

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

July 7, 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

June 30, 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 July 7, 2020 at 4:00 p.m. via Zoom, pursuant to Executive Order 20-69 issued by Governor DeSantis, extended under Executive Order 20-150 and pursuant to Section 120.54(5)(b)2, Florida Statutes. Following is the advance agenda for this meeting.

Join Zoom Meeting

<https://zoom.us/j/2261159400>

Meeting ID: 226 115 9400

To call in you can find your local number: <https://zoom.us/u/aczzrDEF7H>

1. Roll Call

2. Consent Agenda

- A. Approval of the June 2, 2020 Meeting Minutes with Any Corrections Submitted
- B. Acceptance of Financial Statements as of May 2020

3. Engineer's Report

4. Attorney's Report

5. Manager's Report

- A. Review and Discussion of the Fiscal Year 2021 Budget

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
Manager

cc: Erin McCormick
Tonja Stewart
Christopher Barrett
Sonny Whyte

Second Order of Business

2A.

Page 1	Agenda Pages Page 3
RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT	INDEX PAGE Meeting called to order 4 Roll Call 4 Consent Agenda 5 Motion to approve the consent agenda (Motion passes) 6 5 Engineer's report 6 Update on TECO easement 6 Cell tower parking lot concept discussion 7 Pond inspections and SWFWMD recertifications 19 Attorney's report 20 Traffic control jurisdiction agreement update 20 Golf cart usage update 20 Landscape maintenance bids update 24 Cell tower land lease agreement update 36 Election qualifying period discussion 38 Manager's report 39 Resolution 2020-02 reapproving the proposed 2021 budget 39 Motion to adopt (Motion passes) 40 43 Field manager's report 53 Park opening guidelines discussion 53 Expenditure for garbage cans and picnic tables 71 Motion to approve (Motion passes) 72 72 Cell tower construction discussion 73 Promise Lane update 73 Supervisor requests 75 Motion to adjourn (Motion passes) 101 101 Adjournment 101
TRANSCRIPT OF: PROCEEDINGS	
DATE: June 2, 2020	
TIME: 4:06 p.m. - 5:58 p.m.	
PLACE: Zoom Videoconference	
REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large	

Page 2	Page 4
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	1 The transcript of Westchase Community 2 Development District Board Meeting, on the 2nd day 3 of June, 2020, by Zoom Videoconference, beginning 4 at 4:06 p.m., reported by Kimberly Ann Roberts, 5 Notary Public in and for the State of Florida at 6 Large. 7 * * * * * 8 CHAIRMAN MILLS: We're going to go ahead 9 and call the June 2nd, 2020 Westchase CDD 10 meeting to order. 11 The record should reflect that all 12 supervisors are present, as is the district 13 manager, counsel, and staff. 14 As we did last month, for Kim's 15 benefit -- and by the way, before we get into 16 the agenda, Kim, a quick scan of last month's 17 -- I don't know how you do it, but it was very 18 well recorded on your part. 19 THE REPORTER: Thank you. I've gotten 20 used to this. 21 CHAIRMAN MILLS: Yeah, I bet. So we 22 appreciate that. Hopefully we have the same 23 success today. 24 Like we did last month, since she cannot 25 see us on video, I'll ask the supervisors to

<p style="text-align: right;">Page 5</p> <p>1 just state their first names before they ask a</p> <p>2 question or make a comment, and we'll get</p> <p>3 going and see how we do.</p> <p>4 We also have Robert here from our</p> <p>5 engineering firm, Alan is on the line from</p> <p>6 Andy's company, and I think that covers</p> <p>7 everybody.</p> <p>8 So we'll jump right in. I think we've</p> <p>9 covered the roll call this time, Andy, so we</p> <p>10 don't need to go through the names because we</p> <p>11 can see everybody --</p> <p>12 MR. MENDENHALL: Agreed.</p> <p>13 CHAIRMAN MILLS: -- except for Forrest.</p> <p>14 He's in a closet somewhere without a camera.</p> <p>15 Oh, there he is. All right. There you go.</p> <p>16 You're on mute, too, Forrest. Okay.</p> <p>17 So we'll start with the consent agenda,</p> <p>18 approval of last month's meeting minutes, and</p> <p>19 acceptance of the April financial statement.</p> <p>20 MR. CHESNEY: So moved.</p> <p>21 CHAIRMAN MILLS: Okay. Moved by Greg.</p> <p>22 MR. LEWIS: Second. This is Matt.</p> <p>23 CHAIRMAN MILLS: Second by Matt.</p> <p>24 All in favor, aye.</p> <p>25 (All board members signify in the</p>	<p style="text-align: right;">Agenda Page6 Page 7</p> <p>1 get that -- to keep that moving along.</p> <p>2 CHAIRMAN MILLS: Fair enough.</p> <p>3 MR. DVORAK: On the parking lot concept,</p> <p>4 there were -- we had the cell phone tower</p> <p>5 parking lot concepts that we needed to get</p> <p>6 done, so we did one that took out the island</p> <p>7 on both of the lots at the park, and actually</p> <p>8 maxed out the contact spaces, and ended up</p> <p>9 with actually a few more than we would be</p> <p>10 displacing. So that worked out.</p> <p>11 And then we also did a separate concept</p> <p>12 that included a new lot that was right next to</p> <p>13 the basketball court that replaced the spaces</p> <p>14 that we were going to lose. That's a brand</p> <p>15 new -- it's like brand new -- a brand new lot</p> <p>16 that we just thought is an option, if you guys</p> <p>17 wanted to take a look at.</p> <p>18 It was the only area that we saw, if you</p> <p>19 wanted to create new spaces, because that</p> <p>20 would be the most logical spot. I sent those</p> <p>21 to Erin and Sonny.</p> <p>22 I'm assuming that she went ahead and</p> <p>23 sent those to the board. But I think that's</p> <p>24 what Erin was saying, the county needed, you</p> <p>25 know, as this deal with the cell tower is</p>
<p style="text-align: right;">Page 6</p> <p>1 affirmative.)</p> <p>2 CHAIRMAN MILLS: Any opposed?</p> <p>3 (No response.)</p> <p>4 CHAIRMAN MILLS: That motion passes five</p> <p>5 to zero.</p> <p>6 (Motion approved five to zero.)</p> <p>7 CHAIRMAN MILLS: Robert, we'll go right</p> <p>8 into the engineer's report.</p> <p>9 MR. DVORAK: Very good. This is Robert.</p> <p>10 A few updates from the last meeting.</p> <p>11 We're wrapping up the sketch and legal</p> <p>12 description for the power easement. TECO's</p> <p>13 next meeting is June 11th, so we will submit</p> <p>14 the sketch and the legal description with the</p> <p>15 site plan to them, which will be reviewed at</p> <p>16 that meeting.</p> <p>17 And since they have already basically</p> <p>18 seen the configuration, we don't anticipate</p> <p>19 there being an issue with it, but what will</p> <p>20 come out of that meeting is they'll approve</p> <p>21 and then move to go develop an agreement, and</p> <p>22 then that would be sent to Erin obviously for</p> <p>23 her review. But we can't do anything until</p> <p>24 they've reviewed it on their 11th meeting. So</p> <p>25 that's the next thing we're waiting for, to</p>	<p style="text-align: right;">Page 8</p> <p>1 moving forward, they just wanted some</p> <p>2 assurance that we could find the spaces and</p> <p>3 provide the spaces that were being displaced,</p> <p>4 which we can.</p> <p>5 And -- and I don't know if she needs</p> <p>6 anything else, or anyone needs anything else</p> <p>7 or has any comments on it or feedback on it,</p> <p>8 but just let me know.</p> <p>9 CHAIRMAN MILLS: Oh, Erin, the</p> <p>10 requirement was to replace the lost spaces.</p> <p>11 There was no request to add spaces. Correct?</p> <p>12 MS. McCORMICK: Yeah. What the county</p> <p>13 asked for was just how -- they asked for</p> <p>14 information about where the spaces were going</p> <p>15 to be provided and how many were going to be</p> <p>16 provided, and I think they wanted to see, you</p> <p>17 know, plans for how we were going to</p> <p>18 accommodate that. So that's how we got to</p> <p>19 this proposal.</p> <p>20 I'm guessing that the board probably is</p> <p>21 wanting to move forward with the plan that</p> <p>22 identifies as the parking spaces to the north</p> <p>23 parking lot, which we could require</p> <p>24 re-striping and some new (inaudible) at the</p> <p>25 landscape island, but I'll make sure that</p>

<p style="text-align: right;">Page 9</p> <p>1 that's what the board wants me to proceed 2 with, with respect to getting that to the 3 county, if that's the desire. 4 And, Robert, I mean, I know we have not 5 gone through any kind of permitting process, 6 you just had placed down the -- you know, put 7 where we were projecting could be done on this 8 aerial. 9 So do you -- do you have any concern 10 that the removal of the landscape islands may 11 cause difficulties with permitting the 12 revisions to the parking lot? 13 MR. DVORAK: I think that you are going 14 to have additional things to deal with in 15 terms of replacing the trees that are in 16 there. You know, those are established and 17 pretty good size now. 18 So I think that, you know, the natural 19 resources folks are going to want to see us 20 replace the -- you know, how they measure the 21 diameter, and you've got to give them back, 22 you know, equivalent. So that's something I 23 anticipate that we would have to deal with. 24 I don't know that it's necessarily a 25 thing that -- you know, it's obviously not</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 parking is 30 percent of the -- what the 2 park's approved for. 3 So, technically, it was approved for use 4 by 255 people, and 30 percent of that is 77 5 spaces. Well, you already have more than 77 6 spaces based on how it was permitted. 7 So I think taking the approach -- my 8 concern with it would be that if we said we're 9 not going to do anything, we have more spaces 10 than we need, someone might look at the 11 current usage and compare it to the permitted 12 usage, and if it's more intense than what it 13 was really originally, you know, permitted as, 14 you know, it could turn out needing more 15 spaces. 16 So I think taking the approach of 17 offsetting what we're showing them that we can 18 offset or provide the equivalent number of 19 spaces that we're losing, I think we should be 20 fine. 21 And just in concept, at this point that 22 should be enough for them, I would think. 23 MR. LEWIS: Hey, Robert, this is Matt. 24 I really appreciate you putting those aerials 25 together to show mitigation of gaining some</p>
<p style="text-align: right;">Page 10</p> <p>1 something that would scuttle it, but we would 2 have to make sure that we offset those -- 3 replace those trees with something because 4 they're coming out. 5 MS. McCORMICK: Okay. Well, I'm hoping 6 that the county isn't going to get too in 7 depth regarding reviewing this until we're 8 ready to actually go forward with construction 9 that would require the removal of the existing 10 parking spaces, and then having to deal with 11 the replacement. 12 I mean, my impression from the previous 13 discussions that we've had is that the board 14 was really more inclined to wait and see if 15 parking even is an issue, because it may turn 16 out to be -- if it's not a problem, then we, 17 you know, wouldn't necessarily even want to go 18 forward with redoing the northern parking lot. 19 But we are trying to respond to the 20 question from the county, so I think this 21 probably gives us what we need to do that at 22 this point. 23 MR. DVORAK: Right. You know, the other 24 interesting thing is, is that your parking 25 capacity is based on the amenities, and your</p>	<p style="text-align: right;">Page 12</p> <p>1 spaces. 2 I thought I heard earlier that you were 3 able to actually find by maxing out the 4 compact areas that you were actually gaining a 5 few more. 6 MR. DVORAK: Yes. 7 MR. LEWIS: With that, though -- and I 8 guess this is a question for you and maybe the 9 rest of the board -- I mean, are there 10 concerns that, you know, a lot of vehicles are 11 -- don't seem to be getting smaller. 12 Are we handicapping ourselves in a 13 different way by making those spaces smaller 14 in that northern parking spot -- or parking 15 lot? Excuse me. Any thoughts on that? 16 MR. DVORAK: Yeah. I mean, I know that 17 there is a lady -- the lady that helped out 18 with getting the signs approved -- the signage 19 approved, she's a traffic engineer, and she 20 lives out there with you guys, and her kids 21 play at that park, and so she's there all the 22 time. 23 And she happened to say that a lot of 24 times, you know, the thing's at capacity and 25 there's people parking on the side of the road</p>

<p style="text-align: right;">Page 13</p> <p>1 and things like that.</p> <p>2 So you may be -- you may have a point.</p> <p>3 You know, compact spots are generally not that</p> <p>4 difficult to deal with if you're on an angle.</p> <p>5 Sometimes they can be a pain or more difficult</p> <p>6 when they're, you know, straight like we've</p> <p>7 got them shown or they are currently.</p> <p>8 But that's definitely something to bear</p> <p>9 in mind with respect to the -- you know, you</p> <p>10 got kids and big SUVs generally go together.</p> <p>11 I don't know. That could be something that</p> <p>12 could be difficult.</p> <p>13 MR. LEWIS: Yeah. Maybe my -- I mean, I</p> <p>14 guess here's my thought on it. I mean, maybe</p> <p>15 Erin and maybe we just make a plan that at</p> <p>16 least replaces kind for kind. We don't maybe</p> <p>17 try to add more. Maybe we have Robert take a</p> <p>18 few of the compact spaces away.</p> <p>19 I'm not trying to get off into the weeds</p> <p>20 here about this conversation, but, you know,</p> <p>21 maybe, at least, we just provide at least</p> <p>22 what's there today.</p> <p>23 MR. DVORAK: Yeah. I think our exercise</p> <p>24 -- we were just kind of pushing all of the</p> <p>25 criteria to the max to see what -- where we</p>	<p style="text-align: right;">Agenda Page8 Page 15</p> <p>1 that. That's ballpark where you're going to</p> <p>2 be.</p> <p>3 And then for the new lot, we estimate it</p> <p>4 around \$50,000, in that range, for the new</p> <p>5 parking lot along the basketball court.</p> <p>6 MR. ROSS: Wouldn't that be correct that</p> <p>7 if we did the 50,000, we don't have to do all</p> <p>8 the 25,000?</p> <p>9 MR. DVORAK: Oh, right. No. That gives</p> <p>10 you all your spots back right there.</p> <p>11 MR. ROSS: Right. Right.</p> <p>12 MS. MCCORMICK: And I think there are a</p> <p>13 couple of other issues, though, and maybe,</p> <p>14 Robert, you can speak to those.</p> <p>15 I mean, with this new lot, do we then</p> <p>16 need another access point from the parking lot</p> <p>17 onto the roadway?</p> <p>18 And also in talking to Sonny, she was</p> <p>19 concerned about the proximity of the new</p> <p>20 parking area to the basketball court, that</p> <p>21 having basketballs that would be, you know,</p> <p>22 flying onto the cars in the parking lot.</p> <p>23 MR. DVORAK: Yeah, that's a possibility.</p> <p>24 Most basketball courts are fenced just so the</p> <p>25 balls don't fly all over the place. But I get</p>
<p style="text-align: right;">Page 14</p> <p>1 ended up, but we can certainly back it back to</p> <p>2 where we have the minimum number of compact</p> <p>3 spaces and meet the, you know, six or seven,</p> <p>4 you know, that we are losing. We can do that.</p> <p>5 MR. LEWIS: All right.</p> <p>6 MR. ROSS: This is Brian. I actually</p> <p>7 like the thought about adding those additional</p> <p>8 parking spaces. I would be interested in us</p> <p>9 exploring that. I believe it would give us</p> <p>10 flexibility for future events. It will give</p> <p>11 us flexibility as our lots need to be repaved</p> <p>12 in the future. It addresses the issue of</p> <p>13 larger vehicles, et cetera.</p> <p>14 I haven't thought enough as to whether</p> <p>15 that is an answer or the answer, but I thought</p> <p>16 it was a good idea, and it seemed to me it</p> <p>17 would allow us to perhaps keep some of our</p> <p>18 trees at the other lot. So I think we should</p> <p>19 consider it.</p> <p>20 MR. DVORAK: Yeah. The one thing I did</p> <p>21 do is I did a quick estimate of the cost for</p> <p>22 each of those -- you know, each of those, and</p> <p>23 you're in the ballpark of about 25 grand to</p> <p>24 do, you know, take the islands out and</p> <p>25 re-stripe and create compact spaces and all</p>	<p style="text-align: right;">Page 16</p> <p>1 it. I mean, that definitely would be a</p> <p>2 concern.</p> <p>3 From a safety standpoint, you know, we</p> <p>4 included a sidewalk in front of the cars so</p> <p>5 that people didn't have to walk down the drive</p> <p>6 aisle.</p> <p>7 And Erin is right. You have to have --</p> <p>8 you know, you've got one way into that off the</p> <p>9 existing parking lot, so you'd have to exit</p> <p>10 back onto the main road, and it would be a</p> <p>11 right out only because of the -- you know, the</p> <p>12 island -- the median island on the boulevard</p> <p>13 there.</p> <p>14 So, I mean, there are some -- you know,</p> <p>15 it's not ideal, but the whole -- the idea</p> <p>16 behind the concept is to, you know, replace</p> <p>17 the spaces, you know, in the general vicinity</p> <p>18 or in the location of where the spaces were</p> <p>19 being lost.</p> <p>20 This is why we kind of even ferreted out</p> <p>21 that idea to show you guys. I mean, it really</p> <p>22 isn't a lot, you know, of options in terms of</p> <p>23 open space to do anything.</p> <p>24 We just saw that strip and thought that,</p> <p>25 you know, we could fit, you know, one island</p>

<p style="text-align: right;">Page 17</p> <p>1 in there pretty nicely.</p> <p>2 MR. LEWIS: At this point, though, we</p> <p>3 don't have to make a decision on that. Right,</p> <p>4 Erin? It's just more of some way to show the</p> <p>5 county a way we can gain more space. Right?</p> <p>6 I think we can take --</p> <p>7 MS. McCORMICK: Yeah.</p> <p>8 MR. LEWIS: -- because Brian made a good</p> <p>9 point that I didn't think about before, but I</p> <p>10 think maybe we could table this for the board</p> <p>11 later for the extra parking spots.</p> <p>12 MS. McCORMICK: I think so, too. I</p> <p>13 mean, I think what we can do is just -- if you</p> <p>14 want to have -- if you want to have Robert go</p> <p>15 back and show the northern parking lot with</p> <p>16 just the number of parking spaces that are</p> <p>17 being lost -- being replaced in that northern</p> <p>18 parking lot, we could do that, and I think</p> <p>19 that probably is what the county had asked for</p> <p>20 at this point.</p> <p>21 That wouldn't preclude us from, you</p> <p>22 know, looking at another option of doing the</p> <p>23 additional parking lot if we aesthetically</p> <p>24 wanted to go that route, but I don't think we</p> <p>25 want to, you know, create more issues at this</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 CHAIRMAN MILLS: So they would all go in</p> <p>2 together then?</p> <p>3 MS. McCORMICK: Right. Right.</p> <p>4 CHAIRMAN MILLS: Okay. Okay. So we'll</p> <p>5 talk about that in a minute here.</p> <p>6 Okay. So, Robert, anything else?</p> <p>7 MR. DVORAK: Yeah. Well, my question to</p> <p>8 follow up on that is, do we know exactly how</p> <p>9 many spots that we're losing because I can --</p> <p>10 if it's six, we'll replace it with six, and</p> <p>11 that will be different than if we need to</p> <p>12 replace seven. Does anyone know the exact</p> <p>13 number?</p> <p>14 MS. WHYTE: Six, if I'm not mistaken.</p> <p>15 Right, Doug?</p> <p>16 MR. MAYS: Six.</p> <p>17 MR. DVORAK: Yeah. All right. Sounds</p> <p>18 like six. We'll go with six.</p> <p>19 And then I think that's -- oh, the only</p> <p>20 other thing we had is we had a little slurry</p> <p>21 of pond inspections and recertifications with</p> <p>22 SWFWMD again. Those were taken care of. I</p> <p>23 think our field guy sent Sonny and Doug and</p> <p>24 Andy the recourse and everything was fine.</p> <p>25 And I think that's it for me.</p>
<p style="text-align: right;">Page 18</p> <p>1 point for the county to delve into.</p> <p>2 MR. DVORAK: Yeah, that's fine. Okay.</p> <p>3 CHAIRMAN MILLS: So what's the timing of</p> <p>4 having to present that to the county, Erin?</p> <p>5 MS. McCORMICK: Well, I was going to</p> <p>6 talk during my report about the cell tower</p> <p>7 option and land lease.</p> <p>8 I just got an email from Alan, and so he</p> <p>9 has been tied up, I think, the last week or</p> <p>10 so. But hopefully the board members, that you</p> <p>11 all got the latest version of the option and</p> <p>12 land lease agreement that I sent out last</p> <p>13 week, and he said that he -- Alan said that he</p> <p>14 feels like it's about in final form.</p> <p>15 There's a couple of issues that he still</p> <p>16 needs to get back to me about regarding some</p> <p>17 follow up that he was doing, but I think if we</p> <p>18 got that land lease in a substantial form that</p> <p>19 the county is -- I mean, that the CDD is</p> <p>20 comfortable with, then I want to follow up</p> <p>21 with the county now and provide them with that</p> <p>22 draft agreement, provide them with the concept</p> <p>23 for the parking lot spaces that we're</p> <p>24 proposing and other issues, and for some other</p> <p>25 information that they asked for.</p>	<p style="text-align: right;">Page 20</p> <p>1 CHAIRMAN MILLS: Okay. Do we need</p> <p>2 Robert for the cell tower discussion, Erin?</p> <p>3 MS. McCORMICK: I don't think so.</p> <p>4 CHAIRMAN MILLS: Okay. Well, thank you</p> <p>5 for joining us, Robert, and we'll see you next</p> <p>6 month.</p> <p>7 MR. DVORAK: Sure thing. All right.</p> <p>8 Thank you, guys. See ya.</p> <p>9 CHAIRMAN MILLS: All right. Erin,</p> <p>10 you're up.</p> <p>11 MS. McCORMICK: Okay. I just have a few</p> <p>12 things to update the board about. One is that</p> <p>13 the county did approve the traffic control</p> <p>14 jurisdiction agreement for the Greens and</p> <p>15 Harbor Links, so that gives us the renewal of</p> <p>16 the agreement so that the county can do</p> <p>17 traffic enforcement within the two villages.</p> <p>18 And, Sonny, is there anything else that</p> <p>19 we needed to do to follow up regarding the</p> <p>20 issue that was brought up concerning golf cart</p> <p>21 usage within those communities, because I</p> <p>22 think that's part of how this really started?</p> <p>23 MS. WHYTE: At this point, I haven't</p> <p>24 heard anything. Nobody has called me on it.</p> <p>25 Doug, have you had any issues? You were</p>

