

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

November 10, 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

November 3, 2020

Board of Supervisors
Westchase Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Westchase Community Development District will be held on Tuesday, November 10, 2020 at 4:00 p.m. The meeting will take place at the **Westchase Swim & Tennis Center, 10405 Countryway Boulevard, Tampa, Florida, 33626**. Following is the advance agenda for this meeting:

- 1. Roll Call**
- 2. Consent Agenda**
 - A. Approval of the October 6, 2020 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of September 2020
- 3. Engineer's Report**
- 4. Attorney's Report**
- 5. Manager's Report**
 - A. Westchase Soccer - Dates for 2021 Season
- 6. Field Manager's Report**
 - A. Oleander Removal and Replacement Proposal
 - B. Estimate 8550 from Aventura Nursery & Landscape Inc.
- 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.

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: October 6, 2020</p> <p>TIME: 4:03 p.m. - 4:48 p.m.</p> <p>PLACE: Zoom Videoconference</p> <p>REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large</p>	<p style="text-align: right;">Agenda Page 5 Page 3</p> <table> <tr> <th>INDEX</th><th>PAGE</th></tr> <tr> <td>Meeting called to order</td><td>4</td></tr> <tr> <td>Roll Call</td><td>4</td></tr> <tr> <td>Consent Agenda</td><td>4</td></tr> <tr> <td>Motion to approve the consent agenda (Motion passes)</td><td>4 5</td></tr> <tr> <td>Engineer's Report</td><td>5</td></tr> <tr> <td>Attorney's Report</td><td>8</td></tr> <tr> <td>TECO Easement</td><td>9</td></tr> <tr> <td>Interlocal agreement regarding cell tower at Glenclyff Park</td><td>13</td></tr> <tr> <td>Lease agreement for Parcel B</td><td>14</td></tr> <tr> <td>Manager's Report</td><td>22</td></tr> <tr> <td>FASD Renewal discussion</td><td>22</td></tr> <tr> <td>Motion to renew FASD membership (Motion passes)</td><td>23 24</td></tr> <tr> <td>Field Manager's Report</td><td>26</td></tr> <tr> <td>Supervisors' Requests</td><td>35</td></tr> <tr> <td>Motion to adjourn (Motion passes)</td><td>44 44</td></tr> <tr> <td>Adjournment</td><td>45</td></tr> </table>	INDEX	PAGE	Meeting called to order	4	Roll Call	4	Consent Agenda	4	Motion to approve the consent agenda (Motion passes)	4 5	Engineer's Report	5	Attorney's Report	8	TECO Easement	9	Interlocal agreement regarding cell tower at Glenclyff Park	13	Lease agreement for Parcel B	14	Manager's Report	22	FASD Renewal discussion	22	Motion to renew FASD membership (Motion passes)	23 24	Field Manager's Report	26	Supervisors' Requests	35	Motion to adjourn (Motion passes)	44 44	Adjournment	45
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Jim Mills, Chairman Greg Chesney, Vice Chairman Matthew Lewis Brian Ross Forrest Baumhover</p> <p>ALSO PRESENT:</p> <p>INFRAMARK:</p> <p>Andy Mendenhall, District Manager</p> <p>DISTRICT ATTORNEY:</p> <p>Erin McCormick</p> <p>DISTRICT ENGINEER:</p> <p>Stephen Brletic</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays</p>	<p style="text-align: right;">Page 4</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 6th day 3 of October, 2020, via Zoom Videoconference, 4 beginning at 4:03 p.m., reported by Kimberly Ann 5 Roberts, Notary Public in and for the State of 6 Florida at Large. 7 * * * * *</p> <p>8 CHAIRMAN MILLS: So let's go ahead and 9 call the October 6th, 2020 Westchase CDD 10 meeting to order.</p> <p>11 The record should reflect that all the 12 supervisors are here, as is district manager, 13 district counsel, engineering, and field 14 staff.</p> <p>15 So with that, we'll go right to the 16 consent agenda. Looking for a motion to 17 approve the September 1, 2020 meeting minutes, 18 and if there are any corrections to be noted, 19 and also acceptance of the August 2020 20 financial statement.</p> <p>21 MR. CHESNEY: So moved.</p> <p>22 CHAIRMAN MILLS: Okay. The motion made 23 by Greg. Matt, is that you who seconded? 24 MR. MATTHEWS: Yes.</p> <p>25 CHAIRMAN MILLS: Okay. All in favor,</p>																																		

