123/125 | | \$0.00 | \$0.00 | n/a | \$341.73 | \$341.72 | 0.00% |
| 221/223 | | \$0.00 | \$0.00 | n/a | \$485.45 | \$486.20 | -0.15% |
| 231a | | \$1,632.86 | \$1,632.81 | 0.00% | \$16,602.85 | \$16,602.66 | 0.00% |
| 231b | | \$1,632.86 | \$1,632.81 | 0.00% | \$16,602.85 | \$16,602.66 | 0.00% |
| 231c | | \$1,632.86 | \$1,632.81 | 0.00% | \$16,602.85 | \$16,602.66 | 0.00% |
| 235/240 | | \$0.00 | \$0.00 | n/a | \$14,969.99 | \$14,969.85 | 0.00% |
| Remax Real Estate | | \$0.00 | \$0.00 | n/a | \$14,969.99 | \$14,969.85 | 0.00% |
| Golf Course | | \$0.00 | \$0.00 | n/a | \$83.00 | \$81.44 | 1.91% |

Community Development District

| Section | Detail | Special Funds | | | Total Assessments per Unit | | |
|------------------------|------------|---------------|----------|----------------|----------------------------|-------------|----------------|
| | | FY 2020 | FY 2019 | Percent Change | FY 2020 | FY 2019 | Percent Change |
| 302 | | \$589.46 | \$589.46 | 0.00% | \$1,074.91 | \$1,075.66 | -0.07% |
| 303 | | \$589.46 | \$589.46 | 0.00% | \$1,074.91 | \$1,075.66 | -0.07% |
| 304 | | \$589.46 | \$589.46 | 0.00% | \$1,074.91 | \$1,075.66 | -0.07% |
| 305 | | \$589.46 | \$589.46 | 0.00% | \$1,074.91 | \$1,075.66 | -0.07% |
| 306 | | \$589.46 | \$589.46 | 0.00% | \$1,074.91 | \$1,075.66 | -0.07% |
| 307 | | \$589.46 | \$589.46 | 0.00% | \$1,623.68 | \$1,899.66 | -14.53% |
| 322 | 50' | \$589.46 | \$589.46 | 0.00% | \$1,670.30 | \$1,969.66 | -15.20% |
| 322 | 60' | \$589.46 | \$589.46 | 0.00% | \$1,742.23 | \$2,077.66 | -16.14% |
| 322 | TH | \$589.46 | \$589.46 | 0.00% | \$1,653.65 | \$1,944.66 | -14.96% |
| 323 | 50' | \$360.53 | \$245.37 | 46.93% | \$1,362.78 | \$1,507.57 | -9.60% |
| 323 | 60' | \$360.53 | \$245.37 | 46.93% | \$1,424.72 | \$1,600.57 | -10.99% |
| 323 | Dplx/Villa | \$360.53 | \$245.37 | 46.93% | \$1,181.63 | \$1,235.57 | -4.37% |
| 323 | TH | \$360.53 | \$245.37 | 46.93% | \$1,128.36 | \$1,155.57 | -2.36% |
| 325A | TH | \$360.53 | \$245.37 | 46.93% | \$1,075.08 | \$1,075.57 | -0.05% |
| 430 | | \$221.81 | \$221.81 | 0.00% | \$1,072.88 | \$1,257.01 | -14.65% |
| Gables Residential III | | \$0.00 | \$0.00 | n/a | \$415.65 | \$452.72 | -8.19% |
| 419 | | \$0.00 | \$0.00 | n/a | \$16,917.33 | \$17,893.85 | -5.46% |
| 446/1 | | \$0.00 | \$0.00 | n/a | \$16,635.62 | \$17,470.85 | -4.78% |
| 446/2 | | \$0.00 | \$0.00 | n/a | \$16,451.81 | \$17,194.85 | -4.32% |
| 446/3 | | \$0.00 | \$0.00 | n/a | \$16,367.23 | \$17,067.85 | -4.10% |
| 446/4 | | \$0.00 | \$0.00 | n/a | \$16,811.44 | \$17,734.85 | -5.21% |
| 324C-5 | | \$156.04 | \$152.50 | 2.32% | \$796.00 | \$870.70 | -8.58% |
| 332 | | \$0.00 | \$0.00 | n/a | \$16,917.33 | \$17,893.85 | -5.46% |