

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

June 2, 2020

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

May 26, 2020

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, June 2, 2020 at 4 p.m. via Zoom pursuant to Executive Orders 20-52, 20-69, 20-112 and as extended by 20-114. Following is the advance agenda for this meeting.

- 1. Roll Call**
- 2. Consent Agenda**
 - A. Approval of the May 5, 2020 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of April 2020
- 3. Engineer's Report**
- 4. Attorney's Report**
- 5. Manager's Report**
 - A. Consideration of Resolution 2020-02, Reapproving the Proposed Budget for Fiscal Year 2021
 - B. Change in Fund Balance by Year, Fiscal Year's 2014-2019
- 6. Field Manager's Report**
- 7. Audience Comments**
- 8. Supervisors' Requests**
- 9. Adjournment**

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

Sincerely,



Andrew P. Mendenhall, PMP/ct
District Manager

cc: Erin McCormick
Tonja Stewart
Christopher Barrett
Sonny Whyte

Second Order of Business

2A.

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: TELEPHONIC BOARD MEETING

DATE: May 5, 2020

TIME: 4:03 p.m. - 6:25 p.m.

REPORTED BY: Kimberly Ann Roberts
Notary Public
State of Florida at Large

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APPEARANCES:
WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT BOARD MEMBERS:

Jim Mills, Chairman
Greg Chesney, Vice Chairman
Matthew Lewis
Brian Ross
Forrest Baumhover

ALSO PRESENT:

INFRAMARK:

Andy Mendenhall, District Manager

DISTRICT ATTORNEY:

Erin McCormick

DISTRICT ENGINEER:

Robert Dvorak

WESTCHASE STAFF:

Doug Mays
Sonny Whyte

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<p style="text-align: right;">Page 5</p> <p>1 The transcript of the telephonic Westchase 2 Community Development District Board Meeting, on the 3 5th day of May, 2020, beginning at 4:03 p.m., 4 reported by Kimberly Ann Roberts, Notary Public in 5 and for the State of Florida at Large. 6 * * * * * 7 CHAIRMAN MILLS: This is Jim Mills. I'm 8 going to call the May 5th Westchase CDD 9 meeting to order telephonically. I'll ask 10 that folks mute their phones and unmute as 11 you're ready to speak. 12 A couple of ground rules before we get 13 started since this is obviously different than 14 our normal course of business. 15 For our -- in a minute, I'm going to ask 16 Andy to take a roll call so we know who's on 17 the call and can capture that for the 18 supervisors since Kim can't look across the 19 table and see who's speaking. 20 I'll ask that you just state your first 21 name and then make whatever comments or 22 questions you have so she can accurately 23 capture who is saying what. 24 For any audience or residents that are 25 on the call, we welcome you, but,</p>	<p style="text-align: right;">Page 7</p> <p>1 MR. BALDWIN: That is correct. 2 CHAIRMAN MILLS: Okay. So the record 3 should reflect all supervisors are present. 4 Go ahead. Sorry. 5 MR. MENDENHALL: Oh, that's okay. I was 6 just going to say I'm assuming we have Sonny 7 and Doug on the line in addition. 8 MR. MAYS: Doug is here. 9 MS. WHYTE: Sonny is here. 10 CHAIRMAN MILLS: What about Erin? 11 MS. McCORMICK: I'm here. 12 CHAIRMAN MILLS: Hello. 13 MS. McCORMICK: Hello. 14 CHAIRMAN MILLS: Okay. 15 MR. DVORAK: Andy, I'm here, too. This 16 is Robert. 17 CHAIRMAN MILLS: Okay. 18 MR. MENDENHALL: Thanks, Robert. 19 CHAIRMAN MILLS: Great. All right. So 20 let's begin as we normally do with the consent 21 agenda. Looking for approval of the March 3rd 22 meeting minutes, as there was no April meeting 23 this year, and acceptance of the financial 24 statements as of March. 25 Please state your first name, so we know</p>
<p style="text-align: right;">Page 6</p> <p>1 unfortunately, this is not going to be as 2 interactive of a meeting as we like to 3 normally have, and we are going to hold 4 audience comments and questions until after 5 the field manager's report near the end of the 6 meeting so we don't have people jumping in 7 and talking over each other. So with that -- 8 and we'll also forego the Pledge of 9 Allegiance. 10 Andy, if you would, call the roll so we 11 can capture that, please. 12 MR. MENDENHALL: Absolutely. So Jim 13 Mills. 14 CHAIRMAN MILLS: Here. 15 MR. MENDENHALL: Greg Chesney. 16 MR. CHESNEY: Here. 17 MR. MENDENHALL: Matt Lewis. 18 MR. LEWIS: I'm here. 19 MR. MENDENHALL: All right. Brian Ross. 20 MR. ROSS: Here. 21 MR. MENDENHALL: And Forrest Baumhover. 22 MR. BAUMHOVER: Here. 23 MR. MENDENHALL: And I believe we also 24 have Alan Baldwin from my office is on the 25 line.</p>	<p style="text-align: right;">Page 8</p> <p>1 who's who. 2 MR. CHESNEY: Greg Chesney. So moved. 3 CHAIRMAN MILLS: Is there a second? 4 MR. LEWIS: Matt. Second. 5 CHAIRMAN MILLS: Okay. All in favor, 6 signify aye. 7 (All board members signify in the 8 affirmative.) 9 CHAIRMAN MILLS: Any opposed? 10 (No response.) 11 CHAIRMAN MILLS: That motion passes. 12 (Motion passes.) 13 CHAIRMAN MILLS: Engineer report. 14 Robert, what do you got for us this month? 15 MR. DVORAK: Well, I've got a few 16 updates. We finished or wrapped up the 17 ownership map and the landscape map for the -- 18 I guess for Sonny and Doug to use in their RFP 19 for the landscape services. 20 We wrapped up pond inspection and 21 uploaded everything to the Water Management 22 District, took care of that. 23 And the last thing that's out there and 24 ongoing is the TECO easement. We did get a 25 response back from TECO on whether they were</p>

<p style="text-align: right;">Page 9</p> <p>1 going to be agreeable to the easements, and 2 they -- the utility easement to get the power 3 across, they were agreeable to, and really the 4 next thing to do is to develop a sketch in 5 legal so that the easement can get recorded. 6 So our surveyor can do that, Steven can 7 do the coordination, and Erin would probably 8 have to be involved in that. But basically 9 they're fine with the idea, the concept of the 10 easement across there to get our power to the 11 aerators. 12 As far as the access easement goes and 13 the access drive, they have a couple -- two or 14 three things that if we wanted to pursue, 15 proceed with it, that we would be obligated to 16 do. 17 They wanted to increase the security in 18 the access to the area, and I'm assuming that 19 they need gates where we want gates that are 20 locked and things like that, and I believe 21 there aren't any gaps in the fencing, but that 22 might be part of it also. 23 We would be required to put a stabilized 24 drive within the easement so that you would 25 have, you know, a designated hard road so that</p>	<p style="text-align: right;">Page 11</p> <p>1 But that would be the next step, if 2 everyone was in agreement to the things that 3 they wanted and the things that they removed, 4 which was the parking and the resident access. 5 CHAIRMAN MILLS: So, Brian, I'm going to 6 turn to you. That obviously impacts on our 7 community garden concept. Any comments on 8 that? 9 MR. ROSS: No, but very disappointing to 10 to hear that. Certainly my enthusiasm for the 11 project is greatly diminished. 12 In essence, what they're saying is, we 13 can use it for our own purposes, and I would 14 have to defer back to staff whether it would 15 be worth it or not, but if it's not worth it, 16 then we ought to just terminate the project. 17 CHAIRMAN MILLS: Robert, any sense of 18 what the road and other requirements, ballpark 19 costs, we're looking at? 20 MR. DVORAK: Well, obviously we're 21 dependent on if you wanted it all the way from 22 the very south end, all the way up versus 23 coming off of the maintenance area. 24 But I asked Steven the same question 25 because we just -- we've had -- we've been</p>
<p style="text-align: right;">Page 10</p> <p>1 you wouldn't end up with running during the 2 wet season and things like that. 3 So -- and then the last thing they 4 didn't want to allow us to do was they didn't 5 want any resident access and no parking at 6 all. 7 So the next step really, I mean, if -- 8 if everyone wanted to proceed with this, you 9 know, you've got to do the same thing. You've 10 got to get a sketch and the legal together, 11 and then you'd have to do survey and design 12 and permitting through them. 13 And it's interesting because they're -- 14 you know, you think of them as a private 15 company, but they have their own -- when you 16 submit something to them, and we just did it 17 on another district, they have their own 18 department to review your plans, and they have 19 their own specifications that you are required 20 to design to and certain calculations that 21 they want to see for drainage and all that 22 kind of stuff. 23 So it's an involved process, I guess is 24 what I'm saying, to go through and get your 25 design approved.</p>	<p style="text-align: right;">Page 12</p> <p>1 working on some trail projects lately, and he 2 thought an estimated construction cost for all 3 of this would end up being close to a hundred 4 thousand dollars. 5 CHAIRMAN MILLS: Does that answer our 6 question? 7 MR. ROSS: Certainly that's a surprising 8 figure. To me, that's not dispositive. The 9 county has numerous programs where they're 10 trying to encourage communities to create and 11 cultivate community gardens. They may be 12 willing to provide some sort of financial 13 assistance or relief. 14 So, to me, that's not the stop sign. 15 That's what I said earlier, for me, 16 personally. 17 CHAIRMAN MILLS: Anybody else have any 18 thoughts on this? 19 MR. CHESNEY: Well -- Greg Chesney -- I 20 mean, I was very disappointed in TECO's 21 response, and I am anticipating at some point, 22 maybe when things are a little more calmed 23 down, that we can maybe reassess how we're 24 going to use that property. 25 I mean -- I mean, this property was</p>

<p style="text-align: right;">Page 13</p> <p>1 originally going to have, you know, multiple 2 townhomes on it, so it shouldn't be a surprise 3 to them that we want to use it for something 4 that has to do with our residents. 5 So, I mean, I don't -- I'm a little out 6 of sorts by their reply, too. But, you know, 7 I'm sure we'll get it fixed. 8 And a hundred thousand dollars in the 9 grand scheme of things to utilize that 10 property is not, in my opinion, a significant 11 number. 12 CHAIRMAN MILLS: Okay. 13 MS. McCORMICK: This is Erin. I just 14 wanted to ask Robert, so based on the response 15 that you got back from TECO with their 16 indication that they would not consider use of 17 the easement for, you know, for resident 18 access to the parcel, I mean, did you get into 19 a discussion with them at all about whether 20 there is a process for maybe taking this up 21 the chain and asking for them to reconsider 22 that or appealing the decision and asking 23 them to take a look at it again? 24 MR. DVORAK: I didn't -- we didn't get 25 into anything. Thought of the same thing in</p>	<p style="text-align: right;">Page 15</p> <p>1 the project died because it was -- we needed 2 the elevated trail that was used for kids to 3 walk to school, of all things, and it was 4 getting over topped with water because it was 5 kind of on the edge of a swamp. 6 Well, we wanted to elevate the road, and 7 the environmental folks started asking us 8 about the impact to the wetlands, because the 9 slopes were encroaching into wetland areas. 10 So, you know, when we got to that point, 11 the board said forget it, you know. We'll 12 improve this in one area, but we're not going 13 to raise it, and that's the end of it. Sort 14 of like they started making it very difficult. 15 And they didn't have -- weren't inclined 16 to appeal -- appeal that in any way. They did 17 what they could to make it better, but we 18 didn't pursue the full extent of the project. 19 I mean, we got a whole checklist of like 20 very specific drainage calculations because, 21 you know, water across, you know, across and 22 underneath the trail and the pipe sizes and 23 things like that that needed to be -- which we 24 did. 25 I mean, that wasn't an issue, but they</p>
<p style="text-align: right;">Page 14</p> <p>1 terms of an appeal process. In other words, 2 can you go to a -- 3 MS. McCORMICK: Right. 4 MR. DVORAK: -- board or some committee 5 above the review staff? But we didn't get 6 into that. We can certainly check and let you 7 know. 8 But I'm certain there is a process. I 9 just don't know -- you know, we've never had 10 to go there, so I'm not familiar with it, but 11 we can -- we can -- we can educate ourselves. 12 MR. LEWIS: Robert -- this is Matt -- 13 kind of along the same lines, have you guys 14 dealt with any other TECO easements on any of 15 your other districts, or, I mean, do we have a 16 case that's a precedent? I mean, I -- 17 MR. DVORAK: We have. We have dealt 18 with one on on a trail project, and I'll be 19 honest, what happened was their environmental 20 folks -- and they have their own environmental 21 folks. Honestly, it's just like submitting 22 for a site plan to Hillsborough County or 23 something. 24 I mean, you've got all these different 25 departments, and they generated comments and</p>	<p style="text-align: right;">Page 16</p> <p>1 were -- they were very specific on their 2 requirements. 3 MR. LEWIS: Well -- this is Matt. So I 4 think -- I mean, my opinion is maybe -- I like 5 Greg's thinking. Maybe we're able to get some 6 sort of a face-to-face or things start to kind 7 of get back to normal, so to speak, you know, 8 we revisit this, you know, potentially. 9 MR. DVORAK: Yeah. I think it's worth 10 -- especially since, you know, the part of the 11 resident access and the parking, maybe to a 12 lesser degree, but the rest of the access, to 13 me, seems like something that can be -- I 14 mean, if you're going to allow the CDD 15 maintenance staff and Sonny and Doug and 16 everyone else to be able to use it, everyone 17 is going to have to follow the same rules 18 anyway. You know what I mean? 19 Whatever, you know, the deal is, you 20 stay on the driveway and you don't go off of 21 it, then you just make sure the residents know 22 that kind of thing. 23 It doesn't seem to me like you could 24 exclude the residents, sort of like an 25 arbitrary decision or -- you know.</p>

<p style="text-align: right;">Page 17</p> <p>1 So, anyway, they were fine with the CDD 2 staff and whoever was working with them that 3 needed to be able to use it. They were fine 4 with anyone else using it that, you know, had 5 business, I guess, so to speak. But they -- 6 they didn't like the resident part of it. 7 CHAIRMAN MILLS: Forrest, any comments? 8 MR. BAUMHOVER: Well, I guess this is an 9 observation. So this is the second time that 10 we've tried to engage with TECO in a CDD type 11 of issue to where we kind of came away with 12 less than a satisfactory response, I mean, in 13 the past year. 14 I remember us trying to sort through, 15 you know, the whole thing with them simply 16 being able to tell us what they're billing us 17 for the lighting district and all the lights 18 that we're using and not being able to get to 19 a proper resolution. 20 So, I mean, is there any way that we can 21 kind of elevate this to, I mean, and I guess 22 maybe use one issue to kind of bundle them up 23 and escalate so that we get a higher-level 24 policy discussion with TECO? 25 MR. DVORAK: Yeah, I -- I guess Erin was</p>	<p style="text-align: right;">Page 19</p> <p>1 I mean, obviously TECO is a private 2 entity, and they have had a lot of changes 3 structurally over the years because, you know, 4 there are other properties that are north and 5 south of this that are privately owned that go 6 through that same easement area, but those 7 properties have been privately owned with TECO 8 easements over them, you know, for decades. 9 So it's not -- this isn't a situation 10 where, you know, we're approaching this ten or 11 20 years after some of those other transfers 12 of properties have been done. 13 CHAIRMAN MILLS: Well, Erin, to Greg's 14 point earlier, if this was slotted for 15 residential development, it makes no sense 16 that they're not allowing resident access over 17 the easement. Right? 18 MS. McCORMICK: And, I mean, I knew 19 Robert was talking about parking within the 20 easement areas, but we don't really use 21 parking within the easement area. 22 We could park on the actual parcel where 23 the community garden would go or within that 24 area. It's really just the access to get to 25 that parcel from -- you know, from Linebaugh</p>
<p style="text-align: right;">Page 18</p> <p>1 going with it, there has to be a process. 2 MR. BAUMHOVER: Right. And I just throw 3 that observation out there. I don't know if 4 -- you know, I mean, I'll trust that Erin and 5 you might be able to come up with, you know, 6 what would be a, you know, appropriate 7 recommendation for following that process. 8 But I just threw that observation out 9 there saying hey, this is not the first time 10 that we've gotten an answer from TECO that's 11 not satisfactory. So I wonder if that's -- 12 MS. McCORMICK: I mean, I will -- I will 13 talk to some people that I know to, you know, 14 see what other suggestions they may have about 15 trying to approach this with, you know, maybe 16 higher-level people at TECO, and I'll also 17 talk to some of the contacts that I have at 18 Hillsborough County as well to see if they 19 might have some suggestions, too, about 20 working through this with TECO. 21 And, I mean, you know, ultimately, I 22 mean, it could be something that we could go 23 to the office of the county commissioner to, 24 you know, see if they have any suggestions on 25 it as well.</p>	<p style="text-align: right;">Page 20</p> <p>1 or from the field management office. 2 CHAIRMAN MILLS: All right. So why 3 don't you work with Robert and see if we can 4 make any headway. 5 And, Andy, I know you have some TECO 6 contact through the lighting issue that 7 Forrest mentioned. If there's any contacts or 8 assistance you can lend to them, please feel 9 free to make them. 10 MR. MENDENHALL: Yeah, I -- I certainly 11 can. I had a person that was pretty helpful, 12 so I certainly can get their contact 13 information. 14 CHAIRMAN MILLS: Okay. What else do you 15 have, Robert? 16 MR. DVORAK: That was it. 17 CHAIRMAN MILLS: Okay. Well, thank you 18 for joining us under these unusual 19 circumstances, and stay safe. 20 MR. DVORAK: Okay. 21 MR. LEWIS: Jim -- I'm sorry. This is 22 Matt. 23 Erin, do we want to have Robert stay on 24 about the cell phone with the parking lot 25 or --</p>

<p style="text-align: right;">Page 21</p> <p>1 MS. McCORMICK: Oh, sure. Yeah, that 2 would be great. I mean, we can talk about 3 that next. 4 CHAIRMAN MILLS: Yeah, let's go right 5 into that. 6 MR. BAUMHOVER: I was going to ask Sonny 7 and Doug if they needed Robert to stay on to 8 discuss any staff initiated -- 9 MS. WHYTE: Sonny had her hand up. 10 Can we ask Robert, or could the board, 11 do they need to vote on getting the -- sketch 12 the legal easement to allow us to have the 13 power jettied underneath the TECO easement, as 14 Robert indicated, they needed to have a legal 15 description of that? 16 Does the board have to vote on that, or 17 can we go ahead and do that on our own? 18 MS. McCORMICK: And it's -- if we're 19 going to proceed with going ahead and getting 20 the tower and we haven't already authorized 21 Robert to do that, then, yes, that would be 22 appropriate to have the board go ahead and 23 authorize them to undertake that. 24 MS. WHYTE: This is Sonny. Could I ask 25 the board to consider that?</p>	<p style="text-align: right;">Page 23</p> <p>1 it as a community garden, we've also talked 2 about using it as a place to store trees and 3 plants for the community, and the water -- the 4 water source was needed and the electric was 5 needed for that also. 6 And, as a matter of fact, the well 7 actually was completed today. So we now have 8 spring water on that property through a pump 9 system, and we need electric to run that. 10 So even if we don't use it as a 11 community garden, we still -- I would still 12 think it would be beneficial to the community 13 if we had mature plant material, mature trees, 14 that we can put in place when we lose plants, 15 as you well know. 16 MR. ROSS: I fully understand. And this 17 is Brian again. I going to approve the 18 surveying and any related incurring whatever 19 related costs. 20 CHAIRMAN MILLS: Is there a second? 21 MR. CHESNEY: I'll second that. Yeah, 22 I'll second it, Greg Chesney. 23 CHAIRMAN MILLS: Thank you. Any further 24 discussion? 25 (No response.)</p>
<p style="text-align: right;">Page 22</p> <p>1 MR. ROSS: This is Brian. Can I put a 2 question back to staff? 3 CHAIRMAN MILLS: Sure. 4 MR. ROSS: Sonny, what is the upside to 5 us having power out there, that if, for some 6 reason, TECO continues with its unreasonable 7 position, do we have a use that the district 8 could employ out there in the event we had 9 power? 10 MS. WHYTE: Absolutely. We require 11 that, getting it for the nano bubbler. Right 12 now, we're tied into Stonebridge, and that 13 would allow us to run the utility pole, which 14 is in the process of being -- TECO's 15 permitting process is under way right now, to 16 jet underneath, to get the nano bubbler tied 17 into our utilities. 18 MR. ROSS: And that would be also used 19 with regard to this, what we're calling the 20 garden parcel? 21 MS. WHYTE: It would be -- yes, correct. 22 Correct. 23 MR. ROSS: Okay. Then I'll -- 24 MR. MAY: This is Doug, Mr. Ross. I've 25 got -- just so you know, too, if we can't use</p>	<p style="text-align: right;">Page 24</p> <p>1 CHAIRMAN MILLS: All in favor, signify 2 aye. 3 (All board members signify in the 4 affirmative.) 5 CHAIRMAN MILLS: All vote favorably. 6 None opposed. The motion passes. 7 (Motion passes.) 8 CHAIRMAN MILLS: Okay. 9 MS. WHYTE: Thank you, everyone. 10 CHAIRMAN MILLS: Erin, you want to get 11 into the -- you're up next -- cell tower? 12 MS. McCORMICK: Okay, yes. Can you hear 13 me? 14 CHAIRMAN MILLS: Yep. 15 MS. McCORMICK: I had a call today with 16 Alan and the woman who was working with him on 17 the cell tower project. And I had provided 18 them -- well, Brian was good enough to, you 19 know, spend some significant amount of time 20 going through the option and land lease 21 agreement and getting me some great comments 22 back. 23 And so I had this conference call with 24 Alan and Jennifer today, and they agreed to a 25 lot of the additional provisions and</p>

<p style="text-align: right;">Page 25</p> <p>1 safeguards that we put into the option and 2 land lease agreement, but there are some 3 that -- that they said that would not work, 4 and they would not be able to proceed with 5 this provisions in the lease. 6 And just kind of, I guess, as some 7 insight into where they seem to be coming, 8 they feel like they have made -- you know, 9 that they have worked with the district quite 10 a bit on the provisions in the option and land 11 lease agreement, and they've been willing to 12 accommodate quite a bit of the things that we 13 put in here. 14 But Alan was pretty frank with me in 15 saying that, you know, based on the climate 16 and everything that's going on right now, 17 there are some things that they just felt were 18 overreaching, that they could not deal with 19 in the option and land lease agreement. 20 And also I'll go over a few of those, 21 because I want to make sure that, you know, 22 from the district's standpoint, if these are 23 things that are deal killers, then I think we 24 need to recognize that at this point, as 25 opposed to keeping going down the path with</p>	<p style="text-align: right;">Page 27</p> <p>1 MS. McCORMICK: Probably about four. 2 CHAIRMAN MILLS: Okay. Go ahead. 3 MS. McCORMICK: Regarding the easement 4 for the access and for the utilities and the 5 road and the electrical to get to the cell 6 tower site, we had put in there that that 7 easement that we would be granting to the 8 lessee, to Vertex, would be nonassignable. 9 And he said that does need to be 10 assignable because they need to be able to 11 assign those rights to the tenants that are 12 going on the cell tower. 13 Another issue that we talked about at 14 some of the board meetings is the issue of the 15 timing. If there is a repair that's needed to 16 the cell tower -- for example, if some of the 17 panels on the flagpole, for example, were to 18 blow off in a storm event, we wanted to put a 19 fairly short time period in there that they 20 would have to make reasonable efforts to have 21 those panels be replaced, and if they did not 22 -- if they were not able to get them replaced 23 within a 14-day time period, then the CDD 24 would have the right to try to use its own 25 effort to get a company that could manufacture</p>
<p style="text-align: right;">Page 26</p> <p>1 this. 2 One is that he said that they are 3 limited in what they could ask their 4 sub-lessees to do, and he didn't think that, 5 you know, it was reasonable for them to 6 require sub-lessees to provide written notice 7 to the district prior to accessing the 8 property. 9 I mean, that's something that we have 10 written into the lease that the lessee will 11 do, will give notice to the district, but he 12 said they have not in any cases required 13 sub-lessees to, for example, give notice to 14 the landlord before they go onto the property 15 to, you know, do some work on their antenna or 16 on their electrical panel that they have for 17 the cell tower and that -- that was just 18 something that he would not agree to include 19 in their lease agreement that they have with 20 their sub-lessees. 21 Do you want me to do go through these 22 one at a time or just tell you what the other 23 issues are? 24 CHAIRMAN MILLS: How many more are 25 there?</p>	<p style="text-align: right;">Page 28</p> <p>1 those panels and then reinstall them. 2 And he said that that is something that 3 they felt like was likely not workable, 4 because a lot of times what happens if there 5 is a situation like that, it's because there's 6 been a major storm event, and there are a lot 7 of cell towers that are in the same position 8 and that they're going to use, you know, 9 reasonable effort to contact the manufacturer 10 to get the replacement pieces, that they could 11 not agree that it would be done within a 12 certain period of time. 13 And he did not like the idea of being in 14 a position where the CDD might then, you know, 15 be using its own effort to manufacture the 16 same pieces and have them reinstalled, and 17 then they would have to pay for what the CDD 18 had done, plus what they were working on on 19 their own side. 20 Another issue is there's a provision in 21 the option and lease agreement where we are 22 warranting to them that they're going to have 23 the -- what is called the right of quiet 24 enjoyment, to be able to use the cell tower 25 parcel for the purposes for which it's</p>

<p style="text-align: right;">Page 29</p> <p>1 intended and that we're not going to do 2 something to interfere with their right to use 3 that property for the purposes under the 4 lease. 5 And we had -- I had modified that to say 6 that in the event that we did for some reason 7 have to breach that and we couldn't continue 8 to allow them to use the parcel for those 9 purposes and they didn't have the right of 10 quiet enjoyment, then their sole remedy would 11 be termination of the lease. 12 And he said that they couldn't agree to 13 that, that they needed to be able to provide 14 assurances to their sub-lessees that we were 15 obligated to under the provisions of the 16 lease, and if for some reason we violated 17 that, that they would have the normal remedies 18 to be able to sue us for damages because the 19 sub-lessees were going to be incurring 20 hundreds of thousands of dollars of costs to 21 be able to locate on this site. 22 The other provisions, you know, we 23 talked through. There are a couple of things 24 that he is looking into. For example, I 25 included a provision in there that in the</p>	<p style="text-align: right;">Page 31</p> <p>1 to -- you know, I'm not sure if there's going 2 to be complete satisfaction with the terms of 3 that, but I do think we're at the point that 4 we probably asked Vertex for as many 5 accommodations as they are going to be willing 6 to provide. 7 CHAIRMAN MILLS: And my thought is that 8 you continue to work through those and circle 9 back with Brian with what they've agreed to 10 and not agreed to. 11 But, Brian, do you got any comments to 12 what -- 13 MR. ROSS: Yes. This is Brian Ross. 14 I was trying to make notes as fast as I 15 could while you were talking, Erin. I don't 16 think this is a matter of whether they're 17 being unreasonable or we're being 18 unreasonable. 19 They have legitimate business interests, 20 and we have legitimate interests as well, it's 21 just a matter of how to balance all that out. 22 So, for example, on the assignment of 23 the right of access, I understand they'd want 24 to assign it to sub-tenants. 25 Maybe we just limit the right to</p>
<p style="text-align: right;">Page 30</p> <p>1 event after the five-year time period, that 2 the lease -- I'm sorry. 3 This is not related to the assignment 4 after the five-year time period. This is 5 related to their rights with the financing 6 entity that they use to finance the cost for 7 the construction of the cell tower. 8 So we have a provision in there that if 9 the -- if Vertex were to default on their 10 financing arrangement and if the financing 11 entity had to come in then and take over the 12 -- you know, basically foreclose and take over 13 the cell tower, that we wanted the right to be 14 able to buy out the position of the financing 15 entity, so we would basically step into their 16 shoes. 17 And he doesn't know if that's something 18 that the bank would be able to -- they would 19 be able to work out with the bank, but he did 20 say he's looking into that. 21 So I'll just say at this point, I think 22 where I'm at is, I'm pretty close to having a 23 final option and land lease agreement that I 24 have worked through with them. 25 I'm not sure that the district is going</p>	<p style="text-align: right;">Page 32</p> <p>1 assignment to the sub-tenants. As the owner, 2 we know they're going to be there anyway, so 3 to assign our right of access to a sub-tenant 4 isn't problematic, in my view. 5 With regard to the quiet enjoyment, I 6 don't want to make a mountain out of a mole 7 hill. My guess is, the likelihood of the 8 violation of quiet enjoyment is very, very 9 remote. I'm not an expert on these kind of 10 things, but that's my instinct, it's not a 11 likelihood. 12 With regard to extending the time for 13 maintaining the tower, I think if they heard 14 what our concern was, which is we don't want 15 an ugly-looking disrepaired tower in front of 16 our residence, they'd say yeah, we'll agree to 17 some period of time, or we'll get out there 18 and we'll clean it up or remediate or 19 something like that. So I feel like that one 20 could be worked out as well. 21 So I feel like most of the things that 22 you said are easily solvable, but I would have 23 to have the document in front of me to say 24 with certainty. 25 MS. McCORMICK: Yeah. I will send it to</p>