<p style="text-align: right;">Page 5</p> <p>1 please raise your hand. 2 (All board members signify in the 3 affirmative.) 4 CHAIRMAN MILLS: That motion passes five 5 to zero. 6 (Motion passes.) 7 CHAIRMAN MILLS: Engineering report, 8 Stephen, it looks like you're up. 9 MR. BRLETIC: Yes, sir. How you doing, 10 guys? 11 CHAIRMAN MILLS: Good. 12 MR. BRLETIC: Robert couldn't make it 13 today, so I wanted to fill in and give you an 14 update on the bullet points items. 15 First thing, the survey for that TECO 16 parcel adjacent to the clubhouse, our crews 17 have been out of town and haven't started yet, 18 but they are back. We anticipate getting back 19 out there to do the rest of the survey in the 20 next couple weeks. 21 MS. McCORMICK: Stephen, actually I had 22 called Robert today because I wanted to ask 23 him, in light of some conversation that I've 24 had with TECO just recently, to hold off on 25 doing that construction survey, and that's</p>	<p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 work on Pond 51. I've had some contact with 2 them, our inspector has as well. They're 3 supposed to be out there this week to do that. 4 I don't know, Doug, if you had heard 5 that from the grapevine or had gotten 6 contacted by Jeremy yet, but -- 7 MR. MAYS: no, I have not been contacted 8 yet. 9 MR. BRLETIC: Yeah, we were able to get 10 ahold of Jeremy. They said they'll come out 11 and do it, you know, come out and fix whatever 12 is broken or whatever is wrong. So we'll stay 13 on, and that project is still under warranty, 14 so I anticipated we'll just look to get that 15 done here in the next couple weeks, to put 16 that to bed as well. 17 That's really all the bullet points 18 items I have. If there's anything I missed, I 19 apologize. Is there any other items that I 20 missed that you guys were looking for updates? 21 CHAIRMAN MILLS: Matt, go ahead. 22 MR. LEWIS: I thought it was -- maybe it 23 would be corrected. From last meeting, there 24 was talk of a creek over near Bennington or 25 Glenfield neighborhoods that had been -- that</p>
<p style="text-align: right;">Page 6</p> <p>1 more probably when we go from your report to 2 my report, but I did want to tell you to hold 3 off on having them do any work, so I'm glad 4 that they haven't started that yet. 5 MR. BRLETIC: Yeah, that's fine. We can 6 put on hold, for sure. 7 The other item was that -- we've been 8 working on the last few weeks is, there's 9 several inspections for SWFWMD that are due. 10 The field is already work done, and I've 11 already -- we've already looked at the 12 reports. 13 There's nothing really of note, just 14 some general maintenance items, so what we 15 anticipate doing is our field guy, he's come 16 up with like a little maintenance map, as far 17 as just some items to take care of. We'll 18 forward that over to Sonny and Doug, see if 19 it's something that, you know, they can take 20 care of. 21 I don't think it's anything major. So I 22 anticipate having that to them probably by the 23 end of the week, so look out for that. 24 And then, you know, we've tried to get 25 in contact with Biomass about some warranty</p>	<p style="text-align: right;">Page 8</p> <p>1 had been -- I think Robert thought, and Doug 2 may have thought, needed some maintenance 3 there. I thought you guys were going to take 4 a look at that -- I might be mistaken -- to 5 see if there's anything that can be done to 6 clear some of that so that it would flow 7 better. 8 MR. MAYS: Yeah. I think that Robert -- 9 I mean, yeah, Robert sent me over a map of the 10 area that we can do and said that maintenance 11 can be performed in that area. 12 We're just waiting for vendors to show 13 up to start giving us proposals and ideas on 14 the best way to clean that area, try to make 15 that canal flow a little bit easier. 16 MR. LEWIS: Okay. Okay. Thank you, 17 Doug. I guess there was no action on your 18 part, Stephen. I was mistaken about that. 19 Thank you. 20 CHAIRMAN MILLS: Erin, we'll jump right 21 into yours. I think you probably have some 22 things that go back with engineering as well. 23 Right? 24 MS. McCORMICK: Yeah. So as I was just 25 mentioning, I've had some further discussions</p>

<p style="text-align: right;">Page 9</p> <p>1 with TECO. Following the meeting that we had 2 last month, we -- I had on the right-of-way 3 use agreement for the TECO easement for the 4 electrical to serve the nano bubbler, I had 5 gotten feedback from the district insurance 6 company about the insurance requirements that 7 TECO was asking for in the agreement, and 8 there were certain things that they were 9 asking for that we couldn't accommodate as 10 part of our insurance that we have through 11 Aegis and through the Florida Insurance 12 Alliance. 13 So I have sent him the comments from our 14 insurance company with proposed revisions to 15 the TECO agreement, and they are in the 16 process of reviewing it. They're going to be 17 having a telephone conference with their risk 18 advisors. 19 And the last communication I had with 20 them this afternoon, they said they would be 21 getting back with us within two weeks. So 22 it's not going quickly, but that's where 23 things stand on the right-of-way use 24 agreement. 25 So I want to get that finalized as, you</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 way things stand, and, you know, we can 2 explore things further, but I think at this 3 point, I'd like to get that TECO right-of-way 4 use agreement if we can do that. 5 CHAIRMAN MILLS: Okay. Greg. 6 MR. CHESNEY: So just briefly -- and we 7 can talk about it later, if it requires more 8 detail -- but what kind of insurance 9 requirement would they have that Aegis 10 couldn't address? 11 MS. McCORMICK: So some of the -- some 12 of it was like in excess umbrella insurance, 13 which we don't have through our insurance 14 carrier at this point, and then -- 15 MR. CHESNEY: Well, I think we have 16 enough -- we don't have an umbrella? I 17 believe we're structured. 18 MS. McCORMICK: We have a \$2,000,000 19 policy. 20 MR. CHESNEY: Aggregate, that's right. 21 MS. McCORMICK: Yeah, an aggregate 22 policy. Yeah. 23 MR. CHESNEY: What kind of limits are 24 they asking for? 25 MS. McCORMICK: Let me pull this up so</p>
<p style="text-align: right;">Page 10</p> <p>1 know, a priority, and I'll talk about the 2 issues regarding the acquisition of the right 3 of way without getting into a lot of detail. 4 But I did want to let you to know that 5 following the meeting that we had last month, 6 I had gone back to TECO and, you know, 7 indicated a couple of things that we had 8 talked about. 9 One, I inquired as to whether or not 10 they would want to explore that possibility of 11 donating this property to the community garden 12 property to the district. 13 And second of all, inquired further 14 about their requests for their requirements 15 for the stabilized road surface through the 16 easement area, and then subsequent to that, 17 this afternoon, their director of real estate 18 followed up with me and said that at this 19 point they are not interested in pursuing the 20 acquisition of the right of way. 21 So my thought right now is that we 22 should proceed with the right-of-way use 23 agreement and kind of make that the priority 24 to get that done over the next 30 days. 25 I've talked to Supervisor Ross about the</p>	<p style="text-align: right;">Page 12</p> <p>1 I can tell you exactly. 2 MR. CHESNEY: Well, how about this? How 3 about after the meeting today why don't you 4 just send it to me, because I -- you know, our 5 insurance is fairly typical for any 6 municipality in the state of Florida, so 7 that's why I was interested. 8 MS. McCORMICK: Right. Right. And, 9 yeah, I would definitely like to get your 10 feedback about this, and Aegis was very 11 helpful, too, in kind of setting out why the 12 insurance coverage that we have is the way 13 that it is, but I think when they had 14 originally prepared that right-of-way use 15 agreement, I think they were throwing in there 16 the standard insurance requirements that they 17 have for a private party, and now they're 18 looking at it from the standpoint of a 19 governmental entity -- 20 MR. CHESNEY: All right. That makes 21 sense. Thank you. 22 MS. McCORMICK: But I will follow up 23 with you on that. 24 CHAIRMAN MILLS: Okay. What else, Erin? 25 MS. McCORMICK: And then the other thing</p>