<p style="text-align: right;">Page 21</p> <p>1 out on property.</p> <p>2 MR. MAYS: No. It seems like most of</p> <p>3 the people have already gotten the message. I</p> <p>4 haven't even seen very many golf carts. I'm</p> <p>5 not here on weekends, but I haven't seen very</p> <p>6 many during the day.</p> <p>7 CHAIRMAN MILLS: I saw one this week.</p> <p>8 MS. WHYTE: Okay.</p> <p>9 MR. BAUMHOVER: I want to make sure I</p> <p>10 understood. This is Forrest. The Greens, and</p> <p>11 which other neighborhood?</p> <p>12 MS. McCORMICK: The Greens and Harbor</p> <p>13 Links, the gated communities that we have,</p> <p>14 which is why we needed --</p> <p>15 MR. BAUMHOVER: Okay. I thought that's</p> <p>16 what I heard, and I just wanted to be sure.</p> <p>17 CHAIRMAN MILLS: Sonny, I think the</p> <p>18 discussion around golf carts was they were</p> <p>19 going to educate them about modality and</p> <p>20 usage.</p> <p>21 MS. WHYTE: They will. When they see</p> <p>22 them, they've got instructions from the</p> <p>23 coordinator to discuss and to educate people</p> <p>24 on golf carts.</p> <p>25 But the two major issues we had, I think</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 legally call and have it towed at the owner's</p> <p>2 of the vehicle's expense.</p> <p>3 MR. ROSS: I'm not smart enough to know</p> <p>4 whether or not we can be towing it, but it</p> <p>5 just seemed that we now resolved that</p> <p>6 resident's question.</p> <p>7 MR. MAYS: Well, I didn't -- I didn't --</p> <p>8 I told the resident that called it in, that</p> <p>9 they should call in the tow truck, and they</p> <p>10 agreed.</p> <p>11 MR. ROSS: I personally agree with you.</p> <p>12 That was a good suggestion.</p> <p>13 MR. MAYS: I told her we could put it on</p> <p>14 the TPD if she wanted to, if she's worried</p> <p>15 having the guy living across the street from</p> <p>16 her, and I didn't want to start any trouble</p> <p>17 between neighbors. But she said, "No problem,</p> <p>18 I'll take care of it." So --</p> <p>19 MR. ROSS: Great. Thank you.</p> <p>20 CHAIRMAN MILLS: Well, we do have a</p> <p>21 towing sign --</p> <p>22 MR. MAYS: Yes.</p> <p>23 CHAIRMAN MILLS: -- posted. Right?</p> <p>24 MR. MAYS: Yes, sir.</p> <p>25 CHAIRMAN MILLS: So who has the</p>
<p style="text-align: right;">Page 22</p> <p>1 Doug spoke to one of the residents, and one of</p> <p>2 our residents spoke to his neighbor, and I</p> <p>3 believe those two got everything cleared up.</p> <p>4 CHAIRMAN MILLS: Okay. Well, I saw one</p> <p>5 yesterday, I think it was, or Sunday, and so</p> <p>6 they're still out.</p> <p>7 MS. WHYTE: Oh, yeah. But we'll talk to</p> <p>8 Gundersen and make sure that they continuously</p> <p>9 educate our residents on usage.</p> <p>10 MR. ROSS: This is Brian. Unrelated to</p> <p>11 the golf cart, but related to the agreement, I</p> <p>12 think some, if not all of us, got an email in</p> <p>13 the past few days regarding an abandoned</p> <p>14 vehicle in the Village Greens.</p> <p>15 MR. MAYS: Yes.</p> <p>16 MR. ROSS: Would someone follow up with</p> <p>17 that resident since we now have the agreement?</p> <p>18 MR. MAYS: I did follow up with that</p> <p>19 this afternoon. So, yeah, I met with Deputy</p> <p>20 Frisco, and we got ahold of the gentleman who</p> <p>21 owns the car. He is a renter in there. The</p> <p>22 deputy gave him 24 hours, and the deputy</p> <p>23 actually gave the homeowner across the street</p> <p>24 or ourselves authorization, now that we have</p> <p>25 that thing going, that said that we can</p>	<p style="text-align: right;">Page 24</p> <p>1 authority to tow in conjunction with that</p> <p>2 posted sign? Isn't that us?</p> <p>3 MR. MAYS: It is us, and I believe it is</p> <p>4 residents, too, according to the deputy. A</p> <p>5 resident can call it in if it's in front of</p> <p>6 their house, which this car is parked in front</p> <p>7 of somebody else's house.</p> <p>8 CHAIRMAN MILLS: Gotcha. Okay. Thank</p> <p>9 you for that.</p> <p>10 Okay. What else, Erin?</p> <p>11 MS. McCORMICK: So on the request for</p> <p>12 the landscape maintenance proposal, the notice</p> <p>13 of the request for qualifications from</p> <p>14 landscape contractors, landscape maintenance</p> <p>15 contractors that are interested in bidding on</p> <p>16 the project was published.</p> <p>17 Andy, you may want to speak to this,</p> <p>18 but --</p> <p>19 MR. MENDENHALL: Sure.</p> <p>20 MS. McCORMICK: -- we requested that</p> <p>21 those qualification statements be submitted to</p> <p>22 the district by June 12th. So we would be</p> <p>23 bringing that information to the board, and I</p> <p>24 guess, Andy, OLM is going to review all those</p> <p>25 qualification statements and make a</p>

<p style="text-align: right;">Page 25</p> <p>1 determination?</p> <p>2 MR. MENDENHALL: Yeah. So the plan is,</p> <p>3 and just to give a little bit of additional</p> <p>4 information, we had over 25 companies that had</p> <p>5 requested the RFQ, so that's, I mean, by far,</p> <p>6 the highest response I've ever had in doing</p> <p>7 this for quite some time.</p> <p>8 The documents are due back on the 12th.</p> <p>9 They're going to send them electronically,</p> <p>10 which, of course, I'll share with Sonny and</p> <p>11 Doug and OLM, and then we have a meeting set</p> <p>12 up to, you know, kind of go over them, which</p> <p>13 is similar to what we did last time when we</p> <p>14 had the -- had an RFQ with the</p> <p>15 pre-qualification documents.</p> <p>16 MS. McCORMICK: So let me just ask you a</p> <p>17 question about that.</p> <p>18 So, Andy, is it going to be you and</p> <p>19 Paul or you and Paul and Sonny and Doug that</p> <p>20 are reviewing the qualification statements, or</p> <p>21 do you need me for anything?</p> <p>22 MR. MENDENHALL: Yeah. No. It will --</p> <p>23 correct. It will be myself and Paul and Doug.</p> <p>24 I don't know if Sonny was going to be</p> <p>25 involved. But, yeah, that's the plan, and</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 knows, so in the instructions to the</p> <p>2 qualifiers, we identified what the factors are</p> <p>3 that we're going to be looking at to determine</p> <p>4 pre-qualification of the contractors that are</p> <p>5 going to be invited to submit bids on the</p> <p>6 landscape maintenance, and that's what we'll</p> <p>7 be reviewing and making recommendations on,</p> <p>8 but then the board will have the ultimate</p> <p>9 decision on that.</p> <p>10 And I'll make sure in the agenda</p> <p>11 packages -- I'm sure that you're going to have</p> <p>12 a lot of information to include in there,</p> <p>13 Andy, but I'll make sure there's a list of</p> <p>14 those factors to be considered that the</p> <p>15 board has in front of them, too.</p> <p>16 MR. MENDENHALL: Yeah. Sounds good.</p> <p>17 CHAIRMAN MILLS: Well, how should this</p> <p>18 proceed? If we get 20 back that you guys deem</p> <p>19 qualified that the board has to score through,</p> <p>20 that sounds like a workshop.</p> <p>21 If we get two or three or four, we can</p> <p>22 probably tackle it in a monthly meeting.</p> <p>23 MR. MENDENHALL: So -- and, Erin,</p> <p>24 correct me if I'm wrong about this, but my</p> <p>25 understanding is that you have a two-phased</p>
<p style="text-align: right;">Page 26</p> <p>1 then we'll have kind of -- we'll have a</p> <p>2 summary put together, of course, for the board</p> <p>3 to have a look at, as far as recommendations.</p> <p>4 And, most importantly, there certainly</p> <p>5 will be some folks that don't meet the</p> <p>6 pre-qualifications, so it will narrow our</p> <p>7 numbers down.</p> <p>8 MR. MAYES: Andy -- this is Doug -- did</p> <p>9 you -- I kind of lost a little bit of</p> <p>10 connection there. Did you set a date already</p> <p>11 for when the three or four of us are going to</p> <p>12 get together?</p> <p>13 MS. McCORMICK: Yeah, I have. Paul had</p> <p>14 suggested a date. I mean, I think that date's</p> <p>15 flexible, so let me dig that up, and I'll</p> <p>16 shoot that across to you, Doug. He had sent</p> <p>17 that to me recently.</p> <p>18 And, like I said, that date is probably</p> <p>19 flexible, as far as -- you know, as long as we</p> <p>20 can get together with enough time to go over</p> <p>21 the information prior to the board meeting to</p> <p>22 receive it, we should be fine. So I'll shoot</p> <p>23 that over to you.</p> <p>24 MR. MAYES: Okay. Thank you.</p> <p>25 MS. McCORMICK: And just so the board</p>	<p style="text-align: right;">Page 28</p> <p>1 process.</p> <p>2 We'll have the pre-qualification, and</p> <p>3 hypothetically, whatever -- whether it's 20 or</p> <p>4 whether it's ten, I think at that point,</p> <p>5 there's not necessarily action for the board</p> <p>6 other than to accept the recommendation, and</p> <p>7 then we ask those firms to -- and obviously, I</p> <p>8 guess, the board could reject the</p> <p>9 recommendation or have some suggested changes.</p> <p>10 But, ultimately, the outcome would be</p> <p>11 one way or the other to go back to those firms</p> <p>12 that are now pre-qualified and ask them to</p> <p>13 actually bid on it.</p> <p>14 So then we come back at the next meeting</p> <p>15 and have what would be more of a deep dive on</p> <p>16 here's their prices, here's what they offer,</p> <p>17 and, potentially, you know, if we use some</p> <p>18 sort of a ranking process or anything like</p> <p>19 that, that happens at that end stage.</p> <p>20 CHAIRMAN MILLS: Gotcha. Okay.</p> <p>21 MS. McCORMICK: Well, I would make a</p> <p>22 little bit of a clarification to that. I</p> <p>23 mean, my thought is that once we pre-qualify</p> <p>24 these bidders, that means that they</p> <p>25 essentially met the ranking criteria that we</p>

<p style="text-align: right;">Page 29</p> <p>1 would have looked at, otherwise, if we were 2 doing this as a ranking as opposed to a 3 pre-qualification, and then invitation to bid 4 process. 5 So I think once we have pre-qualified 6 these bidders, then it's really -- it's really 7 going to come down to whoever submits the low 8 bid, because we have already made the 9 determination that they're qualified at that 10 point in time. 11 So, I mean, I think it is a question -- 12 it's a question for the board to consider. Do 13 you want to -- with the recommendations that 14 are made by staff, do you want to set up a 15 workshop so that you can get a little more 16 into those recommendations that are made about 17 the qualifying, or do you think that it's 18 going to not require a workshop, and you're 19 going to get the recommendations from staff 20 and not have a lot of follow-up on it? 21 CHAIRMAN MILLS: Based on that 22 presentation, I think we're probably okay in a 23 meeting, unless someone else feels 24 differently. 25 MR. MENDENHALL: And, Erin, the board</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 percent ranking factor for cost, you know, 30 2 percent for this other factor, you know, 3 reliability or timeliness or quality of -- you 4 know, whatever other non-cost factors are in 5 the consideration? How do we establish that? 6 MS. McCORMICK: Well, so for the factors 7 to be considered for the pre-qualification, so 8 the things that we're going to look at to 9 determine pre-qualification is the skill set 10 and experience of the staff and the personnel 11 for the company, their training and safety 12 record, their insurance that they have, their 13 ability to manage and -- the maintenance of a 14 property of this size, the certifications, 15 technical training, and experience of similar 16 projects, their past and current record with 17 similar projects, the volume of work 18 previously awarded, their past performance on 19 any other project, subcontractors used, 20 availability of equipment, financial 21 resources, and the overall ability to provide 22 the services. 23 So that's the complete guide for the 24 qualifications of each of these companies. And 25 where I have done pre-qualifications like this</p>
<p style="text-align: right;">Page 30</p> <p>1 will still at that end point have -- or they 2 will still choose the lowest, but reasonable 3 and responsive. 4 So, you know, if we have some bids that 5 come in that don't make sense or have some 6 overwhelming factors, they'll still have a 7 little bit of leeway there. Correct? 8 MS. McCORMICK: Right. Right. Yeah. 9 Definitely. 10 CHAIRMAN MILLS: Okay. And so it sounds 11 like -- 12 MR. BAUMHOVER: This is Forrest. I have 13 a question. 14 CHAIRMAN MILLS: Go ahead. 15 MR. BAUMHOVER: So, in my mind, there's 16 a difference between meeting minimum criteria, 17 which would allow a contractor to be 18 qualified, versus, you know, I guess, the 19 ranking factors that we may consider. 20 And is it the type of contract where we 21 have to just establish minimum criteria, and 22 then -- to pre-qualify, and then we have 23 limited flexibility other than cost of the 24 consideration, or are we able to establish 25 kind of like a scoring rubric where we say 40</p>	<p style="text-align: right;">Page 32</p> <p>1 in the past, I think once you tell a 2 contractor you've reviewed all of that 3 information and you've determined that they 4 are qualified, then I think it makes it 5 difficult to go back later and say, oh, well, 6 you know, the rank against these other 7 contractors, you didn't rank as highly. 8 So I think you use the pre-qualification 9 to determine that all of these bidders that 10 you are inviting, any one of them, is capable 11 of doing the project; and then when you get to 12 the invitation to bid stage, you're just 13 looking at price unless there's -- unless 14 there's factors that cause the bid to be 15 non-responsive, like Andy was just alluding 16 to. 17 I mean, if they -- if they submit a bid 18 that doesn't make sense or, you know, 19 indicates that they don't understand the scope 20 of the project, then I think at that point you 21 have a bid that's not responsive. 22 MR. ROSS: This is Brian. I feel like 23 I'm missing something. Specifically, let's 24 say the second to the lowest bid is \$800,000, 25 the lowest bid is 750,000. To me, that's a</p>

<p style="text-align: right;">Page 33</p> <p>1 material difference.</p> <p>2 It pays for one person in the field, and</p> <p>3 if in my judgment I feel like that's not</p> <p>4 enough people, are you saying, Erin, I can't</p> <p>5 use that to vote against that bidder? They're</p> <p>6 qualified. They're just understaffing the</p> <p>7 property.</p> <p>8 MS. McCORMICK: Well, I think they're</p> <p>9 going to -- I mean, as part of the</p> <p>10 qualification process, they're going to</p> <p>11 identify the staffing that they're going to be</p> <p>12 using for the project.</p> <p>13 So you're going to have that information</p> <p>14 when they submit their pre-qualification</p> <p>15 statement.</p> <p>16 MR. ROSS: Okay. I'm --</p> <p>17 MS. McCORMICK: You're going to see how</p> <p>18 many -- you know, what staff they're proposing</p> <p>19 to use on the project.</p> <p>20 But I don't know that our contract is so</p> <p>21 stringent that it specifies how many people</p> <p>22 that they need to use on the project anyway.</p> <p>23 So, you know, even after we enter into</p> <p>24 an agreement, I think the contractor still has</p> <p>25 the ability to staff the project the way that</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 the qualified bidder, it's up to them to staff</p> <p>2 the property properly; and if they don't have</p> <p>3 enough staff to do the property properly,</p> <p>4 obviously they'll start failing inspections,</p> <p>5 and they'll get chased off that way.</p> <p>6 Of course, we don't want the property to</p> <p>7 fall apart while this is happening, but he</p> <p>8 specified that to me a few times, yes.</p> <p>9 MR. ROSS: Got it.</p> <p>10 MR. MAYS: Like you said, I do know</p> <p>11 pretty how many people need to be on staff</p> <p>12 around here to get this place done properly.</p> <p>13 MR. CHESNEY: I mean, I would let the</p> <p>14 process go through. I mean, they're pretty</p> <p>15 good about getting rid of people that are</p> <p>16 unqualified to come through.</p> <p>17 I mean, in years past, we haven't had</p> <p>18 25, but we've had many, and the final bids are</p> <p>19 far fewer, once they look at all requirements.</p> <p>20 MR. ROSS: Okay.</p> <p>21 MR. CHESNEY: And also the fact that</p> <p>22 they have to deal with OLM is somewhat -- you</p> <p>23 know, that tends to cull the herd a little bit</p> <p>24 as well.</p> <p>25 CHAIRMAN MILLS: And more to come.</p>
<p style="text-align: right;">Page 34</p> <p>1 they want to staff it.</p> <p>2 MR. ROSS: I don't want to get -- what I</p> <p>3 was going to say is, that's where Doug comes</p> <p>4 in. He is going to know whether it's eight</p> <p>5 guys or nine guys or seven guys.</p> <p>6 And at some point -- if what you just</p> <p>7 said is right, Erin, that we ferret through</p> <p>8 that on the pre-qual status, then that</p> <p>9 resolves it.</p> <p>10 But I agree with your statement they</p> <p>11 have to make their own business choices, but</p> <p>12 at the way they bid it, it's clear to us</p> <p>13 they're not putting enough people on the</p> <p>14 ground, I personally would want to have the</p> <p>15 right to disqualify them or not approve them</p> <p>16 or vote for them.</p> <p>17 I'm sorry, Doug. I didn't mean to talk</p> <p>18 on you.</p> <p>19 MR. MAYS: No. No. That's my fault. I</p> <p>20 was just going to let you know that that's one</p> <p>21 of the biggest things that Paul Woods of OLM</p> <p>22 constantly reminds me of.</p> <p>23 "Doug, you're not allowed to tell them</p> <p>24 how many people they can have here to get the</p> <p>25 job done." If they win the bid, if they're</p>	<p style="text-align: right;">Page 36</p> <p>1 Right?</p> <p>2 MS. McCORMICK: Yes.</p> <p>3 Okay. And so the two other things I've</p> <p>4 got to talk about, one is probably not under</p> <p>5 my report, but I think there is going to be</p> <p>6 some discussion about the park. So I'll wait</p> <p>7 until we get to that point.</p> <p>8 And then the other issue, on the cell</p> <p>9 tower option and land lease agreement. So,</p> <p>10 like I said, I sent out the latest version of</p> <p>11 the option and land lease agreement, and I --</p> <p>12 I'm glad to hear that Alan said, you know, he</p> <p>13 feels like it's close to being finalized</p> <p>14 because I have been getting worried that, you</p> <p>15 know, they may not be as anxious to move</p> <p>16 forward with this project.</p> <p>17 So when I got the email from him today</p> <p>18 saying that it looks good and he thinks</p> <p>19 we're, you know, close to having it finalized,</p> <p>20 there are just a couple of things that he</p> <p>21 needs to get back on to me, I think that's a</p> <p>22 good sign.</p> <p>23 I wanted to see -- and I told him I was</p> <p>24 going to get -- have a discussion with the</p> <p>25 board, if the board is comfortable</p>

<p style="text-align: right;">Page 37</p> <p>1 substantively with the form of the agreement</p> <p>2 knowing that, I mean, we may need to make some</p> <p>3 changes to it because we're still dealing with</p> <p>4 the county, and there are a couple of issues</p> <p>5 that he's got to get back to me.</p> <p>6 One is about the ability of the CDD to</p> <p>7 step into the shoes of the financing entity,</p> <p>8 if they were to default. And the other issue</p> <p>9 has to do with the replacement or repair of</p> <p>10 the tower if it were damaged.</p> <p>11 We've kind of gone around quite a bit</p> <p>12 about the issue of, for example, the replacing</p> <p>13 of the panels if they were torn off because of</p> <p>14 storm damage. So the way that that has kind</p> <p>15 of left off is he was going to talk to his</p> <p>16 supplier and find out, you know, what is the</p> <p>17 time period that they could say that they felt</p> <p>18 comfortable that they would be able to get</p> <p>19 those panels restored if any of them came off.</p> <p>20 But I think he's looking for some kind</p> <p>21 of consensus from the board that we're</p> <p>22 comfortable with the lease, that we're not</p> <p>23 going to be coming back to them and asking for</p> <p>24 a lot more than what we've got in there at</p> <p>25 this point in time.</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 CHAIRMAN MILLS: All right. Thanks,</p> <p>2 Erin.</p> <p>3 Andy.</p> <p>4 MR. MENDENHALL: Okay. I have a couple</p> <p>5 items. One of the items in your agenda</p> <p>6 package was consideration of Resolution</p> <p>7 2020-02, re-approving the proposed budget for</p> <p>8 fiscal year 2021.</p> <p>9 So -- and unfortunately, Alan was not</p> <p>10 feeling well, so he has dropped off of Zoom,</p> <p>11 so I'll explain this as I best can.</p> <p>12 Basically, as you may recall, there was</p> <p>13 a bond being paid off this year, and that</p> <p>14 causes a reduction to a number of your</p> <p>15 residents in the sections that were ascribed</p> <p>16 to that particular bond.</p> <p>17 When we had our last budget, there was</p> <p>18 an estimate that was done to what was</p> <p>19 expected, and that estimate was a little bit</p> <p>20 higher than what actually came in, which was</p> <p>21 after the last meeting. So this particular</p> <p>22 presentation of the budget corrects that.</p> <p>23 It does not affect your approval of the</p> <p>24 budget as far as date. We still have 60 days,</p> <p>25 so, unfortunately, we had that time frame, we</p>
<p style="text-align: right;">Page 38</p> <p>1 CHAIRMAN MILLS: Comments?</p> <p>2 Brian, are you comfortable with where</p> <p>3 we're at on this?</p> <p>4 MR. ROSS: I have no further comments on</p> <p>5 the document. Yes.</p> <p>6 CHAIRMAN MILLS: Okay. So do you need a</p> <p>7 motion, or are you just looking for head</p> <p>8 nodding?</p> <p>9 MS. McCORMICK: I'm looking for</p> <p>10 consensus from the board. I think that's</p> <p>11 fine.</p> <p>12 CHAIRMAN MILLS: Okay. No objections?</p> <p>13 (No response.)</p> <p>14 CHAIRMAN MILLS: I don't hear any.</p> <p>15 Okay. Keep moving.</p> <p>16 MS. McCORMICK: Okay. And then I know</p> <p>17 we also had published the notice of the</p> <p>18 qualifying period for the elections coming up</p> <p>19 for board position. So I just want to make</p> <p>20 sure that we announce at some point during</p> <p>21 this meeting that that's followed by a period</p> <p>22 of June 8th through June 12th. So I made that</p> <p>23 announcement.</p> <p>24 CHAIRMAN MILLS: There you go. Okay.</p> <p>25 MS. McCORMICK: That's all I've got.</p>	<p style="text-align: right;">Page 40</p> <p>1 could still meet that.</p> <p>2 The other thing for this particular</p> <p>3 budget is, we had a chance -- you might recall</p> <p>4 at the last meeting we talked about the one</p> <p>5 area that had an increase and whether that</p> <p>6 increase was, in fact, needed right now this</p> <p>7 year. So we have had a chance to work with</p> <p>8 Greg, and he was helpful in showing where that</p> <p>9 wasn't needed.</p> <p>10 So that has been reduced, and so those</p> <p>11 residents don't have an increase for this</p> <p>12 year, which was kind of the directive that the</p> <p>13 board gave at the last meeting, was to have</p> <p>14 this reviewed, and if it's not needed, to not</p> <p>15 put that increase in.</p> <p>16 So those are the two things that you</p> <p>17 would see are different in this budget, if you</p> <p>18 had a chance to look at it, and we are looking</p> <p>19 to have that re-approved and, again, keeping</p> <p>20 the same adoption on the 4th of August.</p> <p>21 CHAIRMAN MILLS: Okay. So a motion to</p> <p>22 approve that would be appropriate.</p> <p>23 MR. CHESNEY: So moved. It's Greg</p> <p>24 Chesney.</p> <p>25 MS. McCORMICK: Excuse me. I'm sorry, I</p>