<p style="text-align: right;">Page 33</p> <p>1 you for sure this week, and I'm also going to</p> <p>2 send it to Sonny so that it can get uploaded</p> <p>3 to DropBox, because, you know, my hope is that</p> <p>4 we're going to be able to move forward on</p> <p>5 this.</p> <p>6 And we still have outstanding the issue</p> <p>7 with the county, and they have come back with</p> <p>8 some additional questions to us.</p> <p>9 One of the things that they are really</p> <p>10 focused on, and this is what Matt was alluding</p> <p>11 to when he said that it would be good if</p> <p>12 Robert stayed on the phone, is they are very</p> <p>13 concerned about this issue of the parking</p> <p>14 spaces that are going to be locked at the</p> <p>15 parking lot and the replacement parking spaces</p> <p>16 that we're looking at doing in the northern</p> <p>17 parking lot.</p> <p>18 And they've asked, again, for us to give</p> <p>19 them basically specifics about how many of</p> <p>20 those parking spaces can be replaced within</p> <p>21 the northern parking lot, which I think really</p> <p>22 the only way to do that is to, you know, maybe</p> <p>23 even survey that parking lot and then have a</p> <p>24 design person that would come out and identify</p> <p>25 how the parking lot would be reconfigured to</p>	<p style="text-align: right;">Page 35</p> <p>1 county is requesting.</p> <p>2 I think the other option, if we didn't</p> <p>3 go that route, would be to see if Robert and</p> <p>4 his team would be able to do that.</p> <p>5 MR. DVORAK: Yeah, Erin, one of the</p> <p>6 things I was going to interject in this was we</p> <p>7 can -- we can do something on an aerial, you</p> <p>8 know, like on an aerial base.</p> <p>9 I mean, we have done this a number of</p> <p>10 times just to show from a feasibility</p> <p>11 standpoint, like where these can go, where</p> <p>12 they will fit, and how many we can get, and it</p> <p>13 would be something that everyone can look at.</p> <p>14 It wouldn't be design documents at this</p> <p>15 point, but it would sure give someone the idea</p> <p>16 that, yes, we can replace these spaces and</p> <p>17 here's where they can go. And it's something</p> <p>18 that everyone can look at, hold, and whatnot.</p> <p>19 It's sort of like just to demonstrate --</p> <p>20 you know, demonstrate on a figure that it can</p> <p>21 be done.</p> <p>22 MS. McCORMICK: Yeah. This is what it's</p> <p>23 probably going to involve is we -- like moving</p> <p>24 some of the parking spaces, so the</p> <p>25 configuration that they're in now, like maybe</p>
<p style="text-align: right;">Page 34</p> <p>1 accommodate additional parking spaces that</p> <p>2 would be locked on the southern parking lot</p> <p>3 that we're talking about.</p> <p>4 So Matt and I had talked and both -- you</p> <p>5 know, he thought, and I agree with him, that</p> <p>6 it would be good to keep Alan's team in the</p> <p>7 loop on the reconfiguration of the northern</p> <p>8 parking lot because we're going to be doing</p> <p>9 the work for the other construction, and it</p> <p>10 just makes sense to have the same team that</p> <p>11 would be working on the replacement parking</p> <p>12 spaces.</p> <p>13 I talked to Alan about that, and he</p> <p>14 said yes, he would be willing to, you know,</p> <p>15 have their engineer look at that, come up with</p> <p>16 a plan for it, and then it would likely have</p> <p>17 to be permitted through the county, and all of</p> <p>18 that is work that was not -- was not included</p> <p>19 in the RFP and that they are not, you know,</p> <p>20 planning on picking up the cost for.</p> <p>21 But if the board wants to authorize, you</p> <p>22 know, payment for the expenses associated with</p> <p>23 that, he would certainly be happy to have his</p> <p>24 -- his contact, whoever that is, you know,</p> <p>25 assist with providing the information that the</p>	<p style="text-align: right;">Page 36</p> <p>1 making some of them smaller, compact parking</p> <p>2 spaces.</p> <p>3 And I think there's also some like</p> <p>4 landscaping trees that are in that northern</p> <p>5 parking lot that would maybe have to be taken</p> <p>6 out to make room for additional spaces.</p> <p>7 I'll turn it over to Matt and Doug and</p> <p>8 Sonny, because they probably can elaborate</p> <p>9 upon that.</p> <p>10 MR. LEWIS: Yeah. This is Matt. I</p> <p>11 don't know if I can say it any better than</p> <p>12 what you just said. But, yeah, I think what</p> <p>13 Robert said would be a great idea.</p> <p>14 And really that's all we really need at</p> <p>15 this point just to show the county what we're</p> <p>16 willing to do on mitigating the loss of the</p> <p>17 spaces. Right?</p> <p>18 So if -- whether it's Robert and JMT</p> <p>19 that eventually go forward and do, you know,</p> <p>20 any kind of a survey or actual site design, or</p> <p>21 Alan's group engineer, I think is really moot</p> <p>22 at this point. Right?</p> <p>23 I mean, we just need to kind of show</p> <p>24 them how we're going to mitigate the loss of</p> <p>25 those spots.</p>

<p style="text-align: right;">Page 37</p> <p>1 MS. McCORMICK: Right.</p> <p>2 MR. LEWIS: Okay. I think, Robert, if</p> <p>3 you could put something like that together,</p> <p>4 that would be very helpful.</p> <p>5 MR. DVORAK: Okay. We would even go as</p> <p>6 far on the existing parking lot where you were</p> <p>7 talking about going to compact spaces and show</p> <p>8 the new striping. In other words, you know,</p> <p>9 they're probably nine-foot spots or ten-foot</p> <p>10 spots, and you can go down to eight-foot and</p> <p>11 just show how it would be restriped right</p> <p>12 on the -- you know, right on the graphic, and</p> <p>13 you would be able to count them all up, and</p> <p>14 everyone would be able to see that hey, we've</p> <p>15 got -- you know, we were able to offset the</p> <p>16 ones that we lost.</p> <p>17 CHAIRMAN MILLS: I would think we'd</p> <p>18 start with that, Erin.</p> <p>19 MS. McCORMICK: Yeah. I think that</p> <p>20 would be great. So if the board is okay with</p> <p>21 Robert going ahead and doing that, then I can</p> <p>22 provide that to the county.</p> <p>23 And the other thing that the county</p> <p>24 asked for was --</p> <p>25 (Telephonic interruption.)</p>	<p style="text-align: right;">Page 39</p> <p>1 MR. ROSS: Hey, Jim -- this is Brian --</p> <p>2 can we resolve that issue with certainty right</p> <p>3 now? Because I happen to agree with what Erin</p> <p>4 said.</p> <p>5 CHAIRMAN MILLS: Yeah.</p> <p>6 MR. ROSS: Let's all agree, we're not</p> <p>7 going to put a flag up.</p> <p>8 MS. McCORMICK: And if we know what</p> <p>9 color we wanted it to be, then I'm going to</p> <p>10 ask Alan to incorporate that color in the new</p> <p>11 rendering that he's doing for the county so</p> <p>12 that it shows the color of the pole, it shows</p> <p>13 that it does not have a flag on it, and if</p> <p>14 there is any specific comments that the board</p> <p>15 members have regarding the landscaping, you</p> <p>16 know, and how that might be enhanced beyond</p> <p>17 what was shown in the rendering that was</p> <p>18 provided at the public meeting or anything</p> <p>19 else on that rendering that we want him to</p> <p>20 modify at this point, let me know.</p> <p>21 CHAIRMAN MILLS: So per Mr. Ross'</p> <p>22 request, is there any board member that is in</p> <p>23 favor of a flag and a light? And, if not,</p> <p>24 then I think we have a consensus that we want</p> <p>25 a pole only.</p>
<p style="text-align: right;">Page 38</p> <p>1 CHAIRMAN MILLS: Hold on a second.</p> <p>2 Someone mute their phone.</p> <p>3 MR. LEWIS: Is that the ice cream truck?</p> <p>4 CHAIRMAN MILLS: That's what it sounded</p> <p>5 like.</p> <p>6 MR. LEWIS: I'll have a chocolate cone.</p> <p>7 MS. McCORMICK: The other thing that the</p> <p>8 county -- a couple other things that the</p> <p>9 county asked for were whether we had received</p> <p>10 any comments following the public meeting, and</p> <p>11 I included the two comments that we did get</p> <p>12 that -- they're at the back of the agenda</p> <p>13 packages that you all have.</p> <p>14 So one of the issues is that a resident</p> <p>15 did not want a flagpole or lighting to be on</p> <p>16 the top of the structure, and I think that was</p> <p>17 discussed at the public meeting, and at some</p> <p>18 board meetings.</p> <p>19 And it seems to me like the consensus</p> <p>20 right now by the board at this point is that</p> <p>21 we don't want a flag on this pole, we don't</p> <p>22 want lighting. We just want, you know, it to</p> <p>23 be a pole, that we want it to, you know, have</p> <p>24 the panels going around it like a flagpole</p> <p>25 would. So it would just be the pole itself.</p>	<p style="text-align: right;">Page 40</p> <p>1 We only need a light if we have a flag,</p> <p>2 and if we don't have a flag, we don't need the</p> <p>3 light. Right?</p> <p>4 MS. McCORMICK: I think that's true.</p> <p>5 CHAIRMAN MILLS: Yeah. So nobody --</p> <p>6 nobody raising their hand for a flag?</p> <p>7 (No response.)</p> <p>8 CHAIRMAN MILLS: Okay. So no flag.</p> <p>9 And then color, I don't recall our</p> <p>10 options on that. Maybe he can give us a</p> <p>11 couple of renderings?</p> <p>12 MS. McCORMICK: I mean, I think</p> <p>13 sometimes what people like to do is to, you</p> <p>14 know, see the color, like, dark green, similar</p> <p>15 to tree color or a brown, so that it kind of</p> <p>16 blends into the surroundings.</p> <p>17 MR. ROSS: This is Brian. My -- I would</p> <p>18 support whatever the experts tell us will</p> <p>19 cause that pole to blend into the</p> <p>20 surroundings.</p> <p>21 MR. LEWIS: This is Matt. I vote white.</p> <p>22 CHAIRMAN MILLS: Okay. Anybody else?</p> <p>23 MR. CHESNEY: I concur with Brian, and</p> <p>24 whatever the resident wants that has to look</p> <p>25 at it every day.</p>

<p style="text-align: right;">Page 41</p> <p>1 CHAIRMAN MILLS: That would be Greg. 2 Right? 3 MR. CHESNEY: Yeah. Sorry. 4 CHAIRMAN MILLS: Thank you. Okay. All 5 right. 6 MS. McCORMICK: Okay. I'll talk to Alan 7 about that. 8 And then I also asked him to look to 9 see, because one of the comments -- or some of 10 the comments related to the access to the cell 11 tower compound, and maybe having it be 12 approached and having the maintenance vehicles 13 access it from the side as opposed to from the 14 front, so he was going to take a look at that 15 issue, so -- 16 CHAIRMAN MILLS: Okay. Are there any 17 other comments? 18 MS. McCORMICK: I'll keep -- no, there 19 weren't any other comments other than those 20 two that were in the back of your packages, 21 and I think we talked about the issues raised 22 by both of those. So, you know, we don't need 23 to read those. 24 I mean, I think both of the people like 25 were not thrilled about the idea, but they</p>	<p style="text-align: right;">Page 43</p> <p>1 items. 2 So if it doesn't get approved, I'll, you 3 know, find out when the soonest time is that 4 it can go on the Board of County Commissioners 5 agenda. 6 And then separate from the traffic 7 control and jurisdiction agreement that we 8 have for the Greens and for Harbor Links, we 9 also have the indemnification agreement with 10 the sheriff's office that had to be renewed so 11 that the sheriff's deputies could continue 12 with the off-duty sheriff patrols. 13 So I worked with Jim on that and I'll -- 14 Sonny, I don't know if that has been uploaded 15 to DropBox. If not, we'll make sure that it 16 gets uploaded so that the board can ratify it 17 at the June meeting. 18 MS. WHYTE: It has not been uploaded, 19 but I certainly will get it. I'm still 20 waiting for the sheriff's signature on it. 21 MS. McCORMICK: Okay. All right. And I 22 did not get the original executed copies of 23 the traffic control jurisdiction agreement. I 24 checked at my office yesterday, and they 25 hadn't come in yet, and I am going to need to</p>
<p style="text-align: right;">Page 42</p> <p>1 weren't saying absolutely they did not want 2 the cell tower. 3 The county did ask about that pole that 4 was done on Facebook by -- I think by Chris 5 Barrett or the World of Westchase, and I'm 6 going to, you know, make it clear to the 7 assistant county attorney that that was not a 8 CDD poll that was done and we really didn't 9 have anything to do with it. 10 And then I'll just, you know, keep 11 proceeding with the county on hopefully 12 getting this to in front of the Board of 13 County Commissioners for approval. 14 They have not had any meetings, public 15 meetings, Board of County Commissioners 16 meetings at this point. They do have one that 17 is scheduled for tomorrow, and the -- I was 18 trying to get the traffic control jurisdiction 19 agreement on the agenda for that, but I 20 haven't gotten confirmation from this, the 21 same county attorney, that that's going to 22 happen tomorrow. 23 She had said that she thought it might 24 not because the county was trying to limit 25 that meeting to just basically emergency</p>	<p style="text-align: right;">Page 44</p> <p>1 get those to the county attorney. 2 MS. WHYTE: That was coming from Andy's 3 office. 4 MS. McCORMICK: Andy, if you'll check on 5 that, that would be great. 6 MR. MENDENHALL: I will. I'll check on 7 that one, for sure. 8 MS. McCORMICK: Thank you. 9 CHAIRMAN MILLS: And, Sonny, if you can 10 respond back to the resident that had a 11 concern about the golf carts, that we're 12 waiting on the county commission to approve 13 our agreement with the sheriff's department, 14 then I think that will appease that individual 15 hopefully. 16 MS. WHYTE: Thank you. Will do. 17 MS. McCORMICK: And that's all I have 18 for my report, unless you all -- if anybody's 19 got questions for me. 20 CHAIRMAN MILLS: Anybody have anything 21 for Erin? 22 MR. LEWIS: No. Thank you, Erin. 23 CHAIRMAN MILLS: All right, Andy. 24 MR. MENDENHALL: Okay. Great. 25 So I have just a few items today. The</p>

<p style="text-align: right;">Page 45</p> <p>1 one main item, if you have seen it in the 2 package, of course, is the budget. 3 We are at that first step, which we do 4 every year, we get together for the approval 5 of the preliminary budget, which goes off to 6 the county, and, ultimately, this sets the 7 high water mark, which we'll spend the next 8 couple months further refining it, and then 9 we'll look to adopt your official budget on 10 August 4th at 4:00 p.m., hopefully, at the 11 Westchase Community Association Office. 12 So typically with this meeting, at 13 least, we don't usually do a deep dive into 14 the budget or the line items. Of course, we 15 always can. 16 And we put some work into the budget as 17 far as getting information from staff, and 18 also looking at how things are trending this 19 year compared to last year, and also where, 20 you know, if there's any deficiencies as far 21 as different villages and what they might need 22 in the upcoming year, that's also has been 23 accounted for. 24 So, hopefully, everybody had a chance to 25 look at it. Generally speaking, the budget is</p>	<p style="text-align: right;">Page 47</p> <p>1 either -- from previous Westchase East or 2 current Westchase. 3 So all your bonds are officially paid 4 off, so now that's why you see a decrease in 5 a lot of these people. 6 Now, there was some increases in a 7 couple of areas. One was Fund (inaudible), on 8 West Park Village, 323, 4, 5A, and 6. Again, 9 this is a -- this particular fund was running 10 in the negative for quite a few years. 11 I believe they did their road project 12 earlier than anticipated. And so this year -- 13 this year -- throughout last year's or even 14 part of this year's minutes that there was a 15 question of why there was a negative fund 16 balance, and that was the reason why. 17 And so in order to rectify that negative 18 balance and also make sure that they actually 19 have reserves for the roads in the future, 20 that's why their assessments went up, in order 21 to, One, put them back into a positive note; 22 and, Two, to put them back on track to make 23 sure they have enough funds for their roads. 24 Another section was the Greens, and the 25 Greens -- the board had decided not to -- I</p>
<p style="text-align: right;">Page 46</p> <p>1 flat for most of your residents. There are 2 some residents that there are increases for -- 3 typically you do see some slight increases 4 which are due to some of the balancing that we 5 have to do. 6 You have different areas that are 7 subject, or different, I'll say, villages and 8 commercial that are subject to different areas 9 of the budget. 10 So just by decreasing expenses doesn't 11 always have an equal effect on every person in 12 the community or every village or every 13 commercial. 14 So I don't want to steal any of Alan's 15 thunder. He's on the line as well. 16 And, Alan, I don't know if you have 17 anything to add regarding the budget. 18 MR. BALDWIN: Good afternoon. Basically 19 what Andy was saying is there's a balancing 20 act in order to try to keep the assessments as 21 flat as possible. 22 You can see there's also some decreases 23 in the assessments. That's because your last 24 two bonds were paid off on Friday. So there 25 are no longer any bonds outstanding from</p>	<p style="text-align: right;">Page 48</p> <p>1 don't know how many years ago it was, but the 2 Greens had large unassigned cash, like a 3 large, large amount. 4 And so we were reducing it, I think, 5 around \$9,000 a year, and now we're at the 6 point where we can no longer decrease it, 7 because now their unassigned cash is in the 8 balance is where they should be. 9 And so right now they have -- for years 10 it's been repeating lower assessments versus 11 their -- their expenses. But this year is the 12 first year where we're going back to a 13 balanced budget. And that's all I have for 14 the report. 15 MR. MENDENHALL: Thanks, Alan. 16 Appreciate it. 17 So at this time, there is the resolution 18 that we're ultimately looking to approve this 19 afternoon in order to, you know, kind of start 20 the ball rolling, but, of course, prior to 21 that, I wanted to see if there's any 22 questions, changes, thoughts, anything that 23 the board might like to take action on at this 24 time. 25 MR. BAUMHOVER: This is Forrest.</p>

<p style="text-align: right;">Page 49</p> <p>1 MR. MENDENHALL: And if there is a --</p> <p>2 oh, go ahead, Forrest. I'm sorry.</p> <p>3 MR. BAUMHOVER: Oh, I did have a</p> <p>4 question because there was an email that I</p> <p>5 received from a resident. It would have been</p> <p>6 around the time that the April meeting would</p> <p>7 have been held, if we had held it.</p> <p>8 But I'm basically asking whether or not</p> <p>9 his -- you know, he was under the belief that</p> <p>10 Greenpointe was one of the communities where</p> <p>11 the bonds matured, so he was expecting to see</p> <p>12 a change in an assessment accordingly.</p> <p>13 I forwarded it to Sonny. I'm not sure</p> <p>14 if she was able to share it with you, Andy,</p> <p>15 but I assume that -- well, I'll just ask on</p> <p>16 behalf of this resident whether or not through</p> <p>17 any information you just gave is able to</p> <p>18 answer that particular question and if we can</p> <p>19 get that response out to that resident.</p> <p>20 MR. MENDENHALL: Yeah. First off -- and</p> <p>21 we get phone calls and information related to</p> <p>22 the bonds, and especially over the past, you</p> <p>23 know, 20 years or so when the bonds were in</p> <p>24 effect, this will kind of be the last year for</p> <p>25 that, for the most part, but the short answer</p>	<p style="text-align: right;">Page 51</p> <p>1 MR. MENDENHALL: All right. Were there</p> <p>2 any other questions or comments on the budget</p> <p>3 at this time?</p> <p>4 MS. McCORMICK: Andy, this is Erin. I</p> <p>5 have a question. So I'm looking at the</p> <p>6 comparison of assessment rates, and the</p> <p>7 percentage change, and it looks like -- I'm</p> <p>8 not sure if I'm reading it -- it looks like</p> <p>9 there's only a few places where the overall</p> <p>10 assessments are going up.</p> <p>11 And I know that -- I know that Alan was</p> <p>12 just talking about that. So Section 302, 303,</p> <p>13 304, 305, 306?</p> <p>14 MR. MENDENHALL: Uh-huh. Yeah. There</p> <p>15 is -- there is just a few.</p> <p>16 MS. McCORMICK: I don't see -- I'm not</p> <p>17 seeing the West Park Village, but -- so these</p> <p>18 are people that we will then be sending notice</p> <p>19 to -- right? -- of assessment decreases?</p> <p>20 MR. MENDENHALL: Yes, that's correct.</p> <p>21 So anybody that there's an increase for, no</p> <p>22 matter how large, as long as it's higher than</p> <p>23 zero percent, we'll wind up sending a letter</p> <p>24 out to them with the legalese that's needed,</p> <p>25 and we'll get you, Erin, to have a look at</p>
<p style="text-align: right;">Page 50</p> <p>1 is, yeah, this budget and the assessment table</p> <p>2 does speak to that, and with that gentleman or</p> <p>3 man's information, we can certainly get in</p> <p>4 touch with him and give him the very specific</p> <p>5 details of it now, what their assessment is</p> <p>6 projected to be, which, you know, would</p> <p>7 obviously be decreased by the bond amount.</p> <p>8 MR. BALDWIN: And right now -- this is</p> <p>9 Alan -- Greenpointe at this point in time has</p> <p>10 a reduction of about -- I'm rounding -- about</p> <p>11 30 percent.</p> <p>12 MR. BAUMHOVER: A reduction of how much?</p> <p>13 MR. BALDWIN: About 30 percent.</p> <p>14 MR. BAUMHOVER: 30 percent. Okay.</p> <p>15 MR. BALDWIN: Yeah. They went from</p> <p>16 about 1600 -- and I'm rounding again -- down</p> <p>17 to 1100.</p> <p>18 MR. BAUMHOVER: Okay. So, Sonny, you</p> <p>19 know what email I'm talking about. Correct?</p> <p>20 MS. WHYTE: Yes, sir, I do. We did</p> <p>21 respond back to the resident, and he was</p> <p>22 satisfied as far as I know.</p> <p>23 MR. BAUMHOVER: Got it. Okay. I didn't</p> <p>24 see that, so I just wanted to make sure it got</p> <p>25 addressed. Okay. I'm good.</p>	<p style="text-align: right;">Page 52</p> <p>1 that and give us the blessing.</p> <p>2 And then my phone number and</p> <p>3 information, as well as the information for</p> <p>4 the public hearing, will be on there so</p> <p>5 that -- usually with situations like this,</p> <p>6 people call me up and get the information, and</p> <p>7 that's typically the end of it, unless there</p> <p>8 was a, you know, very large increase, which we</p> <p>9 don't have in this case.</p> <p>10 But, yeah, that would be what would</p> <p>11 happen. We'd send out those letters to those</p> <p>12 folks.</p> <p>13 MS. McCORMICK: Okay. And then on the</p> <p>14 resolution that is in the agenda package, it</p> <p>15 provides for the budget hearing to be held on</p> <p>16 August 4th of 2020 at the Westchase Community</p> <p>17 Association office, which, hopefully, we'll be</p> <p>18 able to have it there at that point, but what</p> <p>19 I've been doing with other districts is</p> <p>20 including language in here that says that in</p> <p>21 the event that that public hearing has to be</p> <p>22 done, you know, either by telephone or if we</p> <p>23 end up using Zoom technology, then we'd</p> <p>24 provide for how that would -- how that would</p> <p>25 take place in the event that it's not in</p>

<p style="text-align: right;">Page 53</p> <p>1 person.</p> <p>2 MR. MENDENHALL: Yeah, that makes</p> <p>3 complete sense. So my suggestion would be is,</p> <p>4 if you have a draft or if you want to make</p> <p>5 modification to this particular resolution,</p> <p>6 then we could have the board adopt it with</p> <p>7 those changes to come, and then we can get, of</p> <p>8 course, the chair to sign off on it after</p> <p>9 those edits have been made.</p> <p>10 MS. McCORMICK: That would be great.</p> <p>11 CHAIRMAN MILLS: Mr. Chesney, you're the</p> <p>12 budget guy. Any comments?</p> <p>13 MR. CHESNEY: Yeah.</p> <p>14 MR. ROSS: This is Brian, if I could ask</p> <p>15 real quick.</p> <p>16 CHAIRMAN MILLS: Yes.</p> <p>17 MR. ROSS: I'm looking at that</p> <p>18 comparison of assessment rates, and I don't</p> <p>19 see that any of the assessments went up. How</p> <p>20 am I misreading this chart?</p> <p>21 MR. MENDENHALL: So the challenge with</p> <p>22 the budget is because when you get to the</p> <p>23 assessment tables, they spread landscape</p> <p>24 across a few screens.</p> <p>25 So the best way to look at this is if</p>	<p style="text-align: right;">Page 55</p> <p>1 comparison of the assessment rates, and it has</p> <p>2 a section number.</p> <p>3 MS. WHYTE: Okay.</p> <p>4 MR. CHESNEY: And I only see -- like</p> <p>5 Brian was indicating, I only see one increase</p> <p>6 other than the golf course, and so I'm trying</p> <p>7 to identify them just before I give my tacit</p> <p>8 approval here.</p> <p>9 MR. MENDENHALL: So I have the screen up</p> <p>10 in front of me now, if you want me to go over</p> <p>11 them.</p> <p>12 I have Section -- and I'm looking at</p> <p>13 Agenda Page 108. I have Section 111.</p> <p>14 MR. CHESNEY: 111. Okay. So 111, what</p> <p>15 is 111? That's West Park --</p> <p>16 MS. WHYTE: I'm not sure.</p> <p>17 MR. BALDWIN: 111 is Berkeley Square.</p> <p>18 It's -- this is part of the rounding issue,</p> <p>19 which is a \$1.60 increase.</p> <p>20 MR. CHESNEY: Yeah, I see that. I'm</p> <p>21 just trying to get what it is. So Berkeley</p> <p>22 Square. And then most significant is 214.</p> <p>23 That's 9.37 percent. Is that the Greens?</p> <p>24 MR. BALDWIN: Saville Rowe.</p> <p>25 MR. CHESNEY: Saville Rowe. Okay.</p>
<p style="text-align: right;">Page 54</p> <p>1 you start on Agenda Page 108 and you scroll</p> <p>2 through 108, 109, and 110, in the farthest</p> <p>3 right-hand column, you'll see the final</p> <p>4 column, which ultimately is the percent</p> <p>5 increase or decrease to the overall</p> <p>6 assessments.</p> <p>7 MR. CHESNEY: Okay. Well, actually,</p> <p>8 Brian, if I can -- this is Greg -- if I can</p> <p>9 just --</p> <p>10 MR. ROSS: I stand corrected. I see it</p> <p>11 now.</p> <p>12 MR. MENDENHALL: Okay.</p> <p>13 MR. CHESNEY: So, Alan, what sections</p> <p>14 did you indicate there was an increase in?</p> <p>15 MS. WHYTE: West Park Village.</p> <p>16 MR. BALDWIN: The Greens --</p> <p>17 MR. CHESNEY: No. Give me the number.</p> <p>18 MR. BALDWIN: What do you mean by "the</p> <p>19 number"?</p> <p>20 MS. WHYTE: It's Account 102.</p> <p>21 MR. CHESNEY: I'm looking at -- 102.</p> <p>22 Thank you.</p> <p>23 MS. WHYTE: The Greens is 102. West</p> <p>24 Park Village should be three twenty --</p> <p>25 MR. CHESNEY: Well, I'm looking at</p>	<p style="text-align: right;">Page 56</p> <p>1 MR. MENDENHALL: Okay. And then --</p> <p>2 let's see here.</p> <p>3 MR. CHESNEY: 123, or whatever -- no.</p> <p>4 One -- yeah.</p> <p>5 MR. BALDWIN: That's Epic Properties?</p> <p>6 MR. CHESNEY: Say that again?</p> <p>7 MR. BALDWIN: Epic Properties?</p> <p>8 MR. CHESNEY: Okay. All right. Okay.</p> <p>9 And now I see the Greens. So 302, 303, 304?</p> <p>10 MR. BALDWIN: Yes.</p> <p>11 MR. CHESNEY: Okay. So six percent.</p> <p>12 Okay. All right.</p> <p>13 MR. BALDWIN: And then I believe there</p> <p>14 is --</p> <p>15 MR. CHESNEY: I haven't taken a look at</p> <p>16 that actual fund balance. I thought you said</p> <p>17 West Park Village had an increase, too. Where</p> <p>18 is that?</p> <p>19 MS. WHYTE: This is Sonny. West Park</p> <p>20 Village would probably be because we did new</p> <p>21 street signage.</p> <p>22 MR. CHESNEY: I know. But where is it?</p> <p>23 MS. WHYTE: That would be Section --</p> <p>24 MR. BALDWIN: 323 through 326, that's</p> <p>25 what it would be.</p>