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<p>1 that was sent out to you all under separate 2 cover, so I don't know that it's (inaudible) 3 up with your agenda packages, but is -- the 4 two items that I have under my report, one is 5 an interlocal agreement with Hillsborough 6 County regarding the construction of the cell 7 tower at Glenclyff Park.</p> <p>8 And I will tell you that when we got 9 that agreement from the county, I have been 10 coordinating with Vertex and made some changes 11 to the interlocal agreement. I also got some 12 input from Brian Ross on it and got some good 13 comments.</p> <p>14 Vertex, now that I made some changes to 15 the interlocal agreement, has no issues with 16 that and with the lease as it now stands, and 17 it's in the court at the county.</p> <p>18 And I talked with the assistant county 19 attorney this week. It's being reviewed by 20 their facilities people. I mean, she provided 21 the original draft. It's just the revisions I 22 had to it that they're reviewing further. But 23 she did say that their facility management 24 team is very busy right now because they're in 25 the process of going from doing virtual</p>	<p>1 agreement for Parcel B, which is the utility 2 tract at the northern end of the community, 3 and it's essentially the same lease agreement 4 that we have negotiated on Glenclyff Park, 5 just remove, you know, references, for 6 example, to the interlocal agreement which 7 doesn't apply to the Utility Tract B.</p> <p>8 And the lease agreement, Brian, also had 9 a couple of additional changes to -- or ideas 10 for the lease that I need to go back to Vertex 11 about, that they're good suggestions.</p> <p>12 They're kind of legal issues, like one 13 would be the enforcement remedies with respect 14 to the lease. So it's up to the board. I 15 mean, if you wanted to -- at this point, I 16 think the lease is in substantial enough form 17 that you could, you know, say that you were 18 going to approve entering into it, if you 19 wanted to at this point, once we have the 20 final details, you know, worked out.</p> <p>21 And I would probably confer with the 22 board members, such as Brian, before, you 23 know, we ultimately got the chair to execute 24 the lease, or if you have questions, you know, 25 or need additional information before we</p>
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<p>1 meetings like we have to getting ready to do 2 in-person meetings.</p> <p>3 The county board of county commissioners 4 is going to have to review that starting 5 November 1st, as CDDs will also. So they have 6 been a little bit tied up with that.</p> <p>7 CHAIRMAN MILLS: No indication, though, 8 that it's a -- we expect a problem?</p> <p>9 MS. McCORMICK: No, we don't. And I 10 think, you know, if they're okay with the 11 changes that we've made to it -- I mean, we 12 may end up doing a little bit more 13 modifications going back and forth, and Brian 14 gave me a couple of suggestions, too, today 15 that I'll send to them.</p> <p>16 So I think that we can probably wait and 17 have the final version approved by the board 18 at our November meeting, and it just means 19 that they won't go ahead and try to get the 20 schedule to go before the board of county 21 commissioners until after our CDD board 22 approves it.</p> <p>23 CHAIRMAN MILLS: Okay.</p> <p>24 MS. McCORMICK: And then also on the 25 cell tower, Vertex came back with a lease</p>	<p>1 review the lease for Parcel B, I can get back 2 to Vertex.</p> <p>3 This kind of came out of the blue 4 because we have been focusing on the Glenclyff 5 park lease.</p> <p>6 CHAIRMAN MILLS: So is it basically the 7 same as the other with the exception of the 8 county involvement?</p> <p>9 MS. McCORMICK: It is, yeah. Yeah.</p> <p>10 CHAIRMAN MILLS: Okay. All right.</p> <p>11 MS. McCORMICK: So it would be the same 12 terms. We just -- we have, you know, 13 exclusive control over that parcel. We don't 14 have to worry about the whole county element.</p> <p>15 I mean, my question would be, you know, 16 is Vertex going to move forward on maybe track 17 on this utility tract as we're continuing to 18 work through Glenclyff Park, or do they just 19 want to get a lease so that, you know, then 20 they can pursue whether or not they're going 21 to proceed?</p> <p>22 CHAIRMAN MILLS: All right. Matt, did 23 you have a question or a comment?</p> <p>24 MR. LEWIS: I just want to make sure I 25 understood, that Brian had some comments on</p>