<p style="text-align: right;">Page 41</p> <p>1 don't have the resolution in front of me. 2 Does it include the ability for us to do that 3 by Zoom call if needed? 4 MR. MENDENHALL: Let me -- it should be 5 the same resolution that we had last month 6 except -- let's see here. 7 MS. McCORMICK: But I think we had said 8 we were going to include that in there. So I 9 guess the board can, I think, approve it with 10 that same creation of that language. 11 MR. MENDENHALL: Yep. And if for some 12 -- I'm scrolling through right now, but if for 13 some reason that language isn't in there, 14 we'll make sure that it is. 15 MS. WHYTE: May I interject for a 16 second, Andy? I just got a text from Matt 17 Lewis. He needs to be invited back into the 18 meeting. He got dropped off. 19 MR. MENDENHALL: Oh, okay. Yep. I 20 think I see him there. That's his phone 21 number. So let me try to let him back in 22 here. 23 I think he just dropped off again maybe, 24 because I let him in, and now he's gone. 25 MR. CHESNEY: Just leave it open for</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 That passes five to zero. 2 (Motion passes five to zero.) 3 CHAIRMAN MILLS: Okay. 4 MR. MENDENHALL: The other item I had 5 was I had included at the request from last 6 meeting as well, we have a summary of the fund 7 balance position for the district, a high 8 level summary of what you have as far as fund 9 balance for each of your different -- each of 10 your different funds, and certainly wanted to 11 get that out to you and give you an overall 12 picture of the district. 13 And I know Greg, again, was -- had 14 helped us out with this. I didn't know if you 15 had anything to add or -- 16 MR. CHESNEY: No. I wasn't sure if I 17 could easily share the screen, but -- 18 MR. MENDENHALL: Yeah, my security 19 setting is to allow you to share the screen, 20 if you want. 21 MR. CHESNEY: Well, I don't know -- do 22 you have a copy of the exhibit up so that we 23 could just talk about it? 24 MR. MENDENHALL: Yes. I had it on a 25 different computer, so let me pull it up on</p>
<p style="text-align: right;">Page 42</p> <p>1 now. 2 MR. MENDENHALL: Yeah. Oop. There he 3 is. Sorry. All right. Now, he's coming on 4 board. 5 CHAIRMAN MILLS: Okay. 6 Matt, are you there? Matt? 7 (No response.) 8 CHAIRMAN MILLS: I see him, but I don't 9 hear him. 10 All right. Let's go. Greg has made the 11 motion. We need a second. 12 MR. BAUMHOVER: So moved. This is 13 Forrest. 14 CHAIRMAN MILLS: Seconded by Forrest. 15 Matt, can you hear us? 16 (No response.) 17 CHAIRMAN MILLS: All right. We may have 18 to do this four to zero. 19 All in favor to approve the Resolution 20 re-approving the proposed budget for fiscal 21 year 2021 signify by saying aye. 22 (All board members signify in the 23 affirmative.) 24 CHAIRMAN MILLS: Oh, there's Matt. 25 Okay.</p>	<p style="text-align: right;">Page 44</p> <p>1 this computer. 2 MR. CHESNEY: It says here my screen 3 sharing is disabled, so -- 4 MR. MENDENHALL: Oh, that's odd. 5 MR. CHESNEY: But I do have it up. 6 MR. MENDENHALL: I definitely have -- I 7 have right now that any person can share their 8 screen. I'm clicking it on and off to see if 9 that makes a difference. 10 MR. CHESNEY: Yeah. That's what it is. 11 It just went on. 12 MR. MENDENHALL: Okay. How about now? 13 MR. CHESNEY: Okay. 14 No, I have to get out and go back in 15 because it was -- I don't have it. You know, 16 I'd have to leave the meeting and go back in, 17 so I'm not going to do that. 18 MR. MENDENHALL: Okay. Well, I can 19 share my screen, if you want. 20 MR. CHESNEY: Sure. 21 MR. MENDENHALL: Yeah, let me do that 22 real quick. I just got it here. Sorry. 23 Okay. Okay. 24 MR. CHESNEY: This is -- this is a great 25 exhibit here, but I'm going to just focus on</p>

<p style="text-align: right;">Page 45</p> <p>1 001. So the best way to think about this is 2 this is kind of the accumulated surplus we've 3 had in Westchase over -- since its existence, 4 since the CDD's existence. 5 So you can see from 2014 to 2019, the 6 last five years, our fund balance has 7 increased, well, by a considerable percentage, 8 and that's largely because we haven't taken on 9 many capital improvement projects. 10 So you'll see that the way we have the 11 assessments designed that they're slightly 12 elevated, and they build a natural surplus 13 each year, mainly due to the good effects that 14 our staff have in keeping our expenses down. 15 I don't remember exactly, but I remember 16 when I joined, I mean, our average budget was 17 over -- was considerably higher than it is 18 now. How about that? And through the work of 19 our staff, we have been able to build surplus 20 that helps us in times like now when -- you 21 know, when times are tough. 22 So I don't want you to think that -- any 23 capital improvement projects that, you know, 24 we've been exploring, we should still continue 25 to explore, and that was the purpose of</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 annual budget. But our annual operating 2 budget is probably under \$3,000,000 now, so, I 3 mean, our fund balance is, you know, high. 4 MR. ROSS: You touched upon my follow-up 5 question, that if we were to get under 6 contract and close on the purchase of the golf 7 course, how much of the general fund would you 8 anticipate -- I realize that's a lot of 9 speculation. But how much -- 10 MR. CHESNEY: Yeah. 11 MR. ROSS: -- of the general fund would 12 we be taking down to fund that purchase? 13 MR. CHESNEY: So when I originally 14 looked at the golf course and we had kind of a 15 letter of intent -- well, not kind of a letter 16 of intent, we did have a signed letter of 17 intent -- I was at that time looking at a 18 million dollars. 19 If I were to do that same exercise 20 again, I would probably look at, at least -- I 21 would probably look at a \$2,000,000 number, 22 and then borrowing the remainder. 23 MR. ROSS: Okay. Thanks. 24 CHAIRMAN MILLS: And, Greg, my question 25 around that \$3,000,000, is that also cash</p>
<p style="text-align: right;">Page 46</p> <p>1 sharing this exhibit. 2 If anyone has any questions, I can 3 answer them. 4 MR. ROSS: I have a question. 5 MR. CHESNEY: Sure. 6 MR. ROSS: If we were to eventually 7 approve and construct a community garden, 8 would you anticipate that any of the funding 9 of that would be taken from the general fund? 10 MR. CHESNEY: Yes. Yes. I always think 11 that really any major capital expenditures, 12 you know, you really kind to take it out of 13 the general fund instead of really messing 14 with assessments too much. 15 I mean, if you look at it, we're looking 16 at buying a golf course, that's, you know -- 17 for \$4,000,000 at one point. Our fund balance 18 is over \$3,000,000. 19 Now, we have to have a certain amount of 20 fund balance just to keep operating on an 21 annual basis. Things like, you know, just 22 waiting for the money to come in from the tax 23 collector takes time. 24 So you never probably want your fund 25 balance to be less than 25 percent of your</p>	<p style="text-align: right;">Page 48</p> <p>1 available in the event of a catastrophic 2 hurricane or other type of a natural disaster? 3 MR. CHESNEY: Yeah. So help me out, 4 Andy. Does this exhibit include the \$600,000? 5 MR. MENDENHALL: Yeah, it should -- 6 should be down towards the bottom of the 7 screen. 8 MR. CHESNEY: Okay. So my suggestion -- 9 I was probably going to make this later in the 10 year, but we have from the very beginning of 11 the CDD's existence, we had an uninsurable 12 assets fund, 303, that has had -- I think it 13 was started with \$600,000 in it. 14 As you can see, that fund is higher now, 15 \$698,000. Is that it? 16 MS. WHYTE: Ninety six. 17 MR. CHESNEY: Ninety six thousand. 18 MR. MENDENHALL: Yeah, six ninety six. 19 MR. CHESNEY: So at some point, I am 20 going to suggest that that fund be moved into 21 our general fund to give a more accurate 22 portrayal of our cash position. 23 That fund, the 303, was started 24 originally when the residents were coming on 25 by the staff -- by the management company at</p>

<p style="text-align: right;">Page 49</p> <p>1 the current time, to help new residents 2 understand that they have to keep a certain 3 amount of reserves for things that might 4 happen. 5 And over the years, we've just 6 maintained that fund, but it skews the -- it 7 skews the reporting position of the district 8 by having it separated, and it's really 9 unnecessary now. It's kind of outlived its 10 usefulness. 11 So, in reality, you would have to add 12 that 700,000 to the 3.1 million to have a more 13 accurate general fund balance. 14 MR. BAUMHOVER: Greg -- this is Forrest 15 -- a quick question. Like if worst-case 16 scenario we had to pay deductibles on all of 17 our -- you know, everything for insurance, you 18 know, coverage, like would we need to keep 19 some money for our deductibles? 20 MR. CHESNEY: Our deductibles are like 21 \$2,500, so they're insignificant. 22 MR. BAUMHOVER: Got it. 23 MR. CHESNEY: And just the fact that we 24 carry the amount of insurance we do, there's 25 one thing I've always kind of -- we carry a</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 CHAIRMAN MILLS: Okay. Now, this is a 2 good schedule that was put together. So nice 3 work on that. 4 MR. CHESNEY: Yeah, and it just goes to 5 show you, we have a -- Westchase is in great 6 shape -- I mean, compared to every other 7 municipal entity in Tampa Bay, we're in great 8 shape. 9 MR. MENDENHALL: Especially relative to 10 other CDDs, if you want to do a direct 11 comparison, for sure. 12 CHAIRMAN MILLS: Andy, can you scroll 13 back up to the top, please? 14 MR. MENDENHALL: Sure can. 15 MR. CHESNEY: Just so you know, so those 16 two numbers together are really what our 17 actual surplus is. Like I said, it's probably 18 closer to \$4,000,000. 19 CHAIRMAN MILLS: So it looks like -- 20 Greg, it looks like it was relatively flat 21 from '14 to '17, and then the last couple 22 years it's jumped up a couple hundred thousand 23 a year. 24 MR. CHESNEY: Right. 25 CHAIRMAN MILLS: Is that attributable to</p>
<p style="text-align: right;">Page 50</p> <p>1 lot of insurance relative to a normal 2 commercial enterprise. 3 So things like our walls, I mean, 4 garbage cans -- I mean, Sonny has brought this 5 up numerous times over the last couple of 6 years, is that we insure a fair amount of 7 stuff that a normal commercial enterprise 8 might not insure. 9 MR. BAUMHOVER: Okay. 10 MR. CHESNEY: So, like I said, this fund 11 has largely outlived its usefulness, and it's 12 really distracting on what the cash position 13 of the CDD is. 14 CHAIRMAN MILLS: So is there a reason 15 you're waiting to fold this into 101? 16 MR. CHESNEY: I think I was going to 17 suggest it last year, and for whatever reason, 18 I just don't remember, I somehow missed our -- 19 usually every year we get an audit, and then 20 we do that once a year where we bring our 21 budget back in line with what we spent, and 22 for some reason, just kind of missed it. 23 I don't know what happened, but we'll 24 just bring it up to -- at the next budget 25 cycle.</p>	<p style="text-align: right;">Page 52</p> <p>1 the completion of the parks project of 2 continuing that line item assessment in the 3 budget? 4 MR. CHESNEY: Correct. So -- correct. 5 So we were paying off parts of the park from 6 2014 to 2017, and that's why it was relatively 7 flat. 8 As you can see, in the last two years, 9 the surplus has increased, and that's why I 10 encourage, you know, capital improvement 11 projects to be spread out as best as can. 12 I know it's difficult because -- 13 especially with our group. It requires a lot 14 of planning, but, you know, I just -- if you 15 see something in Westchase you think should be 16 replaced or we should start working on it, we 17 should definitely start working on it. 18 That's -- I'm very disappointed by TECO's 19 position on the community garden, because I 20 really think that's a property that, you know, 21 has a lot of potential for multiple uses. 22 CHAIRMAN MILLS: Okay. Very good. 23 All right. Andy, so you didn't need a 24 motion for this. This was just a review. 25 MR. MENDENHALL: Just informational,</p>

<p style="text-align: right;">Page 53</p> <p>1 yeah. So that concludes everything I had.</p> <p>2 CHAIRMAN MILLS: All right. Great.</p> <p>3 Field manager report, Sonny, Doug.</p> <p>4 MR. MAYS: I basically just had a couple</p> <p>5 of questions I need answered, obviously one of</p> <p>6 them being, I'm assuming we're still on hold</p> <p>7 at opening the parks until we get word from</p> <p>8 the county? That's whose guidelines we've</p> <p>9 been basically following.</p> <p>10 So I guess we don't need board</p> <p>11 approval, I guess, to open it -- to open the</p> <p>12 parks back up. But is that what we want to go</p> <p>13 by? I'm just asking the board, is that what</p> <p>14 you would like to go by when the county says</p> <p>15 the parks can open or playgrounds can open,</p> <p>16 that we go ahead and open everything back up?</p> <p>17 MR. ROSS: I'd like to speak to that, if</p> <p>18 I could. This is Brian.</p> <p>19 We've seen the emails floating around</p> <p>20 and complaining about the parking and all</p> <p>21 that. As I thought about it some more, I</p> <p>22 think we have unintentionally conflated the</p> <p>23 words "park" and "parking lot."</p> <p>24 I think we need to be realistic and</p> <p>25 recognize people are using the fields.</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 wall -- two-foot wall running around it.</p> <p>2 MR. CHESNEY: So just like the other</p> <p>3 playgrounds.</p> <p>4 CHAIRMAN MILLS: Erin, any</p> <p>5 contradictions in what the county is doing to</p> <p>6 Brian's proposal?</p> <p>7 MS. McCORMICK: Well, I think that the</p> <p>8 county has opened up a lot of the parking lots</p> <p>9 that are like trails and open space parking --</p> <p>10 or open space park areas.</p> <p>11 I know that I have also seen -- and,</p> <p>12 Andy, I'm sure you have this, too -- guidance</p> <p>13 that has been issued by AEGIS and by the</p> <p>14 Florida Insurance Alliance giving CDDs</p> <p>15 recommendations about what to do with respect</p> <p>16 to their facilities.</p> <p>17 And we don't have some of the issues</p> <p>18 other CDDs have, like having to deal with, you</p> <p>19 know, pools or clubhouses or anything like</p> <p>20 that.</p> <p>21 But with respect to the parks</p> <p>22 themselves, I think the recommendations</p> <p>23 generally are that if you're going to open up</p> <p>24 those areas, then it's probably not</p> <p>25 recommended in the early stages of reopening</p>
<p style="text-align: right;">Page 54</p> <p>1 They're using them regardless of whether the</p> <p>2 playground is closed.</p> <p>3 And so I personally would support</p> <p>4 opening up the parking lot to relieve those</p> <p>5 problems that are caused by a lack of</p> <p>6 available parking, still keeping the</p> <p>7 playgrounds closed, but opening up the parking</p> <p>8 lot.</p> <p>9 MR. LEWIS: Yep. This is Matt. I agree</p> <p>10 with that. I saw the email as well. I have</p> <p>11 seen the parking down there. But I agree, I</p> <p>12 think we should probably look for a way to</p> <p>13 keep the playground closed, but open up the</p> <p>14 lot, personally.</p> <p>15 MR. CHESNEY: What do you think, Doug?</p> <p>16 MR. MAYS: Well, I just got the weird</p> <p>17 feeling that as soon as we open those gates</p> <p>18 that they're going to think the playgrounds</p> <p>19 are open, myself. So that's what concerns me.</p> <p>20 MR. CHESNEY: But at Baybridge it's</p> <p>21 easier to secure the playgrounds than in West</p> <p>22 Park Village. But I don't recall Glenclyff.</p> <p>23 Is that completely fenced?</p> <p>24 MR. MAYS: Yes. Yes.</p> <p>25 MS. WHYTE: It's got a little three-foot</p>	<p style="text-align: right;">Page 56</p> <p>1 to open up the playground areas, and it's also</p> <p>2 not recommended to allow for teens to gather</p> <p>3 because you can't maintain the official</p> <p>4 distancing guidelines that are recommended.</p> <p>5 But for the open space areas themselves,</p> <p>6 we would definitely, I think, want to post</p> <p>7 signage that addresses the social distancing</p> <p>8 requirements and the fact that people are</p> <p>9 using the parks at their own risk.</p> <p>10 The other thing that the insurance</p> <p>11 company has recommended that, you know, maybe</p> <p>12 enhance your monitoring of the parks to ensure</p> <p>13 that the social distancing and the guidelines</p> <p>14 are being followed. That may not be really an</p> <p>15 option that we have, because I don't know that</p> <p>16 we have that, that would be available to do</p> <p>17 that.</p> <p>18 And we also don't really have somebody</p> <p>19 that would be able to like clean areas on a</p> <p>20 regular basis or disinfect areas. So that</p> <p>21 comes into play when you're looking at</p> <p>22 reopening the playground areas or the</p> <p>23 restrooms. So that might not be something we</p> <p>24 would want to do at this point.</p> <p>25 CHAIRMAN MILLS: Well, just to add to</p>

<p style="text-align: right;">Page 57</p> <p>1 that, there was a couple Fridays ago that Doug</p> <p>2 had to go out with the sheriff's deputies and</p> <p>3 clear the parks of about 50 guys playing ball,</p> <p>4 football, I believe, not social distancing,</p> <p>5 not keeping groups to ten or less.</p> <p>6 And so, Brian, while I can appreciate</p> <p>7 the parking issue that the residents in</p> <p>8 Glenduff are bringing to our attention, my</p> <p>9 concern is, if we open the gates, we're</p> <p>10 literally opening the flood gates, and then</p> <p>11 don't have anything -- we're signaling that,</p> <p>12 you know, 50 guys can come on a Friday</p> <p>13 afternoon and play unorganized football.</p> <p>14 And when he goes out there with the</p> <p>15 deputies to run them off, the first thing he's</p> <p>16 going to hear is, well, the parking lots are</p> <p>17 open. Right? So I think there's a balance</p> <p>18 here.</p> <p>19 There's probably no hard and fast</p> <p>20 rule book on this, but clearly the deputies</p> <p>21 also have the ability to monitor and handle</p> <p>22 traffic and parking issues if they're creating</p> <p>23 a public hazard on Glenduff Drive.</p> <p>24 I'm not sure what the right answer is,</p> <p>25 but just giving you a different side of this</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 agree with Brian's point in that -- if people</p> <p>2 that are responsibly using the public spaces,</p> <p>3 the open spaces, if that's now permissible,</p> <p>4 then I guess our position should at least</p> <p>5 accommodate the fact that people are going to</p> <p>6 do that.</p> <p>7 And to the extent that we cannot be part</p> <p>8 of the problem of a different public health</p> <p>9 concern, like emergency vehicle access, then I</p> <p>10 would be in favor of doing that while still</p> <p>11 sending a clear message that, you know, we're</p> <p>12 not going to allow certain facilities to be</p> <p>13 open or -- you know, to be open.</p> <p>14 Is there a way that we could put</p> <p>15 together a plan, Erin, that would kind of</p> <p>16 address those two concerns, like being able to</p> <p>17 open the parking lots while still sending a</p> <p>18 clear message that this does not mean that</p> <p>19 everything is open?</p> <p>20 MS. McCORMICK: I would say we can</p> <p>21 certainly post signage to that. I don't know</p> <p>22 -- and maybe there is something that I'm not</p> <p>23 thinking about.</p> <p>24 I don't know if we have any ability to</p> <p>25 enhance our monitoring of the park facilities</p>
<p style="text-align: right;">Page 58</p> <p>1 perspective.</p> <p>2 MR. ROSS: Well, I happen to agree --</p> <p>3 this is Brian -- I agree with what you're</p> <p>4 saying, Jim. This isn't a right answer versus</p> <p>5 wrong answer or right approach versus wrong</p> <p>6 approach. I'm not in any way disputing that.</p> <p>7 Just from my own personal eyeballing of</p> <p>8 the situation, it looks like to me, One,</p> <p>9 people are using the open spaces, whether</p> <p>10 they're doing it to jog or ride their bike or</p> <p>11 play an organized recreational game, that</p> <p>12 that's going on.</p> <p>13 And then it also seems to me that some</p> <p>14 of the folks are parking along the street,</p> <p>15 and I think there is validity to those</p> <p>16 residents' concern that an emergency vehicle</p> <p>17 won't be able to get down that road and easily</p> <p>18 get back out. And that's sort of what was</p> <p>19 tipping my reason for raising it.</p> <p>20 If the ultimate conclusion is bad idea</p> <p>21 for all the reasons stated, I won't fight it.</p> <p>22 I mean, I'm just saying that I have a little</p> <p>23 bit different appreciation than I did when we</p> <p>24 first talked about it a month or two ago.</p> <p>25 MR. BAUMHOVER: This is Forrest. I</p>	<p style="text-align: right;">Page 60</p> <p>1 to insure that the restrictions that we pose,</p> <p>2 or the policies that we posed about, you know,</p> <p>3 large groups not gathering, for example, on</p> <p>4 the ball fields, I'm not sure how we enforce</p> <p>5 that or how we can monitor that.</p> <p>6 MR. BAUMHOVER: Right. Well, I wasn't</p> <p>7 talking about enforcing that, because I kind</p> <p>8 of feel like there is not a lot we can do</p> <p>9 about enforcing it.</p> <p>10 But if -- I'm looking at what happens if</p> <p>11 we keep the gates locked and we do have that</p> <p>12 situation when an emergency vehicle isn't able</p> <p>13 to get through, you know, what happens to us</p> <p>14 at that point?</p> <p>15 Sonny, are you raising your hand to</p> <p>16 speak?</p> <p>17 MS. WHYTE: Yeah, I was raising my hand</p> <p>18 to speak when you were finished to let them</p> <p>19 know that I was just going to answer that</p> <p>20 question for you.</p> <p>21 MR. BAUMHOVER: Okay. Go ahead.</p> <p>22 MS. WHYTE: I spoke to the deputies --</p> <p>23 when all this arose, I spoke to the deputies,</p> <p>24 and I believe Doug was there as well, I sent</p> <p>25 over the traffic coordinator -- I spoke to the</p>