<p style="text-align: right;">Page 57</p> <p>1 MS. WHYTE: No. 322 is Village Green. 2 It would be Section 323, right through to the 3 bottom of 326. 4 MR. CHESNEY: Yeah. So all of those are 5 declining because of the bond issue. Correct? 6 MR. BALDWIN: Correct. 7 MR. CHESNEY: Okay. All right. So the 8 only one we're talking about is the Greens 9 here. 10 I would -- personally, I did not review 11 that subset, or that budget, before this 12 meeting. I would like to review it, but I'm 13 sure it's fine. 14 I was just surprised there was any area 15 that would be an increase, because, you know, 16 we're looking literally for flat or down 17 budget, given the fact we have substantial 18 reserves. 19 MR. BALDWIN: Right. 20 MR. CHESNEY: So, Alan, the other thing 21 is, I did get your reverse analysis. Did that 22 -- I'm on my computer. Is that in DropBox? 23 MR. MENDENHALL: I don't believe we had 24 put it out. 25 MR. CHESNEY: Okay. So we'll send out</p>	<p style="text-align: right;">Page 59</p> <p>1 nine percent increase overall in the Greens. 2 I just want to feel comfortable with it. 3 I understand why it's there, but I want to 4 look at it, because, you know, having a 5 significant number of homes get any kind of 6 increase right now is, to me, somewhat 7 problematic. 8 CHAIRMAN MILLS: I would agree with 9 that. 10 All right. So you'll work with Andy and 11 Alan? 12 MR. CHESNEY: Yeah. 13 MR. MENDENHALL: Sounds good. 14 MR. CHESNEY: Did you hear me, Andy? 15 MR. MENDENHALL: I did, yes. 16 MR. CHESNEY: Okay. 17 MR. BAUMHOVER: Hey, Andy -- this is 18 Forrest -- and I did have a question, just in 19 terms of the time line of the budget. 20 MR. MENDENHALL: Sure. 21 MR. BAUMHOVER: Anything that's come out 22 with the Coronavirus and, you know, county 23 politics and -- and state and local government 24 that could throw a wrench into our plans in 25 terms of the budget process?</p>
<p style="text-align: right;">Page 58</p> <p>1 the reserve analysis to members. 2 Alan had prepared one prior to this 3 meeting, but I asked him to adjust it a little 4 bit. And so when that comes out, we'll send 5 that back out. 6 But you'll notice when you get that, the 7 financial position of Westchase is extremely 8 strong, and I give a lot of that credit to 9 Doug and Sonny for really maintaining their 10 budgets. So you'll see that. 11 So there's definitely no -- no shortage 12 of money and no reason to increase really 13 anywhere in the budget. 14 So that's my only comment, Jim, to 15 answer your question, and I will take a look 16 at the Greens thing, but besides that, this 17 looks fine. 18 CHAIRMAN MILLS: Well, my understanding 19 was Saville Rowe and West Park Village also 20 had increases. Correct? 21 MR. CHESNEY: Well, yeah, but they're 22 mitigated by the bond issue coming off. 23 CHAIRMAN MILLS: Okay. 24 MR. CHESNEY: So, I mean, there is a 25 flat -- I mean, there is just a, you know,</p>	<p style="text-align: right;">Page 60</p> <p>1 Certainly our ability to afford a place 2 where people can come up and state their, you 3 know, questions and concerns in person is 4 impacted. 5 But are there any other procedural 6 impacts because of the Coronavirus? 7 MR. MENDENHALL: Not that I have heard 8 or seen so far. And we still have enough of a 9 time line that, you know, hypothetically, if 10 things got worse, we still have some buffer 11 between now and the adoption of the budget. 12 You have to have 60 days between this 13 approval and then your final adoption, and, in 14 addition, we have to have it by the end of 15 August. So we've got some time even if there 16 were some issues. 17 But, no, nothing so far as far as 18 obstacles procedurally. 19 MR. BAUMHOVER: Yeah. And then the -- 20 so we have to have at least 60 days. So I 21 assume there is at least 60 days between the 22 June meeting and the August meeting? 23 MR. MENDENHALL: Yes, that's correct. 24 Yeah. So -- so -- you know, if we -- if we 25 approve today, then obviously you have more</p>

<p style="text-align: right;">Page 61</p> <p>1 than enough days, but even, you know, if it 2 were a different circumstance and you had to 3 approve in June, you would still have that 4 time line. 5 MR. BAUMHOVER: Okay. 6 MR. MENDENHALL: So we would be looking 7 for a motion to approve the resolution with 8 the modifications suggested by Erin. 9 MR. CHESNEY: I'll make the motion. 10 This is Greg Chesney. 11 MR. BAUMHOVER: This is Forrest. I'll 12 second. 13 MS. McCORMICK: So let me just ask, are 14 we going to approve this proposed budget with 15 the current increase to the Greens? Because 16 then that is going to have to be -- we are 17 going to have to send out notices, and even if 18 we don't ultimately increase their 19 assessments, they're going to get notices and 20 think that we are. 21 MR. CHESNEY: Well, I understand that, 22 but, I mean, I haven't really looked at it. 23 Unless you want to make the motion subject to, 24 you know, the review of those -- I'd be happy 25 to look at them and figure it out by tomorrow.</p>	<p style="text-align: right;">Page 63</p> <p>1 discussion? 2 (No response.) 3 CHAIRMAN MILLS: All in favor, signify 4 aye. 5 (All board members signify in the 6 affirmative.) 7 CHAIRMAN MILLS: Passes five to zero. 8 (Motion passes.) 9 MR. MENDENHALL: Okay. Great. I had 10 two other items. 11 One item is, as we go along, if we have 12 the need to do a remote meeting next month, 13 just a suggestion. The technology used in a 14 couple other districts, the Zoom meetings and 15 the digital technology, it has worked very 16 well. 17 I would recommend that if we do do 18 another one of these meetings, we could hold 19 it digitally through Zoom. And, in addition, 20 if folks did want to dial in, whether it be a 21 resident or a board member, they do provide a 22 dial-in number that connects with the 23 electronic format, so there would still be 24 that option to dial in. Just a general 25 suggestion, if everybody is okay with that.</p>
<p style="text-align: right;">Page 62</p> <p>1 I mean, ultimately I would like to send 2 it over flat. I understand what Alan is 3 suggesting is that we're depleting our 4 reserves. Now he wants to bring it back up 5 to a more normal assessment. 6 MR. ROSS: Brian. I would support, 7 Greg, you amending your motion then as you 8 just described. 9 CHAIRMAN MILLS: Okay. 10 MR. CHESNEY: Okay. I will tell you 11 though that I -- I mean, I understand what 12 Alan is saying. 13 So the only thing I'm going to do is 14 look at it and just see if we could delay it 15 by one more year, what the impact would be. I 16 mean, it might very well just think that, no, 17 we need to start doing this again. But it is 18 -- it does have bad timing. 19 So I would gladly amend my motion to 20 allow us to alter the Greens budget. 21 CHAIRMAN MILLS: Forrest, I believe you 22 seconded it. Do you accept the amendment? 23 MR. BAUMHOVER: Yeah, I would support 24 that. I would amend my second accordingly. 25 CHAIRMAN MILLS: Okay. Any further</p>	<p style="text-align: right;">Page 64</p> <p>1 CHAIRMAN MILLS: I'd need a haircut 2 before then. 3 MR. CHESNEY: And we'd have to take off 4 our daytime pajamas. 5 MR. MENDENHALL: All right. Fair 6 enough. 7 CHAIRMAN MILLS: So, Andy, let me ask 8 you about that because we're using that at my 9 company. But 40 minutes is free, and after 10 that, it's a paid service. Correct? 11 MR. MENDENHALL: So you have a couple 12 options. You can -- you can purchase an 13 enterprise license, which is a few hundred 14 dollars. Obviously that gives you usage for 15 it on a continuing basis. 16 We also -- with many of our districts, 17 we have an IT firm that we have worked with. 18 It has the enterprise license, and, you know, 19 basically they have been charging, I think it 20 is, roughly \$30 a meeting basically, and they 21 handle the set-up of it, and obviously, you 22 know, taking ownership of the license to 23 defray some of those costs. 24 And with most districts, we're imagining 25 this is going to be a temporary sort of thing.</p>

<p style="text-align: right;">Page 65</p> <p>1 CHAIRMAN MILLS: That sounds like a 2 better option, if we get to that point. 3 MR. MENDENHALL: Okay. 4 MR. LEWIS: You can also record the 5 meeting as well. 6 MR. MENDENHALL: Yes. Yes, it does talk 7 about that -- 8 MS. MCCORMICK: This is Erin. 9 MR. MENDENHALL: -- which is a very 10 economical choice. 11 MS. MCCORMICK: Yeah. This is Erin. I 12 mean, just from a legal standpoint, you know, 13 the governor has issued these executive orders 14 that allow for CDDs to hold these meetings 15 either telephonically or through video like 16 Zoom. 17 And so, you know, we're trying to do 18 whatever is going to provide for the best 19 public participation and due process for 20 people that want to continue to participate. 21 And I do think that there is -- you 22 know, there are some advantages to being able 23 to do it via Zoom and also have people call 24 in. So that's something to consider when 25 you're deciding if you want to try to roll</p>	<p style="text-align: right;">Page 67</p> <p>1 to send out the reserve analysis that Alan did 2 to each of us? 3 MR. MENDENHALL: Yeah. So -- yeah, 4 exactly. We have -- we haven't had a 5 preliminary reserve analysis that just spoke 6 to the general fund, and so the second step of 7 it is to include all of the funds so we get 8 the -- the total picture. And I'll get that 9 out to everybody. 10 CHAIRMAN MILLS: Okay. 11 MR. CHESNEY: And, Jim -- this is Greg 12 Chesney -- just so you know, all it is is 13 it's that document I usually do every year 14 after the audit. 15 And then I, for some reason, didn't 16 really do it this last year that I can recall. 17 And so Alan prepared it for this meeting, and 18 I want him to include -- I wanted him to 19 include more than just the general fund 20 balance, which is really only -- there's just 21 some uninsured reserve funds that would need 22 to be included. That's all. 23 CHAIRMAN MILLS: Okay. All right. 24 Field manager report. 25 MR. MAYS: Doug Mays here. So I'm sure</p>
<p style="text-align: right;">Page 66</p> <p>1 that out for the next meeting. 2 MR. MENDENHALL: Okay. 3 CHAIRMAN MILLS: Okay. 4 MR. MENDENHALL: So more details to come 5 on that. I'll obviously kind of keep 6 everybody in tune with the details of how to 7 get in and -- and those sorts of things, and 8 I'll work with Jim on letting him know any of 9 the details regarding pricing and whatnot and 10 set-up. 11 So the final item I had, which is 12 probably a segue for a little bit, because I 13 know it's on the field report, but we did have 14 some information regarding OLM handling the 15 bid for landscaping, which, like I said, we 16 can talk about once we get into the field 17 report. 18 And I did let everybody know, I think, 19 that OLM was able to and they're willing to 20 honor the previous price that we had. So 21 we're good on that end as well. 22 But that's all I had for this evening. 23 Like I said, I'll just kind of jump in when we 24 get into the general landscape discussion. 25 CHAIRMAN MILLS: And, Andy, you're going</p>	<p style="text-align: right;">Page 68</p> <p>1 you guys have gotten our report. Sonny sent 2 it out, so there's quite a few things you will 3 probably want to discuss, but I think there's 4 something that's not on there that we need to 5 discuss briefly. 6 The Stamford, the two properties that 7 were on Stamford that were having the backyard 8 flooding issues where our collapsed pipe 9 that's on the easement needs to be replaced, 10 meeting with Steven out there a month or two 11 before all this started coming up about 12 pricing and how much it was going to cost, one 13 of the other options that we had suggested was 14 putting a pipe with a bilge pump in a box. 15 We've managed to find the box that we 16 need, which would have a pump in it, and he -- 17 the replacement pipe would be put in, and it 18 would be ran out to the street. 19 The issue we were running into was the 20 residents that live there, the two residents 21 that are living there, have -- would have to 22 pay for the electric on it, which both of them 23 have agreed to pay for the electric on it. 24 So it would be a lot cheaper than trying 25 to bring in yards and yards of soil to build</p>

<p style="text-align: right;">Page 69</p> <p>1 the property up, to get that pipe to the right 2 slope that we would need to get it off the 3 property. 4 So instead of replacing the pipe, you 5 know, bringing dirt in and replacing the pipe, 6 and to bring it up to get the water out, this 7 would be a better way to do it, putting a 8 bilge pump in, and then having the electric 9 set up to run it when the water levels come -- 10 you know, when they rise when the rain comes 11 in. 12 The price on the pipe with the bilge 13 pump was \$3200. So it's actually even under 14 the spending limit. The residents would be 15 handling the electric, our electrician has 16 already met with the residents, showed them 17 what he needs to do, and he's working up a 18 price for that. 19 So I think everything is going to be 20 able to come under our spending limit anyway, 21 which we should be able to take -- take the 22 project on and get it done, hopefully before 23 the rainy season gets here. So I don't know 24 if you have any questions on that. 25 MS. McCORMICK: Doug, I have a question</p>	<p style="text-align: right;">Page 71</p> <p>1 just want the water out of there. 2 MS. McCORMICK: Right. Right. 3 MR. MAYS: So I'm sure they would agree 4 to it, it would, you know, be a few more 5 dollars for them and a few less for us, but 6 I'm sure they will agree to that. 7 MS. McCORMICK: Yeah. I think they just 8 need to do the contract themselves for that 9 part. I don't want the district to be in the 10 position of, you know, being responsible for 11 any permitting requirements related to that. 12 I think we should just do the contract for the 13 repairs to the piping that's on our property. 14 MR. MAYS: Okay. That would be easy to 15 handle. Anything else on that? 16 (No response.) 17 MR. MAYS: I guess not. 18 CHAIRMAN MILLS: No. 19 MR. MAYS: I know Sonny has got quite a 20 bit because we've had a lot of discussions 21 with residents over the closing of the parks. 22 We've had a lot of questions about when 23 we're opening the parks. We've had questions, 24 why are we allowing people to exercise in the 25 parks, which they've been exercising at</p>
<p style="text-align: right;">Page 70</p> <p>1 -- this is Erin -- because I was reviewing the 2 discussion from the last minutes. 3 So the board had already approved the 4 repair of the pipe on our property, and I see 5 nothing has changed with respect to that, that 6 we're still repairing the piping. Is that 7 right? 8 MR. MAYS: Right. 9 MS. McCORMICK: Is that correct? 10 MR. MAYS: Yeah. Yes, that's correct. 11 Yeah. 12 MS. McCORMICK: So as far as the pump, 13 is that going to be removing water from the 14 property owners' property and they're going to 15 be doing the electric for that, would -- could 16 the pump just -- is that something that they 17 could handle directly themselves and the pump 18 could go on their property then? 19 I just don't want the district to be in 20 the position of doing any modifications to the 21 property owners' property when that's really 22 something that they should be contracting for 23 and be responsible for. 24 MR. MAYS: I'm sure they would because 25 the sense of that is minimum, too. So they</p>	<p style="text-align: right;">Page 72</p> <p>1 Glenclyff Park and exercising at Baybridge 2 Park with no controversy? 3 They've stayed out of the playground, 4 they've stayed out of the bathrooms. We've 5 still got the gates locked with our COVID-19 6 paperwork on the fence, talking about it, 7 so -- but we're still getting complaints. 8 "Why aren't we running people out of the 9 park?" And me and Sonny's answer is always 10 that "They are getting exercise." And some 11 people are saying, "Well, they're out there 12 playing -- a couple of people been playing 13 soccer." 14 I guess it's a matter of opinion on what 15 your idea of exercise is. Maybe that is 16 exercise, somebody playing soccer. 17 But we're not getting any complaints 18 over at Baybridge Park for the way we're 19 handling things over there. They're 20 inconvenienced also with the parking outside, 21 just as much as Glenfield is, but we seem to 22 be getting more complaints from the Glenfield 23 residents on that issue, so -- 24 CHAIRMAN MILLS: Glenclyff. 25 MR. MAYS: Glenclyff. Glenclyff Park,</p>

<p style="text-align: right;">Page 73</p> <p>1 yeah.</p> <p>2 MS. WHYTE: Glenciff.</p> <p>3 MR. MAYS: So I'm not sure what the</p> <p>4 board is thinking. I guess we're following</p> <p>5 the county and the governor on his decision on</p> <p>6 when we'll open the parks up. But I do get</p> <p>7 asked that question a lot, "When do we plan on</p> <p>8 opening the parks?"</p> <p>9 And I guess we can't really answer that</p> <p>10 question right now, but just wanted to bring</p> <p>11 it to your attention. These are some of the</p> <p>12 complaints and comments that we're getting.</p> <p>13 The sheriff's office also -- the</p> <p>14 sheriff's office is not really -- I mean,</p> <p>15 they're not running people out of the parks,</p> <p>16 so I'm thinking, why would we? This is what</p> <p>17 me and Sonny have talked about, too.</p> <p>18 MS. WHYTE: This is Sonny. I uploaded a</p> <p>19 -- I'm sorry.</p> <p>20 CHAIRMAN MILLS: Go ahead, Sonny.</p> <p>21 MR. CHESNEY: I was going to say -- this</p> <p>22 is Greg Chesney -- I mean, you know, I'm not</p> <p>23 as familiar with Glenciff, but, I mean, the</p> <p>24 parking and stuff on Baybridge is mostly the</p> <p>25 residents along there.</p>	<p style="text-align: right;">Page 75</p> <p>1 We don't have, you know, anybody that is going</p> <p>2 to be policing these parks. But I do think</p> <p>3 that we should, you know, follow what the</p> <p>4 county is doing with respect to its</p> <p>5 facilities.</p> <p>6 MR. MAYS: This is Doug again. That's</p> <p>7 what we've been doing so far. I guess we'll</p> <p>8 find out when the county opens the park to</p> <p>9 what extent they plan on opening the park, to</p> <p>10 see if they're going to allow us to even open</p> <p>11 the playground area, because that's what</p> <p>12 people are wondering, too. What about the</p> <p>13 playground? And I think they seem to be</p> <p>14 following two different categories.</p> <p>15 MR. BAUMHOVER: This is Forrest, and</p> <p>16 I'll ask probably the first question that will</p> <p>17 come from a resident.</p> <p>18 Last week there was a posting that says</p> <p>19 Hillsborough is going to begin reopening some</p> <p>20 parks, and I'll say conservation parks,</p> <p>21 reserves, and trails, so -- and I'm looking at</p> <p>22 the press release on the website right now,</p> <p>23 and I guess we can position it and say that</p> <p>24 these parks are deemed to be conservation</p> <p>25 parks and are in a different classification of</p>
<p style="text-align: right;">Page 74</p> <p>1 I mean, most people walk to there and</p> <p>2 have been exercising, and my observation has</p> <p>3 been that they've made, you know, considerable</p> <p>4 social distancing everywhere in the park. I</p> <p>5 mean, my only --</p> <p>6 MR. MAYS: Yeah, that --</p> <p>7 MR. CHESNEY: -- my thoughts also on</p> <p>8 Baybridge, though, is -- well, we can talk</p> <p>9 about it after the park reopens.</p> <p>10 But my suggestion is we just follow the</p> <p>11 Hillsborough County guidelines, which I think</p> <p>12 our parks are still closed, at least until</p> <p>13 May 15th, because --</p> <p>14 MR. MAYS: That's my understanding, too.</p> <p>15 This is Doug again. That's my understanding</p> <p>16 also.</p> <p>17 MS. McCORMICK: Yeah. I think that the</p> <p>18 Hillsborough County emergency policy group is</p> <p>19 going to be having another meeting tomorrow,</p> <p>20 so I don't know, you know, if that's going to</p> <p>21 be an issue that's going to be discussed, but</p> <p>22 I think in general to follow what the county</p> <p>23 is doing with respect to its parks is</p> <p>24 appropriate.</p> <p>25 I mean, we don't have policing powers.</p>	<p style="text-align: right;">Page 76</p> <p>1 the parks that are remaining closed.</p> <p>2 Is that what we would say to a resident</p> <p>3 who asks why are we keeping parks closed in</p> <p>4 accordance with the guidelines?</p> <p>5 MR. MAYS: Well, that's pretty much how</p> <p>6 we're -- this is Doug again. That's pretty</p> <p>7 much how we are answering the residents as</p> <p>8 they make the phone calls to us.</p> <p>9 MR. BAUMHOVER: So some parks are open</p> <p>10 and some are closed?</p> <p>11 MR. MAYS: Some portions of the park.</p> <p>12 MR. BAUMHOVER: Okay.</p> <p>13 MR. MAYS: All the playground equipment</p> <p>14 is closed, all the bathrooms are closed, but</p> <p>15 the working areas and -- the workout areas,</p> <p>16 the trails, those are still open.</p> <p>17 MR. BAUMHOVER: Okay. All right. Got</p> <p>18 it.</p> <p>19 CHAIRMAN MILLS: And just for the</p> <p>20 benefit of the board, to shed another</p> <p>21 perspective on this issue, when we first</p> <p>22 closed the parks, and we didn't meet last</p> <p>23 month, immediately after we closed the parks,</p> <p>24 Doug called me about the basketball courts,</p> <p>25 because 20 or 30 guys every day were going and</p>

<p style="text-align: right;">Page 77</p> <p>1 playing basketball.</p> <p>2 So we had the staff remove the hoops</p> <p>3 from the backboards, which we were ahead of</p> <p>4 our time. It became a national phenomena to</p> <p>5 do that so that people didn't come and</p> <p>6 congregate on basketball courts.</p> <p>7 Playgrounds are still closed in the</p> <p>8 county, and I have provided that guidance to</p> <p>9 Doug to follow the county lead on this, and</p> <p>10 we'll just stay tuned with it.</p> <p>11 But for the residents that are</p> <p>12 complaining about people being out there, you</p> <p>13 know, I mean, we can't control everything.</p> <p>14 Right? So --</p> <p>15 MR. MAYS: Right.</p> <p>16 CHAIRMAN MILLS: -- they're supposed to</p> <p>17 be six feet apart at Publix, and they're</p> <p>18 not -- they're not self-enforcing that. So</p> <p>19 there's only so much we can do.</p> <p>20 But I think it's prudent for us to</p> <p>21 follow the county lead, keep the bathrooms and</p> <p>22 playgrounds closed, and when we're able to</p> <p>23 open them -- I think opening the parking lots,</p> <p>24 to me, signals the parks are open, and I think</p> <p>25 that's a mis-signal to give yet.</p>	<p style="text-align: right;">Page 79</p> <p>1 there that, you know, if there is something</p> <p>2 that we as a board need to have considered and</p> <p>3 ensuring that Doug and Sonny have what they</p> <p>4 need to address questions as they come up,</p> <p>5 that we've discussed it.</p> <p>6 CHAIRMAN MILLS: Yeah.</p> <p>7 MR. MAYS: This is Doug again. So far,</p> <p>8 there have been no park reservations on the</p> <p>9 picnic area taken, and all the other ones were</p> <p>10 cancelled, so --</p> <p>11 So far, we haven't had to deal with</p> <p>12 anybody going out there and having any kind of</p> <p>13 party.</p> <p>14 MR. BAUMHOVER: Okay.</p> <p>15 MS. McCORMICK: Well, and I would say</p> <p>16 that even once the county, you know, does open</p> <p>17 up all of the county parks, they're going to</p> <p>18 still maintain that you can't have organized</p> <p>19 groups of more than ten people. So I think</p> <p>20 that would preclude us from taking</p> <p>21 reservations for events.</p> <p>22 MR. MAYS: Okay.</p> <p>23 CHAIRMAN MILLS: I agree.</p> <p>24 MR. MAYS: Anything else on that?</p> <p>25 (No response.)</p>
<p style="text-align: right;">Page 78</p> <p>1 MR. BAUMHOVER: So I'll point out the</p> <p>2 one thing that might relate some</p> <p>3 inconsistencies, because according to the</p> <p>4 county's guidance, the portions of the parks</p> <p>5 that remain closed include picnic areas.</p> <p>6 So it's kind of hard -- I don't know how</p> <p>7 we would position ourselves in saying that,</p> <p>8 you know, this is not considered a picnic</p> <p>9 table, but certainly that might be something</p> <p>10 that a resident might bring up.</p> <p>11 It's -- I think we can kind of</p> <p>12 understand the concern about keeping</p> <p>13 playgrounds -- and we don't have kayaks or</p> <p>14 canoe facilities to be concerned about, but we</p> <p>15 might get someone that says, "Hey, if you're</p> <p>16 being consistent with the county guidelines,</p> <p>17 why are the picnic tables open when the</p> <p>18 guidelines say picnic areas are closed?"</p> <p>19 CHAIRMAN MILLS: Well, my response to</p> <p>20 that, Forrest, would be the parks are closed.</p> <p>21 If people choose to ignore the directions that</p> <p>22 are posted, that's their responsibility, in my</p> <p>23 opinion.</p> <p>24 MR. BAUMHOVER: Okay. I agree. I just</p> <p>25 want to make sure that there is nothing out</p>	<p style="text-align: right;">Page 80</p> <p>1 MR. MAYS: Nope.</p> <p>2 MR. ROSS: I'm sorry. This is Brian.</p> <p>3 Can I interrupt? This is Brian. I had my</p> <p>4 mute on, and I didn't realize that. I was</p> <p>5 trying to jump in. I apologize.</p> <p>6 There was an email that showed a bunch</p> <p>7 of cars parked up on Glenclyff, halfway on the</p> <p>8 -- over the curbing and halfway on the street.</p> <p>9 And those people were complaining that it's</p> <p>10 interfering with the passage of vehicles along</p> <p>11 their road.</p> <p>12 Is there anything we could do to help</p> <p>13 provide some relief for the parking issue</p> <p>14 along there?</p> <p>15 MR. MAYS: Only thing we could do is</p> <p>16 cone it, possibly put cones in that area, tell</p> <p>17 people not to park in those areas. But I got</p> <p>18 a feeling all they're do is park somewhere</p> <p>19 else close by.</p> <p>20 And I'd rather -- I would be honest, I</p> <p>21 would rather them block off the Glenfield --</p> <p>22 half of the Glenfield -- or a quarter of the</p> <p>23 Glenfield road than I would have them hanging</p> <p>24 out on Countryway Boulevard.</p> <p>25 So, I mean -- or further down, pull in</p>

<p style="text-align: right;">Page 81</p> <p>1 further down and park in the neighborhood. 2 So, you know, you can only put so much signage 3 out. 4 I drove by there this afternoon, late in 5 the afternoon, and there were six cars, and 6 all of them were using that little apron. 7 They weren't even parked on the road. They 8 were using the apron where our gates are. 9 So at certain times of the day, yes, 10 it's a little inconvenient, you know, a little 11 inconvenient to the residents, but for the 12 most part, there's not parked cars there the 13 whole day long -- all day long. 14 And I understand the inconvenience that 15 the residents are dealing with, but there is 16 not a whole lot of options there that we have. 17 MR. ROSS: That was it. 18 MR. MAYS: Still there, Mr. Ross? 19 MR. ROSS: Yes. Thank you. I was 20 looking for some feedback and assurance it was 21 on your radar screen. Great. Thank you. 22 MR. MAYS: Yes, sir. 23 CHAIRMAN MILLS: Doug -- 24 MR. MAYS: The next item I've got is -- 25 go ahead.</p>	<p style="text-align: right;">Page 83</p> <p>1 working on it again today, so we're getting a 2 little closer with that. 3 Sonny has got a few things that she 4 probably would like to talk to you about. 5 CHAIRMAN MILLS: All right. Before we 6 go to her, I've got one question for you, 7 Doug. On the OLM report, it talked about 8 pruning Brazilian peppers back at one of 9 the -- 10 MR. MAYS: Yes. 11 CHAIRMAN MILLS: -- I think at one of 12 the walls. I don't have it in front of me. 13 Why would we be pruning them back and not 14 pulling them? 15 MR. MAYS: I didn't go on the drive 16 through this week -- this month because of the 17 distancing reasons, so I don't know exactly 18 where he was talking about that. 19 But typically -- I'll get with Davey and 20 find out where that location was. But 21 typically, yeah, we don't prune it back, we 22 remove it. So I'll get with Davey on the 23 location of that. 24 CHAIRMAN MILLS: Great. Thanks. Sonny. 25 MS. WHYTE: Yeah. Hi, everyone. I have</p>
<p style="text-align: right;">Page 82</p> <p>1 CHAIRMAN MILLS: Doug, I was going to 2 say, the only thing I would offer, in addition 3 to Mr. Ross's question, was, I think if it gets 4 really bad, the residents can always call the 5 sheriff's department. 6 If emergency vehicle access is an issue 7 or whatnot, you know, then they can employ the 8 sheriff's department. Certainly don't expect 9 you and our guys to go out there and start 10 telling people to move their cars. 11 But, you know, that's something that the 12 sheriff's department or the off-duty patrol 13 could potentially assist us with. 14 MR. MAYS: Okay. And I don't even think 15 that road is posted "No Parking" anyway. So I 16 don't really think the sheriff's office would 17 have a leg to stand on either. 18 CHAIRMAN MILLS: Okay. 19 MR. MAYS: But you're right. We'll let 20 the residents know that. 21 MS. WHYTE: This is Sonny. I've already 22 mentioned that to the residents. 23 CHAIRMAN MILLS: Okay. Great. 24 MR. MAYS: Everything else is on the 25 report. The Greendale wall is -- they were</p>	<p style="text-align: right;">Page 84</p> <p>1 a couple of things that have come up since we 2 posted our report. 3 In Harbor Links, over -- I guess it was 4 over the weekend, they, the community or a 5 couple of the residents, took it upon 6 themselves to order in a food truck. 7 What is our policy on that, on private 8 property, Erin? 9 MS. McCORMICK: Oh, I don't think we've 10 had food trucks. Where did they do it? 11 MS. WHYTE: In the Estate portion of 12 Harbor Links, a gated community, and it was 13 brought to our attention. 14 I got an email on it, and being a gated 15 community we usually require liability 16 insurance and anything else of any vendor that 17 comes onto our property. 18 MS. McCORMICK: Right. Right. 19 MS. WHYTE: So I know there are 20 circumstances that are beyond our control, but 21 I said I would ask the question. 22 MS. McCORMICK: Yeah. I mean, those are 23 district-owned roads in there. And, yeah, I 24 have other districts not that have had food 25 trucks during since all of this has been going</p>