<p style="text-align: right;">Page 17</p> <p>1 the interlocal agreement, or was it only on</p> <p>2 the lease agreement?</p> <p>3 MS. McCORMICK: He had a couple comments</p> <p>4 on both of them.</p> <p>5 MR. LEWIS: Okay.</p> <p>6 MS. McCORMICK: Yes.</p> <p>7 MR. LEWIS: Thank you.</p> <p>8 CHAIRMAN MILLS: Okay. So are you</p> <p>9 looking for a motion to, I guess, embrace the</p> <p>10 proposed lease for Parcel B, to continue</p> <p>11 working that?</p> <p>12 MS. McCORMICK: Well, I guess there's</p> <p>13 two ways that we could do this. You could</p> <p>14 just say, "Let's continue working on it," or</p> <p>15 you could approve it today, if you wanted to,</p> <p>16 subject to giving one of the board members the</p> <p>17 final approval of the final version of the</p> <p>18 lease, because, as I said, I think it's in</p> <p>19 substantial form at this point.</p> <p>20 CHAIRMAN MILLS: Okay. Is there a</p> <p>21 motion?</p> <p>22 Brian, you've been involved in this one.</p> <p>23 Thoughts?</p> <p>24 MR. ROSS: I don't feel strongly as to</p> <p>25 which path to take. I think we should defer</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 CHAIRMAN MILLS: Okay. Do we have</p> <p>2 anything else for Stephen, or can we cut him</p> <p>3 loose? Matt.</p> <p>4 MR. LEWIS: I've got one more question</p> <p>5 about the TECO easement, if we can go back to</p> <p>6 that.</p> <p>7 I thought last time, too, that Robert</p> <p>8 had some discussion about the requirements of</p> <p>9 a road or a path through there, and they seem</p> <p>10 to be a little bit stringent, and I think</p> <p>11 Mr. Ross had brought that up.</p> <p>12 Do you know if any discussion has taken</p> <p>13 place, Erin or Stephen, about that?</p> <p>14 MS. McCORMICK: Well, that was part of</p> <p>15 what I had been corresponding with TECO about</p> <p>16 that, and also the opposition price for the</p> <p>17 parcel and then, you know, when they came back</p> <p>18 and said that they had taken it up the ladder</p> <p>19 to the next supervisor level, and then to the</p> <p>20 actual officer of TECO and determined that</p> <p>21 they were not interested in entertaining the</p> <p>22 acquisition by the CDD, I didn't pursue it</p> <p>23 further because it doesn't make any sense at</p> <p>24 this point to do the construction plan.</p> <p>25 MR. LEWIS: Okay. All right. I was</p>
<p style="text-align: right;">Page 18</p> <p>1 to our counsel's instinct. She's handling the</p> <p>2 relationship, and whatever sense as to how to</p> <p>3 respond to any last-minute hiccups, if you</p> <p>4 will. So whatever her judgment is, I think</p> <p>5 let's go with it.</p> <p>6 CHAIRMAN MILLS: Okay. It sounds like</p> <p>7 maybe we just keep working it, if that's</p> <p>8 satisfactory to everybody, and then we got a</p> <p>9 final look at it and can motion approval at</p> <p>10 that point.</p> <p>11 MS. McCORMICK: I think that's fine, I</p> <p>12 mean, especially because this is the first</p> <p>13 time that you're seeing an actual lease for --</p> <p>14 CHAIRMAN MILLS: Right.</p> <p>15 MS. McCORMICK: -- so Vertex has been</p> <p>16 there for quite a while, and I think that</p> <p>17 they'll understand that we'll bring back the</p> <p>18 final version in November hopefully.</p> <p>19 CHAIRMAN MILLS: They're interested in</p> <p>20 developing both projects?</p> <p>21 MS. McCORMICK: Yes.</p> <p>22 CHAIRMAN MILLS: Okay. All right. Very</p> <p>23 good. Anything else?</p> <p>24 MS. McCORMICK: That is all I have this</p> <p>25 everything for right now.</p>	<p style="text-align: right;">Page 20</p> <p>1 under the impression we would still do that</p> <p>2 even we didn't purchase it, so it would just</p> <p>3 be a requirement for them, so -- as I</p> <p>4 understood.</p> <p>5 MR. BRLETIC: As I recall, there is an</p> <p>6 still an option on the table as far as when we</p> <p>7 put in that easement request, you know, six</p> <p>8 months ago, that, you know, we started on the</p> <p>9 track of doing that utility easement, and</p> <p>10 that's ongoing, but there was another option</p> <p>11 on the table that was, "Yeah, we'll let you</p> <p>12 have an access easement," but there was a lot</p> <p>13 more requirements other than just to stabilize</p> <p>14 the roadway.</p> <p>15 They were going to limit the access not</p> <p>16 to -- not to any of the uses that we want for</p> <p>17 -- like if the ultimate use was going to be</p> <p>18 for that the community garden and for</p> <p>19 residents to have access, they weren't going</p> <p>20 to allow that at all.</p> <p>21 They weren't going to allow parking.</p> <p>22 They wanted us to upgrade fencing and security</p> <p>23 and all these other things. So it is two</p> <p>24 separate things. Like Erin is saying, if the</p> <p>25 goal for the CDD is to use it for this</p>