<p style="text-align: right;">Page 61</p> <p>1 traffic coordinator deputy, Sam McCarthy, who 2 happens to be an off-duty deputy for us as 3 well, and he said he understands that there's 4 an issue, but we have no parking signs 5 anywhere along that road, it's a public road. 6 He said an emergency vehicle certainly 7 can get through it. If they need to get 8 through, they will get through. 9 They've been -- they know they're -- you 10 know, that people are parking sideways. If we 11 open the gate from here, here's the issue we 12 have, when we say to people the gates are 13 closed due to COVID-19 and we're concerned 14 about your safety, they say, okay, we 15 understand. 16 Now, there's always going to be the ones 17 that are going to go do what they want to do. 18 People -- once you open that gate -- my 19 opinion is once you open that gate, you are 20 now sending the message it's open. 21 Whether or not -- from what I hear, 22 we've got have people jumping the fence to 23 play in the park. So we've got people who 24 want to use the -- I get calls at 8:00, 7:30, 25 Saturdays, Sundays, "Why aren't the basketball</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 concern. I think that resolves it. We need 2 to be relying upon the experts. 3 If the experts are of the opinion it's 4 not a dangerous situation, then that's good. 5 I'm glad. I'm relieved. 6 MR. BAUMHOVER: I agree with Brian. 7 MS. WHYTE: Do you concur on that, with 8 what he told us? 9 MR. MAYS: Yes. You're breaking up on 10 me, Sonny. I'm having a hard time hearing 11 you. 12 MR. BAUMHOVER: I agree with Brian. 13 MR. ROSS: Yeah. And let's just move 14 on. 15 CHAIRMAN MILLS: And, Doug, while we're 16 on this topic, why don't you share with the 17 board the experience you did have that 18 afternoon with the deputy and how that 19 unfolded for you. 20 MR. MAYS: Well, I got out there, and, 21 like you said, there were about 50 kids -- 22 grown men, actually -- playing eight-on-eight 23 football with three other teams sitting there 24 ready to take the next round. So it was 25 almost 45 to 50, maybe almost 60 guys out</p>
<p style="text-align: right;">Page 62</p> <p>1 nets up? We could be playing basketball." 2 "The parks are officially closed." 3 MR. ROSS: Let me jump back in, Sonny, 4 because I don't think anybody is disputing 5 what you just -- 6 MS. WHYTE: I know, but I'm just saying. 7 We did speak to the sheriff's office on that 8 issue. 9 MR. ROSS: So I get it. People are 10 cranky, they feel like they're paying for 11 services that they're not getting. I get it, 12 all that. I get it also that our role is 13 perhaps a little bit different or broader. 14 And so if you will, Sonny, I want to be 15 crystal clear. You're saying the Hillsborough 16 County Sheriff's Office looked at the 17 situation and they concluded there will be no 18 problem with emergency vehicles getting in and 19 out and they think it's okay as it exists? 20 MS. WHYTE: That is what I was told. 21 MR. ROSS: Okay. 22 MS. WHYTE: If there's an emergency 23 vehicle that needs to get in, the emergency 24 vehicle will be able to get in. 25 MR. ROSS: Okay. Then I'll withdraw my</p>	<p style="text-align: right;">Page 64</p> <p>1 there. 2 When I approached them and stood there 3 and watched them for a bit, and one of them 4 asked me if was I interested in playing, and, 5 of course, I said, "No. I'm here actually to 6 try figure how to get you all off the field. 7 You got too many people out here." 8 And he just turned -- the young man just 9 turned around and walked away. So that's when 10 I just asked for the sheriff's office to come 11 out and give me a hand with them. 12 Two deputies showed up, and the two 13 deputies -- the one that took the lead, he 14 says, "You're the manager here, you're in 15 charge of this park. I need you to approach 16 them and tell them you want them to go. Tell 17 them you need them to go, tell them why you 18 need them to go, and then just turn around and 19 walk away after you're finished with telling 20 them." 21 So they basically told me to handle it. 22 And they were right behind me as I walked 23 toward the men -- the young men, and I 24 proceeded to ask them to turn their stereo off 25 and gather around, we needed to make an</p>

Page 65	Agenda Page 21 Page 67
<p>1 announcement.</p> <p>2 I made my announcement. A couple of</p> <p>3 smart-aleck remarks, you know, obviously they</p> <p>4 started calling me a Boomer.</p> <p>5 So I was like, "Oh, okay. I don't even</p> <p>6 know what that is, but, okay, whatever," and</p> <p>7 one of them says, "You don't need to give us</p> <p>8 your speech. If we got to go, we're just</p> <p>9 going to go."</p> <p>10 And I said, "You're right. You don't</p> <p>11 need a speech, you're grown men. You got to</p> <p>12 go."</p> <p>13 And then I got a little bit of lip from</p> <p>14 a couple of other guys, and pretty much that's</p> <p>15 the reason -- one of them said, "You didn't</p> <p>16 need to call the police."</p> <p>17 And I said, "Well, here's the sarcasm</p> <p>18 coming right here, so that's why the police</p> <p>19 are here." I was just anticipating something</p> <p>20 like that.</p> <p>21 So anyway, they left peaceably, but,</p> <p>22 yeah, there were a couple of mouths that</p> <p>23 spouted off, and a couple of the guys even</p> <p>24 told the one guy that sounded off to shut his</p> <p>25 mouth, you know. "You know, the guy is just</p>	<p>1 close -- hopefully we're getting close. I</p> <p>2 think we should stay the course on how we're</p> <p>3 handling things so far and --</p> <p>4 MR. BAUMHOVER: It occurred to me that</p> <p>5 we do owe that resident that brought to our</p> <p>6 attention a response --</p> <p>7 MR. MAYS: Yes.</p> <p>8 MR. BAUMHOVER: -- the one that had the</p> <p>9 concern about the, you know, emergency vehicle</p> <p>10 access, at least want to be able to address</p> <p>11 it and say that we got assurance from the</p> <p>12 county that that's not an issue.</p> <p>13 MS. WHYTE: We did. I called right away.</p> <p>14 MR. BAUMHOVER: Oh, okay. Okay.</p> <p>15 MR. MAYS: Yeah. Sonny will tell you we</p> <p>16 have always had that because West Park Village</p> <p>17 continuously right through there, emergency</p> <p>18 services has always said, "Believe me, we will</p> <p>19 get through."</p> <p>20 MR. BAUMHOVER: Okay. All right.</p> <p>21 MS. WHYTE: And in regards to the park,</p> <p>22 in your DropBox, we have ordered them, they</p> <p>23 are here, I sent a copy so you can see them, I</p> <p>24 believe the boys were going to start putting</p> <p>25 them up, so we are prepared for COVID, to put</p>
Page 66	Page 68
<p>1 doing his job."</p> <p>2 So it wasn't too bad, but I didn't</p> <p>3 expect the deputies to have me try to approach</p> <p>4 all these guys and try to kick them out of the</p> <p>5 park. But they went out peaceably, it turned</p> <p>6 out pretty good. And we don't seem to have</p> <p>7 had that big of a problem since.</p> <p>8 It looks like somebody posted something</p> <p>9 on Facebook that Glenciff Park was having</p> <p>10 football, and, man, they just -- they just</p> <p>11 kept coming in, parking everywhere. That was</p> <p>12 an interesting experience in which I had out</p> <p>13 there.</p> <p>14 CHAIRMAN MILLS: And all of that was in</p> <p>15 response to a resident's complaining and</p> <p>16 bringing it to our attention, and that's what</p> <p>17 led to us send Doug and the sheriff's</p> <p>18 department out there to resolve it.</p> <p>19 So, you know, again, back to the gates</p> <p>20 -- to Sonny's point. If the gates are</p> <p>21 unlocked, then we're going to be dealing next</p> <p>22 month with the playground issues, the restroom</p> <p>23 issues, and we're just not -- I don't think</p> <p>24 we're there yet. So if we're good --</p> <p>25 MR. MAYS: Yeah, I think we're getting</p>	<p>1 signage up, and we have signs about avoid</p> <p>2 handshaking and safe distances, avoid sick</p> <p>3 people, the usual stuff, and we have, "Do your</p> <p>4 part, Stay six feet apart," and that is going</p> <p>5 to be posted.</p> <p>6 We have, I believe, 24 of those that we</p> <p>7 will be posting in the park areas and stuff</p> <p>8 like that just so when we do open up we will</p> <p>9 be prepared.</p> <p>10 CHAIRMAN MILLS: The restrooms and the</p> <p>11 playgrounds are posted it's closed. Right?</p> <p>12 MS. WHYTE: Yes.</p> <p>13 CHAIRMAN MILLS: Okay.</p> <p>14 MS. WHYTE: They have signs. They have</p> <p>15 -- we have tape around them, caution tape.</p> <p>16 MR. MAYS: We did have to re-caution</p> <p>17 tape West Park Village today because we do</p> <p>18 have people pulling it off occasionally, but</p> <p>19 we haven't had to do it too much, but we have</p> <p>20 been re-cautioning and going through a little</p> <p>21 bit of caution tape lately.</p> <p>22 MS. WHYTE: In lieu of all of this, is</p> <p>23 the board interested in us exploring hand</p> <p>24 sanitizers for the restroom?</p> <p>25 I'm asking, just in case, because it's</p>

<p style="text-align: right;">Page 69</p> <p>1 going to be a challenge to find, but if you 2 want them, you have to let me know because I 3 will start researching. I've already started 4 to see what's available. 5 MR. CHESNEY: There is soap in the 6 bathrooms. Right? 7 MS. WHYTE: There's soap, yes. 8 MR. LEWIS: What was the proposal, 9 Sonny? I'm sorry. I didn't hear what you 10 said. 11 MS. WHYTE: I was wondering whether or 12 not the board wants me to explore the option 13 of putting in those hand sanitizers with like 14 foam like they have in some of the hospitals 15 so you just have your hand underneath it, or 16 if that's something you don't even want to do, 17 and we can just stay with the soap. 18 MS. McCORMICK: Well, I would just say I 19 think when we do get to the point of opening 20 the playgrounds and the restrooms, I mean, we 21 probably should talk about like documenting 22 and making sure that we're following the 23 recommended procedures and best practices for 24 all of the cleaning and disinfections that the 25 CDD should be undertaking for those</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 I can coordinate with you on that. 2 MS. WHYTE: No problem. And the other 3 thing that I put in your DropBox is just so 4 you see, we added new -- due to the issue with 5 the alligator taking the dog out of the park 6 -- out of the pond, we've actually, with our 7 insurance carrier, with verbiage, we created 8 new signs that took out the old "No Parking," 9 "No Fishing." It is all on one. And I sent 10 you a copy of what it looks like. 11 And I believe they're in the process of 12 being changed out and put back up on all of 13 the areas that we have for existing signage 14 and any potential new signage in common areas 15 that we've got up on a main road as discussed. 16 MR. MAYS: Yeah. We've already started 17 putting those up, Sonny. 18 MS. WHYTE: And that's all -- the only 19 other thing that I have is we -- there was a 20 discussion last board meeting about a picnic 21 table. 22 CHAIRMAN MILLS: Yes. 23 MS. WHYTE: And I did put the proposal 24 in. We added five garbage cans that we need 25 to that are extremely rusted, and just for</p>
<p style="text-align: right;">Page 70</p> <p>1 facilities, as well as posting, so people are 2 aware, you know, what's not being done. 3 But I think we may want to look at what 4 we can do to make sure that we're enhancing 5 the frequency of cleaning and disinfection of 6 those areas on a regular basis and documenting 7 when we're doing it. 8 MR. ROSS: This is Brian. I wouldn't be 9 surprised if our liability insurer is 10 assembling as we speak a protocol list, 11 product list, for all those kind of issues. 12 MS. McCORMICK: Yes, they have, and they 13 are, you know, updating it as the governor 14 comes out with new executive orders almost 15 every week. 16 For example, when, you know, fitness 17 centers were allowed to reopen, so then the 18 insurance company sent out recommendations to 19 all the CDDs about what they needed to be able 20 to do in order to allow fitness centers to 21 reopen. 22 MR. ROSS: Yeah. So Sonny doesn't need 23 to re-invent the wheel or anything. 24 MS. WHYTE: No. No. 25 MS. McCORMICK: Yes, I can -- you know,</p>	<p style="text-align: right;">Page 72</p> <p>1 FYI, the picnic table that we have at 2 Baybridge in the pavilion, not the one under 3 the main pavilion, but the one -- runs at 4 \$3450 each table, so that is why -- between 5 the garbage cans and the tables, I need 6 approval to -- expenditure \$10,000 -- \$10,100. 7 MR. CHESNEY: So moved. 8 MR. BAUMHOVER: Second. 9 CHAIRMAN MILLS: Motion by Greg, 10 seconded by Forrest. 11 All in favor? 12 (All board members signify in the 13 affirmative.) 14 CHAIRMAN MILLS: None opposed. 15 (Motion passes five to zero.) 16 MS. WHYTE: Thank you. 17 MR. MAYS: Mr. Chesney, there was one of 18 those old wooden benches left in there. We 19 got that wooden bench removed, and we also had 20 the guys pressure wash the pads, so it should 21 all be -- 22 MR. CHESNEY: Okay. I haven't been back 23 there, but I'll go drive through. 24 MR. MAYS: Something else that I wanted 25 to bring to the board's attention that they</p>

<p style="text-align: right;">Page 73</p> <p>1 may want to consider.</p> <p>2 When the cell tower is going up, I would</p> <p>3 imagine there will be a lot of construction</p> <p>4 going upon in that parking lot, too, you know,</p> <p>5 with only a few spots left, and taking away --</p> <p>6 something to consider would be to possibly</p> <p>7 close the basketball courts at that point so</p> <p>8 that somebody can park in that park, or nobody</p> <p>9 would want to park in that parking lot,</p> <p>10 because I don't know what's going to be</p> <p>11 happening with the construction.</p> <p>12 Just something, food for thought, that</p> <p>13 you guys can kick around and think about and</p> <p>14 see what you think when the cell tower does</p> <p>15 start.</p> <p>16 CHAIRMAN MILLS: Okay. Well, perhaps</p> <p>17 Alan will be able to give us an idea of how</p> <p>18 much equipment and what kind of interruptions</p> <p>19 and length of construction and all that. That</p> <p>20 would help us figure out what we might need to</p> <p>21 do.</p> <p>22 MR. MAYS: And let's see. The last</p> <p>23 thing probably from me would be Promise Lane.</p> <p>24 We're still working on the permitting for the</p> <p>25 electrical, so we're getting close, though.</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 Well, you probably noticed the one fountain is</p> <p>2 down. We had an electrical issue with the one</p> <p>3 fountain. We're working on the electrical</p> <p>4 issue for that also.</p> <p>5 CHAIRMAN MILLS: Okay. Sonny, that's</p> <p>6 it?</p> <p>7 MS. WHYTE: Yes, sir, for now. Thank</p> <p>8 you.</p> <p>9 MR. MAYS: Did you want to talk to him</p> <p>10 about that -- or I guess not -- the football</p> <p>11 team?</p> <p>12 MS. WHYTE: No. I haven't had a formal</p> <p>13 request. I spoke to Erin about it. We'll</p> <p>14 wait until we get a formal request in the</p> <p>15 future when their schedule arises.</p> <p>16 MR. MAYS: Okay. Okay. That's all I</p> <p>17 got.</p> <p>18 CHAIRMAN MILLS: All right. Next up is</p> <p>19 audience comments.</p> <p>20 Mr. Barrett. You're on mute.</p> <p>21 MR. BARRETT: I'm good. Thank you.</p> <p>22 CHAIRMAN MILLS: Okay. Thank you.</p> <p>23 Supervisor requests. Mr. Ross.</p> <p>24 MR. ROSS: I have two things I'd like to</p> <p>25 talk about. The first one is I was hoping</p>
<p style="text-align: right;">Page 74</p> <p>1 I think we're getting close to where we</p> <p>2 can move that nano bubbler to the location we</p> <p>3 want it to go. In fact, we're cleaning up</p> <p>4 that lake pretty good on the other side where</p> <p>5 we've got alternative power for a temporary</p> <p>6 period, and we haven't had any phone calls</p> <p>7 from anybody on midge flies in quite a few</p> <p>8 months at least.</p> <p>9 Things like -- Sonny can tell you better</p> <p>10 that, but --</p> <p>11 MS. WHYTE: No, I haven't had any midge</p> <p>12 fly calls at all.</p> <p>13 MR. MAYS: We might have got a handle on</p> <p>14 it. It looks like we did with that nano</p> <p>15 bubbler machine.</p> <p>16 CHAIRMAN MILLS: Erin, no further</p> <p>17 communication from their legal counsel?</p> <p>18 You're on mute. You're on mute.</p> <p>19 MS. McCORMICK: I have not heard</p> <p>20 anything. So I'm glad to hear Doug say that</p> <p>21 he hasn't gotten any complaints or calls about</p> <p>22 the midge flies. That sounds good.</p> <p>23 CHAIRMAN MILLS: Okay. Sonny or Doug,</p> <p>24 anything else?</p> <p>25 MR. MAYS: That's about all I got.</p>	<p style="text-align: right;">Page 76</p> <p>1 Greg could update us on any further follow-up</p> <p>2 conversation he had regarding the golf course.</p> <p>3 MR. CHESNEY: Yes. I'll just be</p> <p>4 completely frank and say that I did not call</p> <p>5 Nick like I was supposed to, so my apologies,</p> <p>6 but I will endeavor to give him a call.</p> <p>7 MR. ROSS: Well, then just to give</p> <p>8 feedback is why I inquire -- and you don't</p> <p>9 need to apologize. We're all busy and such --</p> <p>10 I really do think it would be a disaster to</p> <p>11 have a due diligence period of a golf course</p> <p>12 spread out over two different CDD boards. I</p> <p>13 really would not support that.</p> <p>14 So if you think there is a scintilla of</p> <p>15 a possibility of a contract, he needs to get a</p> <p>16 get-on, you know, needs to get going.</p> <p>17 MR. CHESNEY: Well, I appreciate that.</p> <p>18 I mean, if you recall the last time we met, we</p> <p>19 kind of -- I kind of got the impression from</p> <p>20 him that, you know, he was looking to wait</p> <p>21 until the end of the year to see how this new</p> <p>22 merger with the management company takes hold</p> <p>23 at the course.</p> <p>24 That, obviously, you know, is</p> <p>25 problematic in the sense that it also happened</p>

<p style="text-align: right;">Page 77</p> <p>1 during this quarantine, or this pandemic. So,</p> <p>2 you know, I don't know. I have not spoken</p> <p>3 with him.</p> <p>4 I mean, he hasn't called me either. So</p> <p>5 it's not like he doesn't know that we're</p> <p>6 interested. So I will give him a call prior</p> <p>7 to our next meeting. Once again, I meant to</p> <p>8 do it prior to this one. I just kind of lost</p> <p>9 track of time.</p> <p>10 MR. ROSS: Okay. Okay. Well, that was</p> <p>11 the first subject, and I appreciate all the</p> <p>12 effort you put into that. I really do. And I</p> <p>13 don't mean to be a pest, so --</p> <p>14 MR. CHESNEY: That's all right. I mean,</p> <p>15 it is worthwhile. It's something I had not</p> <p>16 considered. You wouldn't want to go down the</p> <p>17 path and then all of a sudden have a</p> <p>18 different board.</p> <p>19 It's my understanding we're not going to</p> <p>20 have a marginal -- we're not going to have a</p> <p>21 -- well, we'll have to just see, I guess.</p> <p>22 It's too early to tell what kind of board</p> <p>23 we'll have.</p> <p>24 MR. ROSS: Okay. The second thing I</p> <p>25 want to talk about was the community garden.</p>	<p style="text-align: right;">Agenda Page24 Page 79</p> <p>1 haven't done anything really on it over the</p> <p>2 last four weeks. And I do think that he is</p> <p>3 having -- or TECO is having a meeting on the</p> <p>4 11th, so I can try to look into that between</p> <p>5 now and that meeting on the 11th and see if I</p> <p>6 can make any progress with TECO staff on it.</p> <p>7 MR. ROSS: Well, what I would say to all</p> <p>8 of the supervisors is it appears to me that I</p> <p>9 am the one who primarily raises those two</p> <p>10 projects, and if I'm coming across as annoying</p> <p>11 or such, I genuinely apologize. I've only</p> <p>12 advocated them because I think they would be</p> <p>13 good for the community.</p> <p>14 If there is any sentiment amongst the</p> <p>15 board that we're wasting our time, we'll never</p> <p>16 get to an agreement on financial issues, et</p> <p>17 cetera, I would just prefer that the</p> <p>18 supervisors speak up now and share their</p> <p>19 reservations so that we're all clear that</p> <p>20 we're all on the same page, if you will.</p> <p>21 MR. CHESNEY: Well, I'll speak up. I</p> <p>22 think it's ludicrous that they're not allowing</p> <p>23 us access to our property. I mean, we're not</p> <p>24 talking about one acre. We're talking about a</p> <p>25 parcel that at one time was going to have</p>
<p style="text-align: right;">Page 78</p> <p>1 I remain fuzzy as to whether TECO has receded</p> <p>2 in its requirement that only -- that no</p> <p>3 residents can park or utilize this access</p> <p>4 path.</p> <p>5 Can you clarify that, Erin?</p> <p>6 MS. McCORMICK: I think what Robert had</p> <p>7 indicated -- and I haven't had any</p> <p>8 communications with TECO so far, so what he</p> <p>9 had said is that staff can use it.</p> <p>10 First of all, they have said if there</p> <p>11 was going to be use of that as an access road</p> <p>12 to access the property, that they would want</p> <p>13 certain things to be done.</p> <p>14 For example, securing the property and</p> <p>15 paving of the road, which I think Robert had</p> <p>16 indicated would be about \$100,000, and it</p> <p>17 could only be utilized by staff, not by</p> <p>18 residents to access the property, so that --</p> <p>19 MR. ROSS: And that is what he last</p> <p>20 reported.</p> <p>21 MS. McCORMICK. Right.</p> <p>22 MR. ROSS: And I was hoping there had</p> <p>23 been some withdrawal of that position by TECO.</p> <p>24 You haven't heard?</p> <p>25 MS. McCORMICK: I have not. But I</p>	<p style="text-align: right;">Page 80</p> <p>1 townhomes.</p> <p>2 I mean, I'm not sure how they thought</p> <p>3 people were going to get to the townhomes.</p> <p>4 So, to me, it would seem a waste that we're</p> <p>5 letting this private utility keep us from</p> <p>6 utilizing the property for the benefit of our</p> <p>7 residents.</p> <p>8 CHAIRMAN MILLS: Let me stop everybody</p> <p>9 for a second.</p> <p>10 Andy, keep an eye on the lobby. We lost</p> <p>11 Matt again, so see if he's trying --</p> <p>12 MS. WHYTE: Matt can't get back in.</p> <p>13 I'm texting him back and forth. He just</p> <p>14 texted me. He said, "I can't get back in."</p> <p>15 MR. MENDENHALL: He's coming in now.</p> <p>16 MS. WHYTE: There you go.</p> <p>17 CHAIRMAN MILLS: He's got to be let in</p> <p>18 by the gatekeeper there in the corner.</p> <p>19 MR. LEWIS: You guys are killing me.</p> <p>20 You guys are killing me. Gatekeeper.</p> <p>21 CHAIRMAN MILLS: He just gave him the</p> <p>22 riot act about it, so --</p> <p>23 MR. MENDENHALL: I am taking off the</p> <p>24 waiting room, so --</p> <p>25 MR. CHESNEY: All right. We'll see who</p>