<p style="text-align: right;">Page 85</p> <p>1 on, but before it that, you know, where we 2 have an agreement that we used for if an 3 organization is bringing in a food truck that, 4 you know, deals with insurance issues, and 5 it's basically the authorization that's needed 6 by the district to allow the food truck to go 7 in there. 8 But if it's not been something that 9 that's been approved by the district, then I 10 would say that that's something that, you 11 know, that we haven't authorized. 12 MS. WHYTE: Well, it wasn't that it 13 was -- it was just a bunch of residents that 14 got together and sent out an email to the 15 neighborhood and said, "Hey, we're bringing in 16 a food truck," so -- 17 MS. McCORMICK: I guess if they brought 18 in a food truck on their own property, then, 19 you know, it would not be something that the 20 district would be involved in. 21 MS. WHYTE: Yeah, but it wasn't. It was 22 on our road. They went behind a gated 23 community, so -- which I would think, again, 24 we require liability insurance, but it is 25 after the --</p>	<p style="text-align: right;">Page 87</p> <p>1 common area, where the food truck is located, 2 not where it's on the actual street. 3 MS. WHYTE: Okay. Thank you. 4 The other thing is the Harbor Links 5 residents also requested permission from the 6 CDD to put signage outside the gated 7 community, on the exterior, congratulating all 8 of the seniors that are graduating this year. 9 And they would put up signs, but they would 10 take them away within a period of time. 11 This is just a congratulatory gesture 12 due to the circumstances this year of not 13 being able to have, you know, parties and 14 whatever else. 15 Does anybody have an objection to that? 16 MR. ROSS: This is Brian. My concern 17 would be where they're placing signs. 18 Are they unintentionally blocking 19 people's view, roads, sidewalks, bicyclists, 20 et cetera, et cetera? I certainly don't have 21 an objection to people utilizing those signs. 22 My own daughter is a graduating senior. 23 I've got a sign in my front yard, it's 24 probably violative of our CCRs, and I may get 25 a letter telling me to take it down, and I'm</p>
<p style="text-align: right;">Page 86</p> <p>1 MR. ROSS: Can I -- this is Brian. This 2 is Brian. Just to add a couple of thoughts. 3 If a resident invited them in, then the 4 driver of the food truck is likely an invitee, 5 and they would be permitted to at least 6 drive on the road, no different than a pest 7 control company or any other vendor or service 8 company. So people drive commercial trucks on 9 our private roads. 10 I think the issue would be the 11 engagement of commercial activities, and if 12 it's on somebody's private property, I agree 13 with Erin, the CDD may not have jurisdiction, 14 likely does not have jurisdiction, but I would 15 be really surprised if there is not something 16 in the Westchase Community Association CCRs 17 that precluded commercial activities on 18 private property. 19 So I think the remedy for the complaint 20 is likely with the WCA instead of the CDD. 21 MS. WHYTE: Okay. 22 MS. McCORMICK: Yeah, that makes sense. 23 I mean, the situations where I've seen food 24 trucks brought in for a CDD has basically 25 been, you know, like in a parking lot or in a</p>	<p style="text-align: right;">Page 88</p> <p>1 willing to take that risk. 2 And so it's not that I'm an old, you 3 know, fuddy-duddy. I just think it really 4 shouldn't be something we should be in the 5 business of granting or denying the right to 6 put signs on our property along major roads, 7 because then the next person is going to come 8 in with a good cause, a good reason, and we're 9 going to end up being in an awkward spot. 10 MS. WHYTE: So you would prefer to have 11 everybody do it on their own? 12 MR. ROSS: I wouldn't word it that way. 13 I would say that our policy is we don't grant 14 permission to people to put signs on our 15 property. We're not naive, we know people do 16 put signs up. Best example would be open 17 houses, realtor signs. You also see lawn care 18 signs, et cetera, et cetera. 19 I just don't think we should get into 20 the habit of officially granting permission to 21 put a sign up. 22 MS. WHYTE: Okay. Any other -- 23 MR. LEWIS: This is Matt, I agree with 24 Brian. 25 CHAIRMAN MILLS: I agree, yeah.</p>

<p style="text-align: right;">Page 89</p> <p>1 MS. WHYTE: All right. The other thing 2 was, of course, we already addressed the 3 Glenciff issue, and you all saw the video. 4 There was an email sent to everyone of 5 you this past -- I believe yesterday, 6 regarding a request to have signage put out on 7 major ponds or on the ponds to notify 8 potential homeowners, visitors, walkers, that 9 there are gators in the pond, from a Ms. Patty 10 Simpson. 11 Did everybody get that email? 12 (All board members signify in the 13 affirmative.) 14 MS. WHYTE: Okay. Does anybody have any 15 comments? 16 MR. ROSS: This is Brian, and I have a 17 comment. I have seen alligator signs down 18 along Linebaugh outside of the ponds, so I 19 don't know who put out those signs. They look 20 very nicely done, so I had the impression we 21 already had signs put out in certain areas. 22 MS. WHYTE: As far as I know, we don't 23 have any alligator signs. We have no parking 24 or no fishing. 25 MR. ROSS: Good correction. You may be</p>	<p style="text-align: right;">Page 91</p> <p>1 difficulty in being able to post all the 2 places that it could be an issue. 3 MS. WHYTE: Can I make a recommendation? 4 CHAIRMAN MILLS: Yes. 5 MS. WHYTE: To possibly add some 6 additional signage, if the board chooses to, 7 on areas that walkers, such as on the way from 8 using Montague, as an example, going up to 9 Davidsen Middle School, there's a couple of 10 areas where students would cross near a 11 pond -- potential walkers, high traffic areas, 12 if you want to call it that, anything that 13 butts up to a main road. 14 Since we already have "No Parking" and 15 "No Fishing" signs, would it make sense to add 16 an additional sign underneath it that would 17 say, "Use Caution, Potential Gators, Snakes," 18 or -- you know, which is what the insurance 19 company had alluded to a while back. 20 MS. McCORMICK: Yeah. You could even 21 say "Wildlife," if you wanted to. 22 MS. WHYTE: I would get verbiage from 23 the insurance carrier. He was kind enough to 24 help me with some other stuff the other day. 25 What does the board feel like on that?</p>
<p style="text-align: right;">Page 90</p> <p>1 right. Those signs are limited to that. 2 Then I would likely say I'd defer to 3 counsel. I don't know. Once you know a 4 dangerous condition, what's your obligation 5 once you expose yourself? 6 I'd be surprised if somebody isn't aware 7 there's alligators in those ponds, but I would 8 defer to Erin on what we should or should not 9 do. 10 MS. McCORMICK: Yeah. I mean, I think 11 it's really, you know, just an issue of what 12 is reasonable, because it's probably not 13 feasible for us to put up signs, you know, 14 every place that there are gators throughout 15 the community, because I'm sure that there's 16 gators that, you know, are in multiple places. 17 If there's something that -- someplace, 18 though, where we have signage where it could 19 be added, and it's an issue that it's a place 20 where this could likely be an issue and it 21 might provide some protection, then, yes. 22 I mean, I know that the insurance 23 companies say, you know, it's certainly not -- 24 there's no drawback to it. It's just viewing 25 it in a manner that makes sense because of the</p>	<p style="text-align: right;">Page 92</p> <p>1 I mean, I don't think we have that many. We 2 have maybe 15, 20 that go up along Countryway 3 for, you know, Countryway north and south that 4 have common -- that have ponds where we have 5 benches, or, you know, something like that, 6 that we could add to our -- to our existing 7 poles. 8 MR. ROSS: This is Brian. Since I stuck 9 my neck out earlier, I have been given -- 10 counsel blessed it, I have no objection 11 whatsoever. I would, like everything, defer 12 to you all's judgment as to the appropriate 13 placement of any signs. 14 I think the signs that I alluded to 15 earlier, they should maintain some consistency 16 as to the appearance, but I got no problem 17 whatsoever. 18 MR. LEWIS: This is Matt. I agree with 19 Brian. 20 CHAIRMAN MILLS: Erin -- this is Jim. 21 Erin, any concerns about posting some lakes or 22 ponds and not all? 23 MS. McCORMICK: Well, I mean, that's 24 kind of what I was alluding to, because we 25 can't really, you know -- it may not be</p>

<p style="text-align: right;">Page 93</p> <p>1 feasible to post every single place, but I 2 think if we're making a good-faith effort to 3 identify the likely problem areas then, you 4 know, that's -- that's a good approach, and if 5 we become aware later of an area that should 6 be added, then we could do that. 7 I mean, maybe we could get a couple of 8 extra signs that we would hold in reserve, if 9 needed. 10 CHAIRMAN MILLS: Doug, what's your sense 11 of the movement of the alligators from pond to 12 pond? 13 MR. MAYS: Well, that's the problem. 14 You know, we've got them in backyards. We 15 maintain that there is no common area where 16 people don't even walk around, though. 17 I can't see us putting one in every 18 backyard pond. But we probably have probably 19 half a dozen to a dozen ponds that are along 20 major roadways that a lot of people have 21 access to them that we've already got "No 22 Fishing" and "No Parking" signs on them. 23 So it's possible that we can get away 24 with picking up, you know, 15, 20 signs and 25 just adding them to it. My guess would be</p>	<p style="text-align: right;">Page 95</p> <p>1 -- I mean, I think, Sonny, what you had 2 suggested as far as like the high visibility, 3 high traffic area, and, you know, if you and 4 Doug just put your heads together about what 5 you think makes the most sense as far as 6 locations to post, I think then we're, you 7 know, taking a reasonable approach. 8 MS. WHYTE: Okay. I'll work on that 9 this week. 10 MR. MAYS: When you get the signs made, 11 "No Swimming" also. 12 MS. WHYTE: Let's hope we don't need 13 those. 14 The only other thing I do have was a 15 request by a board member on a potential water 16 fountain at a Radcliffe tunnel, as a request 17 or a consideration for a water station like we 18 have at West Park Village and at the Baybridge 19 Park and Glenclyff park. 20 The only foreseeable problem that Doug 21 and I could see is we have no actual potable 22 water in that area. 23 Anybody have any thoughts, unless the 24 potential board member would like to speak up? 25 MR. ROSS: This is Brian. I'm not the</p>
<p style="text-align: right;">Page 94</p> <p>1 curious as to what we would say. I guess, 2 "Watch For Alligators," you know, keep it 3 simple. 4 CHAIRMAN MILLS: Well, I think what 5 we're hearing is, Sonny, work with the 6 insurance carrier -- 7 MS. WHYTE: Absolutely. 8 CHAIRMAN MILLS: -- and if necessary -- 9 if necessary with Erin just to make sure that, 10 you know, we're not inadvertently creating our 11 own liability if -- 12 MS. WHYTE: You got it. 13 CHAIRMAN MILLS: -- this pond is posted 14 and somebody loses a dog at that pond and 15 it's not posted. Right? 16 MR. MAYS: Right. 17 MS. WHYTE: No, I agree. Like I said, 18 the insurance carrier, we had talked about it, 19 and he did say it was a suggestion, but it's 20 not something that was mandatory. 21 So I can go to him and ask for verbiage 22 and then confirm with Erin to ensure that that 23 meets our legal obligation and our 24 requirements. 25 MS. McCORMICK: Yeah, and I think that</p>	<p style="text-align: right;">Page 96</p> <p>1 potential board member, but I do have 2 thoughts. 3 I always, always think one of the great 4 things that the two of you do is you're always 5 thinking ahead on the community. I like it 6 that you're thinking -- even in this instance 7 that it was a board member's suggestion, I 8 like it that we think about where should we 9 have park benches? I like it that we think 10 about where we should have water fountains? 11 All those are good ideas, and would always 12 encourage you to share with us your thoughts. 13 In this instance, if we don't have 14 access to potable water, we don't have access 15 to potable water. I mean, you can't create it 16 out of nowhere. And so if it's not readily 17 available, then I think the answer has to be 18 no in this particular location. 19 It doesn't mean it can't be close by or 20 something, but -- 21 MS. WHYTE: Yeah. I mean, there's water 22 lines, there is potable water somewhere 23 underground somewhere, because all the pipes 24 are connected, but it would be a very 25 expensive endeavor to do that for a water</p>

<p style="text-align: right;">Page 97</p> <p>1 fountain.</p> <p>2 CHAIRMAN MILLS: Well, for me, that --</p> <p>3 MR. ROSS: What I would say -- what I</p> <p>4 would say back to that, Sonny, decent point,</p> <p>5 very appropriate point, but it's kind of like</p> <p>6 what Greg was saying earlier about spending a</p> <p>7 hundred grand on a community garden. If we</p> <p>8 look at it in the context of over the next</p> <p>9 quarter of a century, paying money for a water</p> <p>10 fountain is a drop in the bucket. And so</p> <p>11 that's the forward thinking that I'm talking</p> <p>12 about.</p> <p>13 As long as we're thinking about where</p> <p>14 we're going to be five, ten, 15, 20, 25 years,</p> <p>15 then the cost for a water fountain really is</p> <p>16 quite negligible.</p> <p>17 MS. WHYTE: Thank you.</p> <p>18 CHAIRMAN MILLS: My question, though,</p> <p>19 takes me to the existing water fountains in</p> <p>20 the current environment. Do we have the</p> <p>21 ability to shut those off?</p> <p>22 MS. WHYTE: Yes, we do.</p> <p>23 MS. McCORMICK: I was thinking about</p> <p>24 that, too, Jim, or at least, you know,</p> <p>25 putting -- if they could be shut off, that</p>	<p style="text-align: right;">Page 99</p> <p>1 trying to not acknowledge who presented it.</p> <p>2 But I did not give the thought about the</p> <p>3 contacts, Jim, so that was a great point.</p> <p>4 But maybe, Sonny, if you could still</p> <p>5 maybe get, you know, some estimates on the</p> <p>6 water line and the meter and all, I mean, I'd</p> <p>7 still be curious because I do kind of feel the</p> <p>8 way Brian does about, you know, if it's going</p> <p>9 to serve long-term, that's the point. It may</p> <p>10 not be -- I mean, I'm a pretty fiscally</p> <p>11 conservative person money-wise, but it's going</p> <p>12 to serve something long-term. Let's just see</p> <p>13 what it is, what's the total --</p> <p>14 MS. WHYTE: Okay.</p> <p>15 MR. LEWIS: -- if you don't mind.</p> <p>16 MS. WHYTE: I can -- nope, absolutely</p> <p>17 not. We can work on that as long as you're</p> <p>18 not in any particular rush on it.</p> <p>19 MR. LEWIS: No. No. Especially not</p> <p>20 after Jim's comment. That was a good point.</p> <p>21 CHAIRMAN MILLS: Well, so just -- are</p> <p>22 there any other places that we ought to look</p> <p>23 at putting those in in the future?</p> <p>24 You know, we put park benches along</p> <p>25 Gretna Green. Are there other walking grounds</p>
<p style="text-align: right;">Page 98</p> <p>1 would be good, or if not, maybe post a sign</p> <p>2 that they're not -- you know, that they</p> <p>3 shouldn't be used at this time.</p> <p>4 MR. MAYS: Yeah, we've got the water</p> <p>5 shut off at both the parks since we're not</p> <p>6 operating the bathrooms.</p> <p>7 CHAIRMAN MILLS: West Park's water</p> <p>8 fountain also?</p> <p>9 MR. MAYS: Oh, no, we don't have it at</p> <p>10 West Park. I'll take care of that.</p> <p>11 CHAIRMAN MILLS: Okay. So, Brian, I</p> <p>12 don't disagree that if it's possible, we ought</p> <p>13 to look at it, but I don't think right now is</p> <p>14 the time for us to be increasing common public</p> <p>15 water access. Maybe we revisit that at</p> <p>16 another time, if it's feasible.</p> <p>17 MR. ROSS: Certainly no objection from</p> <p>18 me. It wasn't my suggestion, so no objection.</p> <p>19 CHAIRMAN MILLS: Okay. But, yeah, let's</p> <p>20 make sure those are all turned off.</p> <p>21 MR. LEWIS: Hey, guys, this is Matt. It</p> <p>22 was -- it was my suggestion, actually, my</p> <p>23 wife, just with all the walking we've been</p> <p>24 doing lately.</p> <p>25 And I appreciate the feedback, I wasn't</p>	<p style="text-align: right;">Page 100</p> <p>1 that we ought to look at?</p> <p>2 MR. BAUMHOVER: This is Forrest. I was</p> <p>3 going to ask if Sonny and Doug are going to</p> <p>4 look into that. Instead of the board kind of</p> <p>5 placing a limiting thought on let's see what</p> <p>6 the cost is on installing water fountains and</p> <p>7 the bridge over in Radcliffe, maybe we could</p> <p>8 get that estimate, but then have whoever is</p> <p>9 giving us the quote kind of do a feasibility</p> <p>10 -- I don't know -- study, or not a study, but</p> <p>11 just kind of determine along those paths like</p> <p>12 where it might be appropriate based on</p> <p>13 accessibility to available plumbing.</p> <p>14 So if it doesn't make sense to do one at</p> <p>15 Radcliffe but there is a possible way to get</p> <p>16 access to water a few hundred feet in another</p> <p>17 direction, I'd hate to overlook that</p> <p>18 opportunity.</p> <p>19 MS. WHYTE: Okay.</p> <p>20 MR. BAUMHOVER: So maybe if they just</p> <p>21 kind of say, "Hey, here are the sidewalks,</p> <p>22 it's going to cost a lot of money to do it</p> <p>23 here, but this location would be significantly</p> <p>24 cheaper," then maybe that's an option we could</p> <p>25 then consider down the road.</p>

<p style="text-align: right;">Page 101</p> <p>1 MS. WHYTE: Okay. Thank you.</p> <p>2 And one other thing that Matt had on his</p> <p>3 list was --</p> <p>4 MR. ROSS: This is Brian. Can I circle</p> <p>5 back with that? This is Brian. I apologize</p> <p>6 for interrupting, Sonny.</p> <p>7 But in my mind, this part of our</p> <p>8 discussion is why we, at least in part, are</p> <p>9 working on this digital map, that what we</p> <p>10 should be able to do is look at a map when</p> <p>11 we're all in the same room all talking about</p> <p>12 same issue and be able to say, "Here's a</p> <p>13 fountain, there's a fountain, there's a</p> <p>14 fountain."</p> <p>15 Now, it's easier to envision where we</p> <p>16 might want another one. Similarly, here is</p> <p>17 where we have benches. It's easy to envision</p> <p>18 where we might want another one.</p> <p>19 So I sort of see that map as part of our</p> <p>20 long-term envisioning plan, if you will. So</p> <p>21 be mindful that hopefully those items are on</p> <p>22 that map and will be of assistance as we go</p> <p>23 forward.</p> <p>24 MS. WHYTE: I'll have to see if we can</p> <p>25 get those layered. We'll work on that.</p>	<p style="text-align: right;">Page 103</p> <p>1 together, like everybody else.</p> <p>2 But, anyway, it was just a thought. I</p> <p>3 don't know. Again, we've been doing a lot of</p> <p>4 walking lately, so it was just stuff we</p> <p>5 started to pick out and think about that might</p> <p>6 help other people.</p> <p>7 I can understand -- Sonny did bring up</p> <p>8 to me this morning off of this meeting about,</p> <p>9 you know, sometimes the bag -- like you said,</p> <p>10 Greg, if you don't have a trash can close by,</p> <p>11 people just throw them down, you know, they</p> <p>12 become garbage, whatever. I can understand</p> <p>13 that, but it's just a thought.</p> <p>14 MS. WHYTE: I believe we have 52 garbage</p> <p>15 cans. Doug?</p> <p>16 MR. MAYS: Yeah, it's close to 55.</p> <p>17 MS. WHYTE: We have 55 garbage cans on</p> <p>18 property already.</p> <p>19 MR. LEWIS: Okay. Well, I didn't mean</p> <p>20 to imply that I would ask that we put one at</p> <p>21 each garbage can. I hope you didn't think</p> <p>22 that, but I guess what I was --</p> <p>23 MS. WHYTE: No. No. No. I was</p> <p>24 saying --</p> <p>25 MR. LEWIS: Yeah, go ahead.</p>
<p style="text-align: right;">Page 102</p> <p>1 MR. ROSS: Okay. Thank you.</p> <p>2 MS. WHYTE: And the other thing that he</p> <p>3 requested -- Matt -- was dog stations, bag</p> <p>4 stations, the doggie stations along some areas</p> <p>5 for consideration.</p> <p>6 I know we've talked about it many, many</p> <p>7 times in the past, but it was brought up</p> <p>8 again, so that's another consideration for</p> <p>9 something else down the road that you might</p> <p>10 want to look at, maybe potentially not right</p> <p>11 now, but maybe we can discuss it in the future</p> <p>12 when we're all back together again.</p> <p>13 MR. CHESNEY: Well -- this is Greg here</p> <p>14 -- when it comes to the dog stations, I mean,</p> <p>15 whether or not you want to put the bags out,</p> <p>16 that's a different issue, but I find over</p> <p>17 time that just adding trash cans works very</p> <p>18 well to -- you know, without having to get a</p> <p>19 separate dog waste receptacle.</p> <p>20 MS. WHYTE: Uh-huh. Correct.</p> <p>21 MR. LEWIS: Yeah. Ironically, Greg, we</p> <p>22 thought about putting them right next to the</p> <p>23 garbage can, we thought that might be something</p> <p>24 that -- I say "we," again my wife and I --</p> <p>25 we've probably been spending way too much time</p>	<p style="text-align: right;">Page 104</p> <p>1 MS. WHYTE: We decided to put garbage</p> <p>2 cans out for that purpose, for water bottles</p> <p>3 and for, you know, dog feces or whatever that</p> <p>4 they can put their bags into rather than</p> <p>5 leaving them on the sidewalk.</p> <p>6 So that's why we spread out 55 trash</p> <p>7 cans all over the property, and especially in</p> <p>8 high traffic areas, such as Linebaugh and</p> <p>9 Countryway.</p> <p>10 MR. LEWIS: Okay.</p> <p>11 CHAIRMAN MILLS: So to Brian's earlier</p> <p>12 point, Sonny, that would be good to see on a</p> <p>13 map, too, see where we have gaps.</p> <p>14 MS. WHYTE: I'll put that on -- I will</p> <p>15 see if I can get that put that on there as</p> <p>16 well. Perfect.</p> <p>17 And the only other thing we have is the</p> <p>18 OLM. And Andy --</p> <p>19 MR. MENDENHALL: Yes. I'm sorry. I had</p> <p>20 to take it mute there. Yeah, I'm here.</p> <p>21 MS. WHYTE: -- okay. I'll defer to you</p> <p>22 now.</p> <p>23 MR. MENDENHALL: Yeah, no problem.</p> <p>24 So Sonny had sent out to the board and</p> <p>25 put on DropBox a copy of the OLM</p>

<p style="text-align: right;">Page 105</p> <p>1 specifications for the upcoming landscape bid. 2 If you had a chance to look at it, it includes 3 not only the details of the bid itself, but it 4 includes the details of the potential 5 contract. 6 So within that, it has some dates that 7 are for the various touch points of the whole 8 process. That includes dates, obviously, for 9 when the bids are due, it includes dates for 10 any questions to be asked, and also it 11 includes a date for a pre-bid drive-through of 12 the community, or I guess a pre-turn at a 13 drive-through of the community. 14 It also includes some details towards 15 the pre-qualification for different vendors, 16 which we have used in the past as a way of 17 making sure that we get responsible vendors 18 that we hopefully don't have to worry about, 19 if they do get the job. 20 And so tonight, I guess, ultimately what 21 we're looking to accomplish is, number one, if 22 there are any questions, comments, concerns, 23 or changes that you might want to make to that 24 document before we go ahead and advertise. 25 And then, secondarily, of course, are we</p>	<p style="text-align: right;">Page 107</p> <p>1 for a motion to move forward with the RFP for 2 landscaping services utilizing OLM in this 3 process. 4 MS. McCORMICK: So are we going to 5 pre-qualify the bidders before they submit 6 bids? I mean, are we doing like a 7 pre-qualification process where they submit a 8 statement of qualifications and then we pre- 9 qualify them and then they would submit their 10 credentials or not? 11 MR. MENDENHALL: So in the past, the 12 last time we did this, which was several years 13 ago, and the time before that, we did 14 pre-qualifications, both of those iterations, 15 and at least in that particular scenario, we 16 had used the pre-qualification information 17 after we had received the bids. 18 MS. McCORMICK: Okay. So I was a little 19 -- I had -- I'm looking at this. So it says 20 the pre-qualification questionnaires shall be 21 submitted by June 12th of 2020, and then that 22 landscape maintenance bids would be submitted 23 by July 31st of 2020. 24 MR. MENDENHALL: Correct. So as it's 25 set up now, it is different than what we had</p>
<p style="text-align: right;">Page 106</p> <p>1 ready to advertise and kind of get the ball 2 rolling on this because we -- at least with 3 the time line that are within that document, 4 we would want to get this approved this 5 evening to stay on that time line? 6 CHAIRMAN MILLS: All right, Andy. 7 MR. MENDENHALL: Okay. Yeah. So 8 questions -- if anybody had any questions on 9 those documents or any comments, I'm happy to 10 take them. 11 I have reviewed, from the perspective of 12 dates, which, of course, is pretty important, 13 just to make sure it lines up with both our 14 meetings and availability and those sorts of 15 things, and I didn't have any issues with the 16 date time lines that are within that document. 17 And Sonny and Doug, I don't know, I'm 18 assuming since you guys had already looked at 19 this document that there were no issues from 20 your end on any of those dates. 21 MR. MAYS: Not for me. 22 MS. WHYTE: I'm good. 23 MR. MENDENHALL: Okay. So I'll look to 24 you, Erin, for officially if we need to do 25 anything else. But I think we're just looking</p>	<p style="text-align: right;">Page 108</p> <p>1 done in the past, and it does appear that we 2 would be pre-qualifying prior to that. 3 MS. McCORMICK: Yeah. And I like that 4 idea of doing it that way, because that way, I 5 mean, if somebody is not -- does not meet the 6 pre-qualification criteria, then they don't go 7 through the whole process of preparing a bid 8 and, you know, spending the time to do that, 9 if we're then going to turn around and say, 10 "Well, this means that you're not qualified to 11 submit a bid." 12 MR. MENDENHALL: Makes sense. 13 CHAIRMAN MILLS: Yeah. 14 MS. McCORMICK: Yeah. So what I would 15 say that we could have the board authorize 16 just the advertisement for landscape companies 17 to submit a statement of qualifications for 18 the pre-qualification process. We would 19 review that with the board. 20 This says they wouldn't be returned 21 until June 12th, but we would need to get them 22 back earlier than that in order to -- 23 (Phone connection lost.) 24 MS. McCORMICK: Okay. So let me go back 25 then what -- in looking at this, if we request</p>

<p style="text-align: right;">Page 109</p> <p>1 them to submit their statement of</p> <p>2 qualifications -- can you hear me?</p> <p>3 THE REPORTER: Yes.</p> <p>4 MS. McCORMICK: Okay. We would require</p> <p>5 them to submit their statements of</p> <p>6 qualification by June 12th, and then the board</p> <p>7 would review that at the July meeting, and</p> <p>8 then for the pre-qualified landscapers, they</p> <p>9 would submit their bids by July 31st, and the</p> <p>10 board would consider those at the August</p> <p>11 meeting.</p> <p>12 CHAIRMAN MILLS: And the meeting with</p> <p>13 the staff, I believe, was the 17th of July.</p> <p>14 So that fits in that time frame. Right?</p> <p>15 MS. McCORMICK: Right.</p> <p>16 CHAIRMAN MILLS: Okay.</p> <p>17 MS. McCORMICK: Is that consistent with</p> <p>18 what you and OLM were thinking, Andy?</p> <p>19 MR. MENDENHALL: That -- that all makes</p> <p>20 sense. And Jim is right, it fits in with some</p> <p>21 of the existing dates, including that pre-bid</p> <p>22 meeting, or the meeting prior to turning it</p> <p>23 in.</p> <p>24 MS. McCORMICK: Okay.</p> <p>25 MR. MAYS: This is Doug here.</p>	<p style="text-align: right;">Page 111</p> <p>1 that. If not, I can prepare that so that we</p> <p>2 can get it published in the newspaper.</p> <p>3 MR. MENDENHALL: Yep. I can check with</p> <p>4 OLM, and then I'll circle back to you if for</p> <p>5 some reason they don't have something.</p> <p>6 MS. McCORMICK: Okay.</p> <p>7 CHAIRMAN MILLS: Erin, I had a question</p> <p>8 about the term. Under 1.2, it talks about</p> <p>9 three years with successive one-year auto</p> <p>10 renewals.</p> <p>11 MS. McCORMICK: Right.</p> <p>12 CHAIRMAN MILLS: That's different</p> <p>13 language than we currently have. Right?</p> <p>14 MS. McCORMICK: No. I think that's what</p> <p>15 we have currently in our agreement also.</p> <p>16 So by -- by law, you can only do a</p> <p>17 renewal once so that you ultimately will have</p> <p>18 this agreement with this landscape maintenance</p> <p>19 company potentially for six years, if you</p> <p>20 decide to renew it after the first three-year</p> <p>21 time period, but you can't have renewal</p> <p>22 periods that go on indefinitely. And that's</p> <p>23 what we had --</p> <p>24 CHAIRMAN MILLS: Okay. But 1.2 doesn't</p> <p>25 say that.</p>
<p style="text-align: right;">Page 110</p> <p>1 MS. WHYTE: Can I just ask a question?</p> <p>2 MR. MAYS: Go ahead, Sonny.</p> <p>3 CHAIRMAN MILLS: Go ahead.</p> <p>4 MS. WHYTE: Okay. Erin, are we allowed</p> <p>5 to use a PDF version of the map in the bid</p> <p>6 process, or does it have to be a hard copy of</p> <p>7 it?</p> <p>8 MS. McCORMICK: We're going to</p> <p>9 distribute this electronically to bidders. Is</p> <p>10 that the plan?</p> <p>11 MS. WHYTE: I was -- I would think that</p> <p>12 would be the idea. Andy?</p> <p>13 MR. MENDENHALL: We usually require the</p> <p>14 bidders to print out their own copies if they</p> <p>15 want to make full-scale copies.</p> <p>16 MS. WHYTE: Okay. Right. Yeah, I'm</p> <p>17 good with that. I'm good with that.</p> <p>18 MS. McCORMICK: That works well. That</p> <p>19 would work well.</p> <p>20 MS. WHYTE: Thank you. I appreciate it.</p> <p>21 MS. McCORMICK: Andy, in the documents,</p> <p>22 I don't see where we have the actual request</p> <p>23 for qualifications that would be published in</p> <p>24 the newspaper.</p> <p>25 I guess we could ask OLM if they have</p>	<p style="text-align: right;">Page 112</p> <p>1 MS. McCORMICK: What I'm looking at, my</p> <p>2 version of this says, the service agreement</p> <p>3 shall automatically renew for successive --</p> <p>4 for one successive three-year period, is what</p> <p>5 it should say. You're right.</p> <p>6 CHAIRMAN MILLS: It says, one-year auto</p> <p>7 renewals. That sounds open-ended, which is</p> <p>8 what we struggled with previously with our</p> <p>9 current contract. Right?</p> <p>10 MS. McCORMICK: Right. Right. Yes.</p> <p>11 CHAIRMAN MILLS: So can you get with</p> <p>12 Andy and --</p> <p>13 MS. McCORMICK: That's a good point.</p> <p>14 CHAIRMAN MILLS: -- get that cleared up?</p> <p>15 MS. McCORMICK: Yes.</p> <p>16 CHAIRMAN MILLS: And I had given Andy</p> <p>17 some added corrections earlier today, nothing</p> <p>18 of any substance other than just spellings and</p> <p>19 grammar, so --</p> <p>20 MS. McCORMICK: Yeah. And I have not</p> <p>21 gone through the contract in in-depth because</p> <p>22 I -- I think it's probably quite similar to</p> <p>23 what we did last time, but I will do that</p> <p>24 before this gets distributed to bidders.</p> <p>25 CHAIRMAN MILLS: Okay. So do we have a</p>