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<p>1 ultimate use of a community garden, it really 2 -- now that they're not willing to sell it 3 and, you know, go through that whole 4 acquisition thing, that's kind of like a moot 5 point now. 6 If we wanted to have access the other 7 way where we wanted to have something that 8 staff only could access, then you could do 9 this -- you know, you'd have to go through the 10 same, you know, processes, as far as like the 11 (audio distortion), but if that's not what we 12 want, then there's no reason to go through 13 with it. 14 MR. LEWIS: Okay. Thank you, guys. 15 CHAIRMAN MILLS: Okay. Is that it, 16 Erin? 17 MS. McCORMICK: Yes, it is. 18 CHAIRMAN MILLS: Okay. And, again, 19 anything else for Stephen, or can we bid him 20 farewell? 21 (No response.) 22 CHAIRMAN MILLS: All right. Stephen, 23 you're welcome to stay or you're welcome to 24 leave. Your call. 25 MR. BRLETIC: I'll take off. It was</p>	<p>1 The cost is based on your expenditure 2 level of your district, so for your level of 3 your district, it is \$3,000 per year. Last 4 year, when you signed up as a new member, they 5 had given you a considerable discount, but 6 this would be at the normal price, if you 7 will. 8 So I'll turn that over to you as a 9 board. If there's any questions, or if you 10 wanted to move forward, we're just looking for 11 a motion there. 12 CHAIRMAN MILLS: Greg. 13 MR. CHESNEY: I mean, I'll make a motion 14 to renew the membership, the FASD membership. 15 I mean, I know that we might not have utilized 16 it, but I think it's important. I mean, we 17 are one of the larger CDDs in the state, and I 18 think it's important to support our lobbying 19 organization. 20 I mean, they are the lobbying 21 organization for CDDs. There's really no one 22 else, so -- 23 CHAIRMAN MILLS: Okay. 24 MS. McCORMICK: Actually -- and I just 25 saw, too, an email from them that they have a</p>
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<p>1 good to see you guys, and we'll see you next 2 time. 3 CHAIRMAN MILLS: Okay. Thanks a lot. 4 MS. McCORMICK: Bye-bye. 5 CHAIRMAN MILLS: Andy -- 6 MR. MENDENHALL: Yes. 7 CHAIRMAN MILLS: -- how are we doing? 8 MR. MENDENHALL: Good afternoon. Just a 9 couple things today. The one item on the 10 agenda is the consideration of the Florida 11 Association of Special Districts. Your 12 renewal has come through. It's been a year. 13 So if you had a chance to look at it, 14 and if you recall from last year, this is the 15 association that has all sorts of special 16 districts, to be honest with you, primarily 17 districts that are not community development 18 district; however, the number of community 19 development districts has been growing the 20 past couple years, so the board decided 21 last year to join that. 22 And there's -- they offer different 23 seminars, presentations, information, and 24 certainly it's your option as a board if you 25 want to continues on with that.</p>	<p>1 virtual summit that is going on tomorrow. I 2 was just looking that up because I realized 3 I had seen that -- 4 MR. CHESNEY: Does everyone so far get 5 the emails? I know I get them. 6 CHAIRMAN MILLS: Yes. 7 MR. CHESNEY: I mean -- okay. Maybe -- 8 I know, there's a lot of stuff on there that 9 Jim might find useful, being newer to the 10 board. I know Erin usually takes care of most 11 of that stuff, but there is a lot of stuff 12 that they do, and I think it's useful to 13 maintain our membership, like that was a 14 motion to renew it. 15 CHAIRMAN MILLS: Okay. Motion to renew. 16 MR. LEWIS: (Raised his hand.) 17 CHAIRMAN MILLS: Seconded by Matt. Any 18 further discussion? 19 (No response.) 20 CHAIRMAN MILLS: All in favor. 21 (All board members signify in the 22 affirmative.) 23 CHAIRMAN MILLS: That passes five to 24 zero, Andy. 25 MR. MENDENHALL: Okay. Great. And I</p>

<p style="text-align: right;">Page 25</p> <p>1 will tell you, if nobody has taken advantage 2 -- I don't think nobody has -- with regard to 3 that, once we get out of the whole pandemic 4 thing, they have a lot of meetings and 5 seminars in person obviously at different 6 locations, and I have attended quite a few of 7 those, and they are, you know, very -- very 8 good as far as, you know, what they provide 9 from a networking prospective, seeing other 10 districts, other professionals that are 11 involved in districts. 12 So just I encourage you, if you have an 13 opportunity and once things gets relatively 14 back to normal, they offer quite a few good 15 events. 16 CHAIRMAN MILLS: Great. Thank you. 17 MR. MENDENHALL: Oh, sorry. The other 18 thing, more of just an update, obviously with 19 this meeting we were able at the last minute 20 to do it virtually. As Erin alluded to, 21 that's probably going to be the case -- that 22 doesn't seem like that will be the case next 23 month, so we'll arrange to try to do the 24 meeting probably at the Swim and Tennis Center 25 just because there's more space there compared</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 And I just want to bring to your 2 attention, we've had quite a few residents 3 concerned about the oleanders that are along 4 Montague. 5 What's going on with those oleanders is 6 they're getting aged. A lot of them are 7 starting to break off, going bad. We've been 8 replacing a lot of them, but they're not 9 providing a great privacy barrier, which is 10 what they were designed to do. 11 We've got one community that's already 12 -- Woodbridge, they would like to just change 13 them out and go to viburnum, which was my 14 concern or -- I think we should change them to 15 a viburnum, too. 16 It's a much thicker, greener, better- 17 looking plant that we can turn into a nice 18 hedge. I'm working on getting estimates right 19 now to get to the board, to get to you guys, 20 because it will be something that needs board 21 approval. 22 So we are working on that, too. Not 23 working on a whole lot of things. I guess my 24 next question to you will be -- other than 25 typical business as usual.</p>
<p style="text-align: right;">Page 26</p> <p>1 to the conference room that we've been 2 typically using, which is, of course, a 3 smaller venue, so we'll keep everybody posted 4 on that. That's all I had for today. 5 CHAIRMAN MILLS: Great. Thank you. 6 Mr. Mays, how you doing? 7 MR. MAYS: Doing pretty good. How you 8 guys doing? 9 CHAIRMAN MILLS: Good. What do you guys 10 got for us? 11 MR. MAYS: I guess I'm not sure if 12 everybody noticed that the guy did come out 13 and put the pink, supposedly the pink -- what 14 he had to do is basically cut some pink 15 folders and cover up the lenses. 16 I've got a couple of pictures of them. 17 They don't look very pink to me. They look 18 yellow more than pink, so I don't know why, 19 but we'll get ahold of him and try to figure 20 out what's going on with that. 21 Maybe you do have to use a lens and you 22 cannot use a simple piece of plastic pink 23 folder. He cut them down to size to fit the 24 lenses, but let me know what you think when 25 you see them at night, obviously.</p>	<p style="text-align: right;">Page 28</p> <p>1 But my next question to you is -- we're 2 still getting calls about rentals of the 3 pavilions, and I understand that with the 4 COVID 19 that we're still restricted, and we 5 can't open up the pavilions yet, and we're not 6 supposed to open the basketball courts yet, so 7 I just was wondering if Erin or, you know, 8 somebody had some information on when we're 9 going to be able to possibly open those things 10 if we have a date or if we are still closed. 11 CHAIRMAN MILLS: Erin, do you have an 12 update on that? 13 MS. McCORMICK: I talked to Sonny about 14 that this afternoon just to see, you know, 15 what issues had come up regarding the use of 16 the parks and the facilities, and she said 17 that they haven't had any, you know, specific 18 requests that have come in for organized 19 activities at the ball field, so she wasn't 20 aware that anybody had made any specific 21 requests about that. 22 She did mention the rental of the 23 pavilions, and I think that the thought has 24 been, you know, to just continue to track what 25 the county is doing, and the last information</p>