<p style="text-align: right;">Page 81</p> <p>1 drops in.</p> <p>2 MR. MENDENHALL: Yeah, it could be</p> <p>3 interesting.</p> <p>4 CHAIRMAN MILLS: Brian, my comment to</p> <p>5 your comment would be, keep them top of mind</p> <p>6 until things exhaust or run their full course,</p> <p>7 no pun intended.</p> <p>8 It's worth continuing the dialogue.</p> <p>9 It's not costing us any time or money really</p> <p>10 to keep them out in front of everybody. If</p> <p>11 nothing develops, nothing develops.</p> <p>12 At some point, if Nick says to Greg,</p> <p>13 "Leave me alone, stop calling me," or the</p> <p>14 reverse, we'll go from there. So I have no</p> <p>15 issue with those staying on the fast list, if</p> <p>16 you will.</p> <p>17 MR. ROSS: How about the other two</p> <p>18 supervisors?</p> <p>19 MR. BAUMHOVER: Go ahead, Matt.</p> <p>20 MR. LEWIS: I'm sorry, Brian, I know you</p> <p>21 asked about the inquiry, and Greg said he</p> <p>22 hadn't called, and I dropped off after that.</p> <p>23 So I apologize.</p> <p>24 MR. ROSS: I was trying to sort of</p> <p>25 summarize the two projects that I feel like</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 always said, to control that asset, but I have</p> <p>2 no problem with us continuing down that path.</p> <p>3 CHAIRMAN MILLS: Yeah. Forrest.</p> <p>4 MR. BAUMHOVER: So, Brian, you and I</p> <p>5 have worked together for a while, and I hope</p> <p>6 that you don't ever judge my silence as, you</p> <p>7 know, anything but respect for the fact</p> <p>8 that -- a couple things. One, you take the</p> <p>9 lead on things that I fully agree with, and if</p> <p>10 I ever have had a disagreement, I think you</p> <p>11 and I have talked through them.</p> <p>12 And, two, you do it in a way that I feel</p> <p>13 like I don't -- I don't want to say I take a</p> <p>14 step back and just kind of put it on auto</p> <p>15 pilot, but I feel like you cover all the</p> <p>16 points that I would have thought of and</p> <p>17 probably more.</p> <p>18 So if I'm not saying anything, don't</p> <p>19 confuse that for you're going down a road that</p> <p>20 I would not. I would just -- I would just say</p> <p>21 that you're actually covering a lot of the</p> <p>22 points that I would have wanted to make, and</p> <p>23 more times than not, you're usually covering</p> <p>24 points that I hadn't thought of.</p> <p>25 But with that, I'll make a couple of</p>
<p style="text-align: right;">Page 82</p> <p>1 I've been the primary proponent of, the golf</p> <p>2 course and the community garden, and I was</p> <p>3 just sort of calling the question that let's</p> <p>4 make sure we're all on the same page to find</p> <p>5 out if there are any supervisors who think it's</p> <p>6 a bad idea, we shouldn't be pursuing them,</p> <p>7 we're wasting our time, we're never going to</p> <p>8 come up with the right financial terms, you</p> <p>9 know, whatever is the reason.</p> <p>10 They're all bona fide. I just want to</p> <p>11 make sure that I'm not wasting everybody's</p> <p>12 time by continuing to be an annoyance about</p> <p>13 it. And I was just inviting yours and</p> <p>14 Forrest's feeling about that.</p> <p>15 MR. LEWIS: If it's okay if I go. I</p> <p>16 mean, I think we definitely should keep asking</p> <p>17 the question. I think I caught the tail end</p> <p>18 of what Jim was just saying.</p> <p>19 I mean, he can tell us if he doesn't</p> <p>20 want to hear from us any more or whatever.</p> <p>21 It sounds like Greg kind of made -- had been</p> <p>22 friendly with Nick, the owner.</p> <p>23 I think it's a good thing that he keeps</p> <p>24 asking about it, and I've always supported</p> <p>25 buying it if it presents itself, as you've</p>	<p style="text-align: right;">Page 84</p> <p>1 observations. I think maybe this time next</p> <p>2 month we'll have a better feel, if I</p> <p>3 understood Erin's earlier point, about how the</p> <p>4 election is going to look.</p> <p>5 And assuming that they're -- you know,</p> <p>6 we'll at least know whether or not your</p> <p>7 concern about the golf course being</p> <p>8 deliberated by two different boards is one</p> <p>9 that we still need to keep a finger on.</p> <p>10 If I understand correctly, we may very</p> <p>11 well see that all the available candidates</p> <p>12 have, you know, announced their intentions,</p> <p>13 and we might very well have an understanding</p> <p>14 that we're going to continue with the same</p> <p>15 board, or we'll at least be able to make that</p> <p>16 decision next month.</p> <p>17 A thought occurred to me about the TECO</p> <p>18 easement, and, Erin, maybe you can kind of</p> <p>19 help me understand it. I know this is -- I</p> <p>20 mean, every time I drive past Maloney's and,</p> <p>21 you know, the townhomes that have put up</p> <p>22 there, I see that their road -- I mean,</p> <p>23 there's a road that goes, you know, through</p> <p>24 the apartments and to the Fifth Third Bank,</p> <p>25 it's all those places, and I'm wondering why</p>

<p style="text-align: right;">Page 85</p> <p>1 the general public can go back and forth 2 between those places but TECO is saying that 3 we can't drive on that property. 4 And as a layman, I'm just wondering how 5 those two disparities can exist. 6 MS. McCORMICK: Well, I think there's 7 two -- two things to think about. I mean, one 8 is, why is TECO so concerned about people, the 9 public, utilizing that easement area to cross 10 over when it's being utilized north and south 11 of the property? 12 And I think that -- I don't know of a 13 good distinction of why, you know, TECO would 14 say, well, it's not safe for people to be 15 crossing the easement here but it's okay for 16 them to be doing it north and to the south. 17 But from, you know, the standpoint of 18 why those properties have been able to do it 19 and why we can't, I did look at when that -- 20 the property that crosses the TECO easement, 21 you know, like the previous prior ownership 22 and so that -- those properties have been 23 privately owned and not owned by TECO for 24 many, many years, or decades, in a lot of 25 cases.</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 of us feel comfortable that we have closed the 2 door on those opportunities and fully explored 3 them, I feel like we owe -- I feel like we owe 4 our community that level of exploration; and, 5 you know, to the -- to the point that I 6 usually remain silent on those two issues, 7 because I know you're probably keeping track 8 of a lot of the issues that I would have 9 thought up, and then coming up with other 10 ideas that we need to be discussing. 11 MR. BARRETT: Can I ask a question, Jim? 12 CHAIRMAN MILLS: Go ahead. 13 MR. BARRETT: And I don't know who I 14 should direct this more to, Brian, Erin, the 15 board. 16 And I know that politically the access 17 to the land through the gated communities 18 would probably cause a fire storm, but there 19 is that other possibility of accessing it off 20 Sheldon Road through that private road, and 21 the board just doesn't seem to touch that as a 22 possibility. 23 I was wondering if there is kind of a 24 good legal reason for why that should not also 25 be explored, while assuming the TECO thing</p>
<p style="text-align: right;">Page 86</p> <p>1 So if it -- unfortunately, we're in the 2 position of having to try to strike a deal 3 with TECO, whereas the properties that are 4 north and south of us didn't have to deal with 5 the TECO entity that exists now because they 6 owned the property and had owned them -- 7 MR. CHESNEY: Yeah. Does our 8 property -- 9 MS. McCORMICK: -- for a long time. 10 MR. CHESNEY: Does our property not 11 cross the TECO easement -- I mean, the parcel 12 that was purchased for the townhomes? 13 MS. McCORMICK: They did not have an 14 easement across -- or they did not have 15 ownership of any property across the TECO 16 easement. 17 MR. CHESNEY: Okay. 18 CHAIRMAN MILLS: Okay. 19 MR. BAUMHOVER: Well, so I feel like 20 that that still is kind of an unexplored 21 issue, and with the golf course, I think those 22 -- Brian, those two issues are things that 23 I've repeatedly seen the community express a 24 heightened interest in. 25 And to the extent that I don't think any</p>	<p style="text-align: right;">Page 88</p> <p>1 goes bust. 2 MR. CHESNEY: Chris, my recollection is, 3 is that we're not entirely sure our property 4 abuts Promise Drive. I mean, it might abut 5 it, but we think that the road itself -- am I 6 remembering that correctly, Erin? 7 MS. McCORMICK: Yes. I mean, that -- 8 that access along Promise Drive to all of 9 those properties is all privately owned, so -- 10 MR. CHESNEY: Right. But what I'm 11 saying is the road -- if I'm thinking it 12 correctly, the road was carved out of the 13 parcels on the other side of the street, so -- 14 MS. McCORMICK: Right. 15 MR. CHESNEY: -- our side, I don't know 16 that we -- I mean, we're adjacent to it, but 17 we didn't contribute to the road. That's what 18 I'm trying to say, Chris. So at least that's 19 my recollection from when we looked at this 20 more closely when we had some litigation. 21 MS. McCORMICK: Yeah, I think we would 22 -- I mean, I think we would either have to 23 negotiate an agreement with those property 24 owners to allow us to use that, their property, 25 to get at the -- or we'd have to, you know,</p>

<p style="text-align: right;">Page 89</p> <p>1 assert some kind of right --</p> <p>2 MR. CHESNEY: Yeah.</p> <p>3 MS. McCORMICK: -- easement needed by</p> <p>4 necessity because we have no other access.</p> <p>5 MR. CHESNEY: Yeah.</p> <p>6 MR. BARRETT: I just want to ask a</p> <p>7 question first. If you bought a home on that</p> <p>8 road, would that grant you access?</p> <p>9 MR. CHESNEY: Well, I -- it's funny you</p> <p>10 bring that up, Chris. So the parcel</p> <p>11 originally was owned by one of those</p> <p>12 landholders, and so it was never really</p> <p>13 addressed, the encroachment onto that parcel</p> <p>14 -- or not -- "encroachment" is the wrong word,</p> <p>15 but the access onto that parcel.</p> <p>16 So it just hasn't really been explored.</p> <p>17 I think, like Erin said, we would have to</p> <p>18 assert our right to access our parcel through</p> <p>19 that road, and I'm not entirely sure that</p> <p>20 would come easy.</p> <p>21 MR. BAUMHOVER: I'll say this so that</p> <p>22 Doug does not have to. But when I first</p> <p>23 joined as a supervisor, I asked Doug to take</p> <p>24 me on a ride-along, and it was just he and I</p> <p>25 driving down that Promise Lane access road,</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 we're demonstrating that we're being a good</p> <p>2 neighbor, if we have to strong-arm an</p> <p>3 agreement to get that access.</p> <p>4 MR. BARRETT: I have not actually looked</p> <p>5 at -- but thank you for giving me that</p> <p>6 feedback. I have not actually looked at how</p> <p>7 the parcel lines up with current CDD-owned</p> <p>8 land back there. But worst-case scenario --</p> <p>9 and I know this is crazy expensive -- but is</p> <p>10 it possible that you could relocate the</p> <p>11 maintenance facility so that only staff would</p> <p>12 actually access the new maintenance facility</p> <p>13 across the TECO easement, and then use the</p> <p>14 back land where the maintenance facility is</p> <p>15 for residents to access that parcel, or does</p> <p>16 the layout not work that way?</p> <p>17 MR. CHESNEY: I -- I -- I don't recall.</p> <p>18 I don't have an opinion on that without</p> <p>19 looking at it.</p> <p>20 CHAIRMAN MILLS: Well, you can't access</p> <p>21 it when the schools are closed. The gates are</p> <p>22 locked. Right?</p> <p>23 MR. CHESNEY: Yeah. I mean, we do have</p> <p>24 access to the gates. I mean, we can unlock</p> <p>25 the gates.</p>
<p style="text-align: right;">Page 90</p> <p>1 and he and I encountered I'll say concerned</p> <p>2 residents just asking us what we were doing</p> <p>3 here.</p> <p>4 And I won't say that our ability to</p> <p>5 negotiate an agreement with those residents is</p> <p>6 zero, but I'll estimate that our likelihood of</p> <p>7 getting an agreement that works, that allows</p> <p>8 the community to access a garden through that</p> <p>9 road, is highly unlikely.</p> <p>10 MR. CHESNEY: Yeah, I concur, Forrest.</p> <p>11 I think we would have to sue them to gain</p> <p>12 access through Promise Drive. I mean, I'm not</p> <p>13 saying it's not impossible. It just might</p> <p>14 cost some money, and if we could -- and it</p> <p>15 also just seems silly if we can't access</p> <p>16 through property we already own, so I don't</p> <p>17 know.</p> <p>18 MR. BAUMHOVER: And I guess another</p> <p>19 concern that I would have is, if homeowners on</p> <p>20 that road feel that that is their property</p> <p>21 and, you know, now they're being faced with</p> <p>22 their bigger neighbor kind of using that and</p> <p>23 opening, you know, upwards of 3,000 homes, the</p> <p>24 opportunity for people to be driving down that</p> <p>25 road, I mean, that, to me, doesn't feel like</p>	<p style="text-align: right;">Page 92</p> <p>1 MS. McCORMICK: Yeah. But from a legal</p> <p>2 standpoint, I mean, we utilize the school</p> <p>3 property to get to the maintenance facility,</p> <p>4 but we don't have, that I have seen, an</p> <p>5 easement that allows us to use that for</p> <p>6 whatever purposes we want to use it for.</p> <p>7 So, you know, what would be ideal would</p> <p>8 be to be able to construct our own access road</p> <p>9 through -- from Linebaugh through the TECO</p> <p>10 property up to the Promise Drive property.</p> <p>11 CHAIRMAN MILLS: Yeah.</p> <p>12 MR. LEWIS: This is Matt. I seem to</p> <p>13 recall there was somebody was going to --</p> <p>14 maybe you, Erin, was going to look to see if</p> <p>15 there was a way to escalate this issue with</p> <p>16 TECO from the last meeting. Is that --</p> <p>17 MS. McCORMICK: I have not done anything</p> <p>18 on that since last month, but we can talk</p> <p>19 about that.</p> <p>20 So I think that's kind of part of this</p> <p>21 whole discussion, you know, it sounds like</p> <p>22 everybody's consensus is they want to keep</p> <p>23 working on this to the extent that we can move</p> <p>24 things forward until we exhaust all options.</p> <p>25 MR. LEWIS: And I'm sorry if I missed it</p>

<p style="text-align: right;">Page 93</p> <p>1 earlier and somebody already said that.</p> <p>2 MR. ROSS: This is Brian. Certainly,</p> <p>3 Erin, you're right. That is why I brought it</p> <p>4 back up, to have some reaffirmation that this</p> <p>5 is a direction we want to go.</p> <p>6 What I would add to your remarks is that</p> <p>7 as we all know, after we talk about something</p> <p>8 month after month after month, we get weary.</p> <p>9 We just -- we lose our focus, we lose our</p> <p>10 enthusiasm, whatever else. And so what I</p> <p>11 would advocate is let's put pedal to the metal</p> <p>12 with TECO. Let's frame the questions exactly</p> <p>13 as you did it earlier, and -- what's the</p> <p>14 rational basis for taking your position?</p> <p>15 It makes no sense based upon the</p> <p>16 physical layout of the property, it makes no</p> <p>17 sense based on other examples that we see in</p> <p>18 our community and elsewhere, on and on and on.</p> <p>19 And what I was going to throw out there,</p> <p>20 maybe it's what we need is just some old-</p> <p>21 fashioned -- I don't want to use the word</p> <p>22 "bribery," but just, you know, give something</p> <p>23 of value to them. Maybe we offer to call it</p> <p>24 the TECO Community Park. Maybe that kind of</p> <p>25 publicity or goodwill would cause them to</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 guns. Let's get it done.</p> <p>2 MS. McCORMICK: I mean, it's within the</p> <p>3 community if there is like a, you know, group</p> <p>4 of residents that is highly motivated to</p> <p>5 pursue this, too. I think that would give us</p> <p>6 some, you know, firepower to be able to help</p> <p>7 us on this project.</p> <p>8 MR. ROSS: Fine. I don't know how to</p> <p>9 respond to that. I feel confident the project</p> <p>10 would be very, very, very well received in our</p> <p>11 Westchase community. I wouldn't have</p> <p>12 suggested it unless I believed that.</p> <p>13 So I do believe it would be warmly</p> <p>14 embraced. I believe that if we come up with</p> <p>15 some sort of plot out there, we'll exhaust all</p> <p>16 the plots. I think that everybody is going to</p> <p>17 want to be able to garden with their daughter</p> <p>18 or their grandson or whoever it is. I think</p> <p>19 it will be immensely popular.</p> <p>20 MR. BAUMHOVER: So with this, is there</p> <p>21 an effort that -- is there a separate effort</p> <p>22 other than contacting TECO directly that we</p> <p>23 would ask or -- that we would ask someone</p> <p>24 other than Erin to do?</p> <p>25 Like if there is lobbying support from</p>
<p style="text-align: right;">Page 94</p> <p>1 alter their position.</p> <p>2 If that was the case, I'd happily --</p> <p>3 happily be willing to call it, the, you know,</p> <p>4 TECO Community Garden or the Westchase TECO</p> <p>5 Community Garden, whatever it is. I just</p> <p>6 think we need to bring it to close.</p> <p>7 MS. McCORMICK: Right. Well -- and I</p> <p>8 also think that, you know, one of the things</p> <p>9 ultimately that may be a very much of a</p> <p>10 motivating factor behind this is if there are</p> <p>11 a large number of community residents that are</p> <p>12 enthusiastic about this that are lobbying for</p> <p>13 it also, whether they're lobbying TECO,</p> <p>14 lobbying the county commissioners to see what</p> <p>15 assistance can be provided from that route.</p> <p>16 MR. ROSS: Well, moreover -- and I think</p> <p>17 I gave you some paperwork about it -- the</p> <p>18 county promotes community gardens. They have a</p> <p>19 department or division or whatever it is in</p> <p>20 which they'll tell you how to set up your</p> <p>21 community garden. The county should be an</p> <p>22 additional advocate of ours or ally of ours.</p> <p>23 And I know we've talked about this</p> <p>24 before, and I don't want to go backwards. I</p> <p>25 just feel like we need to pull out all the</p>	<p style="text-align: right;">Page 96</p> <p>1 -- I don't know -- our commissioner, or like</p> <p>2 is there something that someone else might be</p> <p>3 in a better position to kind of garner that</p> <p>4 popular support?</p> <p>5 MR. ROSS: Yeah, there may be merit in</p> <p>6 that, that we have a Westchase Community</p> <p>7 Association Governmental Affairs Committee. I</p> <p>8 don't know if this falls in their bailiwick, I</p> <p>9 don't know.</p> <p>10 MR. BAUMHOVER: I think it would</p> <p>11 definitely be worth reaching out to the WCA</p> <p>12 board and seeing if this is something that</p> <p>13 they would want to support and if their</p> <p>14 government affairs person feels comfortable</p> <p>15 reaching out to our appropriate government</p> <p>16 representatives for that support.</p> <p>17 MR. ROSS: Politics is not my forte, but</p> <p>18 my instincts are we first ought to let Erin or</p> <p>19 Robert --</p> <p>20 MR. BAUMHOVER: Right.</p> <p>21 MR. ROSS: -- make sure that we -- okay,</p> <p>22 are we going to do this or not? Are you</p> <p>23 willing to accommodate our needs and concerns</p> <p>24 or not?</p> <p>25 MR. BAUMHOVER: Right.</p>

<p style="text-align: right;">Page 97</p> <p>1 MR. ROSS: And once we have an answer on 2 that, then we may need to pull back on -- 3 MR. BAUMHOVER: Yeah. I just want to 4 make sure we clarify for Erin's benefit that 5 there might be morning work, but we're not 6 expecting her to take on all of this other 7 support that we just identified. 8 MR. ROSS: Excellent point. 9 CHAIRMAN MILLS: Yeah, let's wrap this 10 discussion up. All good points, but I think 11 we all still come back to Erin taking the next 12 round -- crack at TECO to explain why they 13 have the position they have contrary to the 14 north and south boundaries, et cetera, and 15 we'll go from there. 16 So, Brian, any other comments or 17 requests? 18 MR. ROSS: No. Thank you. 19 CHAIRMAN MILLS: Okay. Matt, before we 20 lose you again, what do you have? 21 MR. LEWIS: The topic came up earlier 22 about the south parking lot and the access 23 there and its use during the cell phone tower 24 construction, when that happens. 25 On a related note, for use of the park,</p>	<p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 on vacation next week, so I will be going into 2 the office, and I'll pull those files for the 3 water fountain and stuff. And I'll check the 4 meters and stuff as well. 5 MR. LEWIS: Okay. Thank you. And I'll 6 try to touch base with you here in the next 7 couple of weeks. That's all I've got, Jim. 8 CHAIRMAN MILLS: Okay. Forrest? 9 MR. BAUMHOVER: Nothing for the group, I 10 don't think. As usual, Brian covers my 11 points, so I'm -- 12 CHAIRMAN MILLS: Good job, Brian. 13 MR. ROSS: Forrest, thanks for your kind 14 words. Thank you for your kind words. 15 CHAIRMAN MILLS: Mr. Chesney. 16 MR. CHESNEY: I am good. Thank you very 17 much. 18 CHAIRMAN MILLS: All right. Good work 19 on the budget and the fund balance schedule 20 this month. 21 MR. CHESNEY: Yeah. 22 CHAIRMAN MILLS: So that leaves me. 23 So we've kicked the tires on this subject here 24 in the last few minutes a couple times, but 25 here to officially let the board know it is</p>
<p style="text-align: right;">Page 98</p> <p>1 I was -- you know, my youngest daughter was 2 going to play Westchase Soccer again this 3 season. It got canceled, and we did get an 4 email as a coaching group from Margo that the 5 fall season was actually not going to happen 6 as well. 7 And I don't know if Sonny has heard 8 anything from WSA, but just wanted to kind of 9 make the board aware of that. So that may be 10 -- you know, if we can get this thing out of 11 the ground, so to speak, around that time, 12 that there will be a little bit less impact, 13 at least for the soccer season. 14 The other thing I wanted to bring up, I 15 brought it up last meeting -- and, Sonny, I 16 apologize. I didn't get a chance to touch 17 base with you before the meeting, but just 18 wanted to see if you had any chance to look 19 into any pricing for that water fountain that 20 I had talked about. 21 MS. WHYTE: No, I'm sorry, I have not. 22 All my files are in the office. 23 MR. LEWIS: Okay. 24 MS. WHYTE: So I'll probably have -- 25 Doug hadn't mentioned it yet, but he's going</p>	<p style="text-align: right;">Page 100</p> <p>1 not my intention to file next month -- or next 2 week to run again. 3 So my term expires in November, I plan 4 to fill that out. In the hopefully unlikely 5 event no one files for my seat, I'm not 6 opposed to continuing in my role as the board 7 sees fits or in any other capacity until a 8 replacement can be found. 9 But for a variety of personal reasons, 10 by the way, none of them health related that I 11 don't need to put on public record, just 12 making the decision to slow down a little bit 13 and spend some time with family and do some 14 other things. 15 So hopefully that gives some other 16 resident in the community the opportunity to 17 step up and continue to do the fine work this 18 board has done. 19 It's in no way a reflection of the board 20 that we have. I think in all the years I have 21 been involved in Westchase participations, 22 clearly this is the best group I've had the 23 opportunity to work with. I appreciate 24 everything all of you do. 25 It's just time for me to do something</p>

1 different or not do something different for a
 2 change. So I want to give that opportunity
 3 for folks to file, if they see the need or the
 4 desire to, and we'll see -- as Forrest said,
 5 we'll know next month what that filing period
 6 brings us. We're going to have good
 7 discussions at that time.