<p style="text-align: right;">Page 113</p> <p>1 motion --</p> <p>2 MS. McCORMICK: But I just want to make</p> <p>3 sure that the board is okay with the approach</p> <p>4 that we're going to pre-qualify bidders before</p> <p>5 we get any information from them about what</p> <p>6 their actual bid is going to be.</p> <p>7 So we're going to look at the</p> <p>8 information that they submit and say, "Yeah,</p> <p>9 that's a big enough company, we think that</p> <p>10 they're capable of doing the work, or, you</p> <p>11 know, they have experience in this area and</p> <p>12 they meet our pre-qualification requirements."</p> <p>13 CHAIRMAN MILLS: I think that's a</p> <p>14 good approach. No sense wasting anyone's time</p> <p>15 if they're not of size and capability. Right?</p> <p>16 MS. McCORMICK: Right.</p> <p>17 CHAIRMAN MILLS: Okay. So we need a</p> <p>18 motion to proceed to pre-qualification</p> <p>19 postings. Right?</p> <p>20 MS. McCORMICK: Yes.</p> <p>21 MR. CHESNEY: So moved. This is Greg</p> <p>22 Chesney.</p> <p>23 CHAIRMAN MILLS: Okay. Second?</p> <p>24 MR. LEWIS: I'll second. This is Matt.</p> <p>25 CHAIRMAN MILLS: Okay. Any further</p>	<p style="text-align: right;">Page 115</p> <p>1 the WOW.</p> <p>2 CHAIRMAN MILLS: Hi, Chris.</p> <p>3 MR. BARRETT: Oh, you can hear me.</p> <p>4 Sorry, my arm is really tired from holding the</p> <p>5 phone six feet from my head.</p> <p>6 CHAIRMAN MILLS: Well, we appreciate</p> <p>7 that.</p> <p>8 MR. BARRETT: I have two quick</p> <p>9 questions. Well, one is just an observation,</p> <p>10 but I know -- I suspect residents will mention</p> <p>11 this, and you guys are probably are thinking</p> <p>12 about this, Sonny and Doug.</p> <p>13 But if you can, instead of adding more</p> <p>14 signage, which probably will cause complaints</p> <p>15 along the ponds, if there is some way you</p> <p>16 could try to figure out how to use the</p> <p>17 existing sign posts, where they exist, and</p> <p>18 just put a new sign on them so that there is</p> <p>19 not like two additional sign posts. Just a</p> <p>20 thought there.</p> <p>21 MS. WHYTE: That was the plan.</p> <p>22 MR. BARRETT: Yeah, that's what I</p> <p>23 figured.</p> <p>24 And then the main question is, are there</p> <p>25 any substantive changes to the scope of</p>
<p style="text-align: right;">Page 114</p> <p>1 discussion?</p> <p>2 (No response.)</p> <p>3 CHAIRMAN MILLS: All in favor, please</p> <p>4 signify aye.</p> <p>5 (All board members signify in the</p> <p>6 affirmative.)</p> <p>7 CHAIRMAN MILLS: Is that everybody?</p> <p>8 Okay. Five to zero.</p> <p>9 (Motion passes.)</p> <p>10 CHAIRMAN MILLS: Okay. Anything else</p> <p>11 from you or Doug or Andy?</p> <p>12 MS. WHYTE: Nothing from me. Thank you.</p> <p>13 MR. MENDENHALL: Nothing from me either.</p> <p>14 CHAIRMAN MILLS: Doug, we're good?</p> <p>15 MR. MAYS: Yes, sir.</p> <p>16 CHAIRMAN MILLS: Okay. Thank you.</p> <p>17 So next on the agenda is audience</p> <p>18 comments. I don't know if we have any</p> <p>19 residents on the line.</p> <p>20 If we do and you have a comment or a</p> <p>21 question, we'd ask that you state your name</p> <p>22 and address for the reporter.</p> <p>23 Do we have any audience members this</p> <p>24 afternoon?</p> <p>25 MR. BARRETT: This is Chris Barrett with</p>	<p style="text-align: right;">Page 116</p> <p>1 services under the landscaping specifications?</p> <p>2 Like I know that you had previously</p> <p>3 talked about potentially pulling out aspects</p> <p>4 of tree cutting and then -- and then the</p> <p>5 flowers. So if you could comment on that,</p> <p>6 I'll put myself back on mute.</p> <p>7 MR. MAYS: This is Doug here.</p> <p>8 Really the only thing we ended up</p> <p>9 changing out was the annuals. There didn't</p> <p>10 seem like there was a lot of support to take</p> <p>11 the trees out of the contract, so we left it</p> <p>12 alone. We didn't add anything.</p> <p>13 We just -- what I'll do is, when we are</p> <p>14 talking with these companies, we'll just make</p> <p>15 clear that they understand that trees are</p> <p>16 getting large in this community, and there is</p> <p>17 more trimming needed, so don't short-change us</p> <p>18 on that line item.</p> <p>19 But we left the mulch, we left the</p> <p>20 cuttings, the number of cuttings. We've just</p> <p>21 had to increase some areas that we have taken</p> <p>22 over, the new TECO area, the new pond out</p> <p>23 back. So we've just had to add some areas is</p> <p>24 really all we had to do.</p> <p>25 MR. BARRETT: Thank you very much.</p>

<p style="text-align: right;">Page 117</p> <p>1 MS. WHYTE: Can I add a comment to that, 2 Doug? 3 MR. MAYS: Go ahead. 4 MS. WHYTE: I just picked up the 5 previous contract. I don't think it needs 6 board approval. But in the contract, it 7 reads, "Contractor shall be responsible for 8 weekly raking and grooming of mulch areas 9 within the playgrounds." 10 We don't have that anymore, as we have 11 rubber mulch. So if it's okay with the board, 12 I will send Paul Woods an email and have him 13 reword that so that they will blow the mulch 14 out of the park and the playground rather than 15 because there is no more raking required. 16 CHAIRMAN MILLS: Good catch. 17 And, Andy, you had some feedback from 18 me, you'll provide them. One of them was 19 specifically prohibit Roundup use, and one of 20 them was safe operation. 21 MS. WHYTE: That's a tough one. 22 CHAIRMAN MILLS: Why is that a tough 23 one? 24 MS. WHYTE: I'll tell you after. 25 CHAIRMAN MILLS: Okay. The other is</p>	<p style="text-align: right;">Page 119</p> <p>1 MS. WHYTE: Thank you, Erin. 2 CHAIRMAN MILLS: Any other audience 3 comments this evening? 4 (No response.) 5 CHAIRMAN MILLS: Hearing none, we'll go 6 around the horn with supervisor requests. 7 Mr. Ross. 8 MR. ROSS: I have two. First, I'd like 9 to make a request of Andy that we take a big 10 picture view of how we've handled the COVID-19 11 issues. 12 I'm not looking to create any sort of 13 busy work or silly work or anything like that. 14 But I think we need to be prepared that if 15 there is a reoccurrence in a major way, 16 whether it be six months, 18 months, or 17 whatever, that we learn from what we have done 18 so far. 19 I'm not in any way suggesting that we've 20 handled it inadequately or inappropriately. I 21 just think we need to have a designated 22 person, and logically I thought of you, Andy, 23 a vacant chair that they're sort of mindful of 24 what we have done and what we could have done 25 differently or better, et cetera.</p>
<p style="text-align: right;">Page 118</p> <p>1 safe operation of vehicles and carts so they 2 don't run around the community like the 3 Daytona 500. There's no language in there 4 addressing cart operation. 5 MS. WHYTE: Can I just add to the Roundup 6 just so that everybody is on the same page? 7 Paul Woods indicated to us it would be 8 very difficult to tell a contractor what form 9 of pesticide -- am I correct, Doug? -- or 10 herbicide to use. 11 MR. MAYS: Well, he can't say that. 12 MS. WHYTE: He can't. 13 MR. MAYS: But we can request it, yes. 14 MS. McCORMICK: Yeah, and I think we 15 would -- I'm sorry. This is Erin. 16 I don't think we're going to specify the 17 type that they have to use. We're just going 18 to say you can't use this particular type. 19 But Paul did email me about that, so I can 20 help you come up with some language on that, 21 Sonny and Doug, if you want. 22 And also if you want me to help on the, 23 you know, requirements of ensuring that they 24 are driving and operating vehicles safely, I'm 25 happy to help with that, too.</p>	<p style="text-align: right;">Page 120</p> <p>1 I'm thinking of everything from our 2 actual timeliness and adequacy in our response 3 of this, the state and county directives, how 4 we handled inquiries or complaints from our 5 constituents or vendors or even law 6 enforcement, and how did we do in terms of 7 distributing information to our constituents, 8 were there any conflicts out of all that, and 9 if so, how did we handle them? 10 Did we have adequate supplies and 11 materials, that if there had been an automatic 12 embargo, if you will, would we still have been 13 able to serve the community, and if not, we 14 need to make sure we get those items on hand? 15 Did we have adequate granting of 16 authority to our staff? Were they struggling 17 to either get hold of you, Andy, or our chair, 18 to make sure they had permission to do this or 19 do that? 20 I think it would be great, Andy, if you 21 sort of had conversations with our counsel, 22 our vendors, our staff, our chair, just to -- 23 if you can, get that big picture and make sure 24 we've learned, and we won't be at a 25 disadvantage when this crops back -- comes</p>

<p style="text-align: right;">Page 121</p> <p>1 back up.</p> <p>2 I'm not looking for a written report or</p> <p>3 anything like that. As I said, I'm not</p> <p>4 looking for silly or busy work, but, instead,</p> <p>5 we should have checklists or something like</p> <p>6 that.</p> <p>7 Maybe in a month or two, you could come</p> <p>8 back and make a presentation to us, and,</p> <p>9 hopefully, you'll say we handled it superbly</p> <p>10 and no changes recommended. But just let's be</p> <p>11 prepared for that. Would you be okay with</p> <p>12 that?</p> <p>13 MR. MENDENHALL: Yeah, not a problem at</p> <p>14 all. I can do that.</p> <p>15 MR. ROSS: Okay. Thanks.</p> <p>16 My second issue I wanted to raise is, I</p> <p>17 continue to remain unclear about what is the</p> <p>18 district's standing with regard to the golf</p> <p>19 course.</p> <p>20 I'm not looking to have a big</p> <p>21 conversation about it, to go backwards or</p> <p>22 anything like that. I would just point out</p> <p>23 that we're getting to a point where this</p> <p>24 calendar year, it makes no sense to even</p> <p>25 consider a contract if it were presented to</p>	<p style="text-align: right;">Page 123</p> <p>1 comment that we have elections, I think, in</p> <p>2 November, and it just wouldn't be fair for a</p> <p>3 new board to come in in the middle of a due</p> <p>4 diligence period.</p> <p>5 We either ought to have a time that we</p> <p>6 would make all the important decisions before</p> <p>7 the new board comes in. Whether the closing</p> <p>8 date is year-end, that's sort of irrelevant.</p> <p>9 But if we really couldn't accommodate</p> <p>10 that, it really would be another year.</p> <p>11 MR. CHESNEY: Yeah. I understand,</p> <p>12 Brian.</p> <p>13 MR. ROSS: Okay.</p> <p>14 MR. CHESNEY: So our last conversation</p> <p>15 between him and I was just that, that we were</p> <p>16 targeting the end of the year to revisit it.</p> <p>17 So it's kind of -- that's kind of what's</p> <p>18 happening anyways.</p> <p>19 But I will go ahead and reach out just</p> <p>20 to see how he's doing and see if he, you</p> <p>21 know -- with your comments, and see if he had</p> <p>22 any other input.</p> <p>23 MR. ROSS: And when you say "year-end,"</p> <p>24 are you saying year-end closing, or year-end</p> <p>25 to revisit whether or not there is an interest</p>
<p style="text-align: right;">Page 122</p> <p>1 us.</p> <p>2 I don't think it's fair to any board to</p> <p>3 come in in the middle of a due diligence</p> <p>4 period and be asked to make important</p> <p>5 decisions regarding that.</p> <p>6 So my own thought is if there is</p> <p>7 something that's being worked on, if we don't</p> <p>8 have it in, say, the next board meeting, then</p> <p>9 we ought to just make sure we are terminating</p> <p>10 everything until, at a minimum, the next</p> <p>11 calendar year.</p> <p>12 MR. CHESNEY: Do you want me to address</p> <p>13 this, the golf course, or not?</p> <p>14 Yeah. Well, we had kind of always</p> <p>15 targeted the end of the year anyways because</p> <p>16 it matches up better with his current lease</p> <p>17 with his provider, and his provider was</p> <p>18 purchased by a larger provider.</p> <p>19 And he wanted to see how this year kind</p> <p>20 of played out with the new provider. Given</p> <p>21 all that's happened, I can't imagine it's</p> <p>22 going well. But, you know, I don't know.</p> <p>23 But I'll touch base with him next week,</p> <p>24 just to --</p> <p>25 MR. ROSS: Okay. I'll just reiterate my</p>	<p style="text-align: right;">Page 124</p> <p>1 in moving forward in the transaction?</p> <p>2 MR. CHESNEY: The latter.</p> <p>3 MR. ROSS: Okay. Got it. That was it.</p> <p>4 Thank you.</p> <p>5 CHAIRMAN MILLS: Okay. Matt.</p> <p>6 MR. LEWIS: Nothing further. I kind of</p> <p>7 had two, I guess, that we talked about with</p> <p>8 Doug and Sonny earlier. But thank you.</p> <p>9 CHAIRMAN MILLS: Okay. Forrest.</p> <p>10 MR. BAUMHOVER: Nothing, nothing for the</p> <p>11 group.</p> <p>12 CHAIRMAN MILLS: Okay. Greg.</p> <p>13 MR. CHESNEY: I have just one thing. I</p> <p>14 thought we had talked about this previously,</p> <p>15 but the picnic tables along the nature trail</p> <p>16 in Baybridge Park are -- some of them are just</p> <p>17 old and gross and need to be replaced with the</p> <p>18 metal ones like we have in the other areas.</p> <p>19 CHAIRMAN MILLS: Doug and Sonny, you got</p> <p>20 that?</p> <p>21 MS. WHYTE: I've got it.</p> <p>22 MR. MAYS: Okay. We'll get on that.</p> <p>23 MR. CHESNEY: Yeah. I mean, it's like</p> <p>24 you replaced some of them, but the others are</p> <p>25 just nasty.</p>

<p style="text-align: right;">Page 125</p> <p>1 MR. MAYS: Right. Okay.</p> <p>2 MR. CHESNEY: And that is a --</p> <p>3 especially at least for the next six months</p> <p>4 or so, I mean, that is a place where a family</p> <p>5 can go and get some fresh air and still be</p> <p>6 away from other people, so --</p> <p>7 MR. MAYS: True. Okay.</p> <p>8 CHAIRMAN MILLS: Good observation.</p> <p>9 Anything else, Greg?</p> <p>10 MR. CHESNEY: That's all. No, that's</p> <p>11 all I have.</p> <p>12 CHAIRMAN MILLS: So to kind of wrap up,</p> <p>13 before our next meeting, hurricane season</p> <p>14 starts, Doug.</p> <p>15 MR. MAYS: Yes.</p> <p>16 CHAIRMAN MILLS: So we got an eye on</p> <p>17 whatever preparations are needed throughout</p> <p>18 the community, tree trimming or anything else</p> <p>19 that are all in place and top of mind, on top</p> <p>20 of everything else we're doing?</p> <p>21 MR. MAYS: Yes, sir. We've -- Davey</p> <p>22 actually did some tree trimming in the park,</p> <p>23 the Forwards, this past weekend, and we're</p> <p>24 starting to acknowledge some of the other</p> <p>25 areas that need some tree trimming.</p>	<p style="text-align: right;">Page 127</p> <p>1 MR. CHESNEY: -- I'll second that. I'll</p> <p>2 second Matt's motion. But, Jim, also I wanted</p> <p>3 to say that I think you did a great job.</p> <p>4 I meant to say it earlier in getting</p> <p>5 everything closed and coordinating with Doug</p> <p>6 and Sonny, that was just a great process,</p> <p>7 so -- you know, how you organized all of this</p> <p>8 in the last two months or so.</p> <p>9 MR. LEWIS: Yeah. Job well done.</p> <p>10 MR. ROSS: Absolutely. Great job.</p> <p>11 Great job to everyone.</p> <p>12 CHAIRMAN MILLS: Well, we're all forced</p> <p>13 to redefine what the new normal is. Right?</p> <p>14 So, you know, since I'm not traveling these</p> <p>15 days, I got time to work on some of this</p> <p>16 stuff. So thank you all.</p> <p>17 We have a motion to adjourn.</p> <p>18 MR. LEWIS: We do, and we have a second</p> <p>19 as well.</p> <p>20 CHAIRMAN MILLS: Okay. So who made the</p> <p>21 motion?</p> <p>22 MR. LEWIS: Matt.</p> <p>23 CHAIRMAN MILLS: No. Forrest. Forrest</p> <p>24 made the motion, Matt seconded.</p> <p>25 All in favor?</p>
<p style="text-align: right;">Page 126</p> <p>1 Our hurricane kit is always prepared</p> <p>2 with fresh blades and bars and oil and</p> <p>3 gasoline, that type of stuff, so we're ready</p> <p>4 to go again.</p> <p>5 The chipper is running good, and the</p> <p>6 truck is brand new, so we're set for handling</p> <p>7 it a little bit better this time.</p> <p>8 CHAIRMAN MILLS: Awesome.</p> <p>9 So my final comment before I ask for an</p> <p>10 adjournment is to just thank everyone on the</p> <p>11 line this afternoon for their patience and</p> <p>12 continued professionalism. Everyone's doing a</p> <p>13 great job.</p> <p>14 These are difficult times, and this has</p> <p>15 obviously been a unique and different meeting,</p> <p>16 and I appreciate everyone's participation and</p> <p>17 patience with each other.</p> <p>18 We actually got a lot more accomplished</p> <p>19 this way than I thought we might today. So</p> <p>20 thank you all for that.</p> <p>21 And with that, a motion to adjourn would</p> <p>22 be appropriate.</p> <p>23 MR. LEWIS: Motion to adjourn.</p> <p>24 MR. CHESNEY: So, Jim --</p> <p>25 CHAIRMAN MILLS: Yes.</p>	<p style="text-align: right;">Page 128</p> <p>1 (All board members signify in the</p> <p>2 affirmative, and the motion passes.)</p> <p>3 CHAIRMAN MILLS: Meeting adjourned.</p> <p>4 Hope to see everyone over at the office next</p> <p>5 month. Be safe.</p> <p>6 (At 6:25 p.m., the meeting adjourned.)</p> <p>7</p> <p>8</p> <p>9</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 May 15, 2020.
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James P. Mills, Chairman

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**Westchase
Community Development District**

Financial Report

April 30, 2020

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

April 30, 2020

Balance Sheet

April 30, 2020

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	4,288,409	345,506	26,311	30,179	37,016	810	490,027	71,251	29,015
Investments:									
Certificates of Deposit - 12 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 15 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 24 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 6 Months	-	-	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-
Deposits	6,389	3,628	4,043	20	-	-	7,425	800	18,600
TOTAL ASSETS	\$ 4,294,798	\$ 349,134	\$ 30,354	\$ 30,199	\$ 37,016	\$ 810	\$ 497,452	\$ 72,051	\$ 47,615

Balance Sheet

April 30, 2020

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	\$ 33,683	\$ 86	\$ -	\$ -	\$ -	\$ -	\$ 17,226	\$ -	\$ -
Accrued Expenses	1,337	459	1,518	25	-	-	4,279	478	8,494
Accrued Taxes Payable	3,402	-	-	-	-	-	-	-	-
Sales Tax Payable	(13)	-	-	-	-	-	16	-	-
Deposits	6,000	-	-	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	44,409	545	1,518	25	-	-	21,521	478	8,494
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	649,632	6,932	4,372	1,888	1,285	-	63,497	3,184	-
Reserves - Erosion Control	60,000	-	-	-	-	-	-	-	-
Reserves - Roadways	502,031	76,365	-	12,093	9,296	-	233,256	32,899	-
Unassigned:	3,032,337	261,664	20,421	16,173	26,435	810	171,753	34,690	20,521
TOTAL FUND BALANCES	\$ 4,250,389	\$ 348,589	\$ 28,836	\$ 30,174	\$ 37,016	\$ 810	\$ 475,931	\$ 71,573	\$ 39,121
TOTAL LIABILITIES & FUND BALANCES	\$ 4,294,798	\$ 349,134	\$ 30,354	\$ 30,199	\$ 37,016	\$ 810	\$ 497,452	\$ 72,051	\$ 47,615

Balance Sheet

April 30, 2020

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 452,501	\$ 452,501
Due From Other Funds	20,291	213,812	13,615	7,514	7,171	-	-	5,580,927
Investments:								
Certificates of Deposit - 12 Months	-	-	-	-	-	276,766	346,532	623,298
Certificates of Deposit - 15 Months	-	-	-	-	-	-	350,146	350,146
Certificates of Deposit - 24 Months	-	-	-	-	-	423,419	950,884	1,374,303
Certificates of Deposit - 36 Months	-	-	-	-	-	-	108,160	108,160
Certificates of Deposit - 6 Months	-	-	-	-	-	-	343,144	343,144
Money Market Account	-	-	-	-	-	-	3,029,560	3,029,560
Prepayment Account	-	-	11,500	-	-	-	-	11,500
Reserve Fund	-	-	22,500	-	-	-	-	22,500
Revenue Fund	-	-	270,279	-	464,819	-	-	735,098
Deposits	-	-	-	-	-	-	-	40,905
TOTAL ASSETS	\$ 20,291	\$ 213,812	\$ 317,894	\$ 7,514	\$ 471,990	\$ 700,185	\$ 5,580,927	\$ 12,672,042

Balance Sheet

April 30, 2020

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
<u>LIABILITIES</u>								
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,995
Accrued Expenses	417	-	-	-	-	-	-	17,007
Accrued Taxes Payable	-	-	-	-	-	-	-	3,402
Sales Tax Payable	-	-	-	-	-	-	-	3
Deposits	-	-	-	-	-	-	-	6,000
Due To Other Funds	-	-	-	-	-	-	5,580,925	5,580,925
TOTAL LIABILITIES	417	-	-	-	-	-	5,580,925	5,658,332
<u>FUND BALANCES</u>								
Nonspendable:								
Deposits	-	-	-	-	-	-	-	40,905
Restricted for:								
Debt Service	-	-	317,894	7,514	471,990	-	-	797,398
Capital Projects	-	-	-	-	-	700,185	-	700,185
Assigned to:								
Operating Reserves	1,289	3,932	-	-	-	-	-	736,011
Reserves - Erosion Control	-	-	-	-	-	-	-	60,000
Reserves - Roadways	9,385	96,360	-	-	-	-	-	971,685
Unassigned:	9,200	113,520	-	-	-	-	2	3,707,526
TOTAL FUND BALANCES	\$ 19,874	\$ 213,812	\$ 317,894	\$ 7,514	\$ 471,990	\$ 700,185	\$ 2	\$ 7,013,710
TOTAL LIABILITIES & FUND BALANCES	\$ 20,291	\$ 213,812	\$ 317,894	\$ 7,514	\$ 471,990	\$ 700,185	\$ 5,580,927	\$ 12,672,042