<p style="text-align: right;">Page 29</p> <p>1 was that they we were not allowing rentals of 2 their facilities at this point in time. 3 So, yeah, I just checked in with her 4 because I hadn't heard about any specific 5 questions or issues that have come up. 6 MR. MAYS: Well, sitting at her desk -- 7 since she's out this week, sitting at her 8 desk, I've had three different phone calls 9 requesting uses of the pavilions, and I told 10 them just that, too, that we haven't gotten 11 the clearance from the county yet, but I did 12 want to make sure I was getting the right 13 information from you and to make sure -- 14 MS. McCORMICK: Yes. Yes. And she's 15 actually been following up with the county 16 about what they're allowing, but I will -- 17 I'll check with her again also and make sure 18 that there hasn't been any change with the 19 county in what they're allowing. 20 CHAIRMAN MILLS: It would be my 21 recommendation we stay to the course and 22 remain consistent -- 23 MR. MAYS: Okay. 24 CHAIRMAN MILLS: -- unless anyone feels 25 differently.</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 also. I did not get a chance to get over 2 there yet to talk to them about it. They were 3 digging and boring, so we'll get more 4 information in the morning and find out what 5 we think it is, but I'm sure it's just running 6 a new line under the ground that they normally 7 do for, you know, fiber optic possibly. 8 CHAIRMAN MILLS: Gretna Green and 9 Linebaugh is all marked as well. 10 MR. MAYS: Yeah, I saw that corner, and 11 Montague and Linebaugh are all marked up 12 pretty big, and they were working at Montague 13 an Linebaugh earlier today. 14 CHAIRMAN MILLS: Going back to the 15 oleander, viburnum discussion, Doug, my 16 recollection is the oleanders had to be 17 chopped down a couple times a year to regrow, 18 and they were pretty thin and see-through 19 during that time. 20 Viburnums, once they fill in, you're 21 basically just shaping them. There's no need 22 to chop them down like the oleanders were. 23 Right? 24 MR. MAYS: Correct. 25 CHAIRMAN MILLS: So that will maintain,</p>
<p style="text-align: right;">Page 30</p> <p>1 MR. MAYS: So really the only thing I'm 2 working on is checking on those viburnums for 3 pricing for the board. Other than that, it's 4 been business as usual, keeping us busy out 5 here. That's all I got. 6 MS. McCORMICK: I did also ask her about 7 the contract that she's working on for the 8 fountains, for the lights, and she said that 9 she was expecting to get that on Monday, so 10 she was going to coordinate with me after that 11 on, you know, the warranty provisions and the 12 terms of the maintenance and all of that. 13 MR. MAYS: She should be back Monday. 14 She just is out this week. 15 CHAIRMAN MILLS: Yes. 16 MR. MAYS: So she should be back Monday, 17 and hopefully we'll have that for you. 18 CHAIRMAN MILLS: Matt. 19 MR. LEWIS: Doug, I noticed a lot of 20 utility locates going on at Linebaugh and 21 Countryway, and it looked like ground 22 penetrating radar over there at Montague this 23 afternoon. Is there work coming up with the 24 county or something? Anything -- 25 MR. MAYS: I saw their boring equipment</p>	<p style="text-align: right;">Page 32</p> <p>1 once they grow properly to a density that 2 we're happy with, that will maintain that 3 privacy cover better actually than the 4 oleanders. Correct? 5 MR. MAYS: Yes, sir. That's correct. I 6 mean, I've got viburnums in my yard that are 7 thick as a hedge, and we've got numerous other 8 viburnums on the property already. 9 They do make a much better privacy 10 barrier, which is what the community in 11 Woodbridge has been complaining about. 12 There's not a whole lot of privacy there, 13 especially the people that live on the corner 14 by the gates and the entrances and Montague, 15 along that area. They're complaining about it 16 a lot. 17 CHAIRMAN MILLS: Okay. Mr. Barrett and 18 then Mr. Chesney. 19 MR. BARRETT: Doug, just a quick 20 question. You may not have looked into the 21 this part yet, so sorry if you haven't. 22 But the viburnum, it's my understanding 23 there's two different kinds, like a faster 24 growing and a slower growing. Do you have any 25 idea of what you're going to go with?</p>