8 So with that, a motion to adjourn would
 9 be appropriate.

10 MR. BAUMHOVER: Moved.

11 CHAIRMAN MILLS: Second.

12 MR. LEWIS: Second.

13 CHAIRMAN MILLS: All in favor.

14 (All board members signify in the
 15 affirmative.)

16 (Motion to adjourn passed five to zero.)

17 CHAIRMAN MILLS: Good job, Kim. Thank
 18 you. Everybody stay safe, and we'll see you
 19 next month.

20 (At 5:58 p.m., the meeting adjourns.)
 21
 22
 23
 24
 25

1 REPORTER'S CERTIFICATE

2 STATE OF FLORIDA:

3 COUNTY OF HILLSBOROUGH:

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

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

14 DATED June 25, 2020.
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 James P. Mills, Chairman

2B.

**Westchase
Community Development District**

Financial Report

May 31, 2020

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Pages 1 - 4
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund(s)	Pages 5 - 16
Debt Service Fund(s)	Pages 17 - 18

SUPPORTING SCHEDULES

Special Assessments - Collection Schedule(s)	Pages 19 - 20
Cash and Investment Report	Page 21
Bank Reconciliation and Statement	Pages 22 - 26
Payment Register by Bank Account	Pages 27 - 30

**Westchase
Community Development District**

Financial Statements

(Unaudited)

May 31, 2020

Balance Sheet

May 31, 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	4,213,619	345,314	24,927	30,128	37,083	810	469,765	70,802	21,290
Investments:									
Certificates of Deposit - 15 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 24 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 6 Months	-	-	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-	-	-
Prepaid Items	3,800	-	-	-	-	-	-	-	-
Deposits	6,389	3,628	4,043	20	-	-	7,425	800	18,600
TOTAL ASSETS	\$ 4,223,808	\$ 348,942	\$ 28,970	\$ 30,148	\$ 37,083	\$ 810	\$ 477,190	\$ 71,602	\$ 39,890
LIABILITIES									
Accounts Payable	\$ 18,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,985	\$ -	\$ -
Accrued Expenses	1,264	439	1,518	25	-	-	4,266	474	8,233
Sales Tax Payable	(11)	-	-	6	-	-	3	-	-
Deposits	6,000	-	-	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	25,453	439	1,518	31	-	-	19,254	474	8,233

Balance Sheet

May 31, 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)
FUND BALANCES									
Nonspendable:									
Prepaid Items	3,800	-	-	-	-	-	-	-	-
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:	2,976,503	261,578	19,037	16,116	26,502	810	153,758	34,245	13,057
TOTAL FUND BALANCES	\$ 4,198,355	\$ 348,503	\$ 27,452	\$ 30,117	\$ 37,083	\$ 810	\$ 457,936	\$ 71,128	\$ 31,657
TOTAL LIABILITIES & FUND BALANCES	\$ 4,223,808	\$ 348,942	\$ 28,970	\$ 30,148	\$ 37,083	\$ 810	\$ 477,190	\$ 71,602	\$ 39,890

Balance Sheet

May 31, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344,562	\$ 344,562
Due From Other Funds	19,936	214,079	13,615	7,514	7,171	702,196	-	6,178,249
Investments:								
Certificates of Deposit - 15 Months	-	-	-	-	-	-	350,146	350,146
Certificates of Deposit - 24 Months	-	-	-	-	-	-	633,319	633,319
Certificates of Deposit - 36 Months	-	-	-	-	-	-	108,160	108,160
Certificates of Deposit - 6 Months	-	-	-	-	-	-	171,997	171,997
Money Market Account	-	-	-	-	-	-	4,570,066	4,570,066
Prepaid Items	-	-	-	-	-	-	-	3,800
Deposits	-	-	-	-	-	-	-	40,905
TOTAL ASSETS	\$ 19,936	\$ 214,079	\$ 13,615	\$ 7,514	\$ 7,171	\$ 702,196	\$ 6,178,250	\$ 12,401,204
LIABILITIES								
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,185
Accrued Expenses	417	-	-	-	-	-	-	16,636
Sales Tax Payable	-	6	-	-	-	-	-	4
Deposits	-	-	-	-	-	-	-	6,000
Due To Other Funds	-	-	-	-	-	-	6,178,251	6,178,251
TOTAL LIABILITIES	417	6	-	-	-	-	6,178,251	6,234,076

Balance Sheet

May 31, 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
FUND BALANCES								
Nonspendable:								
Prepaid Items	-	-	-	-	-	-	-	3,800
Deposits	-	-	-	-	-	-	-	40,905
Restricted for:								
Debt Service	-	-	13,615	7,514	7,171	-	-	28,300
Capital Projects	-	-	-	-	-	702,196	-	702,196
Assigned to:								
Operating Reserves	1,289	3,932	-	-	-	-	-	736,011
Reserves - Erosion Control	-	-	-	-	-	-	-	60,000
Reserves - Roadways	9,385	96,360	-	-	-	-	-	971,685
Unassigned:	8,845	113,781	-	-	-	-	(1)	3,624,231
TOTAL FUND BALANCES	\$ 19,519	\$ 214,073	\$ 13,615	\$ 7,514	\$ 7,171	\$ 702,196	\$ (1)	\$ 6,167,128
TOTAL LIABILITIES & FUND BALANCES	\$ 19,936	\$ 214,079	\$ 13,615	\$ 7,514	\$ 7,171	\$ 702,196	\$ 6,178,250	\$ 12,401,204

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	MAY-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 2,310	\$ 14,472	\$ 3,000	482.40%
Interest - Tax Collector	71	794	-	0.00%
Special Assmnts- Tax Collector	21,171	2,658,723	2,697,061	98.58%
Special Assmnts- Delinquent	-	486	-	0.00%
Special Assmnts- Discounts	-	(100,864)	(107,884)	93.49%
Other Miscellaneous Revenues	-	3,524	-	0.00%
Pavilion Rental	(214)	6,915	4,000	172.88%
TOTAL REVENUES	23,338	2,584,050	2,596,177	99.53%
EXPENDITURES				
<u>Administration</u>				
P/R-Board of Supervisors	1,000	8,000	19,000	42.11%
FICA Taxes	77	612	1,454	42.09%
ProfServ-Engineering	1,290	39,233	36,000	108.98%
ProfServ-Legal Services	7,955	81,503	90,000	90.56%
ProfServ-Mgmt Consulting Serv	9,446	75,566	113,349	66.67%
ProfServ-Recording Secretary	907	5,407	11,000	49.15%
Auditing Services	-	7,500	7,592	98.79%
Postage and Freight	17	537	1,200	44.75%
Insurance - General Liability	-	32,707	39,104	83.64%
Printing and Binding	-	312	600	52.00%
Legal Advertising	1,040	4,754	6,500	73.14%
Misc-Assessmnt Collection Cost	425	51,168	50,525	101.27%
Misc-Credit Card Fees	(7)	199	350	56.86%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	22,150	307,673	377,499	81.50%
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	9,833	78,667	118,000	66.67%
Contracts-Fountain	255	4,265	7,020	60.75%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	-	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	10,088	195,726	171,020	114.45%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	MAY-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	15,932	135,351	198,246	68.27%
Payroll-Benefits	4,878	50,152	62,454	80.30%
Payroll - Overtime	1,584	13,929	17,500	79.59%
Payroll - Bonus	-	10,500	35,883	29.26%
FICA Taxes	2,149	18,394	28,221	65.18%
Contracts-Police	12,036	90,910	145,000	62.70%
Contracts-Other Services	1,630	13,040	19,560	66.67%
Contracts-Landscape	46,434	382,021	562,608	67.90%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	-	39,751	70,959	56.02%
Contracts-Road Cleaning	-	6,959	11,135	62.50%
Contracts-Security Alarms	-	500	641	78.00%
Contracts-Pest Control	48	384	540	71.11%
Contracts-Other Landscape	-	480	5,760	8.33%
Fuel, Gasoline and Oil	-	6,387	13,000	49.13%
Communication - Teleph - Field	199	3,233	5,000	64.66%
Utility - General	1,522	14,945	23,275	64.21%
Utility - Reclaimed Water	349	2,200	10,000	22.00%
Insurance - General Liability	-	3,123	3,743	83.44%
R&M-General	-	24,121	42,500	56.76%
R&M-Equipment	502	7,532	8,000	94.15%
R&M-Grounds	8,103	44,409	110,184	40.30%
R&M-Irrigation	-	37,112	65,000	57.10%
R&M-Sidewalks	-	7,195	15,616	46.07%
R&M-Signage	1,786	3,711	6,000	61.85%
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	-	278	3,500	7.94%
Cleaning Services	-	-	1,680	0.00%
Op Supplies - General	1,500	3,036	6,000	50.60%
Op Supplies - Uniforms	-	260	600	43.33%
Supplies - Misc.	-	141	600	23.50%
Subscriptions and Memberships	150	1,250	400	312.50%
Conference and Seminars	-	320	1,000	32.00%
Capital Outlay	15,155	15,155	-	0.00%
Total Right of Way	113,957	1,068,422	1,705,367	62.65%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	MAY-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	-	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	4,284	7,391	57.96%
Impr - Park	-	-	312,200	0.00%
Total Common Area	612	16,751	342,291	4.89%
TOTAL EXPENDITURES	146,807	1,588,572	2,596,177	61.19%
Excess (deficiency) of revenues				
Over (under) expenditures	(123,469)	995,478	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	71,432	71,432	-	0.00%
TOTAL FINANCING SOURCES (USES)	71,432	71,432	-	0.00%
Net change in fund balance	\$ (52,037)	\$ 1,066,910	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		3,131,445	3,131,445	
FUND BALANCE, ENDING		\$ 4,198,355	\$ 3,131,445	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	MAY-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 228	\$ 1,410	\$ 125	1128.00%
Special Assmnts- Tax Collector	381	56,853	57,746	98.45%
Special Assmnts- Discounts	-	(2,161)	(2,310)	93.55%
Gate Bar Code/Remotes	-	323	-	0.00%
TOTAL REVENUES	609	56,425	55,561	101.56%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	8	1,094	1,155	94.72%
Misc-Credit Card Fees	-	10	15	66.67%
Total Administration	8	1,104	1,170	94.36%
Right of Way				
Communication - Teleph - Field	248	2,615	2,831	92.37%
Electricity - Streetlighting	439	3,661	8,585	42.64%
Insurance - General Liability	-	1,387	1,662	83.45%
R&M-General	-	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	687	15,973	54,391	29.37%
TOTAL EXPENDITURES	695	17,077	55,561	30.74%
Excess (deficiency) of revenues Over (under) expenditures	(86)	39,348	-	0.00%
Net change in fund balance	\$ (86)	\$ 39,348	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		309,155	309,155	
FUND BALANCE, ENDING		\$ 348,503	\$ 309,155	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	MAY-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 17	\$ 105	\$ 40	262.50%
Special Assmnts- Tax Collector	120	17,893	18,174	98.45%
Special Assmnts- Discounts	-	(680)	(727)	93.54%
TOTAL REVENUES	137	17,318	17,487	99.03%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	2	344	363	94.77%
Total Administration	2	344	363	94.77%
Right of Way				
R&M-Streetlights	1,518	12,061	17,124	70.43%
Total Right of Way	1,518	12,061	17,124	70.43%
TOTAL EXPENDITURES	1,520	12,405	17,487	70.94%
Excess (deficiency) of revenues Over (under) expenditures	(1,383)	4,913	-	0.00%
Net change in fund balance	\$ (1,383)	\$ 4,913	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		22,539	22,539	
FUND BALANCE, ENDING		\$ 27,452	\$ 22,539	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	MAY-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 27	\$ 168	\$ 42	400.00%
Special Assmnts- Tax Collector	25	3,783	3,842	98.46%
Special Assmnts- Discounts	-	(144)	(154)	93.51%
Gate Bar Code/Remotes	69	69	-	0.00%
TOTAL REVENUES	121	3,876	3,730	103.91%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	1	73	77	94.81%
Misc-Credit Card Fees	2	2	5	40.00%
Total Administration	3	75	82	91.46%
Right of Way				
Communication - Teleph - Field	150	1,200	1,980	60.61%
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	198	500	39.60%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	175	9,822	9,886	99.35%
TOTAL EXPENDITURES	178	9,897	9,968	99.29%
Excess (deficiency) of revenues				
Over (under) expenditures	(57)	(6,021)	(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	\$ (57)	\$ (6,021)	\$ (6,238)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		36,138	36,138	
FUND BALANCE, ENDING		\$ 30,117	\$ 29,900	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	MAY-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 22	\$ 138	\$ 10	1380.00%
Special Assmnts- Tax Collector	46	6,849	6,956	98.46%
Special Assmnts- Discounts	-	(260)	(278)	93.53%
TOTAL REVENUES	68	6,727	6,688	100.58%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	1	132	139	94.96%
Total Administration	1	132	139	94.96%
Right of Way				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	1,549	0.00%
Total Right of Way	-	-	6,549	0.00%
TOTAL EXPENDITURES	1	132	6,688	1.97%
Excess (deficiency) of revenues Over (under) expenditures	67	6,595	-	0.00%
Net change in fund balance	\$ 67	\$ 6,595	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		30,488	30,488	
FUND BALANCE, ENDING		\$ 37,083	\$ 30,488	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	MAY-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 262	\$ 1,660	\$ 500	332.00%
Special Assmnts- Tax Collector	1,983	295,975	300,625	98.45%
Special Assmnts- Discounts	-	(11,249)	(12,026)	93.54%
Gate Bar Code/Remotes	32	1,528	-	0.00%
TOTAL REVENUES	2,277	287,914	289,099	99.59%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	40	5,695	6,012	94.73%
Misc-Credit Card Fees	1	49	120	40.83%
Total Administration	41	5,744	6,132	93.67%
Right of Way				
Contracts-Security Services	14,928	119,260	160,000	74.54%
Contracts-Pest Control	20	120	240	50.00%
Communication - Teleph - Field	173	1,390	3,000	46.33%
Insurance - General Liability	-	713	855	83.39%
R&M-General	38	12,006	21,760	55.17%
R&M-Gate	807	4,181	10,000	41.81%
R&M-Streetlights	4,266	33,905	52,000	65.20%
Cap Outlay - Signage	-	7,700	-	0.00%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	20,232	179,275	291,967	61.40%
TOTAL EXPENDITURES	20,273	185,019	298,099	62.07%
Excess (deficiency) of revenues				
Over (under) expenditures	(17,996)	102,895	(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	\$ (17,996)	\$ 102,895	\$ (9,000)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		355,041	355,041	
FUND BALANCE, ENDING		\$ 457,936	\$ 346,041	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	MAY-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 47	\$ 296	\$ 80	370.00%
Special Assmnts- Tax Collector	108	16,163	16,417	98.45%
Special Assmnts- Discounts	-	(614)	(658)	93.31%
TOTAL REVENUES	155	15,845	15,839	100.04%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	2	311	328	94.82%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	2	311	338	92.01%
Right of Way				
Communication - Teleph - Field	124	995	1,450	68.62%
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	474	3,754	5,800	64.72%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	598	8,437	15,501	54.43%
TOTAL EXPENDITURES	600	8,748	15,839	55.23%
Excess (deficiency) of revenues Over (under) expenditures	(445)	7,097	-	0.00%
Net change in fund balance	\$ (445)	\$ 7,097	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		64,031	64,031	
FUND BALANCE, ENDING		\$ 71,128	\$ 64,031	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	MAY-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2	\$ 300	0.67%
Special Assmnts- Tax Collector	785	117,164	119,005	98.45%
Special Assmnts- Discounts	-	(4,453)	(4,760)	93.55%
TOTAL REVENUES	785	112,713	114,545	98.40%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	16	2,254	2,380	94.71%
Total Administration	16	2,254	2,380	94.71%
Right of Way				
R&M-General	-	8,130	-	0.00%
R&M-Streetlights	8,233	67,590	99,900	67.66%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	8,233	75,720	112,165	67.51%
TOTAL EXPENDITURES	8,249	77,974	114,545	68.07%
Excess (deficiency) of revenues Over (under) expenditures	(7,464)	34,739	-	0.00%
Net change in fund balance	<u>\$ (7,464)</u>	<u>\$ 34,739</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		(3,082)	(3,082)	
FUND BALANCE, ENDING		<u>\$ 31,657</u>	<u>\$ (3,082)</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	MAY-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 11	\$ 71	\$ 90	78.89%
Special Assmnts- Tax Collector	51	7,657	7,777	98.46%
Special Assmnts- Discounts	-	(291)	(310)	93.87%
TOTAL REVENUES	62	7,437	7,557	98.41%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	1	147	156	94.23%
Total Administration	1	147	156	94.23%
Right of Way				
R&M-Streetlights	417	3,318	4,999	66.37%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	417	3,318	7,401	44.83%
TOTAL EXPENDITURES	418	3,465	7,557	45.85%
Excess (deficiency) of revenues				
Over (under) expenditures	(356)	3,972	-	0.00%
Net change in fund balance	\$ (356)	\$ 3,972	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		15,547	15,547	
FUND BALANCE, ENDING		\$ 19,519	\$ 15,547	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	MAY-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 141	\$ 880	\$ 150	586.67%
Special Assmnts- Tax Collector	176	26,205	26,617	98.45%
Special Assmnts- Discounts	-	(996)	(1,065)	93.52%
Gate Bar Code/Remotes	69	134	-	0.00%
TOTAL REVENUES	386	26,223	25,702	102.03%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	4	504	532	94.74%
Misc-Credit Card Fees	2	2	25	8.00%
Total Administration	6	506	557	90.84%
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	119	932	1,272	73.27%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	119	2,931	25,145	11.66%
TOTAL EXPENDITURES	125	3,437	25,702	13.37%
Excess (deficiency) of revenues				
Over (under) expenditures	261	22,786	-	0.00%
Net change in fund balance	\$ 261	\$ 22,786	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		191,287	191,287	
FUND BALANCE, ENDING		\$ 214,073	\$ 191,287	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	MAY-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 5	\$ 1,238	\$ -	0.00%
Special Assmnts- Tax Collector	-	172,019	175,900	97.79%
Special Assmnts- Discounts	-	(6,582)	(7,036)	93.55%
TOTAL REVENUES	5	166,675	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	-	3,309	3,518	94.06%
Total Administration	-	7,598	8,235	92.26%
Debt Service				
Principal Debt Retirement	225,000	225,000	110,000	204.55%
Interest Expense	8,010	15,998	15,975	100.14%
Total Debt Service	233,010	240,998	125,975	191.31%
TOTAL EXPENDITURES	233,010	248,596	134,210	185.23%
Excess (deficiency) of revenues				
Over (under) expenditures	(233,005)	(81,921)	34,654	0.00%
OTHER FINANCING SOURCES (USES)				
Transfer to General Fund	(71,274)	(71,274)	-	0.00%
Contribution to (Use of) Fund Balance	-	-	34,654	0.00%
TOTAL FINANCING SOURCES (USES)	(71,274)	(71,274)	34,654	0.00%
Net change in fund balance	\$ (304,279)	\$ (153,195)	\$ 34,654	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		166,810	166,810	
FUND BALANCE, ENDING		\$ 13,615	\$ 201,464	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	MAY-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 8	\$ 1,834	\$ -	0.00%
Special Assmnts- Tax Collector	-	329,564	337,000	97.79%
Special Assmnts- Discounts	-	(12,610)	(13,480)	93.55%
TOTAL REVENUES	8	318,788	323,520	98.54%
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	-	6,339	6,740	94.05%
Total Administration	-	11,110	12,277	90.49%
Debt Service				
Principal Debt Retirement	455,000	455,000	455,000	100.00%
Interest Expense	9,669	19,338	19,338	100.00%
Total Debt Service	464,669	474,338	474,338	100.00%
TOTAL EXPENDITURES	464,669	485,448	486,615	99.76%
Excess (deficiency) of revenues Over (under) expenditures	(464,661)	(166,660)	(163,095)	0.00%
OTHER FINANCING SOURCES (USES)				
Transfer to General Fund	(158)	(158)	-	0.00%
Contribution to (Use of) Fund Balance	-	-	(163,095)	0.00%
TOTAL FINANCING SOURCES (USES)	(158)	(158)	(163,095)	0.00%
Net change in fund balance	\$ (464,819)	\$ (166,818)	\$ (163,095)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		173,989	173,989	
FUND BALANCE, ENDING		\$ 7,171	\$ 10,894	

**Westchase
Community Development District**

Supporting Schedules

May 31, 2020

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

Date Received	Net Amount Received	Interest/ Discount Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND				
					001 General Fund Assessments	002 Harbor Links Fund Assessments	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments
Assessments Levied				\$ 3,767,120 100%	\$ 2,697,061 85.21%	\$ 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
05/05/20	23,746	-	486	24,233	20,649	371	117	25	45
05/06/20	601	-	12	614	523	9	3	1	1
TOTAL	3,496,524	140,963	71,359	3,708,846	2,658,722	56,853	17,893	3,783	6,849
% COLLECTED					98%	98%	98%	98%	98%
TOTAL O/S					58,274	38,339	893	281	59
									108

**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 7.98%	\$ 16,417 0.44%	\$ 119,005 3.16%	\$ 7,777 0.21%	\$ 26,617 0.71%	\$ 175,900 0.00%	\$ 337,000 0.00%
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
05/05/20	1,934	106	766	50	171	-	-
05/06/20	49	3	19	1	4	-	-
TOTAL	295,975	16,163	117,164	7,657	26,205	172,019	329,564
% COLLECTED	98%	98%	98%	98%	98%	98%	98%
TOTAL O/S	4,651	254	1,841	120	412	3,881	7,436

Cash & Investment Report
May 31, 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	344,562
Certificate of Deposit-9344	1-20-17	7/20/2020	CenterState Bank	0.50%	171,997
			6 months Subtotal		171,997
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-1530	6-19-16	6/19/2020	CenterState Bank	1.25%	316,982
			24 months Subtotal		633,319
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%	4,570,066
Total					\$ 6,178,250

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

(2) The two former uninsurable accounts have matured and deposited to the money market account.