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	APR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 617	\$ 12,162	\$ 3,000	405.40%
Interest - Tax Collector	81	723	-	0.00%
Special Assmnts- Tax Collector	66,857	2,637,551	2,697,061	97.79%
Special Assmnts- Delinquent	-	486	-	0.00%
Special Assmnts- Discounts	(59)	(100,864)	(107,884)	93.49%
Other Miscellaneous Revenues	-	3,524	-	0.00%
Pavilion Rental	(162)	7,128	4,000	178.20%
TOTAL REVENUES	67,334	2,560,710	2,596,177	98.63%
EXPENDITURES				
<u>Administration</u>				
P/R-Board of Supervisors	-	7,000	19,000	36.84%
FICA Taxes	-	536	1,454	36.86%
ProfServ-Engineering	7,445	37,943	36,000	105.40%
ProfServ-Legal Services	13,953	73,548	90,000	81.72%
ProfServ-Mgmt Consulting Serv	9,446	66,120	113,349	58.33%
ProfServ-Recording Secretary	-	4,500	11,000	40.91%
Auditing Services	-	7,500	7,592	98.79%
Postage and Freight	37	520	1,200	43.33%
Insurance - General Liability	-	32,707	39,104	83.64%
Printing and Binding	26	312	600	52.00%
Legal Advertising	928	3,714	6,500	57.14%
Misc-Assessmnt Collection Cost	1,336	50,743	50,525	100.43%
Misc-Credit Card Fees	(6)	206	350	58.86%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	33,165	285,524	377,499	75.64%
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	9,833	68,833	118,000	58.33%
Contracts-Fountain	500	4,010	7,020	57.12%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	2,289	8,812	28,000	31.47%
R&M-Fountain	-	1,187	3,000	39.57%
Impr - Lake Bank Restoration	-	75,194	-	0.00%
Cap Outlay- Lake	-	27,601	-	0.00%
Total Flood Control/Stormwater Mgmt	12,622	185,637	171,020	108.55%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	APR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	23,897	119,420	198,246	60.24%
Payroll-Benefits	5,912	45,274	62,454	72.49%
Payroll - Overtime	2,376	12,345	17,500	70.54%
Payroll - Bonus	-	10,500	35,883	29.26%
FICA Taxes	3,295	16,245	28,221	57.56%
Contracts-Police	18,083	78,874	145,000	54.40%
Contracts-Other Services	1,630	11,410	19,560	58.33%
Contracts-Landscape	46,434	335,587	562,608	59.65%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	-	39,751	70,959	56.02%
Contracts-Road Cleaning	1,392	6,959	11,135	62.50%
Contracts-Security Alarms	-	500	641	78.00%
Contracts-Pest Control	48	336	540	62.22%
Contracts-Other Landscape	-	480	5,760	8.33%
Fuel, Gasoline and Oil	1,025	6,387	13,000	49.13%
Communication - Teleph - Field	305	3,034	5,000	60.68%
Utility - General	1,791	13,422	23,275	57.67%
Utility - Reclaimed Water	357	1,850	10,000	18.50%
Insurance - General Liability	-	3,123	3,743	83.44%
R&M-General	12,436	24,121	42,500	56.76%
R&M-Equipment	1,424	7,031	8,000	87.89%
R&M-Grounds	1,500	36,306	110,184	32.95%
R&M-Irrigation	-	37,112	65,000	57.10%
R&M-Sidewalks	-	7,195	15,616	46.07%
R&M-Signage	761	1,925	6,000	32.08%
R&M-Walls and Signage	-	10,712	32,500	32.96%
Misc-Holiday Decor	-	7,696	10,000	76.96%
Misc-Taxes (Streetlights)	-	34,076	35,670	95.53%
Misc-Contingency	-	5,363	5,000	107.26%
Office Supplies	142	278	3,500	7.94%
Cleaning Services	-	-	1,680	0.00%
Op Supplies - General	-	1,536	6,000	25.60%
Op Supplies - Uniforms	-	260	600	43.33%
Supplies - Misc.	-	141	600	23.50%
Subscriptions and Memberships	-	1,100	400	275.00%
Conference and Seminars	-	320	1,000	32.00%
Total Right of Way	122,808	954,465	1,705,367	55.97%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	APR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	4,121	10,367	17,000	60.98%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	2,100	1,500	140.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Misc-Internet Services	612	3,672	7,391	49.68%
Impr - Park	-	-	312,200	0.00%
Total Common Area	4,733	16,139	342,291	4.71%
TOTAL EXPENDITURES	173,328	1,441,765	2,596,177	55.53%
Excess (deficiency) of revenues Over (under) expenditures	(105,994)	1,118,945	-	0.00%
Net change in fund balance	<u>\$ (105,994)</u>	<u>\$ 1,118,945</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		3,131,445	3,131,445	
FUND BALANCE, ENDING		<u>\$ 4,250,390</u>	<u>\$ 3,131,445</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	APR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 61	\$ 1,182	\$ 125	945.60%
Special Assmnts- Tax Collector	1,431	56,472	57,746	97.79%
Special Assmnts- Discounts	(1)	(2,161)	(2,310)	93.55%
Gate Bar Code/Remotes	-	323	-	0.00%
TOTAL REVENUES	1,491	55,816	55,561	100.46%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	29	1,086	1,155	94.03%
Misc-Credit Card Fees	-	10	15	66.67%
Total Administration	29	1,096	1,170	93.68%
Right of Way				
Communication - Teleph - Field	420	2,367	2,831	83.61%
Electricity - Streetlighting	459	3,222	8,585	37.53%
Insurance - General Liability	-	1,387	1,662	83.45%
R&M-General	420	4,982	19,700	25.29%
R&M-Gate	-	3,328	6,340	52.49%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	1,299	15,286	54,391	28.10%
TOTAL EXPENDITURES	1,328	16,382	55,561	29.48%
Excess (deficiency) of revenues				
Over (under) expenditures	163	39,434	-	0.00%
Net change in fund balance	\$ 163	\$ 39,434	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		309,155	309,155	
FUND BALANCE, ENDING		\$ 348,589	\$ 309,155	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	APR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 4	\$ 89	\$ 40	222.50%
Special Assmnts- Tax Collector	451	17,773	18,174	97.79%
Special Assmnts- Discounts	-	(680)	(727)	93.54%
TOTAL REVENUES	455	17,182	17,487	98.26%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	9	342	363	94.21%
Total Administration	9	342	363	94.21%
Right of Way				
R&M-Streetlights	1,518	10,543	17,124	61.57%
Total Right of Way	1,518	10,543	17,124	61.57%
TOTAL EXPENDITURES	1,527	10,885	17,487	62.25%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,072)	6,297	-	0.00%
Net change in fund balance	<u>\$ (1,072)</u>	<u>\$ 6,297</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		22,539	22,539	
FUND BALANCE, ENDING		<u>\$ 28,836</u>	<u>\$ 22,539</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	APR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 7	\$ 142	\$ 42	338.10%
Special Assmnts- Tax Collector	95	3,757	3,842	97.79%
Special Assmnts- Discounts	-	(144)	(154)	93.51%
TOTAL REVENUES	102	3,755	3,730	100.67%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	2	72	77	93.51%
Misc-Credit Card Fees	-	-	5	0.00%
Total Administration	2	72	82	87.80%
Right of Way				
Communication - Teleph - Field	150	1,050	1,980	53.03%
Insurance - General Liability	-	2,309	444	520.05%
R&M-General	-	3,250	1,500	216.67%
R&M-Gate	-	2,865	3,619	79.17%
R&M-Streetlights	25	173	500	34.60%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	175	9,647	9,886	97.58%
TOTAL EXPENDITURES	177	9,719	9,968	97.50%
Excess (deficiency) of revenues				
Over (under) expenditures	(75)	(5,964)	(6,238)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(6,238)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(6,238)	0.00%
Net change in fund balance	\$ (75)	\$ (5,964)	\$ (6,238)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		36,138	36,138	
FUND BALANCE, ENDING		\$ 30,174	\$ 29,900	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	APR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 6	\$ 116	\$ 10	1160.00%
Special Assmnts- Tax Collector	172	6,803	6,956	97.80%
Special Assmnts- Discounts	-	(260)	(278)	93.53%
TOTAL REVENUES	178	6,659	6,688	99.57%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	3	131	139	94.24%
Total Administration	3	131	139	94.24%
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	3	131	6,688	1.96%
Excess (deficiency) of revenues				
Over (under) expenditures	175	6,528	-	0.00%
Net change in fund balance	\$ 175	\$ 6,528	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		30,488	30,488	
FUND BALANCE, ENDING		\$ 37,016	\$ 30,488	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	APR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 70	\$ 1,398	\$ 500	279.60%
Special Assmnts- Tax Collector	7,452	293,992	300,625	97.79%
Special Assmnts- Discounts	(7)	(11,249)	(12,026)	93.54%
Gate Bar Code/Remotes	194	1,495	-	0.00%
TOTAL REVENUES	7,709	285,636	289,099	98.80%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	149	5,655	6,012	94.06%
Misc-Credit Card Fees	8	48	120	40.00%
Total Administration	157	5,703	6,132	93.00%
Right of Way				
Contracts-Security Services	14,822	104,333	160,000	65.21%
Contracts-Pest Control	(20)	100	240	41.67%
Communication - Teleph - Field	173	1,217	3,000	40.57%
Insurance - General Liability	-	713	855	83.39%
R&M-General	34	11,968	21,760	55.00%
R&M-Gate	-	3,374	10,000	33.74%
R&M-Streetlights	4,279	29,638	52,000	57.00%
Cap Outlay - Signage	2,350	7,700	-	0.00%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	21,638	159,043	291,967	54.47%
TOTAL EXPENDITURES	21,795	164,746	298,099	55.27%
Excess (deficiency) of revenues				
Over (under) expenditures	(14,086)	120,890	(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	\$ (14,086)	\$ 120,890	\$ (9,000)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		355,041	355,041	
FUND BALANCE, ENDING		\$ 475,931	\$ 346,041	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	APR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 13	\$ 249	\$ 80	311.25%
Special Assmnts- Tax Collector	407	16,055	16,417	97.79%
Special Assmnts- Discounts	-	(614)	(658)	93.31%
TOTAL REVENUES	420	15,690	15,839	99.06%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	8	309	328	94.21%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	8	309	338	91.42%
Right of Way				
Communication - Teleph - Field	124	871	1,450	60.07%
Insurance - General Liability	-	288	345	83.48%
R&M-General	-	3,400	1,000	340.00%
R&M-Gate	-	-	3,800	0.00%
R&M-Streetlights	478	3,280	5,800	56.55%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	602	7,839	15,501	50.57%
TOTAL EXPENDITURES	610	8,148	15,839	51.44%
Excess (deficiency) of revenues Over (under) expenditures	(190)	7,542	-	0.00%
Net change in fund balance	\$ (190)	\$ 7,542	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		64,031	64,031	
FUND BALANCE, ENDING		\$ 71,573	\$ 64,031	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	APR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 3	\$ 300	1.00%
Special Assmnts- Tax Collector	2,950	116,379	119,005	97.79%
Special Assmnts- Discounts	(3)	(4,453)	(4,760)	93.55%
TOTAL REVENUES	2,947	111,929	114,545	97.72%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	59	2,239	2,380	94.08%
Total Administration	59	2,239	2,380	94.08%
Right of Way				
R&M-General	-	8,130	-	0.00%
R&M-Streetlights	8,494	59,357	99,900	59.42%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	8,494	67,487	112,165	60.17%
TOTAL EXPENDITURES	8,553	69,726	114,545	60.87%
Excess (deficiency) of revenues Over (under) expenditures	(5,606)	42,203	-	0.00%
Net change in fund balance	<u>\$ (5,606)</u>	<u>\$ 42,203</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		(3,082)	(3,082)	
FUND BALANCE, ENDING		<u>\$ 39,121</u>	<u>\$ (3,082)</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	APR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 3	\$ 60	\$ 90	66.67%
Special Assmnts- Tax Collector	193	7,605	7,777	97.79%
Special Assmnts- Discounts	-	(291)	(310)	93.87%
TOTAL REVENUES	196	7,374	7,557	97.58%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	4	146	156	93.59%
Total Administration	4	146	156	93.59%
Right of Way				
R&M-Streetlights	417	2,901	4,999	58.03%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	417	2,901	7,401	39.20%
TOTAL EXPENDITURES	421	3,047	7,557	40.32%
Excess (deficiency) of revenues				
Over (under) expenditures	(225)	4,327	-	0.00%
Net change in fund balance	\$ (225)	\$ 4,327	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		15,547	15,547	
FUND BALANCE, ENDING		\$ 19,874	\$ 15,547	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	APR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 38	\$ 739	\$ 150	492.67%
Special Assmnts- Tax Collector	660	26,030	26,617	97.79%
Special Assmnts- Discounts	(1)	(996)	(1,065)	93.52%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	697	25,838	25,702	100.53%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	13	501	532	94.17%
Misc-Credit Card Fees	-	-	25	0.00%
Total Administration	13	501	557	89.95%
Right of Way				
Communication - Teleph - Field	-	-	1,150	0.00%
Insurance - General Liability	-	291	349	83.38%
R&M-General	-	-	4,401	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	-	1,708	5,000	34.16%
Misc-Internet Services	120	813	1,272	63.92%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	120	2,812	25,145	11.18%
TOTAL EXPENDITURES	133	3,313	25,702	12.89%
Excess (deficiency) of revenues				
Over (under) expenditures	564	22,525	-	0.00%
Net change in fund balance	\$ 564	\$ 22,525	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		191,287	191,287	
FUND BALANCE, ENDING		\$ 213,812	\$ 191,287	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	APR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 92	\$ 1,233	\$ -	0.00%
Special Assmnts- Tax Collector	4,360	172,019	175,900	97.79%
Special Assmnts- Discounts	(4)	(6,582)	(7,036)	93.55%
TOTAL REVENUES	4,448	166,670	168,864	98.70%
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	4,289	3,717	115.39%
Misc-Assessmnt Collection Cost	87	3,309	3,518	94.06%
Total Administration	87	7,598	8,235	92.26%
Debt Service				
Principal Debt Retirement	-	-	110,000	0.00%
Interest Expense	-	7,988	15,975	50.00%
Total Debt Service	-	7,988	125,975	6.34%
TOTAL EXPENDITURES	87	15,586	134,210	11.61%
Excess (deficiency) of revenues				
Over (under) expenditures	4,361	151,084	34,654	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	34,654	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	34,654	0.00%
Net change in fund balance	\$ 4,361	\$ 151,084	\$ 34,654	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		166,810	166,810	
FUND BALANCE, ENDING		\$ 317,894	\$ 201,464	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	APR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 150	\$ 1,826	\$ -	0.00%
Special Assmnts- Tax Collector	8,354	329,564	337,000	97.79%
Special Assmnts- Discounts	(7)	(12,610)	(13,480)	93.55%
TOTAL REVENUES	8,497	318,780	323,520	98.53%
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	167	6,339	6,740	94.05%
Total Administration	167	11,110	12,277	90.49%
Debt Service				
Principal Debt Retirement	-	-	455,000	0.00%
Interest Expense	-	9,669	19,338	50.00%
Total Debt Service	-	9,669	474,338	2.04%
TOTAL EXPENDITURES	167	20,779	486,615	4.27%
Excess (deficiency) of revenues				
Over (under) expenditures	8,330	298,001	(163,095)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(163,095)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(163,095)	0.00%
Net change in fund balance	\$ 8,330	\$ 298,001	\$ (163,095)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		173,989	173,989	
FUND BALANCE, ENDING		\$ 471,990	\$ 10,894	

**Westchase
Community Development District**

Supporting Schedules

April 30, 2020

WESTCHASE

Community Development District

Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020

					ALLOCATION BY FUND				
Date Received	Net Amount Received	Interest/ Discount Amount	Collection Costs	Gross Amount Received	001 General Fund Assessments	002 Harbor Links Fund Assessments	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments
Assessments Levied				\$ 3,767,120 100%	\$ 2,697,061 71.59%	\$ 57,746 1.53%	\$ 18,174 0.48%	\$ 3,842 0.10%	\$ 6,956 0.18%
11/05/19	\$45,845	\$2,382	\$936	\$49,163	\$35,198	\$754	\$237	\$50	\$91
11/15/19	245,405	10,428	5,008	260,841	186,749	3,998	1,258	266	482
11/22/19	329,177	13,996	6,718	349,891	250,504	5,363	1,688	357	646
12/06/19	2,423,332	103,026	49,456	2,575,814	1,844,148	39,485	12,427	2,627	4,756
12/12/19	136,840	5,627	2,793	145,259	103,998	2,227	701	148	268
01/08/20	118,511	3,827	2,419	124,757	89,319	1,912	602	127	230
02/05/20	50,041	1,242	1,021	52,305	37,447	802	252	53	97
03/04/20	31,591	353	645	32,588	23,331	500	157	33	60
04/06/20	91,434	82	1,866	93,383	66,857	1,431	451	95	172
TOTAL	3,472,176	140,963	70,861	3,684,000	2,637,551	56,472	17,773	3,757	6,803
% COLLECTED				97.79%	97.79%	97.79%	97.79%	97.79%	97.79%
TOTAL O/S				83,120	59,510	1,274	401	85	153

WESTCHASE

Community Development District

Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020

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	
Assessments I \$	300,625	\$ 16,417	\$ 119,005	\$ 7,777	\$ 26,617	\$ 175,900	\$ 337,000	
	7.98%	0.44%	3.16%	0.21%	0.71%	4.67%	8.95%	
11/05/19	\$3,923	\$214	\$1,553	\$101	\$347	\$2,296	\$4,398	
11/15/19	20,816	1,137	8,240	538	1,843	12,180	23,334	
11/22/19	27,922	1,525	11,053	722	2,472	16,338	31,301	
12/06/19	205,556	11,225	81,371	5,318	18,200	120,274	230,428	
12/12/19	11,592	633	4,589	300	1,026	6,783	12,995	
01/08/20	9,956	544	3,941	258	881	5,825	11,161	
02/05/20	4,174	228	1,652	108	370	2,442	4,679	
03/04/20	2,601	142	1,029	67	230	1,522	2,915	
04/06/20	7,452	407	2,950	193	660	4,360	8,354	
TOTAL	293,992	16,055	116,379	7,605	26,030	172,019	329,564	
% COLLECTED	97.79%	97.79%	97.79%	97.79%	97.79%	97.79%	97.79%	
TOTAL O/S	6,633	362	2,626	172	587	3,881	7,436	

Cash & Investment Report
April 30, 2020

<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	452,501
Certificate of Deposit-8199	8-06-17	5/6/2020	CenterState Bank	0.50%	171,148
Certificate of Deposit-9344	1-20-17	7/20/2020	CenterState Bank	0.50%	171,997
			6 months Subtotal		343,144
Certificate of Deposit-5019	5-18-17	5/18/2020	CenterState Bank	1.00%	346,532
			12 months Subtotal		346,532
Certificate of Deposit-3719	6-19-17	9/19/2020	CenterState Bank	2.40%	350,146
			15 months Subtotal		350,146
Certificate of Deposit-1416	7-20-16	7/20/2020	CenterState Bank	1.25%	316,338
Certificate of Deposit-8473	5-18-16	5/18/2020	CenterState Bank	1.25%	317,564
Certificate of Deposit-1530	6-19-16	6/19/2020	CenterState Bank	1.25%	316,982
			24 months Subtotal		950,884
Certificate of Deposit-3385	5-18-15	5/18/2021	CenterState Bank	1.25%	36,118
Certificate of Deposit-6423	6-19-15	6/19/2021	CenterState Bank	2.01%	36,078
Certificate of Deposit-4544	7-20-15	7/20/2021	CenterState Bank	2.01%	35,964
			36 months Subtotal		108,160
Money Market Account	5-07-12	n/a	CenterState Bank	0.31%	3,029,560
			Subtotal		5,580,928
DEBT SERVICE FUNDS					
Series 2000 Prepayment Account			U.S. Bank	n/a	11,500 (1)
Series 2000 Reserve Account			U.S. Bank	n/a	22,500 (1)
Series 2000 Revenue Account			U.S. Bank	n/a	270,279 (1)
Series 2007-3 Revenue Account			U.S. Bank	n/a	464,819 (1)
			Subtotal		769,098
UNINSURABLE ASSETS					
Certificate of Deposit 12 mo-4426	5-18-17	5/18/2020	CenterState Bank	1.00%	276,766 (2)
Certificate of Deposit 24 mo-1338	5-18-16	5/18/2020	CenterState Bank	1.25%	423,419 (2)
			Subtotal		700,185
			Total	\$	7,050,211

(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. 04-2020
Statement Date 4/30/2020

G/L Balance (LCY)	452,500.93	Statement Balance	452,886.78
G/L Balance	452,500.93	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	452,886.78
Subtotal	452,500.93	Outstanding Checks	385.85
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	452,500.93	Ending Balance	452,500.93
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
9/17/2019	Payment	9575	QUALITY POWER	16.45	0.00	16.45
1/10/2020	Payment	9730	BRIAN M. ROSS	184.70	0.00	184.70
3/6/2020	Payment	9788	BRIAN M. ROSS	184.70	0.00	184.70
Total Outstanding Checks.....				385.85		385.85



CenterState Bank of Florida
PO Box 9602
Winter Haven FL 33883
Telephone: 855-863-2265
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: 4/30/20
Checks/Items Enclosed: 29

49

SUMMARY OF ALL ACCOUNTS

CHECKING 452,886.78

PUBLIC FUNDS BUS ANALYSIS WESTCHASE COMMUNITY DEVELOPMENT DISTRICT Acct

Beginning Balance	4/01/20	177,958.18	
Deposits / Misc Credits	8	491,717.74	
Withdrawals / Misc Debits	54	216,789.14	
** Ending Balance	4/30/20	452,886.78	**
Service Charge		.00	
Minimum Balance		148,749	
Enclosures		29	

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
4/07	91,434.13		HLLS TAX LICENS/DIST ID465
4/07	33.68		WESTCHASE Square Inc/200407P2
4/08	33.68		Square Inc/200408P2
4/13	33.68		Square Inc/200413P2
4/15	400,000.00		OCM Transfer From 2653
4/16	81.22		HLLS TAX LICENS/DIST200331
4/16	33.68		WESTCHASE Square Inc/200416P2
4/30	67.67		Square Inc/200430P2



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

4/30/20

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
4/01		1,546.68	WESTCHASE CDD/401K
			WESTCHASE CDD
4/02		10,669.17	ACH Batch Offset Debit
			WESTCHASE COMMUN/payroll
			WESTCHASE COMMUNITY DE
4/03		495.00	UBIQUITY RETIREM/ONLINE401K
			M62282132320 ANDREW MENDENHALL
4/06		4,293.86	CARD ASSETS/PAYMENT
			ACCOUNT,BILLING
4/06		3,398.83	IRS/USATAXPYMT
			WESTCHASE COMMUNITY DE
4/15		1,546.68	WESTCHASE CDD/401K
			WESTCHASE CDD
4/15		307.43	SAMS BRC/PAYMENT
			6046002021607378
4/15		151.96	VERIZON WIRELESS/PAYMENTS
			0000000024226654000001
4/16		10,959.47	ACH Batch Offset Debit
			WESTCHASE COMMUN/payroll
			WESTCHASE COMMUNITY DE
4/16		32.59	TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMMUNITY AS
4/16		23.99	TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMM DEV DIS
4/16		23.62	TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMMUNITY AS
4/16		19.91	TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMMUNITY AS
4/16		19.35	TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMMUNITY AS
4/17		3,462.17	IRS/USATAXPYMT
			WESTCHASE COMMUNITY DE

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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

4/30/20

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
4/20		9,507.80	ACH Batch Offset Debit WESTCHASE COMMUN/invoice
4/20		1,597.47	WESTCHASE COMMUNITY DE BRIGHT HOUSE NET/CABLE TV
4/21		72.52	WESTCHASE *CDD Square Inc/200421P2
4/22		16,843.47	L204294938611 TECO/PEOPLE GAS/UTILITYBIL
4/22		365.67	WESTCHASE COMM DEV DIS PAYMNT FOR LOWES/LOWESTLPAY
4/22		59.93	99006370961 FLA DEPT REVENUE/C01
4/22		35.99	WESTCHASE COMMU STAPLES/PAYMENT
4/24		96.80	WESTCHASE CDD SALLY CH Square Inc/200424P2
4/29		1,546.68	L204294994571 WESTCHASE CDD/401K
4/30		10,772.19	WESTCHASE CDD ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE

CHECKS

* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
4/01	9810	100.00	4/08	9827	1,835.00	4/14	9832	259.71
4/03	9820*	350.00	4/07	9828	3,799.83	4/17	9833	375.00
4/06	9824*	2,350.00	4/14	9829	14,142.59	4/16	9834	1,898.50
4/02	9825	2,500.00	4/14	9830	11,483.33	4/17	9835	3,150.00
4/03	9826	3,504.77	4/14	9831	104.64	4/20	9836	199.00



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

4/30/20

CHECKS								
* indicates skip in check numbers								
Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
4/14	9837	1,630.00	4/21	9842	155.00	4/28	9847	3,000.00
4/14	9838	765.50	4/20	9843	15,107.41	4/28	9848	48.00
4/17	9839	1,391.88	4/30	9844	1,539.00	4/29	9849	518.80
4/23	9840	750.00	4/28	9845	52,944.00	4/30	9850	2,700.00
4/21	9841	6,737.95	4/30	9846	5,600.00			

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
4/01	176,311.50	4/14	206,264.44	4/22	532,334.58
4/02	163,142.33	4/15	604,258.37	4/23	531,584.58
4/03	158,792.56	4/16	591,395.84	4/24	531,487.78
4/06	148,749.87	4/17	583,016.79	4/28	475,495.78
4/07	236,417.85	4/20	556,605.11	4/29	473,430.30
4/08	234,616.53	4/21	549,639.64	4/30	452,886.78
4/13	234,650.21				

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 4/1/20 to 4/30/20 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND (001) - 001								
001	9827	04/02/20	C & C PAINTING CONTRACTORS, INC	8330	Painting Bridge WPV	R&M-General	546001-57208	\$1,835.00
001	9828	04/02/20	FLORIDA MUNICIPAL INS. TRUST	040120	APRIL HLTH INSURANCE	Payroll-Benefits	512010-53901	\$3,799.83
001	9830	04/09/20	A & B AQUATICS	2022111	AERATOR PUMP & DIFFUSER REPLACEMENT	R&M-Drainage	546019-53801	\$1,650.00
001	9830	04/09/20	A & B AQUATICS	2022228	APRIL 2020 AQUATIC MAINT	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	9831	04/09/20	CHOO-CHOO LAWN EQUIP INC	245506	(48) 2.6 OZ. HIGH PERFORMANCE ULTRA	R&M-Equipment	546022-53901	\$104.64
001	9832	04/09/20	CINTAS CORP #074	1901114432	2/17/20 - UNIFORMS	tshirts	552028-53901	\$259.71
001	9833	04/09/20	GARCIA PLUMBING, INC	7292	TOILET REPR	R&M-General	546001-57208	\$375.00
001	9834	04/09/20	HILLSBOROUGH COUNTY	39122	MARCH SECURITY SERVICES	Contracts-Police	534031-53901	\$1,898.50
001	9836	04/09/20	NETWORK FACTOR INC	111276	APRIL 2020 PHONE SERVICE	Communication - Teleph - Field	541005-53901	\$29.00
001	9837	04/09/20	OLM INC	36054	3/26/20 LANDSCAPE INSPECTION	Contracts-Other Services	534033-53901	\$1,630.00
001	9838	04/09/20	RICHARD LEE REPORTING	7429	3/03/20 MTG RECORDED	ProfServ-Recording Secretary	531036-51301	\$765.50
001	9839	04/09/20	USA SERVICES	USA006755	3/24/20 STREET SWEEP	Contracts-Road Cleaning	534080-53901	\$1,391.88
001	9840	04/16/20	A & B AQUATICS	2022270	Last 3 treatment of Larvacide/midge fly	R&M-Drainage	546019-53801	\$750.00
001	9841	04/16/20	ERIN McCORMICK LAW PA	10412	3/3-4/8/20 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$6,737.95
001	9844	04/23/20	A & B AQUATICS	2022288	Aerator & Fan Motor Rplcment	R&M-Drainage	546019-53801	\$1,539.00
001	9845	04/23/20	DAVEY TREE EXPERT CO	914440955	March Irr Repairs/Landscape Maint Enhancements	R&M-Irrigation	546041-53901	\$3,095.00
001	9845	04/23/20	DAVEY TREE EXPERT CO	914440955	March Irr Repairs/Landscape Maint Enhancements	R&M-Grounds	546037-53901	\$3,415.00
001	9845	04/23/20	DAVEY TREE EXPERT CO	914443455	APRIL LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$46,434.00
001	9846	04/23/20	DAVID L. YATES	041320	MATERIAL FOR NEW FENCE	Material deposit for Fence	546001-53901	\$5,600.00
001	9848	04/23/20	HUGHES EXTERMINATORS INC	38040833	4/13/20 OFFICE PEST CONTROL	Contracts-Pest Control	534125-53901	\$48.00
001	9849	04/23/20	PALMDALE OIL COMPANY, INC	1330462	FUEL FOR ACCT 80180172	Fuel, Gasoline and Oil	540004-53901	\$518.80
001	9850	04/23/20	RAP ELECTRIC LLC	1170	Bullards installation for Pedestrian Bridge	R&M-General	546001-53901	\$1,550.00
001	9850	04/23/20	RAP ELECTRIC LLC	1171	STONEBRIDGE-Nano Bubbler Connection	R&M-General	546001-53901	\$1,150.00
001	DD4188	04/03/20	DECIMAL, INC. - ACH	033120 ACH	Retirement for ACH pd 4.03.20	Deferred Compensation-Current	235000	\$1,546.68
001	DD4189	04/14/20	SAM'S CLUB - ACH	032520-7378 ACH	SAM'S CC ANNUAL MEMBER & 3/6/20	Misc-Contingency	549900-53901	\$307.43
001	DD4190	04/14/20	STAPLES CREDIT PLAN - ACH	033020-4315 ACH	Staples: HP Ink 03/28/20	Office Supplies	551002-53901	\$35.99
001	DD4192	04/04/20	CARD SERVICES CENTER - ACH	031020-0566 ACH	02/08 - 03/10/20 CC PURCH	2nd balance of Plastic Lumber	546001-53901	\$3,504.77
001	DD4192	04/04/20	CARD SERVICES CENTER - ACH	031020-0566 ACH	02/08 - 03/10/20 CC PURCH	bj cleaning products	545002-53901	\$314.02
001	DD4192	04/04/20	CARD SERVICES CENTER - ACH	031020-0566 ACH	02/08 - 03/10/20 CC PURCH	WWW.1AND1.COM	552001-53901	\$5.00
001	DD4192	04/04/20	CARD SERVICES CENTER - ACH	031020-0566 ACH	02/08 - 03/10/20 CC PURCH	ATOMIC HESSTON DS	546001-53901	\$205.00
001	DD4192	04/04/20	CARD SERVICES CENTER - ACH	031020-0566 ACH	02/08 - 03/10/20 CC PURCH	cleaning products	546001-53901	\$115.89
001	DD4192	04/04/20	CARD SERVICES CENTER - ACH	031020-0566 ACH	02/08 - 03/10/20 CC PURCH	WAWA fuel	540004-53901	\$13.33
001	DD4192	04/04/20	CARD SERVICES CENTER - ACH	031020-0566 ACH	02/08 - 03/10/20 CC PURCH	Veterans Ford Oil Change	546022-53901	\$39.95
001	DD4193	04/20/20	INFRAMARK, LLC - ACH	50692 ACH	APRIL 2020 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,445.75
001	DD4193	04/20/20	INFRAMARK, LLC - ACH	50692 ACH	APRIL 2020 MANAGEMENT FEES	Postage and Freight	541006-51301	\$36.50
001	DD4193	04/20/20	INFRAMARK, LLC - ACH	50692 ACH	APRIL 2020 MANAGEMENT FEES	Printing and Binding	547001-51301	\$25.55
001	DD4194	04/15/20	TECO - ACH	032520 ACH	02/20-03/19/20 ELECTRIC SRVCS	Utility - General	543001-53901	\$119.46
001	DD4195	04/15/20	VERIZON FLORIDA LLC - ACH	9851084419 ACH	02/24-03/23/20 242266540-00001	Communication - Teleph - Field	541005-53901	\$151.96
001	DD4214	04/20/20	TECO - ACH	040320-0710 ACH	02/20-03/19/20 UTILITY SRVCS	Utility - General	543001-53901	\$1,206.82
001	DD4215	04/13/20	DECIMAL, INC. - ACH	041320 ACH	Retirement for ACH pd 4.17.20	Deferred Compensation-Current	235000	\$1,546.68
001	DD4218	04/20/20	LOWE'S	040220-0961 ACH	LOWES CC PURCH THRU 04.02.20	R&M-General	546001-53901	\$365.67