<p style="text-align: right;">Page 33</p> <p>1 MR. MAYS: Yeah, the suspensum is a much 2 faster grower and much thicker hedge. It is 3 the one that grows a little bit faster. 4 Viburnum suspensum, I believe, is how you say 5 it. 6 CHAIRMAN MILLS: Mr. Chesney. 7 MR. CHESNEY: Well, I was just going to 8 make the comment, but, Doug, at the end 9 reiterated it. 10 So it's replacing all the oleanders, so 11 all up and down Montague. It's not just 12 Woodbridge. I know Woodbridge, they have some 13 vocal residents there, actually a number of 14 them, but -- yeah. 15 MR. MAYS: Correct. I would like to do 16 it all the way along. It's just as 17 unattractive on the other side. It's just a 18 constant maintenance issue trying to replant 19 and maintain them through that area. 20 For some reason, the pink oleander just 21 doesn't seem to be doing as well as the white 22 ones that are on the Gretna Green side. 23 They're very flourished, they're very full, 24 they're full of flowers. I think it's just 25 got to be because it's a different species of</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 make sure I understood it in case I'm asked 2 any follow-up questions. 3 MR. MAYS: We have been contemplating it 4 for quite awhile. We've been trying to make 5 the oleanders work, but without doing a very 6 hard setback, and it's just not -- it just 7 needs to be changed out. We just need to bite 8 the bullet and take care of that problem. 9 MR. BAUMHOVER: And you think you'll 10 have an estimate for next month's meeting? 11 MR. MAYS: Yes, definitely. 12 MR. BAUMHOVER: Okay. Sounds good. 13 CHAIRMAN MILLS: All right. Anything 14 else, Doug? 15 MR. MAYS: No, sir. 16 CHAIRMAN MILLS: All right. Thank you. 17 Next on the agenda is audience comments. 18 Jim, anything? 19 MR. WIMSATT: (Moving head from side to 20 side.) 21 CHAIRMAN MILLS: That's a no. 22 Mr. Barrett, you're good. 23 Matt. You're not an audience member. 24 All right. Supervisor requests, I'll go 25 around my screen here. Matt, come back to</p>
<p style="text-align: right;">Page 34</p> <p>1 oleander. 2 But, yeah, I think it's time for the 3 pink oleanders on Montague to go. 4 MR. BAUMHOVER: Hey, Doug -- 5 MR. MAYS: Yes. 6 MR. BAUMHOVER: -- I think as the 7 original point of contact for this whole 8 discussion, at least from the Woodbridge 9 residents, I just want to make sure I 10 understand this, if I'm asked any follow-up 11 questions, that the concerns they brought to 12 my attention, that I put them in touch with 13 Sonny with, this is specifically that concern, 14 the oleanders along Montague, and that what 15 you're putting together estimates for will 16 resolve their exact concerns that they brought 17 to Sonny's attention. Is that correct? 18 MR. MAYS: That is correct. 19 MR. BAUMHOVER: I just wanted -- that's 20 exactly -- I told them I would, you know, kind 21 of not weigh in on this. I kind of knew 22 general details, but I put them right in touch 23 with Sonny so that you can work out the 24 details and present them to us. 25 So I did not know that. I wanted to</p>	<p style="text-align: right;">Page 36</p> <p>1 you. 2 MR. LEWIS: I'm still trying to process 3 that I'm an audience member. 4 No, I don't have anything today. Thank 5 you. 6 CHAIRMAN MILLS: Okay. Mr. Chesney. 7 MR. CHESNEY: I don't really have 8 anything. I will add one additional thing on 9 the oleanders is Sonny did contact me and ask 10 me about like payment and budgeting issues. 11 From the initial estimates that I've 12 seen, it's really something that I'm hoping 13 that we can approve at the next meeting. And 14 so she did mention, Sonny, that -- she did 15 mention that Forrest -- I mean, she did 16 mention that Forrest was the one driving the 17 thing, so I don't know if that matters. 18 MR. MAYS: You know me, Mr. Chesney. 19 I'm working on the best deal. 20 MR. CHESNEY: Well, hey, also I looked 21 at your year end. Very nice, very nice. And 22 I just got a text here. There is one other 23 thing. 24 Sonny and I -- you know, we have been 25 working on the bell tower in West Park</p>

Page 37	Agenda Page 14 Page 39
<p>1 Village, and while we probably will not have 2 anything significant by the end of this year, 3 we hope to in November bring back at least 4 the snow machine, so maybe we can have some 5 type of safe outdoor activity for the 6 community that will coincide with the 7 Christmas decorations in West Park Village. 8 So I know Sonny is working on that, and 9 I have seen at least some of those 10 proposals. 11 MR. MAYS: Yes, she is. She mentioned 12 it to me the other today, so she's working on 13 it. 14 MR. CHESNEY: I think that's all I have. 15 Thank you, Jim. 16 CHAIRMAN MILLS: Mr. Ross. 17 MR. ROSS: Nothing. 18 CHAIRMAN MILLS: Mr. -- Forrest. How 19 you feeling, by the way? 20 MR. BAUMHOVER: I'm feeling fine. I 21 know my voice sounds a little scratchy. But, 22 yeah, I just wanted to take a moment and kind 23 of say thank you, Doug. You and Sonny took 24 that -- kind of that concern of the residents 25 for Woodbridge, and from what I understand</p>	<p>1 CHAIRMAN MILLS: We would keep the 2 street side clean. 3 MR. MAYS: We would make sure the 4 irrigation was working properly along that 5 hedge. 6 That's the viburnum suspensum right 7 there so you can see it's filling in well in a 8 lot of areas. 9 CHAIRMAN MILLS: Yeah, they're doing 10 great. Well, Kim, we're giving you a break 11 this month, it looks like. 12 THE REPORTER: It does. 13 CHAIRMAN MILLS: So thank you. As 14 airlines say, remember the next time. We 15 landed early this time. Right? 16 Our next meeting is Tuesday, November 17 the 3rd. I believe that's also election day. 18 As Andy indicated, subject to any last-minute 19 notices out of Tallahassee from the governor, 20 we will hope to meet at the swim and tennis 21 safely distanced. 22 Mr. Chesney. 23 MR. CHESNEY: Is that the voting -- 24 isn't that where they vote? I vote through 25 the mail, so I don't know, but that's where I</p>
Page 38	Page 40
<p>1 their background, they have been trying to 2 this on their own for a while, and we're even 3 so kind of frustrated that they're willing to 4 come up with their own solution and pay for it 5 on their own, and just having them voice their 6 concerns to you so that you could use that as 7 feedback to put together a plan for all of 8 Montague, that's -- I just wanted to kind of 9 recognize that as kind of this month's example 10 of just the superlative work that you and 11 Sonny and the CDD staff do on a daily basis. 12 So thank you. 13 MR. MAYS: Thank you. Thank you very 14 much. 15 CHAIRMAN MILLS: And so to that end, 16 Doug, the bushes that were planted along the 17 golf course on Linebaugh that were allowed to 18 grow out, it looks like the Linebaugh side has 19 finally been trimmed. Is that us doing that, 20 or is the golf course doing that? 21 MR. MAYS: We did our side. 22 CHAIRMAN MILLS: Okay. And that was 23 kind of the agreement when they went in. 24 Right? 25 MR. MAYS: Yes.</p>	<p>1 used to go and vote. 2 MR. BARRETT: That's Westchase's voting 3 precinct for inside Westchase. 4 MR. MENDENHALL: Okay. So we'll have to 5 figure something else out then. 6 CHAIRMAN MILLS: Okay. We could move it 7 a week or we could do it this way again. 8 MS. McCORMICK: Well, we can't do it 9 virtually right now if the order isn't -- 10 CHAIRMAN MILLS: Oh, if the order isn't 11 extended. 12 MS. McCORMICK: -- right. 13 CHAIRMAN MILLS: Mr. Chesney. 14 MR. CHESNEY: I just have one question. 15 I mean, we can still offer Zoom. Right? We 16 just have to have a minimum number of 17 supervisors at the meeting. Correct, Erin? 18 MS. McCORMICK: Yeah. I mean, we can 19 have people that can attend virtually. We 20 have to have a quorum, which means we have to 21 have three of the five supervisors that will 22 attend in person. 23 Andy, as far as Zoom would work from the 24 Swim and Tennis Center, I'm sure there's some 25 virtual option. I just don't know how well</p>