Westchase CDD

Bank Reconciliation

Bank Account No. 1160 CenterState Bank
 Statement No. 05-2020
 Statement Date 5/31/2020

G/L Balance (LCY)	344,561.59	Statement Balance	377,882.10
G/L Balance	344,561.59	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	377,882.10
Subtotal	344,561.59	Outstanding Checks	33,320.51
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	344,561.59	Ending Balance	344,561.59
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
5/15/2020	Payment	DD4248	Payment of Invoice 022886	1,546.68	0.00	1,546.68
5/21/2020	Payment	9869	DAVID HOWARD	15,155.00	0.00	15,155.00
5/21/2020	Payment	9872	SM DOOR AND HARDWARE	1,482.76	0.00	1,482.76
5/28/2020	Payment	9875	ADA SITE COMPLIANCE LLC	1,500.00	0.00	1,500.00
5/28/2020	Payment	9876	AVENTURA NURSERY	3,102.50	0.00	3,102.50
5/28/2020	Payment	9877	FLORIDA MUNICIPAL INS. TRUST	7,599.66	0.00	7,599.66
5/28/2020	Payment	9878	HUGHES EXTERMINATORS INC	48.00	0.00	48.00
5/28/2020	Payment	9879	OLM INC	1,630.00	0.00	1,630.00
5/28/2020	Payment	9880	RICHARD LEE REPORTING	907.00	0.00	907.00
5/29/2020	Payment	9874	DANIEL R. HEFFRON	332.46	0.00	332.46
Total Outstanding Checks.....				33,320.51		33,320.51



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

Page: 1

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

Account Number:
Statement Date: 5/31/20
Checks/Items Enclosed: 23

49

SUMMARY OF ALL ACCOUNTS

CHECKING 377,882.10

PUBLIC FUNDS BUS ANALYSIS	WESTCHASE COMMUNITY DEVELOPMENT DISTRICT	Acct
Beginning Balance	5/01/20	452,886.78
Deposits / Misc Credits	5	96,029.35
Withdrawals / Misc Debits	48	171,034.03
** Ending Balance	5/31/20	377,882.10 **
Service Charge		.00
Minimum Balance		377,882
Enclosures		23

DEPOSITS AND OTHER CREDITS			
Date	Deposits	Withdrawals	Activity Description
5/05	23,817.58		HLLS TAX LICENS/DIST ID470 WESTCHASE
5/06	601.42		HLLS TAX LICENS/DIST ID471 WESTCHASE
5/15	33.68		Square Inc/200515P2
5/15	71,431.63		Merchant Capture Deposit
5/28	145.04		Square Inc/200528P2

MISCELLANEOUS DEBITS			
Date	Deposits	Withdrawals	Activity Description
5/01		3,402.39	IRS/USATAXPYMT
5/04		716.58	WESTCHASE COMMUNITY DE
			HC-WATER/INTERNET
			043000093308138 WESTCHASE COMMUNITY DE

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

5/31/20

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
5/05		3,014.89	CARD ASSETS/PAYMENT ACCOUNT,BILLING
5/08		72.52	Square Inc/200508P2 L204295244169
5/14		10,350.81	ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
5/14		106.31	VERIZON WIRELESS/PAYMENTS 0000000024226654000001
5/15		3,346.00	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
5/15		738.80	ACH Batch Offset Debit WESTCHASE COMMUN/board WESTCHASE COMMUNITY DE
5/18		445.61	PAYMNT FOR LOWES/LOWESTLPAY 99006370961
5/18		153.00	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
5/18		72.52	Square Inc/200518P2 L204295416107
5/18		41.20	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
5/18		24.45	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
5/18		23.53	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
5/18		20.37	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
5/18		19.63	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
5/19		2.67	FLA DEPT REVENUE/C01 WESTCHASE COMMU

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

5/31/20

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
5/20		1,596.49	BRIGHT HOUSE NET/CABLE TV
5/21		72.52	WESTCHASE *CDD Square Inc/200521P2 L204295478996
5/22		17,006.92	TECO/PEOPLE GAS/UTILITYBIL
5/22		75.99	WESTCHASE COMM DEV DIS STAPLES/PAYMENT
5/27		1,546.68	WESTCHASE CDD SALLY CH WESTCHASE CDD/401K
5/28		10,081.18	WESTCHASE CDD ACH Batch Offset Debit WESTCHASE COMMUN/payroll
5/28		9,462.75	WESTCHASE COMMUNITY DE ACH Batch Offset Debit WESTCHASE COMMUN/inframark
5/29		3,331.44	WESTCHASE COMMUNITY DE IRS/USATAXPYMT WESTCHASE COMMUNITY DE

CHECKS

* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
5/27	9730	184.70	5/27	9857	29.00	5/19	9865	46,434.00
5/27	9788*	184.70	5/13	9858	1,630.00	5/19	9866	7,215.00
5/13	9851*	175.00	5/12	9859	408.41	5/26	9867	807.00
5/12	9852	9,833.33	5/11	9860	14,821.56	5/21	9868	928.00
5/13	9853	1,963.83	5/15	9861	5,107.59	5/26	9870*	362.62
5/12	9854	20.00	5/12	9862	1,391.88	5/29	9871	2,500.00
5/13	9855	7,445.00	5/15	9863	332.46	5/29	9873*	1,000.00
5/18	9856	2,350.00	5/27	9864	184.70			



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Page: 4

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
Statement Date: 5/31/20

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
5/01	449,484.39	5/13	432,410.39	5/21	424,494.74
5/04	448,767.81	5/14	421,953.27	5/22	407,411.83
5/05	469,570.50	5/15	483,893.73	5/26	406,242.21
5/06	470,171.92	5/18	480,743.42	5/27	404,112.43
5/08	470,099.40	5/19	427,091.75	5/28	384,713.54
5/11	455,277.84	5/20	425,495.26	5/29	377,882.10
5/12	443,624.22				

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 5/1/20 to 5/31/20 (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	9851	05/05/20	ARETE INDUSTRIES	CS/2020/5834	Sign for Bridge-Dibond	R&M-Signage	546085-53901	\$175.00
001	9852	05/07/20	A & B AQUATICS	2022412	MAY 2020 AQUATIC MAINT	May monthly	534021-53801	\$9,833.33
001	9853	05/07/20	HILLSBOROUGH COUNTY	39319	APRIL SECURITY SERVICES	Contracts-Police	534031-53901	\$1,963.83
001	9855	05/07/20	JMT	7-155853	GEN ENGINEERING THRU 03/28/20	ProfServ-Engineering	531013-51501	\$7,445.00
001	9857	05/07/20	NETWORK FACTOR INC	111357	MAY 2020 PHONE SERVICE	Communication - Teleph - Field	541005-53901	\$29.00
001	9858	05/07/20	OLM INC	36183	4/23/20 LANDSCAPE INSPECTION	Contracts-Other Services	534033-53901	\$1,630.00
001	9859	05/07/20	PALMDALE OIL COMPANY, INC	1339629	FUEL FOR ACCT 80180172	fuel	540004-53901	\$408.41
001	9861	05/07/20	SM DOOR AND HARDWARE	9660	Men's and Women's Door at Glenclyff	R&M-General	546001-57208	\$1,482.76
001	9861	05/07/20	SM DOOR AND HARDWARE	9656	9515 shop door to Garage	R&M-General	546001-53901	\$694.13
001	9861	05/07/20	SM DOOR AND HARDWARE	9658	WPV Women's Restroom Door	R&M-General	546001-57208	\$1,714.27
001	9861	05/07/20	SM DOOR AND HARDWARE	9657	9909 Montague/WPV Men's Restroom Door	R&M-General	546001-57208	\$923.93
001	9861	05/07/20	SM DOOR AND HARDWARE	9661	Break Room Door shop	R&M-General	546001-53901	\$292.50
001	9862	05/07/20	USA SERVICES	USA007873	4/27/20 STREET SWEEP	Contracts-Road Cleaning	534080-53901	\$1,391.88
001	9865	05/14/20	DAVEY TREE EXPERT CO	914554334	MAY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$46,434.00
001	9866	05/14/20	ERIN McCORMICK LAW PA	10418	4/8-5/5/20 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$7,215.00
001	9868	05/14/20	TIMES PUBLISHING CO	000080338	Notice of Telephonic Mtgs on 5/5 and 5/19	Legal Advertising	548002-51301	\$928.00
001	9869	05/21/20	DAVID HOWARD	5222	Well for Promise Lane	Capital Outlay	564043-53901	\$15,155.00
001	9870	05/21/20	HOME DEPOT	050520-6845	HD CC PURCH THRU 05/05/20	Sakrete and Octane Batteries	546001-53901	\$362.62
001	9871	05/21/20	PETE'S TREE	355001	TREE TRIM/REMOVAL/GRIND	Tree removal	546037-53901	\$2,500.00
001	9872	05/21/20	SM DOOR AND HARDWARE	9659	MENS & WOMENS BATHROOM DOORS	R&M-General	546001-53901	\$1,482.76
001	9873	05/21/20	TRIANGLE POOL SERVICE	3050	APRIL FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$500.00
001	9873	05/21/20	TRIANGLE POOL SERVICE	2006	MARCH FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$500.00
001	9875	05/28/20	ADA SITE COMPLIANCE LLC	1070	Website Accessibility & Compliance/Shield/Audit	Op Supplies - General	552001-53901	\$1,500.00
001	9876	05/28/20	AVENTURA NURSERY	41691	OLEANDER/TUSCARORA/BRODIE	R&M-Grounds	546037-53901	\$2,330.00
001	9876	05/28/20	AVENTURA NURSERY	41698	BALD CYPRESS/ELM/DURANRA ERECTA	R&M-Grounds	546037-53901	\$772.50
001	9877	05/28/20	FLORIDA MUNICIPAL INS. TRUST	FH0754-050120	MAY HLTH INSURANCE	Payroll-Benefits	512010-53901	\$3,799.83
001	9877	05/28/20	FLORIDA MUNICIPAL INS. TRUST	FH0754-060120	JUNE HLTH INSURANCE	Payroll-Benefits	512010-53901	\$3,799.83
001	9878	05/28/20	HUGHES EXTERMINATORS INC	38350452	4/13/20 OFFICE PEST CONTROL	Contracts-Pest Control	534125-53901	\$48.00
001	9879	05/28/20	OLM INC	36315	05/21 LANDSCAPE INSPECT	May inspection	534033-53901	\$1,630.00
001	9880	05/28/20	RICHARD LEE REPORTING	7474	05/05/20 MTG RECORDED	ProfServ-Recording Secretary	531036-51301	\$907.00
001	DD4216	05/04/20	CARD SERVICES CENTER - ACH	040920-0566 ACH	03/11 - 04/06/20 CC PURCH	2.hardware new cable for square	551002-53901	\$31.47
001	DD4216	05/04/20	CARD SERVICES CENTER - ACH	040920-0566 ACH	03/11 - 04/06/20 CC PURCH	4.1 and 1 Internet	551002-53901	\$5.00
001	DD4216	05/04/20	CARD SERVICES CENTER - ACH	040920-0566 ACH	03/11 - 04/06/20 CC PURCH	5.amazon Mask for staff	546001-53901	\$38.98
001	DD4216	05/04/20	CARD SERVICES CENTER - ACH	040920-0566 ACH	03/11 - 04/06/20 CC PURCH	6.laseresque, countryway signage	546085-53901	\$585.80
001	DD4216	05/04/20	CARD SERVICES CENTER - ACH	040920-0566 ACH	03/11 - 04/06/20 CC PURCH	7.racetrac	540004-53901	\$10.00
001	DD4216	05/04/20	CARD SERVICES CENTER - ACH	040920-0566 ACH	03/11 - 04/06/20 CC PURCH	8.racetrac	540004-53901	\$32.00
001	DD4216	05/04/20	CARD SERVICES CENTER - ACH	040920-0566 ACH	03/11 - 04/06/20 CC PURCH	9.tampa bay powersports repair	546022-53901	\$963.82
001	DD4216	05/04/20	CARD SERVICES CENTER - ACH	040920-0566 ACH	03/11 - 04/06/20 CC PURCH	10.procoat performance	546022-53901	\$375.00
001	DD4216	05/04/20	CARD SERVICES CENTER - ACH	040920-0566 ACH	03/11 - 04/06/20 CC PURCH	11.autozone/ oil	546022-53901	\$11.97
001	DD4216	05/04/20	CARD SERVICES CENTER - ACH	040920-0566 ACH	03/11 - 04/06/20 CC PURCH	12.power kleen/	546022-53901	\$24.95
001	DD4216	05/04/20	CARD SERVICES CENTER - ACH	040920-0566 ACH	03/11 - 04/06/20 CC PURCH	13.gaston tree/ Debris removal	546037-53901	\$850.00
001	DD4217	05/11/20	DECIMAL, INC. - ACH	042820 ACH	401K PD 05/01/20	Deferred Compensation-Current	235000	\$1,546.68

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 5/1/20 to 5/31/20
(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	DD4219	05/11/20	BOCC - ACH WATER	042020-0000 ACH	03/16-04/13/20 WATER SRVCS	Utility - General	543001-53901	\$324.81
001	DD4219	05/11/20	BOCC - ACH WATER	042020-0000 ACH	03/16-04/13/20 WATER SRVCS	Utility - Reclaimed Water	543028-53901	\$357.42
001	DD4220	05/11/20	VERIZON FLORIDA LLC - ACH	9853155057 ACH	03/24-04/23/20 242266540-00001	Communication - Teleph - Field	541005-53901	\$106.31
001	DD4247	05/15/20	TECO - ACH	042420 ACH	03/20/20-04/20/20 ELEC SRVCS	Utility - General	543001-53901	\$129.18
001	DD4248	05/15/20	DECIMAL, INC. - ACH	051220 ACH	401K PD 05/15/20	Deferred Compensation-Current	235000	\$1,546.68
001	DD4249	05/15/20	LOWE'S	050220-0961 ACH	LOWES CC PURCH THRU 05/02/20	R&M-General	546001-53901	\$445.61
001	DD4250	05/15/20	STAPLES CREDIT PLAN - ACH	042920-4315 ACH	4/17/20: HP 85A Black Toner Cartridge	ink	551002-53901	\$75.99
001	DD4267	05/28/20	INFRAMARK, LLC - ACH	51526 ACH	MAY MANAGEMENT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,445.75
001	DD4267	05/28/20	INFRAMARK, LLC - ACH	51526 ACH	MAY MANAGEMENT SRVCS	Postage and Freight	541006-51301	\$17.00
001	DD4268	05/27/20	DECIMAL, INC. - ACH	052620 ACH	401K PD 05/27/20	Deferred Compensation-Current	235000	\$1,546.68
001	DD4269	05/19/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601050120 ACH	04/30/20-05/29/20 0050844716-01	Office internet and phone	541005-53901	\$169.97
001	DD4269	05/19/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601050120 ACH	04/30/20-05/29/20 0050844716-01	Park Internet/Bridgeton Dr	549031-57208	\$204.00
001	DD4269	05/19/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601050120 ACH	04/30/20-05/29/20 0050844716-01	Glenciff Internet	549031-57208	\$204.00
001	DD4269	05/19/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601050120 ACH	04/30/20-05/29/20 0050844716-01	WPV internet	549031-57208	\$204.00
001	DD4270	05/19/20	TECO - ACH	050520-0710 ACH	03/20/20-04/19/20 ELEC SRVCS	Utility - General	543001-53901	\$1,336.55
Fund Total								\$138,438.20

GENERAL FUND - HARBOR LINKS (002) - 002

002	DD4216	05/04/20	CARD SERVICES CENTER - ACH	040920-0566 ACH	03/11 - 04/06/20 CC PURCH	1.doorking Harbor Links	541005-53901	\$37.95
002	DD4216	05/04/20	CARD SERVICES CENTER - ACH	040920-0566 ACH	03/11 - 04/06/20 CC PURCH	3.doorking Harbor Links	541005-53901	\$47.95
002	DD4269	05/19/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601050120 ACH	04/30/20-05/29/20 0050844716-01	Peabody Gate	541005-53901	\$124.03
002	DD4269	05/19/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601050120 ACH	04/30/20-05/29/20 0050844716-01	Radcliff Gate	541005-53901	\$124.03
002	DD4270	05/19/20	TECO - ACH	050520-0710 ACH	03/20/20-04/19/20 ELEC SRVCS	Electricity - Streetlighting	543013-53901	\$458.74
Fund Total								\$792.70

GENERAL FUND - THE ENCLAVE (003) - 003

003	DD4270	05/19/20	TECO - ACH	050520-0710 ACH	03/20/20-04/19/20 ELEC SRVCS	R&M-Streetlights	546095-53901	\$1,518.15
Fund Total								\$1,518.15

GENERAL FUND - SAVILLE ROW (004) - 004

004	DD4269	05/19/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601050120 ACH	04/30/20-05/29/20 0050844716-01	Saville Row Gate	541005-53901	\$149.97
004	DD4270	05/19/20	TECO - ACH	050520-0710 ACH	03/20/20-04/19/20 ELEC SRVCS	R&M-Streetlights	546095-53901	\$24.64
Fund Total								\$174.61

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 5/1/20 to 5/31/20
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - THE GREENS (102) - 102</u>								
102	9854	05/07/20	HUGHES EXTERMINATORS INC	32650C	GRETNA GREEN PEST/RODENT CONTROL 4/20	Contracts-Pest Control	534125-53901	\$20.00
102	9856	05/07/20	MARK LANE TONNY	476240	GREENDALE SIGN -2ND INSTALL FOR BRICK WALL	2nd installment of Brick wall Greendale	564027-53901	\$2,350.00
102	9860	05/07/20	SECURITAS SECURITY	E4619964	APRIL SECURITY SERVICE - GREENS	Contracts-Security Services	534037-53901	\$14,821.56
102	9867	05/14/20	MO'ZART DESIGNS	20-4937	Greens Gate/Hinge Rplcmnt exit island side	R&M-Gate	546034-53901	\$807.00
102	DD4219	05/11/20	BOCC - ACH WATER	042020-0000 ACH	03/16-04/13/20 WATER SRVCS	R&M-General	546001-53901	\$34.35
102	DD4269	05/19/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601050120 ACH	04/30/20-05/29/20 0050844716-01	Greens Gate	541005-53901	\$173.07
102	DD4270	05/19/20	TECO - ACH	050520-0710 ACH	03/20/20-04/19/20 ELEC SRVCS	R&M-Streetlights	546095-53901	\$4,279.28
Fund Total								\$22,485.26
<u>GENERAL FUND - STONEBRIDGE (103) - 103</u>								
103	DD4269	05/19/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601050120 ACH	04/30/20-05/29/20 0050844716-01	Stonebridge Gate	541005-53901	\$124.03
103	DD4270	05/19/20	TECO - ACH	050520-0710 ACH	03/20/20-04/19/20 ELEC SRVCS	R&M-Streetlights	546095-53901	\$478.15
Fund Total								\$602.18
<u>GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104) - 104</u>								
104	DD4270	05/19/20	TECO - ACH	050520-0710 ACH	03/20/20-04/19/20 ELEC SRVCS	R&M-Streetlights	546095-53901	\$8,494.00
Fund Total								\$8,494.00
<u>GENERAL FUND - WEST PARK VILLAGE (324-C5) (105) - 105</u>								
105	DD4270	05/19/20	TECO - ACH	050520-0710 ACH	03/20/20-04/19/20 ELEC SRVCS	R&M-Streetlights	546095-53901	\$417.41
Fund Total								\$417.41
<u>GENERAL FUND - VINEYARDS (106) - 106</u>								
106	DD4269	05/19/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601050120 ACH	04/30/20-05/29/20 0050844716-01	Vineyards Internet	549031-53901	\$119.39
Fund Total								\$119.39

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 5/1/20 to 5/31/20
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CLEARING FUND - 800								
800	DD4221	05/14/20	KRISTIAN GUNDERSEN	PAYROLL	May 14, 2020 Payroll Posting			\$661.51
800	DD4222	05/14/20	PATRICK J. MCLANE	PAYROLL	May 14, 2020 Payroll Posting			\$356.88
800	DD4223	05/14/20	DOUGLAS R. MAYS	PAYROLL	May 14, 2020 Payroll Posting			\$2,212.64
800	DD4224	05/14/20	SONJA WHYTE	PAYROLL	May 14, 2020 Payroll Posting			\$1,312.80
800	DD4225	05/14/20	LIVAN SOTO VIEGO	PAYROLL	May 14, 2020 Payroll Posting			\$1,353.29
800	DD4226	05/14/20	DANIEL P. HAWKINS	PAYROLL	May 14, 2020 Payroll Posting			\$449.37
800	DD4227	05/14/20	DANIEL R. WOOLLEY	PAYROLL	May 14, 2020 Payroll Posting			\$482.41
800	DD4228	05/14/20	CRISTIAN A. GUABA	PAYROLL	May 14, 2020 Payroll Posting			\$1,217.98
800	DD4229	05/14/20	CHAD E. FRISCO	PAYROLL	May 14, 2020 Payroll Posting			\$335.23
800	DD4230	05/14/20	KATHERINE A. LAMB	PAYROLL	May 14, 2020 Payroll Posting			\$288.93
800	DD4232	05/14/20	JASON C. BECKMAN	PAYROLL	May 14, 2020 Payroll Posting			\$91.42
800	DD4234	05/14/20	JOSEPH H. MAURER	PAYROLL	May 14, 2020 Payroll Posting			\$365.71
800	DD4235	05/14/20	MICHAEL F. MANN	PAYROLL	May 14, 2020 Payroll Posting			\$150.50
800	DD4236	05/14/20	JESSICA L. WEATHERMAN	PAYROLL	May 14, 2020 Payroll Posting			\$340.73
800	DD4237	05/14/20	ROBERT D. BARLOW	PAYROLL	May 14, 2020 Payroll Posting			\$182.85
800	DD4238	05/14/20	ANDREW S. HOWARD	PAYROLL	May 14, 2020 Payroll Posting			\$548.56
800	9863	05/15/20	DANIEL R. HEFFRON	PAYROLL	May 15, 2020 Payroll Posting			\$332.46
800	9864	05/15/20	BRIAN M. ROSS	PAYROLL	May 15, 2020 Payroll Posting			\$184.70
800	DD4239	05/15/20	GREGORY L. CHESNEY	PAYROLL	May 15, 2020 Payroll Posting			\$184.70
800	DD4240	05/15/20	JAMES P. MILLS	PAYROLL	May 15, 2020 Payroll Posting			\$184.70
800	DD4241	05/15/20	MATTHEW W. LEWIS	PAYROLL	May 15, 2020 Payroll Posting			\$184.70
800	DD4242	05/15/20	FORREST D. BAUMHOVER	PAYROLL	May 15, 2020 Payroll Posting			\$184.70
800	DD4252	05/28/20	KRISTIAN GUNDERSEN	PAYROLL	May 28, 2020 Payroll Posting			\$340.73
800	DD4253	05/28/20	PATRICK J. MCLANE	PAYROLL	May 28, 2020 Payroll Posting			\$411.23
800	DD4254	05/28/20	DOUGLAS R. MAYS	PAYROLL	May 28, 2020 Payroll Posting			\$2,212.64
800	DD4255	05/28/20	SONJA WHYTE	PAYROLL	May 28, 2020 Payroll Posting			\$1,312.80
800	DD4256	05/28/20	LIVAN SOTO VIEGO	PAYROLL	May 28, 2020 Payroll Posting			\$1,353.29
800	DD4257	05/28/20	DANIEL P. HAWKINS	PAYROLL	May 28, 2020 Payroll Posting			\$608.47
800	DD4258	05/28/20	DANIEL R. WOOLLEY	PAYROLL	May 28, 2020 Payroll Posting			\$482.41
800	DD4259	05/28/20	CRISTIAN A. GUABA	PAYROLL	May 28, 2020 Payroll Posting			\$1,217.98
800	DD4260	05/28/20	CHAD E. FRISCO	PAYROLL	May 28, 2020 Payroll Posting			\$502.84
800	DD4261	05/28/20	KATHERINE A. LAMB	PAYROLL	May 28, 2020 Payroll Posting			\$91.42
800	DD4262	05/28/20	JAMES M. SCHNEIDER	PAYROLL	May 28, 2020 Payroll Posting			\$182.85
800	DD4263	05/28/20	JOSEPH H. MAURER	PAYROLL	May 28, 2020 Payroll Posting			\$182.85
800	DD4264	05/28/20	MICHAEL F. MANN	PAYROLL	May 28, 2020 Payroll Posting			\$313.55
800	DD4265	05/28/20	JESSICA L. WEATHERMAN	PAYROLL	May 28, 2020 Payroll Posting			\$502.41
800	DD4266	05/28/20	ANDREW S. HOWARD	PAYROLL	May 28, 2020 Payroll Posting			\$365.71
800	9874	05/29/20	DANIEL R. HEFFRON	PAYROLL	May 29, 2020 Payroll Posting			\$332.46
Fund Total								\$22,020.41