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 4/1/20 to 4/30/20 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD4243	04/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601033120 ACH	03/30/20-04/29/20 0050844716-01	Office phone and internet	541005-53901	\$169.97
001	DD4243	04/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601033120 ACH	03/30/20-04/29/20 0050844716-01	Park Internet/Baybridge	549031-57208	\$204.00
001	DD4243	04/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601033120 ACH	03/30/20-04/29/20 0050844716-01	Glenclyff	549031-57208	\$204.00
001	DD4243	04/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601033120 ACH	03/30/20-04/29/20 0050844716-01	WPV	549031-57208	\$204.00
Fund Total								\$114,178.56

GENERAL FUND - HARBOR LINKS (002) - 002

002	DD4192	04/04/20	CARD SERVICES CENTER - ACH	031020-0566 ACH	02/08 - 03/10/20 CC PURCH	Doorking	541005-53901	\$47.95
002	DD4192	04/04/20	CARD SERVICES CENTER - ACH	031020-0566 ACH	02/08 - 03/10/20 CC PURCH	Doorking	541005-53901	\$47.95
002	DD4214	04/20/20	TECO - ACH	040320-0710 ACH	02/20-03/19/20 UTILITY SRVCS	Electricity - Streetlighting	543013-53901	\$449.02
002	DD4243	04/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601033120 ACH	03/30/20-04/29/20 0050844716-01	Radcliffe Gate	541005-53901	\$124.20
002	DD4243	04/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601033120 ACH	03/30/20-04/29/20 0050844716-01	Peabody Gate	541005-53901	\$124.20
Fund Total								\$793.32

GENERAL FUND - THE ENCLAVE (003) - 003

003	DD4214	04/20/20	TECO - ACH	040320-0710 ACH	02/20-03/19/20 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$1,518.15
Fund Total								\$1,518.15

GENERAL FUND - SAVILLE ROW (004) - 004

004	9835	04/09/20	MAINTENANCE DOCTOR LLC	20058	Saville Rowe-Rpice mailboxes	replace mailboxes approved by board	546001-53901	\$3,150.00
004	DD4214	04/20/20	TECO - ACH	040320-0710 ACH	02/20-03/19/20 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$25.28
004	DD4243	04/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601033120 ACH	03/30/20-04/29/20 0050844716-01	Saville Row Gate	541005-53901	\$149.97
Fund Total								\$3,325.25

GENERAL FUND - THE GREENS (102) - 102

102	9836	04/09/20	NETWORK FACTOR INC	111280	GREENS NETWORK CLEANUP-GH	R&M-General	546001-53901	\$170.00
102	9842	04/16/20	MO'ZART DESIGNS	20-4883	Greens Exit Gates Svc on 3.30.20	R&M-Gate	546034-53901	\$155.00
102	9843	04/16/20	SECURITAS SECURITY	E4600128	MARCH SECURITY SERVICE - GREENS	March	534037-53901	\$15,107.41
102	9847	04/23/20	HARDSCAPES 2, INC.	20-02176	GREENDALE NEW MONUMENT	Cap Outlay - Signage	564027-53901	\$3,000.00
102	DD4214	04/20/20	TECO - ACH	040320-0710 ACH	02/20-03/19/20 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$4,267.93
102	DD4243	04/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601033120 ACH	03/30/20-04/29/20 0050844716-01	Greens Gate	541005-53901	\$173.41
Fund Total								\$22,873.75

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 4/1/20 to 4/30/20
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - STONEBRIDGE (103) - 103

103	DD4214	04/20/20	TECO - ACH	040320-0710 ACH	02/20-03/19/20 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$475.84
103	DD4243	04/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601033120 ACH	03/30/20-04/29/20 0050844716-01	Stonebridge Gate	541005-53901	\$124.20
Fund Total								\$600.04

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

104	DD4214	04/20/20	TECO - ACH	040320-0710 ACH	02/20-03/19/20 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$8,483.06
Fund Total								\$8,483.06

GENERAL FUND - WEST PARK VILLAGE (324-C5) (105) - 105

105	DD4214	04/20/20	TECO - ACH	040320-0710 ACH	02/20-03/19/20 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$417.41
Fund Total								\$417.41

GENERAL FUND - VINEYARDS (106) - 106

106	DD4243	04/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601033120 ACH	03/30/20-04/29/20 0050844716-01	Vineyards	549031-53901	\$119.52
Fund Total								\$119.52

SERIES 2007-3 DEBT SERVICE FUND - 257

257	9829	04/08/20	WESTCHASE CDD	040320-SER 2007-3	TRF FY20 DS ASSMNTS	Due From Other Funds	131000	\$14,142.59
Fund Total								\$14,142.59

CLEARING FUND - 800

800	DD4152	04/02/20	KRISTIAN GUNDERSEN	PAYROLL	April 02, 2020 Payroll Posting			\$581.95
800	DD4153	04/02/20	PATRICK J. MCLANE	PAYROLL	April 02, 2020 Payroll Posting			\$356.88
800	DD4154	04/02/20	DOUGLAS R. MAYS	PAYROLL	April 02, 2020 Payroll Posting			\$2,212.64
800	DD4155	04/02/20	SONJA WHYTE	PAYROLL	April 02, 2020 Payroll Posting			\$1,312.80
800	DD4156	04/02/20	LIVAN SOTO VIEGO	PAYROLL	April 02, 2020 Payroll Posting			\$1,353.29
800	DD4157	04/02/20	DANIEL P. HAWKINS	PAYROLL	April 02, 2020 Payroll Posting			\$555.44
800	DD4158	04/02/20	DANIEL R. WOOLLEY	PAYROLL	April 02, 2020 Payroll Posting			\$641.51
800	DD4159	04/02/20	CRISTIAN A. GUABA	PAYROLL	April 02, 2020 Payroll Posting			\$1,217.98
800	DD4160	04/02/20	CHAD E. FRISCO	PAYROLL	April 02, 2020 Payroll Posting			\$137.14

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 4/1/20 to 4/30/20 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
800	DD4161	04/02/20	KATHERINE A. LAMB	PAYROLL	April 02, 2020 Payroll Posting			\$121.91
800	DD4162	04/02/20	JAMES M. SCHNEIDER	PAYROLL	April 02, 2020 Payroll Posting			\$480.57
800	DD4163	04/02/20	JOSEPH H. MAURER	PAYROLL	April 02, 2020 Payroll Posting			\$365.71
800	DD4164	04/02/20	MICHAEL F. MANN	PAYROLL	April 02, 2020 Payroll Posting			\$259.20
800	DD4165	04/02/20	JESSICA L. WEATHERMAN	PAYROLL	April 02, 2020 Payroll Posting			\$340.73
800	DD4166	04/02/20	ROBERT D. BARLOW	PAYROLL	April 02, 2020 Payroll Posting			\$365.71
800	DD4167	04/02/20	ANDREW S. HOWARD	PAYROLL	April 02, 2020 Payroll Posting			\$365.71
800	DD4168	04/16/20	KRISTIAN GUNDERSEN	PAYROLL	April 16, 2020 Payroll Posting			\$661.51
800	DD4169	04/16/20	PATRICK J. MCLANE	PAYROLL	April 16, 2020 Payroll Posting			\$680.90
800	DD4170	04/16/20	DOUGLAS R. MAYS	PAYROLL	April 16, 2020 Payroll Posting			\$2,212.64
800	DD4171	04/16/20	SONJA WHYTE	PAYROLL	April 16, 2020 Payroll Posting			\$1,312.80
800	DD4172	04/16/20	LIVAN SOTO VIEGO	PAYROLL	April 16, 2020 Payroll Posting			\$1,353.29
800	DD4173	04/16/20	DANIEL P. HAWKINS	PAYROLL	April 16, 2020 Payroll Posting			\$407.43
800	DD4174	04/16/20	DANIEL R. WOOLLEY	PAYROLL	April 16, 2020 Payroll Posting			\$482.41
800	DD4175	04/16/20	CRISTIAN A. GUABA	PAYROLL	April 16, 2020 Payroll Posting			\$1,217.98
800	DD4176	04/16/20	CHAD E. FRISCO	PAYROLL	April 16, 2020 Payroll Posting			\$365.71
800	DD4177	04/16/20	KATHERINE A. LAMB	PAYROLL	April 16, 2020 Payroll Posting			\$182.85
800	DD4178	04/16/20	JASON C. BECKMAN	PAYROLL	April 16, 2020 Payroll Posting			\$182.85
800	DD4179	04/16/20	JAMES M. SCHNEIDER	PAYROLL	April 16, 2020 Payroll Posting			\$182.85
800	DD4180	04/16/20	JOSEPH H. MAURER	PAYROLL	April 16, 2020 Payroll Posting			\$365.71
800	DD4181	04/16/20	MICHAEL F. MANN	PAYROLL	April 16, 2020 Payroll Posting			\$177.67
800	DD4182	04/16/20	JESSICA L. WEATHERMAN	PAYROLL	April 16, 2020 Payroll Posting			\$502.41
800	DD4183	04/16/20	ROBERT D. BARLOW	PAYROLL	April 16, 2020 Payroll Posting			\$365.71
800	DD4184	04/16/20	ANDREW S. HOWARD	PAYROLL	April 16, 2020 Payroll Posting			\$304.75
800	DD4196	04/30/20	KRISTIAN GUNDERSEN	PAYROLL	April 30, 2020 Payroll Posting			\$475.90
800	DD4197	04/30/20	PATRICK J. MCLANE	PAYROLL	April 30, 2020 Payroll Posting			\$356.88
800	DD4198	04/30/20	DOUGLAS R. MAYS	PAYROLL	April 30, 2020 Payroll Posting			\$2,212.64
800	DD4199	04/30/20	SONJA WHYTE	PAYROLL	April 30, 2020 Payroll Posting			\$1,312.80
800	DD4200	04/30/20	LIVAN SOTO VIEGO	PAYROLL	April 30, 2020 Payroll Posting			\$1,353.29
800	DD4201	04/30/20	DANIEL P. HAWKINS	PAYROLL	April 30, 2020 Payroll Posting			\$581.95
800	DD4202	04/30/20	DANIEL R. WOOLLEY	PAYROLL	April 30, 2020 Payroll Posting			\$641.51
800	DD4203	04/30/20	CRISTIAN A. GUABA	PAYROLL	April 30, 2020 Payroll Posting			\$1,217.98
800	DD4204	04/30/20	CHAD E. FRISCO	PAYROLL	April 30, 2020 Payroll Posting			\$502.84
800	DD4205	04/30/20	KATHERINE A. LAMB	PAYROLL	April 30, 2020 Payroll Posting			\$182.85
800	DD4208	04/30/20	JAMES M. SCHNEIDER	PAYROLL	April 30, 2020 Payroll Posting			\$365.71
800	DD4209	04/30/20	JOSEPH H. MAURER	PAYROLL	April 30, 2020 Payroll Posting			\$182.85
800	DD4210	04/30/20	MICHAEL F. MANN	PAYROLL	April 30, 2020 Payroll Posting			\$475.90
800	DD4211	04/30/20	JESSICA L. WEATHERMAN	PAYROLL	April 30, 2020 Payroll Posting			\$177.67
800	DD4212	04/30/20	ROBERT D. BARLOW	PAYROLL	April 30, 2020 Payroll Posting			\$365.71
800	DD4213	04/30/20	ANDREW S. HOWARD	PAYROLL	April 30, 2020 Payroll Posting			\$365.71
Fund Total								\$32,400.83

Total Cks Paid	\$198,852.48
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Fifth Order of Business

5A

RESOLUTION 2020-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
REAPPROVING THE BUDGET FOR FISCAL YEAR 2020/2021 AND
SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA
LAW**

WHEREAS, the District Manager prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2020/2021, and

WHEREAS, at a meeting held May 5, 2020 the Board approved said budget and set the public hearing, and

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a revised proposed operating and/or debt service budget for Fiscal Year 2020/2021; a copy of which is attached hereto, and

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

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

1. The revised budget proposed by the District Manager for Fiscal Year 2020/2021 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date:	August 4, 2020
Hour:	4:00 p.m.
Place:	Westchase Community Association Office 10049 Parley Drive Tampa, Florida

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

Adopted this 2nd day of June, 2020.

James P. Mills
Chairman

Andrew P. Mendenhall, PMP
Secretary

WESTCHASE
Community Development District

Annual Operating Budget
Fiscal Year 2021

Version 2 - Proposed Budget
(Printed 5/20/20)

Prepared by:



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Westchase

Community Development District

Operating Budget

Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 15,309	\$ 24,459	\$ 3,000	\$ 11,549	\$ 11,549	\$ 23,098	\$ 15,000
Interest - Tax Collector	626	1,008	-	641	-	641	-
Special Assmnts- Tax Collector	2,701,118	2,698,370	2,697,061	2,570,694	126,367	2,697,061	2,699,206
Special Assmnts- Delinquents	-	-	-	486	-	486	-
Special Assmnts- Discounts	(96,457)	(99,883)	(107,884)	(100,804)	-	(100,804)	(107,968)
Disposition of Fixed Assets	-	7,500	-	-	-	-	-
Other Miscellaneous Revenues	4,832	8,739	-	3,524	-	3,524	-
Pavilion Rental	12,380	11,017	4,000	7,290	-	7,290	4,000
TOTAL REVENUES	2,637,808	2,651,210	2,596,177	2,493,380	137,916	2,631,296	2,610,238

EXPENDITURES
Administrative

P/R-Board of Supervisors	16,800	15,400	19,000	7,000	6,000	13,000	19,000
FICA Taxes	1,285	1,178	1,454	536	459	995	1,454
ProfServ-Engineering	33,301	32,383	36,000	30,498	30,498	60,996	46,500
ProfServ-Legal Services	108,085	102,012	90,000	59,595	59,595	119,190	105,000
ProfServ-Mgmt Consulting Serv	108,093	111,552	113,349	56,675	56,675	113,349	116,858
ProfServ-Recording Secretary	10,480	10,231	11,000	4,500	4,500	9,000	11,000
Auditing Services	7,500	7,500	7,592	7,500	92	7,592	7,592
Postage and Freight	636	927	1,200	484	484	968	1,200
Insurance - General Liability	35,801	35,549	39,104	32,707	-	32,707	35,978
Printing and Binding	278	871	600	286	286	572	600
Legal Advertising	6,317	4,999	6,500	2,786	2,786	5,572	6,500
Misc-Assessmnt Collection Cost	33,730	30,956	50,525	49,408	2,527	51,935	50,568
Misc-Credit Card Fees	523	396	350	212	212	424	350
Misc-Contingency	-	6,019	100	-	100	100	100
Office Supplies	70	110	550	-	550	550	550
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	363,074	360,258	377,499	252,362	164,764	417,125	403,425

Flood Control/Stormwater Mgmt

Contracts-Lake and Wetland	106,000	118,000	118,000	59,000	59,000	118,000	118,000
Contracts-Fountain	7,520	7,020	7,020	3,510	3,510	7,020	7,020
R&M-Aquascaping	8,650	28,294	15,000	-	15,000	15,000	15,000
R&M-Drainage	9,600	23,816	28,000	6,523	-	6,523	28,000
R&M-Fountain	2,284	1,749	3,000	1,187	1,187	2,374	3,000
R&M-Lake Erosion	-	-	-	-	-	-	-
Impr - Lake Bank Restoration	-	-	-	75,194	-	75,194	-
Capital Outlay - Lake	-	-	-	27,601	-	27,601	-
Total Flood Control/Stormwater Mgmt	134,054	178,879	171,020	173,015	78,697	251,712	171,020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Right of Way							
Payroll-Salaries	188,282	199,817	198,246	95,523	93,283	188,806	198,246
Payroll-Benefits	60,185	59,522	62,454	39,362	23,092	62,454	62,454
Payroll - Overtime	19,265	20,488	17,500	9,969	7,531	17,500	17,500
Payroll - Bonus	18,085	13,495	35,883	10,500	-	10,500	35,883
FICA Taxes	27,146	27,047	28,221	12,950	15,212	28,162	28,221
Contracts-Police	145,227	135,121	145,000	60,792	80,792	141,584	145,000
Contracts-Other Services	19,560	19,560	19,560	9,780	9,780	19,560	19,560
Contracts-Landscape	532,358	525,608	562,608	289,153	273,455	562,608	562,608
Contracts-Mulch	147,592	147,592	147,592	73,796	73,796	147,592	147,592
Contracts-Plant Replacement	52,959	53,137	70,959	39,751	35,306	75,057	76,719
Contracts-Road Cleaning	6,959	9,988	11,135	5,568	5,567	11,135	11,135
Contracts-Security Alarms	481	641	641	500	160	660	641
Contracts-Pest Control	556	726	540	288	288	576	540
Contracts-Other Landscape	5,760	5,760	5,760	480	-	480	-
Fuel, Gasoline and Oil	12,085	13,620	13,000	5,362	5,362	10,724	13,000
Communication - Teleph - Field	4,984	4,544	5,000	2,729	2,729	5,458	5,000
Utility - General	24,142	24,208	23,275	11,632	11,632	23,264	23,275
Utility - Reclaimed Water	8,887	4,950	10,000	1,493	6,493	7,986	10,000
Insurance - General Liability	3,427	3,403	3,743	3,123	-	3,123	3,435
R&M-General	28,799	34,896	42,500	11,685	30,685	42,370	42,500
R&M-Equipment	5,984	9,521	8,000	5,607	2,393	8,000	8,000
R&M-Grounds	133,193	196,706	110,184	34,806	75,378	110,184	102,800
R&M-Irrigation	92,797	61,263	65,000	37,112	37,112	74,224	75,000
R&M-Sidewalks	1,400	4,641	15,616	7,195	7,195	14,390	15,616
R&M-Signage	943	1,020	6,000	1,164	4,836	6,000	6,000
R&M-Walls and Signage	27,706	34,083	32,500	10,712	20,712	31,424	32,500
Misc-Holiday Decor	4,714	12,493	10,000	7,696	2,304	10,000	10,000
Misc-Hurricane Expense	-	14,625	-	-	-	-	-
Misc-Taxes (Streetlights)	34,084	35,670	35,670	34,076	-	34,076	34,076
Misc-Contingency	937	2,510	5,000	5,363	5,363	10,726	5,000
Office Supplies	1,914	615	3,500	136	3,364	3,500	3,500
Cleaning Services	2,240	560	1,680	-	-	-	-
Op Supplies - General	2,689	5,369	6,000	1,536	1,536	3,072	6,000
Op Supplies - Uniforms	1,030	408	600	260	340	600	600
Supplies - Misc.	272	5,019	600	141	459	600	600
Subscriptions and Memberships	249	2,738	400	1,100	90	1,190	400
Conference and Seminars	70	-	1,000	320	680	1,000	1,000
Cap Outlay - Vehicles	41,029	53,642	-	-	-	-	-
Cap Outlay	9,871	7,130	-	-	-	-	-
Total Right of Way	1,667,861	1,752,136	1,705,367	831,660	836,926	1,668,586	1,704,402

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Common Area							
R&M-General	22,478	13,473	17,000	6,246	6,246	12,492	17,000
R&M-Boardwalks	-	-	700	-	700	700	700
R&M-Brick Pavers	-	-	1,200	-	1,200	1,200	1,200
R&M-Grounds	5,410	440	1,500	2,100	2,100	4,200	1,500
R&M-Signage	-	600	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	-	13,360	900	-	900	900	900
Misc-Internet Services	7,373	7,209	7,391	3,060	3,060	6,120	7,391
Impr - Park	54,104	16,350	312,200	-	-	-	301,300
Total Common Area	89,365	51,432	342,291	11,406	15,606	27,012	331,391
Golf Course							
ProfServ-Legal Services	49,001	-	-	-	-	-	-
Total Golf Course	49,001	-	-	-	-	-	-
TOTAL EXPENDITURES	2,303,355	2,342,705	2,596,177	1,268,443	1,095,992	2,364,434	2,610,238
Excess (deficiency) of revenues							
Over (under) expenditures	334,453	308,505	-	1,224,937	(958,076)	266,862	0
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	5,874	-	-	-	13,095	13,095	0
TOTAL OTHER SOURCES (USES)	5,874	-	-	-	13,095	13,095	0
Net change in fund balance	340,327	308,505	-	1,224,937	(944,981)	279,957	0
FUND BALANCE, BEGINNING	2,482,613	2,822,940	3,131,445	3,131,445	-	3,131,445	3,411,402
FUND BALANCE, ENDING	\$ 2,822,940	\$ 3,131,445	\$ 3,131,445	\$ 4,356,382	\$ (944,981)	\$ 3,411,402	\$ 3,411,402

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 3,411,402
Net Change in Fund Balance - Fiscal Year 2021	0
Reserves - Fiscal Year 2021 Additions	-
Total Funds Available (Estimated) - 9/30/21	3,411,402

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

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

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	652,559 ⁽¹⁾
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	502,031
Subtotal	<u>1,214,590</u>

Total Allocation of Available Funds	1,220,979
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Total Unassigned (undesignated) Cash	<u>\$ 2,190,423</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Budget Narrative
Fiscal Year 2021

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 every meeting.

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 2021

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 10% 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 2021

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 \$46,884 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 \$70,959 per year for seasonal plant installation per contract specifications.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Right of Way (continued)**Contracts-Road Cleaning**

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

Contracts-Security Alarms

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

Contracts-Pest Control

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

Fuel, Gasoline & Oil

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

Communication-Telephone

Includes the cost for Network Factor (office telephone); Bright House Networks LLC (office internet); and Verizon (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 2021

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

The estimated 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, WPV Pool, Sam's Club and BJ's.

Conferences and Seminars

Training for field staff.

Common Area (Park & Recreation)**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.

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".

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Common Area (Park & Recreation) (continued)**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 Glencliff, 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 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 1,045	\$ 2,112	\$ 125	\$ 1,123	\$ 1,123	\$ 2,246	\$ 1,500
Special Assmnts- Tax Collector	66,483	62,997	57,746	55,040	2,706	57,746	56,138
Special Assmnts- Discounts	(4,278)	(4,305)	(2,310)	(2,160)	-	(2,160)	(2,246)
Capital Improvement	53,319	53,313	-	-	-	-	-
Gate Bar Code/Remotes	533	552	-	323	-	323	-
TOTAL REVENUES	117,102	114,669	55,561	54,326	3,829	58,155	55,392
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,557	1,334	1,155	1,058	54	1,112	1,123
Misc-Credit Card Fees	13	14	15	10	10	20	15
Total Administrative	1,570	1,348	1,170	1,068	64	1,132	1,138
<i>Right of Way</i>							
Communication - Teleph - Field	2,815	2,849	2,831	1,947	1,947	3,894	2,831
Electricity - Streetlighting	6,048	5,521	8,585	2,763	2,763	5,526	8,585
Insurance - General Liability	1,522	1,511	1,662	1,387	-	1,387	1,526
R&M-General	17,798	25,179	19,700	4,562	15,138	19,700	19,700
R&M-Gate	12,452	13,319	6,340	3,328	3,012	6,340	6,340
Reserve - Roadways	-	-	15,273	-	-	-	15,273
Total Right of Way	40,635	48,379	54,391	13,987	22,860	36,847	54,254
TOTAL EXPENDITURES	42,205	49,727	55,561	15,055	22,924	37,979	55,392
Excess (deficiency) of revenues							
Over (under) expenditures	74,897	64,942	-	39,271	(19,095)	20,176	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	74,897	64,942	-	39,271	(19,095)	20,176	-
FUND BALANCE, BEGINNING	169,316	244,213	309,155	309,155	-	309,155	329,331
FUND BALANCE, ENDING	\$ 244,213	\$ 309,155	\$ 309,155	\$ 348,426	\$ (19,095)	\$ 329,331	\$ 329,331

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 329,331
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	15,273
Total Funds Available (Estimated) - 9/30/21	344,604

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

Deposits	3,628
Subtotal	3,628

Assigned Fund Balance

Operating Reserves - First Quarter Operating	10,030 ⁽¹⁾
Reserves - Roadways Prior Years	76,365
Reserves - Roadways FY 2020	15,273
Reserves - Roadways FY 2021	15,273
Subtotal	116,940

Total Allocation of Available Funds	120,568
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Total Unassigned (undesignated) Cash	\$ 224,035
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 233	\$ 201	\$ 40	\$ 85	85	\$ 170	\$ 150
Special Assmnts- Tax Collector	18,174	18,172	18,174	17,322	852	18,174	18,057
Special Assmnts- Discounts	(649)	(673)	(727)	(680)	-	(680)	(722)
TOTAL REVENUES	17,758	17,700	17,487	16,727	937	17,664	17,485
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	236	208	363	333	17	350	361
Total Administrative	236	208	363	333	17	350	361
<i>Right of Way</i>							
R&M-Streetlights	18,283	18,242	17,124	9,024	9,024	\$ 18,048	17,124
Total Right of Way	18,283	18,242	17,124	9,024	9,024	18,048	17,124
TOTAL EXPENDITURES	18,519	18,450	17,487	9,357	9,041	18,398	17,485
Excess (deficiency) of revenues							
Over (under) expenditures	(761)	(750)	-	7,370	(8,104)	(734)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(761)	(750)	-	7,370	(8,104)	(734)	-
FUND BALANCE, BEGINNING	24,050	23,289	22,539	22,539	-	22,539	21,805
FUND BALANCE, ENDING	\$ 23,289	\$ 22,539	\$ 22,539	\$ 29,909	\$ (8,104)	\$ 21,805	\$ 21,805

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 21,805
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	-
Total Funds Available (Estimated) - 9/30/21	21,805

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

Deposits	4,043
Subtotal	4,043

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	4,371 ⁽¹⁾
Subtotal	4,371

Total Allocation of Available Funds	8,414
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Total Unassigned (undesignated) Cash	\$ 13,391
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 208	\$ 316	\$ 42	\$ 135	\$ 135	\$ 270	\$ 250
Special Assmnts- Tax Collector	9,166	3,842	3,842	3,662	180	3,842	5,842
Special Assmnts- Discounts	(327)	(142)	(154)	(144)	-	(144)	(234)
Gate Bar Code/Remotes	65	130	-	-	-	-	-
TOTAL REVENUES	9,112	4,146	3,730	3,653	315	3,968	5,858
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	119	44	77	70	4	74	117
Misc-Credit Card Fees	1	2	5	-	-	-	5
Total Administrative	120	46	82	70	4	74	122
<i>Right of Way</i>							
Communication - Teleph - Field	1,958	1,875	1,980	900	900	1,800	1,980
Insurance - General Liability	406	404	444	2,309	-	2,309	2,540
R&M-General	-	-	1,500	3,250	-	3,250	1,500
R&M-Gate	3,870	1,935	3,619	2,865	754	3,619	3,619
R&M-Streetlights	332	308	500	148	352	500	500
Reserve - Roadways	-	-	1,843	-	-	-	1,834
Total Right of Way	6,566	4,522	9,886	9,472	2,006	11,478	11,973
TOTAL EXPENDITURES	6,686	4,568	9,968	9,542	2,010	11,552	12,095
Excess (deficiency) of revenues							
Over (under) expenditures	2,426	(422)	(6,238)	(5,889)	(1,695)	(7,584)	(6,237)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(6,238)	-	-	-	(6,237)
TOTAL OTHER SOURCES (USES)	-	-	(6,238)	-	-	-	(6,237)
Net change in fund balance	2,426	(422)	(6,238)	(5,889)	(1,695)	(7,584)	(6,237)
FUND BALANCE, BEGINNING	34,134	36,560	36,138	36,138	-	36,138	28,554
FUND BALANCE, ENDING	\$ 36,560	\$ 36,138	\$ 29,900	\$ 30,249	\$ (1,695)	\$ 28,554	\$ 22,317

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 28,554
Net Change in Fund Balance - Fiscal Year 2021	(6,237)
Reserves - Fiscal Year 2021 Additions	1,834
Total Funds Available (Estimated) - 9/30/21	24,152

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

Deposits	20
Subtotal	20

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	2,565 ⁽¹⁾
Reserves - Roadways Prior Years	12,093
Reserves - Roadways FY 2020	1,843
Reserves - Roadways FY 2021	1,834
Subtotal	18,336

Total Allocation of Available Funds	18,356
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Total Unassigned (undesignated) Cash	\$ 5,796
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 75	\$ 205	\$ 10	\$ 110	\$ 110	\$ 220	\$ 150
Special Assmnts- Tax Collector	6,956	6,955	6,956	6,630	326	6,956	6,807
Special Assmnts- Discounts	(248)	(257)	(278)	(260)	-	(260)	(272)
TOTAL REVENUES	6,783	6,903	6,688	6,480	436	6,916	6,685
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	90	80	139	127	7	134	136
Total Administrative	90	80	139	127	7	134	136
<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	90	80	6,688	127	5,007	5,134	6,685
Excess (deficiency) of revenues							
Over (under) expenditures	6,693	6,823	-	6,353	(4,571)	1,782	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	6,693	6,823	-	6,353	(4,571)	1,782	-
FUND BALANCE, BEGINNING	16,972	23,665	30,488	30,488	-	30,488	32,270
FUND BALANCE, ENDING	\$ 23,665	\$ 30,488	\$ 30,488	\$ 36,841	\$ (4,571)	\$ 32,270	\$ 32,270

Exhibit "E"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 32,270
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	1,549
Total Funds Available (Estimated) - 9/30/21	33,819

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

Operating Reserves - First Quarter Operating Capital	1,284 ⁽¹⁾
Reserves - Roadways Prior Years	9,296
Reserves - Roadways FY 2020	1,549
Reserves - Roadways FY 2021	1,549
Subtotal	<u>13,678</u>
Total Allocation of Available Funds	13,678