Total Cks Paid	\$195,062.31
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Fifth Order of Business

5A

WESTCHASE
Community Development District

Annual Operating Budget
Fiscal Year 2021

Version 3 - Modified Approved Budget
(Modified 6/26/20)

Prepared by:



Table of Contents**General Fund Budget**

General Fund 001	Pages 1 - 3
Allocation of Reserves - Exhibit "A"	Page 4
Narrative - Administrative and Maintenance	Pages 5 - 10
General Fund 002 Harbor Links	Page 11
Allocation of Reserves - Exhibit "B"	Page 12
General Fund 003 The Enclave	Page 13
Allocation of Reserves - Exhibit "C"	Page 14
General Fund 004 Saville Row	Page 15
Allocation of Reserves - Exhibit "D"	Page 16
General Fund 005 Commercial Road	Page 17
Allocation of Reserves - Exhibit "E"	Page 18
General Fund 102 The Greens	Page 19
Allocation of Reserves - Exhibit "F"	Page 20
General Fund 103 Stonebridge	Page 21
Allocation of Reserves - Exhibit "G"	Page 22
General Fund 104 West Park Village (323,4,5A,6)	Page 23
Allocation of Reserves - Exhibit "H"	Page 24
General Fund 105 West Park Village (324 - C5)	Page 25
Allocation of Reserves - Exhibit "I"	Page 26
General Fund 106 Vineyards	Page 27
Allocation of Reserves - Exhibit "J"	Page 28

Other Supporting Documents

Assessments Schedule	Pages 29-34
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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 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 15,309	\$ 24,459	\$ 3,000	\$ 14,472	\$ 7,236	\$ 21,708	\$ 15,000
Interest - Tax Collector	626	1,008	-	794	-	794	-
Special Assmnts- Tax Collector	2,701,118	2,698,370	2,697,061	2,658,723	38,338	2,697,061	2,699,206
Special Assmnts- Delinquents	-	-	-	486	-	486	-
Special Assmnts- Discounts	(96,457)	(99,883)	(107,884)	(100,864)	-	(100,864)	(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	6,915	-	6,915	4,000
TOTAL REVENUES	2,637,808	2,651,210	2,596,177	2,584,050	45,574	2,629,624	2,610,238

EXPENDITURES**Administrative**

P/R-Board of Supervisors	16,800	15,400	19,000	8,000	4,000	12,000	19,000
FICA Taxes	1,285	1,178	1,454	612	306	918	1,454
ProfServ-Engineering	33,301	32,383	36,000	39,233	19,617	58,850	46,500
ProfServ-Legal Services	108,085	102,012	90,000	81,503	40,752	122,255	105,000
ProfServ-Mgmt Consulting Serv	108,093	111,552	113,349	75,566	37,783	113,348	116,858
ProfServ-Recording Secretary	10,480	10,231	11,000	5,407	2,704	8,111	11,000
Auditing Services	7,500	7,500	7,592	7,500	92	7,592	7,592
Postage and Freight	636	927	1,200	537	269	806	1,200
Insurance - General Liability	35,801	35,549	39,104	32,707	-	32,707	35,978
Printing and Binding	278	871	600	312	156	468	600
Legal Advertising	6,317	4,999	6,500	4,754	2,377	7,131	6,500
Misc-Assessmnt Collection Cost	33,730	30,956	50,525	51,168	767	51,935	50,568
Misc-Credit Card Fees	523	396	350	199	100	299	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	307,673	109,570	417,242	403,425

Flood Control/Stormwater Mgmt

Contracts-Lake and Wetland	106,000	118,000	118,000	78,667	39,334	118,001	118,000
Contracts-Fountain	7,520	7,020	7,020	4,265	2,510	6,775	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	8,812	3,200	12,012	28,000
R&M-Fountain	2,284	1,749	3,000	1,187	594	1,781	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	195,726	60,637	256,363	171,020

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET FY 2020	THRU MAY-2020	JUN- SEP-2020	PROJECTED FY 2020	BUDGET FY 2021
Right of Way							
Payroll-Salaries	188,282	199,817	198,246	135,351	53,455	188,806	198,246
Payroll-Benefits	60,185	59,522	62,454	50,152	12,302	62,454	62,454
Payroll - Overtime	19,265	20,488	17,500	13,929	3,571	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	18,394	11,862	30,256	28,221
Contracts-Police	145,227	135,121	145,000	90,910	48,144	139,054	145,000
Contracts-Other Services	19,560	19,560	19,560	13,040	6,520	19,560	19,560
Contracts-Landscape	532,358	525,608	562,608	382,021	180,587	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	6,959	4,176	11,135	11,135
Contracts-Security Alarms	481	641	641	500	160	660	641
Contracts-Pest Control	556	726	540	384	192	576	540
Contracts-Other Landscape	5,760	5,760	5,760	480	-	480	-
Fuel, Gasoline and Oil	12,085	13,620	13,000	6,387	3,194	9,581	13,000
Communication - Teleph - Field	4,984	4,544	5,000	3,233	1,617	4,850	5,000
Utility - General	24,142	24,208	23,275	14,945	7,473	22,418	23,275
Utility - Reclaimed Water	8,887	4,950	10,000	2,200	6,100	8,300	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	24,121	20,061	44,182	42,500
R&M-Equipment	5,984	9,521	8,000	7,532	468	8,000	8,000
R&M-Grounds	133,193	196,706	110,184	44,409	65,775	110,184	102,800
R&M-Irrigation	92,797	61,263	65,000	37,112	18,556	55,668	75,000
R&M-Sidewalks	1,400	4,641	15,616	7,195	3,598	10,793	15,616
R&M-Signage	943	1,020	6,000	3,711	2,289	6,000	6,000
R&M-Walls and Signage	27,706	34,083	32,500	10,712	15,356	26,068	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	2,682	8,045	5,000
Office Supplies	1,914	615	3,500	278	3,222	3,500	3,500
Cleaning Services	2,240	560	1,680	-	-	-	-
Op Supplies - General	2,689	5,369	6,000	3,036	1,518	4,554	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	1,250	60	1,310	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	-	15,155	-	15,155	-
Total Right of Way	1,667,861	1,752,136	1,705,367	1,068,422	585,821	1,654,243	1,704,402

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

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Common Area							
R&M-General	22,478	13,473	17,000	10,367	5,184	15,551	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	1,050	3,150	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	4,284	2,142	6,426	7,391
Impr - Park	54,104	16,350	312,200	-	-	-	301,300
Total Common Area	89,365	51,432	342,291	16,751	12,576	29,327	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	1,588,572	768,604	2,357,175	2,610,238
Excess (deficiency) of revenues							
Over (under) expenditures	334,453	308,505	-	995,478	(723,030)	272,449	0
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	5,874	-	-	71,432	-	71,432	0
TOTAL OTHER SOURCES (USES)	5,874	-	-	71,432	-	71,432	0
Net change in fund balance	340,327	308,505	-	1,066,910	(723,030)	343,881	0
FUND BALANCE, BEGINNING	2,482,613	2,822,940	3,131,445	3,131,445	-	3,131,445	3,475,326
FUND BALANCE, ENDING	\$ 2,822,940	\$ 3,131,445	\$ 3,131,445	\$ 4,198,355	\$ (723,030)	\$ 3,475,326	\$ 3,475,327

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 3,475,326
Net Change in Fund Balance - Fiscal Year 2021	0
Reserves - Fiscal Year 2021 Additions	-
Total Funds Available (Estimated) - 9/30/21	3,475,327

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

Deposits	6,389
Subtotal	6,389

Assigned Fund Balance

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

Total Allocation of Available Funds	1,220,979
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Total Unassigned (undesignated) Cash	\$ 2,254,347
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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 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 1,045	\$ 2,112	\$ 125	\$ 1,410	\$ 705	\$ 2,115	\$ 1,500
Special Assmnts- Tax Collector	66,483	62,997	57,746	56,853	893	57,746	56,138
Special Assmnts- Discounts	(4,278)	(4,305)	(2,310)	(2,161)	-	(2,161)	(2,246)
Capital Improvement	53,319	53,313	-	-	-	-	-
Gate Bar Code/Remotes	533	552	-	323	-	323	-
TOTAL REVENUES	117,102	114,669	55,561	56,425	1,598	58,023	55,392
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,557	1,334	1,155	1,094	18	1,112	1,123
Misc-Credit Card Fees	13	14	15	10	5	15	15
Total Administrative	1,570	1,348	1,170	1,104	23	1,127	1,138
<i>Right of Way</i>							
Communication - Teleph - Field	2,815	2,849	2,831	2,615	1,308	3,923	2,831
Electricity - Streetlighting	6,048	5,521	8,585	3,661	1,831	5,492	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	4,982	14,718	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	15,973	20,868	36,841	54,254
TOTAL EXPENDITURES	42,205	49,727	55,561	17,077	20,891	37,968	55,392
Excess (deficiency) of revenues							
Over (under) expenditures	74,897	64,942	-	39,348	(19,293)	20,055	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	74,897	64,942	-	39,348	(19,293)	20,055	-
FUND BALANCE, BEGINNING	169,316	244,213	309,155	309,155	-	309,155	329,210
FUND BALANCE, ENDING	\$ 244,213	\$ 309,155	\$ 309,155	\$ 348,503	\$ (19,293)	\$ 329,210	\$ 329,210

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 329,210
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	15,273
Total Funds Available (Estimated) - 9/30/21	344,483

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

Deposits	3,628
Subtotal	<u>3,628</u>

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	<u>116,940</u>

Total Allocation of Available Funds	<u>120,568</u>
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Total Unassigned (undesignated) Cash	<u>\$ 223,915</u>
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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 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 233	\$ 201	\$ 40	\$ 105	53	\$ 158	\$ 150
Special Assmnts- Tax Collector	18,174	18,172	18,174	17,893	281	18,174	18,057
Special Assmnts- Discounts	(649)	(673)	(727)	(680)	-	(680)	(722)
TOTAL REVENUES	17,758	17,700	17,487	17,318	334	17,652	17,485
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	236	208	363	344	6	350	361
Total Administrative	236	208	363	344	6	350	361
<i>Right of Way</i>							
R&M-Streetlights	18,283	18,242	17,124	12,061	6,031	\$ 18,092	17,124
Total Right of Way	18,283	18,242	17,124	12,061	6,031	18,092	17,124
TOTAL EXPENDITURES	18,519	18,450	17,487	12,405	6,036	18,441	17,485
Excess (deficiency) of revenues							
Over (under) expenditures	(761)	(750)	-	4,913	(5,703)	(790)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(761)	(750)	-	4,913	(5,703)	(790)	-
FUND BALANCE, BEGINNING	24,050	23,289	22,539	22,539	-	22,539	21,749
FUND BALANCE, ENDING	\$ 23,289	\$ 22,539	\$ 22,539	\$ 27,452	\$ (5,703)	\$ 21,749	\$ 21,749

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 21,749
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	-
Total Funds Available (Estimated) - 9/30/21	21,749

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	\$ 13,335
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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 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 208	\$ 316	\$ 42	\$ 168	\$ 84	\$ 252	\$ 250
Special Assmnts- Tax Collector	9,166	3,842	3,842	3,783	59	3,842	5,842
Special Assmnts- Discounts	(327)	(142)	(154)	(144)	-	(144)	(234)
Gate Bar Code/Remotes	65	130	-	69	-	69	-
TOTAL REVENUES	9,112	4,146	3,730	3,876	143	4,019	5,858
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	119	44	77	73	1	74	117
Misc-Credit Card Fees	1	2	5	2	-	2	5
Total Administrative	120	46	82	75	1	76	122
<i>Right of Way</i>							
Communication - Teleph - Field	1,958	1,875	1,980	1,200	600	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	198	302	500	500
Reserve - Roadways	-	-	1,843	-	-	-	1,834
Total Right of Way	6,566	4,522	9,886	9,822	1,656	11,478	11,973
TOTAL EXPENDITURES	6,686	4,568	9,968	9,897	1,657	11,554	12,095
Excess (deficiency) of revenues							
Over (under) expenditures	2,426	(422)	(6,238)	(6,021)	(1,514)	(7,535)	(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)	(6,021)	(1,514)	(7,535)	(6,237)
FUND BALANCE, BEGINNING	34,134	36,560	36,138	36,138	-	36,138	28,603
FUND BALANCE, ENDING	\$ 36,560	\$ 36,138	\$ 29,900	\$ 30,117	\$ (1,514)	\$ 28,603	\$ 22,366

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 28,603
Net Change in Fund Balance - Fiscal Year 2021	(6,237)
Reserves - Fiscal Year 2021 Additions	1,834
Total Funds Available (Estimated) - 9/30/21	24,200

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	\$ 5,845
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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 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 75	\$ 205	\$ 10	\$ 138	\$ 69	\$ 207	\$ 150
Special Assmnts- Tax Collector	6,956	6,955	6,956	6,849	107	6,956	6,807
Special Assmnts- Discounts	(248)	(257)	(278)	(260)	-	(260)	(272)
TOTAL REVENUES	6,783	6,903	6,688	6,727	176	6,903	6,685
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	90	80	139	132	2	134	136
Total Administrative	90	80	139	132	2	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	132	5,002	5,134	6,685
Excess (deficiency) of revenues							
Over (under) expenditures	6,693	6,823	-	6,595	(4,826)	1,769	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	6,693	6,823	-	6,595	(4,826)	1,769	-
FUND BALANCE, BEGINNING	16,972	23,665	30,488	30,488	-	30,488	32,257
FUND BALANCE, ENDING	\$ 23,665	\$ 30,488	\$ 30,488	\$ 37,083	\$ (4,826)	\$ 32,257	\$ 32,257

Exhibit "E"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 32,257
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	1,549
Total Funds Available (Estimated) - 9/30/21	33,806

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>\$ 20,128</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 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 2,334	\$ 3,090	\$ 500	\$ 1,660	\$ 830	\$ 2,490	\$ 500
Special Assmnts- Tax Collector	300,624	300,588	300,625	295,975	4,650	300,625	300,625
Special Assmnts- Discounts	(10,735)	(11,127)	(12,025)	(11,249)	-	(11,249)	(12,025)
Gate Bar Code/Remotes	2,527	2,084	-	1,528	-	1,528	-
TOTAL REVENUES	294,750	294,635	289,100	287,914	5,480	293,394	289,100
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	3,906	3,448	6,012	5,695	93	5,788	6,013
Misc-Credit Card Fees	70	68	120	49	-	49	120
Total Administrative	3,976	3,516	6,132	5,744	93	5,837	6,133
<i>Right of Way</i>							
Contracts-Security Services	164,216	176,458	160,000	119,260	59,630	178,890	160,000
Contracts-Pest Control	200	240	240	120	80	200	240
Communication - Teleph - Field	1,986	1,863	3,000	1,390	695	2,085	3,000
Insurance - General Liability	777	773	856	713	-	713	855
R&M-General	49,747	58,693	21,760	12,006	6,003	18,009	21,760
R&M-Gate	8,737	3,860	10,000	4,181	2,091	6,272	10,000
R&M-Streetlights	52,107	51,479	52,000	33,905	16,953	50,858	52,000
Cap Outlay - Signage	-	-	-	7,700	-	7,700	-
Reserve - Roadways	-	-	44,112	-	-	-	44,112
Total Right of Way	277,770	293,366	291,968	179,275	85,451	264,726	291,967
TOTAL EXPENDITURES	281,746	296,882	298,100	185,019	85,544	270,563	298,100
Excess (deficiency) of revenues Over (under) expenditures	13,004	(2,247)	(9,000)	102,895	(80,064)	22,831	(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)	102,895	(80,064)	22,831	-
FUND BALANCE, BEGINNING	344,284	357,288	355,041	355,041	-	355,041	377,872
FUND BALANCE, ENDING	\$ 357,288	\$ 355,041	\$ 346,041	\$ 457,936	\$ (80,064)	\$ 377,872	\$ 377,872

Exhibit "F"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 377,872
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	44,112
Total Funds Available (Estimated) - 9/30/21	421,984

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	\$ 29,582
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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 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 348	\$ 506	\$ 80	\$ 296	\$ 148	\$ 444	\$ 300
Special Assmnts- Tax Collector	16,463	16,417	16,417	16,163	254	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	15,845	402	16,247	15,806
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	214	188	328	311	5	316	323
Misc-Credit Card Fees	6	2	10	-	-	-	10
Total Administrative	220	190	338	311	5	316	333
<i>Right of Way</i>							
Communication - Teleph - Field	1,406	1,342	1,450	995	498	1,493	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	3,754	1,877	5,631	5,800
Reserve - Roadways	-	-	3,106	-	-	-	3,106
Total Right of Way	11,539	10,752	15,501	8,437	6,675	15,112	15,473
TOTAL EXPENDITURES	11,759	10,942	15,839	8,748	6,680	15,428	15,806
Excess (deficiency) of revenues Over (under) expenditures	4,693	5,471	-	7,097	(6,278)	819	0
Net change in fund balance	4,693	5,471	-	7,097	(6,278)	819	0
FUND BALANCE, BEGINNING	53,867	58,560	64,031	64,031	-	64,031	64,850
FUND BALANCE, ENDING	\$ 58,560	\$ 64,031	\$ 64,031	\$ 71,128	\$ (6,278)	\$ 64,850	\$ 64,850

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 64,850
Net Change in Fund Balance - Fiscal Year 2021	0
Reserves - Fiscal Year 2021 Additions	3,106
Total Funds Available (Estimated) - 9/30/21	67,957

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	\$ 24,870
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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 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- 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	117,164	1,841	119,005	235,000
Special Assmnts- Discounts	(4,250)	(4,407)	(4,760)	(4,453)	-	(4,453)	(9,400)
TOTAL REVENUES	115,886	114,621	114,545	112,713	1,841	114,554	225,600
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,546	1,368	2,380	2,254	37	2,291	4,700
Total Administrative	1,546	1,368	2,380	2,254	37	2,291	4,700
<i>Right of Way</i>							
R&M-General	-	-	-	8,130	-	8,130	-
R&M-Streetlights	103,489	106,313	99,900	67,590	37,311	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	75,720	37,311	113,031	112,967
TOTAL EXPENDITURES	238,213	107,681	114,545	77,974	37,348	115,322	117,667
Excess (deficiency) of revenues							
Over (under) expenditures	(122,327)	6,940	-	34,739	(35,507)	(768)	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	-	34,739	(35,507)	(768)	107,933
FUND BALANCE, BEGINNING	112,305	(10,022)	(3,082)	(3,082)	-	(3,082)	(3,850)
FUND BALANCE, ENDING	\$ (10,022)	\$ (3,082)	\$ (3,082)	\$ 31,657	\$ (35,507)	\$ (3,850)	\$ 104,084

Exhibit "H"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ (3,850)
Net Change in Fund Balance - Fiscal Year 2021	107,933
Reserves - Fiscal Year 2021 Additions	7,967
Total Funds Available (Estimated) - 9/30/21	112,050

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	18,600
Subtotal	<u>18,600</u>

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	<u>91,657</u>

Total Allocation of Available Funds	<u>110,257</u>
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Total Unassigned (undesignated) Cash	<u>\$ 1,794</u>
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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 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 128	\$ 115	\$ 90	\$ 71	\$ 36	\$ 107	\$ 90
Special Assmnts- Tax Collector	7,847	7,776	7,777	7,657	120	7,777	7,778
Special Assmnts- Discounts	(280)	(288)	(310)	(291)	-	(291)	(311)
TOTAL REVENUES	7,695	7,603	7,557	7,437	156	7,593	7,557
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	102	89	156	147	2	149	156
Total Administrative	102	89	156	147	2	149	156
<i>Right of Way</i>							
R&M-Streetlights	5,028	5,201	4,999	3,318	1,659	4,977	4,999
Capital Outlay	6,878	-	-	-	-	-	-
Reserve - Roadways	-	-	2,402	-	-	-	2,402
Total Right of Way	11,906	5,201	7,401	3,318	1,659	4,977	7,401
TOTAL EXPENDITURES	12,008	5,290	7,557	3,465	1,661	5,126	7,557
Excess (deficiency) of revenues							
Over (under) expenditures	(4,313)	2,313	-	3,972	(1,506)	2,466	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(4,313)	2,313	-	3,972	(1,506)	2,466	-
FUND BALANCE, BEGINNING	17,547	13,234	15,547	15,547	-	15,547	18,013
FUND BALANCE, ENDING	\$ 13,234	\$ 15,547	\$ 15,547	\$ 19,519	\$ (1,506)	\$ 18,013	\$ 18,013

Exhibit "I"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 18,013
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	2,402
Total Funds Available (Estimated) - 9/30/21	20,415

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	15,478

Total Unassigned (undesignated) Cash	<u>\$ 4,937</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 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 883	\$ 1,442	\$ 150	\$ 880	\$ 440	\$ 1,320	\$ 800
Special Assmnts- Tax Collector	26,617	26,614	26,617	26,205	412	26,617	25,926
Special Assmnts- Discounts	(951)	(985)	(1,065)	(996)	-	(996)	(1,037)
Gate Bar Code/Remotes	459	195	-	134	-	134	-
TOTAL REVENUES	27,008	27,266	25,702	26,223	852	27,075	25,689
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	346	305	532	504	8	512	519
Misc-Credit Card Fees	12	4	25	2	1	3	25
Total Administrative	358	309	557	506	9	515	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	932	466	1,398	1,272
Reserve - Roadways	-	-	9,973	-	-	-	9,973
Total Right of Way	5,414	2,411	25,145	2,931	11,159	14,090	25,145
TOTAL EXPENDITURES	5,772	2,720	25,702	3,437	11,168	14,605	25,689
Excess (deficiency) of revenues							
Over (under) expenditures	21,236	24,546	-	22,786	(10,316)	12,470	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	21,236	24,546	-	22,786	(10,316)	12,470	-
FUND BALANCE, BEGINNING	145,505	166,741	191,287	191,287	-	191,287	203,757
FUND BALANCE, ENDING	\$ 166,741	\$ 191,287	\$ 191,287	\$ 214,073	\$ (10,316)	\$ 203,757	\$ 203,757

Exhibit "J"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 203,757
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	9,973
Total Funds Available (Estimated) - 9/30/21	213,730

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	120,235

Total Unassigned (undesignated) Cash	<u>\$ 93,495</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

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%

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%

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%

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%

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%

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%