Total Unassigned (undesignated) Cash	<u>\$ 20,141</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2023
Anticipated Replacement Costs balance	6,164
Current Budgeted Reserve Balance	15,490

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 2,334	\$ 3,090	\$ 500	\$ 1,329	\$ 1,329	\$ 2,658	\$ 500
Special Assmnts- Tax Collector	300,624	300,588	300,625	286,540	14,085	300,625	300,625
Special Assmnts- Discounts	(10,735)	(11,127)	(12,025)	(11,243)	-	(11,243)	(12,025)
Gate Bar Code/Remotes	2,527	2,084	-	1,301	-	1,301	-
TOTAL REVENUES	294,750	294,635	289,100	277,927	15,414	293,341	289,100
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	3,906	3,448	6,012	5,506	282	5,788	6,013
Misc-Credit Card Fees	70	68	120	40	-	40	120
Total Administrative	3,976	3,516	6,132	5,546	282	5,828	6,133
<i>Right of Way</i>							
Contracts-Security Services	164,216	176,458	160,000	89,511	89,511	179,022	160,000
Contracts-Pest Control	200	240	240	120	120	240	240
Communication - Teleph - Field	1,986	1,863	3,000	1,044	1,044	2,088	3,000
Insurance - General Liability	777	773	856	713	-	713	855
R&M-General	49,747	58,693	21,760	11,934	11,934	23,868	21,760
R&M-Gate	8,737	3,860	10,000	3,374	3,374	6,748	10,000
R&M-Streetlights	52,107	51,479	52,000	25,359	25,359	50,718	52,000
Cap Outlay - Signage	-	-	-	5,350	-	5,350	-
Reserve - Roadways	-	-	44,112	-	-	-	44,112
Total Right of Way	277,770	293,366	291,968	137,405	131,342	268,747	291,967
TOTAL EXPENDITURES	281,746	296,882	298,100	142,951	131,624	274,575	298,100
Excess (deficiency) of revenues Over (under) expenditures	13,004	(2,247)	(9,000)	134,976	(116,210)	18,766	(9,000)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(9,000)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(9,000)	-	-	-	-
Net change in fund balance	13,004	(2,247)	(9,000)	134,976	(116,210)	18,766	-
FUND BALANCE, BEGINNING	344,284	357,288	355,041	355,041	-	355,041	373,807
FUND BALANCE, ENDING	\$ 357,288	\$ 355,041	\$ 346,041	\$ 490,017	\$ (116,210)	\$ 373,807	\$ 373,807

Exhibit "F"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 373,807
Net Change in Fund Balance - Fiscal Year 2021	(9,000)
Reserves - Fiscal Year 2021 Additions	44,112
Total Funds Available (Estimated) - 9/30/21	408,920

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	233,256
Reserves - Roadways FY 2020	44,112
Reserves - Roadways FY 2021	44,112
Subtotal	384,977

Total Allocation of Available Funds	392,402
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Total Unassigned (undesignated) Cash	\$ 16,518
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 348	\$ 506	\$ 80	\$ 237	\$ 237	\$ 474	\$ 300
Special Assmnts- Tax Collector	16,463	16,417	16,417	15,648	769	16,417	16,152
Special Assmnts- Discounts	(588)	(608)	(658)	(614)	-	(614)	(646)
Gate Bar Code/Remotes	229	98	-	-	-	-	-
TOTAL REVENUES	16,452	16,413	15,839	15,271	1,006	16,277	15,806
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	214	188	328	301	15	316	323
Misc-Credit Card Fees	6	2	10	-	-	-	10
Total Administrative	220	190	338	301	15	316	333
<i>Right of Way</i>							
Communication - Teleph - Field	1,406	1,342	1,450	747	747	1,494	1,450
Insurance - General Liability	316	314	345	288	-	288	317
R&M-General	-	1,600	1,000	3,400	500	3,900	1,000
R&M-Gate	4,040	1,860	3,800	-	3,800	3,800	3,800
R&M-Streetlights	5,777	5,636	5,800	2,802	2,802	5,604	5,800
Reserve - Roadways	-	-	3,106	-	-	-	3,106
Total Right of Way	11,539	10,752	15,501	7,237	7,849	15,086	15,473
TOTAL EXPENDITURES	11,759	10,942	15,839	7,538	7,864	15,402	15,806
Excess (deficiency) of revenues							
Over (under) expenditures	4,693	5,471	-	7,733	(6,858)	875	0
Net change in fund balance	4,693	5,471	-	7,733	(6,858)	875	0
FUND BALANCE, BEGINNING	53,867	58,560	64,031	64,031	-	64,031	64,906
FUND BALANCE, ENDING	\$ 58,560	\$ 64,031	\$ 64,031	\$ 71,764	\$ (6,858)	\$ 64,906	\$ 64,906

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 64,906
Net Change in Fund Balance - Fiscal Year 2021	0
Reserves - Fiscal Year 2021 Additions	3,106
Total Funds Available (Estimated) - 9/30/21	68,012

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

Deposits	800
Subtotal	800

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	3,175 ⁽¹⁾
Reserves - Roadways Prior Years	32,899
Reserves - Roadways FY 2020	3,106
Reserves - Roadways FY 2021	3,106
Subtotal	42,286

Total Allocation of Available Funds	43,086
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Total Unassigned (undesignated) Cash	\$ 24,926
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 1,131	\$ 38	\$ 300	\$ 2	\$ -	\$ 2	\$ -
Special Assmnts- Tax Collector	119,005	118,990	119,005	113,429	5,576	119,005	235,000
Special Assmnts- Discounts	(4,250)	(4,407)	(4,760)	(4,450)	-	(4,450)	(9,400)
TOTAL REVENUES	115,886	114,621	114,545	108,981	5,576	114,557	225,600
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,546	1,368	2,380	2,180	112	2,292	4,700
Total Administrative	1,546	1,368	2,380	2,180	112	2,292	4,700
<i>Right of Way</i>							
R&M-General	-	-	-	8,130	-	8,130	-
R&M-Streetlights	103,489	106,313	99,900	50,863	54,038	104,901	105,000
Capital Outlay	130,679	-	-	-	-	-	-
Reserve - Roadways	2,499	-	12,265	-	-	-	7,967
Total Right of Way	236,667	106,313	112,165	58,993	54,038	113,031	112,967
TOTAL EXPENDITURES	238,213	107,681	114,545	61,173	54,150	115,323	117,667
Excess (deficiency) of revenues							
Over (under) expenditures	(122,327)	6,940	-	47,808	(48,574)	(766)	107,933
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	107,933
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	107,933
Net change in fund balance	(122,327)	6,940	-	47,808	(48,574)	(766)	107,933
FUND BALANCE, BEGINNING	112,305	(10,022)	(3,082)	(3,082)	-	(3,082)	(3,848)
FUND BALANCE, ENDING	\$ (10,022)	\$ (3,082)	\$ (3,082)	\$ 44,726	\$ (48,574)	\$ (3,848)	\$ 104,086

Exhibit "H"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ (3,848)
Net Change in Fund Balance - Fiscal Year 2021	107,933
Reserves - Fiscal Year 2021 Additions	7,967
Total Funds Available (Estimated) - 9/30/21	112,052

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

Deposits	18,600
Subtotal	18,600

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	27,425 ⁽¹⁾
Reserves - Roadways FY Prior Year	44,000
Reserves - Roadways FY 2020	12,265
Reserves - Roadways FY 2021	7,967
Subtotal	91,657

Total Allocation of Available Funds	110,257
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Total Unassigned (undesignated) Cash	\$ 1,796
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2028
Anticipated Replacement Costs	119,500
Anticipated Reserve Balance	119,500

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 128	\$ 115	\$ 90	\$ 57	\$ 57	\$ 114	\$ 90
Special Assmnts- Tax Collector	7,847	7,776	7,777	7,413	364	7,777	7,778
Special Assmnts- Discounts	(280)	(288)	(310)	(291)	-	(291)	(311)
TOTAL REVENUES	7,695	7,603	7,557	7,179	421	7,600	7,557
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	102	89	156	142	7	149	156
Total Administrative	102	89	156	142	7	149	156
<i>Right of Way</i>							
R&M-Streetlights	5,028	5,201	4,999	2,484	2,484	4,968	4,999
Capital Outlay	6,878	-	-	-	-	-	-
Reserve - Roadways	-	-	2,402	-	-	-	2,402
Total Right of Way	11,906	5,201	7,401	2,484	2,484	4,968	7,401
TOTAL EXPENDITURES	12,008	5,290	7,557	2,626	2,491	5,117	7,557
Excess (deficiency) of revenues							
Over (under) expenditures	(4,313)	2,313	-	4,553	(2,070)	2,483	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(4,313)	2,313	-	4,553	(2,070)	2,483	-
FUND BALANCE, BEGINNING	17,547	13,234	15,547	15,547	-	15,547	18,030
FUND BALANCE, ENDING	\$ 13,234	\$ 15,547	\$ 15,547	\$ 20,100	\$ (2,070)	\$ 18,030	\$ 18,030

Exhibit "I"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 18,030
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	2,402
Total Funds Available (Estimated) - 9/30/21	20,432

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	1,289 ⁽¹⁾
Reserves - Roadways Prior Years	9,385 ⁽²⁾
Reserves - Roadways FY 2020	2,402
Reserves - Roadways FY 2021	2,402
Subtotal	<u>15,478</u>
Total Allocation of Available Funds	<u>15,478</u>

Total Unassigned (undesignated) Cash	<u>\$ 4,954</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 883	\$ 1,442	\$ 150	\$ 701	\$ 701	\$ 1,402	\$ 800
Special Assmnts- Tax Collector	26,617	26,614	26,617	25,370	1,247	26,617	25,926
Special Assmnts- Discounts	(951)	(985)	(1,065)	(995)	-	(995)	(1,037)
Gate Bar Code/Remotes	459	195	-	65	-	65	-
TOTAL REVENUES	27,008	27,266	25,702	25,141	1,948	27,089	25,689
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	346	305	532	488	25	513	519
Misc-Credit Card Fees	12	4	25	-	-	-	25
Total Administrative	358	309	557	488	25	513	544
<i>Right of Way</i>							
Communication - Teleph - Field	627	-	1,150	-	-	-	1,150
Insurance - General Liability	317	315	349	291	-	291	349
R&M-General	-	-	4,401	-	4,401	4,401	4,401
R&M-Drainage	-	-	3,000	-	3,000	3,000	3,000
R&M-Gate	3,198	834	5,000	1,708	3,292	5,000	5,000
Misc-Internet Services	1,272	1,262	1,272	693	693	1,386	1,272
Reserve - Roadways	-	-	9,973	-	-	-	9,973
Total Right of Way	5,414	2,411	25,145	2,692	11,386	14,078	25,145
TOTAL EXPENDITURES	5,772	2,720	25,702	3,180	11,411	14,591	25,689
Excess (deficiency) of revenues							
Over (under) expenditures	21,236	24,546	-	21,961	(9,463)	12,498	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	21,236	24,546	-	21,961	(9,463)	12,498	-
FUND BALANCE, BEGINNING	145,505	166,741	191,287	191,287	-	191,287	203,785
FUND BALANCE, ENDING	\$ 166,741	\$ 191,287	\$ 191,287	\$ 213,248	\$ (9,463)	\$ 203,785	\$ 203,785

Exhibit "J"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 203,785
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	9,973
Total Funds Available (Estimated) - 9/30/21	213,758

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

Operating Reserves - First Quarter Operating Capital	3,929 ⁽¹⁾
Reserves - Roadways Prior Years	96,360
Reserves - Roadways FY 2020	9,973
Reserves - Roadways FY 2021	9,973
Subtotal	<u>120,235</u>
Total Allocation of Available Funds	<u>120,235</u>

Total Unassigned (undesignated) Cash	<u>\$ 93,523</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

Westchase

Community Development District

Supporting Budget Schedules

Fiscal Year 2021

WESTCHASE

Community Development District

Comparison of Assessment Rates

Fiscal Year 2021 vs. Fiscal Year 2020

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change
104		Wycliffe	30	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
110	65'	Bennington	108	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
110	70'	Woodbay	163	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
111		Berkley Square	122	\$0.00	\$0.00	n/a	\$343.31	\$341.71	0.47%
115		Glenfield	101	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
117		Keswick Forest	64	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
121		Shopping Center	9.9	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
122		Shopping Center	7.24	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
201		Glenclyff	48	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
203		Harbor Links	109	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
205		Harbor Links Estates	63	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
211		The Enclave	108	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
214		Saville Rowe	36	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
225		Ayshire	49	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
227		Cheshire	81	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
229		Derbyshire	105	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
123/125		Epic Properties	400	\$0.00	\$0.00	n/a	\$343.31	\$341.71	0.47%
221/223		Radcliffe	154	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
231a		7/11	1.17	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
231b		Primrose	1.27	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
231c		Professional Center	1.82	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
235/240		Professional Center	5.54	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
Remax Real Estate		Remax Real Estate	0.53	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
Golf Course		Golf Course	61.1	\$0.00	\$0.00	n/a	\$87.70	\$82.99	5.68%

WESTCHASE

Community Development District

Comparison of Assessment Rates

Fiscal Year 2021 vs. Fiscal Year 2020

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change
302		Greensprings	60	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
303		Greencrest	54	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
304		Greenhedges	53	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
305		Greenmont	41	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
306		Greendale	59	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
307		Greenpoint	153	\$0.00	\$548.77	-100.00%	\$485.41	\$485.44	0.00%
322	50'	Village Green	10	\$0.00	\$595.39	-100.00%	\$485.41	\$485.44	0.00%
322	60'	Village Green	67	\$0.00	\$667.32	-100.00%	\$485.41	\$485.44	0.00%
322	TH	Village Green	13	\$0.00	\$578.74	-100.00%	\$485.41	\$485.44	0.00%
323	50'	Westpark Village	77	\$0.00	\$516.80	-100.00%	\$485.41	\$485.44	0.00%
323	60'	Westpark Village	10	\$0.00	\$578.74	-100.00%	\$485.41	\$485.44	0.00%
323	Dplx/Villa	Westpark Village	38	\$0.00	\$335.66	-100.00%	\$485.41	\$485.44	0.00%
323	TH	Westpark Village	37	\$0.00	\$282.38	-100.00%	\$485.41	\$485.44	0.00%
324	TH(80')	Westpark Village	22	\$0.00	\$399.54	-100.00%	\$485.41	\$485.44	0.00%
324	TH(115')	Westpark Village	22	\$0.00	\$491.80	-100.00%	\$485.41	\$485.44	0.00%
324	Dplx/Villa	Westpark Village	24	\$0.00	\$566.57	-100.00%	\$485.41	\$485.44	0.00%
324	50'	Westpark Village	40	\$0.00	\$909.44	-100.00%	\$485.41	\$485.44	0.00%
324	60'	Westpark Village	6	\$0.00	\$1,005.25	-100.00%	\$485.41	\$485.44	0.00%
325A	TH	Westpark Village	50	\$0.00	\$229.10	-100.00%	\$485.41	\$485.44	0.00%
326	TH(80')	Westpark Village	22	\$0.00	\$411.69	-100.00%	\$485.41	\$485.44	0.00%
326	Dplx/Villa	Westpark Village	30	\$0.00	\$583.38	-100.00%	\$485.41	\$485.44	0.00%
326	50'	Westpark Village	17	\$0.00	\$933.90	-100.00%	\$485.41	\$485.44	0.00%
370		Castleford	69	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
371	65'	Stamford	61	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
372	70'	Baybridge	102	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
373		Wakesbridge	86	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
374		Abbotsford	40	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
375		Chelmsford	100	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
376		Brentford	85	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
377		Kingsford	132	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
378		Stockbridge	68	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
411		Sturbridge	47	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
412		Stonebridge	66	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
414		Woodbridge	40	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
430		Vineyards	120	\$0.00	\$365.63	-100.00%	\$485.41	\$485.44	0.00%

WESTCHASE

Community Development District

Comparison of Assessment Rates

Fiscal Year 2021 vs. Fiscal Year 2020

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change
Cavendish	TH	Cavendish	90	\$0.00	\$219.63	-100.00%	\$485.41	\$485.44	0.00%
Gables Residential III		Gables Residential III	615	\$0.00	\$73.92	-100.00%	\$343.31	\$341.71	0.47%
Arlington Park Condos		Arlington Park Condos	76	\$0.00	\$160.04	-100.00%	\$343.31	\$341.71	0.47%
Gables Commercial		Gables Commercial	0.94	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
419		Kids R Kids	1.73	\$0.00	\$1,947.34	-100.00%	\$14,969.78	\$14,969.80	0.00%
446/1		CVS	1.42	\$0.00	\$1,665.63	-100.00%	\$14,969.78	\$14,969.80	0.00%
446/2		Applebees	1.04	\$0.00	\$1,481.82	-100.00%	\$14,969.78	\$14,969.80	0.00%
446/3		Burger King	1.69	\$0.00	\$1,397.24	-100.00%	\$14,969.78	\$14,969.80	0.00%
446/4		Office	2	\$0.00	\$1,841.45	-100.00%	\$14,969.78	\$14,969.80	0.00%
324C-5		Residential	51	\$0.00	\$154.51	-100.00%	\$485.41	\$485.44	0.00%
324C-6		Ave @ Westchase	1.74	\$0.00	\$3,548.71	-100.00%	\$14,969.78	\$14,969.80	0.00%
326D-3		Ave @ Westchase	0.57	\$0.00	\$3,548.71	-100.00%	\$14,969.78	\$14,969.80	0.00%
326D-4		Ave @ Westchase	3.24	\$0.00	\$3,548.71	-100.00%	\$14,969.78	\$14,969.80	0.00%
		David Weekly Homes	36	\$0.00	\$198.50	-100.00%	\$485.41	\$485.44	0.00%
332		Morton Plant Mease	2.74	\$0.00	\$1,947.34	-100.00%	\$14,969.78	\$14,969.80	0.00%

WESTCHASE

Community Development District

Section	Detail	Special Funds			Security Fund			Total Assessments per Unit		
		FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change
104		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
110	65'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
110	70'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
111		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$341.71	0.47%
115		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
117		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
121		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
122		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
201		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
203		\$326.38	\$335.73	-2.78%	\$0.00	\$0.00	n/a	\$811.80	\$821.17	-1.14%
205		\$326.38	\$335.73	-2.78%	\$0.00	\$0.00	n/a	\$811.80	\$821.17	-1.14%
211		\$167.20	\$168.28	-0.64%	\$0.00	\$0.00	n/a	\$652.61	\$653.72	-0.17%
214		\$162.27	\$106.74	52.03%	\$0.00	\$0.00	n/a	\$647.69	\$592.17	9.37%
225		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
227		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
229		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
123/125		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$341.71	0.47%
221/223		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
231a		\$1,597.89	\$1,632.86	-2.14%	\$0.00	\$0.00	n/a	\$16,567.67	\$16,602.66	-0.21%
231b		\$1,597.89	\$1,632.86	-2.14%	\$0.00	\$0.00	n/a	\$16,567.67	\$16,602.66	-0.21%
231c		\$1,597.89	\$1,632.86	-2.14%	\$0.00	\$0.00	n/a	\$16,567.67	\$16,602.66	-0.21%
235/240		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
Remax Real Estate		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
Golf Course		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$87.70	\$82.99	5.68%

WESTCHASE

Community Development District

Section	Detail	Special Funds			Security Fund			Total Assessments per Unit		
		FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change
302		\$589.46	\$589.46	0.00%	\$0.00	\$0.00	n/a	\$1,074.87	\$1,074.90	0.00%
303		\$589.46	\$589.46	0.00%	\$0.00	\$0.00	n/a	\$1,074.87	\$1,074.90	0.00%
304		\$589.46	\$589.46	0.00%	\$0.00	\$0.00	n/a	\$1,074.87	\$1,074.90	0.00%
305		\$589.46	\$589.46	0.00%	\$0.00	\$0.00	n/a	\$1,074.87	\$1,074.90	0.00%
306		\$589.46	\$589.46	0.00%	\$0.00	\$0.00	n/a	\$1,074.87	\$1,074.90	0.00%
307		\$589.46	\$589.46	0.00%	\$0.00	\$0.00	n/a	\$1,074.87	\$1,623.67	-33.80%
322	50'	\$589.46	\$589.46	0.00%	\$0.00	\$0.00	n/a	\$1,074.87	\$1,670.29	-35.65%
322	60'	\$589.46	\$589.46	0.00%	\$0.00	\$0.00	n/a	\$1,074.87	\$1,742.21	-38.30%
322	TH	\$589.46	\$589.46	0.00%	\$0.00	\$0.00	n/a	\$1,074.87	\$1,653.64	-35.00%
323	50'	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,247.61	-22.26%
323	60'	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,309.55	-25.93%
323	Dplx/Villa	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,066.46	-9.05%
323	TH	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,013.19	-4.27%
324	TH(80')	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,130.35	-14.19%
324	TH(115')	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,222.61	-20.67%
324	Dplx/Villa	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,297.38	-25.24%
324	50'	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,640.25	-40.87%
324	60'	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,736.06	-44.13%
325A	TH	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$959.91	1.05%
326	TH(80')	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,142.50	-15.10%
326	Dplx/Villa	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,314.19	-26.19%
326	50'	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,664.71	-41.73%
370		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
371	65'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
372	70'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
373		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
374		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
375		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
376		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
377		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
378		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
411		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
412		\$244.73	\$248.74	-1.61%	\$0.00	\$0.00	n/a	\$730.15	\$734.18	-0.55%
414		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
430		\$216.05	\$221.81	-2.60%	\$0.00	\$0.00	n/a	\$701.46	\$1,072.87	-34.62%

WESTCHASE

Community Development District

Section	Detail	Special Funds			Security Fund			Total Assessments per Unit		
		FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change
Cavendish	TH	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$950.44	2.05%
Gables Residential III		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$415.64	-17.40%
Arlington Park Condos		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$501.75	-31.58%
Gables Commercial		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
419		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$16,917.14	-11.51%
446/1		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$16,635.42	-10.01%
446/2		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$16,451.61	-9.01%
446/3		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$16,367.03	-8.54%
446/4		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$16,811.25	-10.95%
324C-5		\$152.50	\$152.50	0.00%	\$0.00	\$0.00	n/a	\$637.92	\$792.45	-19.50%
324C-6		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$18,518.51	-19.16%
326D-3		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$18,518.51	-19.16%
326D-4		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$18,518.51	-19.16%
		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$683.94	-29.03%
332		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$16,917.14	-11.51%

5B.

WESTCHASE CDD
Annual Change in Fund Balance

General Fund 001	FY14	FY15	FY16	FY17	FY18	FY19
Net change in fund balance	\$ 141,307	\$ 516,009	\$ (413,364)	\$ 65,712	\$ 340,325	\$ 308,504
FUND BALANCE, BEGINNING	\$ 2,172,952	\$ 2,314,259	\$ 2,830,268	\$ 2,416,904	\$ 2,482,617	\$ 2,822,943
FUND BALANCE, ENDING	<u>\$ 2,314,259</u>	<u>\$ 2,830,268</u>	<u>\$ 2,416,904</u>	<u>\$ 2,482,617</u>	<u>\$ 2,822,943</u>	<u>\$ 3,131,447</u>

Harbor Links 002	FY14	FY15	FY16	FY17	FY18	FY19
Net change in fund balance	\$ (80,447)	\$ 80,763	\$ 86,826	\$ 78,263	\$ 74,898	\$ 64,941
FUND BALANCE, BEGINNING	\$ 3,909	\$ (76,538)	\$ 4,225	\$ 91,051	\$ 169,315	\$ 244,214
FUND BALANCE, ENDING	<u>\$ (76,538)</u>	<u>\$ 4,225</u>	<u>\$ 91,051</u>	<u>\$ 169,315</u>	<u>\$ 244,214</u>	<u>\$ 309,155</u>

The Enclave 003	FY14	FY15	FY16	FY17	FY18	FY19
Net change in fund balance	\$ 505	\$ 129	\$ 1,066	\$ 1,146	\$ (761)	\$ (749)
FUND BALANCE, BEGINNING	\$ 21,203	\$ 21,708	\$ 21,837	\$ 22,903	\$ 24,049	\$ 23,288
FUND BALANCE, ENDING	<u>\$ 21,708</u>	<u>\$ 21,837</u>	<u>\$ 22,903</u>	<u>\$ 24,049</u>	<u>\$ 23,288</u>	<u>\$ 22,539</u>

WESTCHASE CDD
Annual Change in Fund Balance

Saville Row 004

	FY14	FY15	FY16	FY17	FY18	FY19
Net change in fund balance	\$ (47,071)	\$ 5,922	\$ 9,850	\$ 6,021	\$ 2,427	\$ (424)
FUND BALANCE, BEGINNING	\$ 59,413	\$ 12,341	\$ 18,263	\$ 28,113	\$ 34,134	\$ 36,561
FUND BALANCE, ENDING	<u>\$ 12,342</u>	<u>\$ 18,263</u>	<u>\$ 28,113</u>	<u>\$ 34,134</u>	<u>\$ 36,561</u>	<u>\$ 36,137</u>

Commercial Road 005

	FY14	FY15	FY16	FY17	FY18	FY19
Net change in fund balance	\$ 1,570	\$ 1,574	\$ 1,617	\$ 6,669	\$ 6,693	\$ 6,822
FUND BALANCE, BEGINNING	\$ 5,542	\$ 7,112	\$ 8,686	\$ 10,303	\$ 16,972	\$ 23,665
FUND BALANCE, ENDING	<u>\$ 7,112</u>	<u>\$ 8,686</u>	<u>\$ 10,303</u>	<u>\$ 16,972</u>	<u>\$ 23,665</u>	<u>\$ 30,487</u>

The Greens 102

	FY14	FY15	FY16	FY17	FY18	FY19
Net change in fund balance	\$ (464,519)	\$ 48,025	\$ 64,707	\$ 22,638	\$ 13,006	\$ (2,247)
FUND BALANCE, BEGINNING	\$ 673,430	\$ 208,911	\$ 256,936	\$ 321,643	\$ 344,281	\$ 357,287
FUND BALANCE, ENDING	<u>\$ 208,911</u>	<u>\$ 256,936</u>	<u>\$ 321,643</u>	<u>\$ 344,281</u>	<u>\$ 357,287</u>	<u>\$ 355,040</u>

WESTCHASE CDD
Annual Change in Fund Balance

Stonebridge 103

	FY14	FY15	FY16	FY17	FY18	FY19
Net change in fund balance	\$ (27,860)	\$ 6,347	\$ 11,692	\$ 15,536	\$ 4,694	\$ 5,472
FUND BALANCE, BEGINNING	\$ 48,151	\$ 20,291	\$ 26,638	\$ 38,330	\$ 53,866	\$ 58,560
FUND BALANCE, ENDING	<u>\$ 20,291</u>	<u>\$ 26,638</u>	<u>\$ 38,330</u>	<u>\$ 53,866</u>	<u>\$ 58,560</u>	<u>\$ 64,032</u>

WPV (323,4,5A,6) 104

	FY14	FY15	FY16	FY17	FY18	FY19
Net change in fund balance	\$ 17,891	\$ 22,377	\$ 17,621	\$ 10,227	\$ (122,326)	\$ 6,940
FUND BALANCE, BEGINNING	\$ 44,188	\$ 62,079	\$ 84,456	\$ 102,077	\$ 112,304	\$ (10,022)
FUND BALANCE, ENDING	<u>\$ 62,079</u>	<u>\$ 84,456</u>	<u>\$ 102,077</u>	<u>\$ 112,304</u>	<u>\$ (10,022)</u>	<u>\$ (3,082)</u>

WPV (324-C5) 105

	FY14	FY15	FY16	FY17	FY18	FY19
Net change in fund balance	\$ 2,969	\$ 2,988	\$ 3,288	\$ 3,019	\$ (4,314)	\$ 2,313
FUND BALANCE, BEGINNING	\$ 5,284	\$ 8,253	\$ 11,241	\$ 14,529	\$ 17,548	\$ 13,234
FUND BALANCE, ENDING	<u>\$ 8,253</u>	<u>\$ 11,241</u>	<u>\$ 14,529</u>	<u>\$ 17,548</u>	<u>\$ 13,234</u>	<u>\$ 15,547</u>

WESTCHASE CDD
Annual Change in Fund Balance

Vineyard 106	FY14	FY15	FY16	FY17	FY18	FY19
Net change in fund balance	\$ 31,787	\$ 35,905	\$ (96,050)	\$ (302)	\$ 21,235	\$ 24,545
FUND BALANCE, BEGINNING	\$ 174,166	\$ 205,953	\$ 241,858	\$ 145,808	\$ 145,506	\$ 166,741
FUND BALANCE, ENDING	<u>\$ 205,953</u>	<u>\$ 241,858</u>	<u>\$ 145,808</u>	<u>\$ 145,506</u>	<u>\$ 166,741</u>	<u>\$ 191,286</u>

Uninsurable Assets Fund-303	FY14	FY15	FY16	FY17	FY18	FY19
Net change in fund balance	\$ 3,178	\$ 3,310	\$ 3,597	\$ 3,044	\$ 4,961	\$ 7,970
FUND BALANCE, BEGINNING	\$ 670,755	\$ 673,933	\$ 677,243	\$ 680,840	\$ 683,884	\$ 688,845
FUND BALANCE, ENDING	<u>\$ 673,933</u>	<u>\$ 677,243</u>	<u>\$ 680,840</u>	<u>\$ 683,884</u>	<u>\$ 688,845</u>	<u>\$ 696,815</u>