<p style="text-align: right;">Page 41</p> <p>1 that would work, to have Zoom, see what we 2 would use there.</p> <p>3 MR. MENDENHALL: Right. I mean, I have 4 attended some meetings where they have done a 5 blend where they have the person with Zoom or 6 hosting the Zoom at the meeting location with 7 three board members, and then the public as 8 well as potentially two other supervisors and 9 staff, they do -- they Zoom in.</p> <p>10 It's a little bit challenging only 11 because you have to kind of get everybody on 12 camera, at least the four people that would be 13 in the room. That's a little bit challenging.</p> <p>14 MS. McCORMICK: We have to have a good 15 internet connection there, and we will have to 16 make the meeting open to the public, so --</p> <p>17 MR. MENDENHALL: Right.</p> <p>18 MS. McCORMICK: -- it's not like we can 19 tell the public, "Oh, you have to attend by 20 Zoom," because it has to be an open meeting.</p> <p>21 MS. MENDENHALL: Right.</p> <p>22 CHAIRMAN MILLS: Mr. Ross.</p> <p>23 MR. ROSS: What about at the golf course 24 clubhouse?</p> <p>25 MR. CHESNEY: Yeah, that's the best</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 look for another location?</p> <p>2 MR. LEWIS: You know, Brian had a great 3 idea. I was going to say maybe look a local 4 hotel conference room maybe, the Hampton Inn 5 in Oldsmar.</p> <p>6 MR. MENDENHALL: A lot of them, at least 7 right now, because I asked them -- in fact, in 8 Oldsmar, I have a meeting at the Holiday Inn 9 there every Monday, and they still have not 10 opened up their facilities for public 11 gatherings, so there might be some that have 12 it, but I know of, at least, one. And that 13 might change -- that might change a month from 14 now, but, you know --</p> <p>15 MR. CHESNEY: Hopefully, the -- sorry -- 16 hopefully the governor will come to his 17 senses. But if you like, I will call the golf 18 course. I am confident that that room could 19 work out.</p> <p>20 MS. McCORMICK: I think having it in 21 Hillsborough County rather than Pinellas 22 County is a better option. It might even be 23 required.</p> <p>24 MR. LEWIS: Oh, yeah, I didn't think 25 about that, Erin. Thank you.</p>
<p style="text-align: right;">Page 42</p> <p>1 place.</p> <p>2 MR. MENDENHALL: We can look down all 3 those avenues. You know, the golf course 4 sounds like a great idea, and, you know, we've 5 got some time prior to advertising, so --</p> <p>6 MR. CHESNEY: And they have a board -- 7 they have a board room in the golf course 8 that --</p> <p>9 MR. MENDENHALL: Okay.</p> <p>10 MR. CHESNEY: -- hardly gets used unless 11 there is an event.</p> <p>12 CHAIRMAN MILLS: As long as it's large 13 enough to socially distance everybody.</p> <p>14 MR. CHESNEY: It's pretty big.</p> <p>15 MR. WIMSATT: I was at a watch 16 party there after the election, but I'll hold 17 off on it instead.</p> <p>18 MR. CHESNEY: Okay.</p> <p>19 CHAIRMAN MILLS: Spoiler alert, you're 20 not on the ballot, Wimsatt.</p> <p>21 MS. McCORMICK: Well, still do we want 22 to look at maybe having the meeting a 23 different date since the 3rd isn't possible 24 for the swim and tennis center, or are we 25 going to stick with the November 3rd date, but</p>	<p style="text-align: right;">Page 44</p> <p>1 CHAIRMAN MILLS: My recommendation would 2 be that we either hold it on the 3rd at the 3 golf course, or move it to the 10th to the 4 Swim and Tennis Center.</p> <p>5 So, Andy, any objections to those 6 alternatives? We'll let Andy work on that.</p> <p>7 MR. MENDENHALL: Yeah, we can chase down 8 the golf course first, and if that doesn't 9 work, we'll just move it and let everybody 10 know. We'll let everybody know either way.</p> <p>11 CHAIRMAN MILLS: Okay. Very good. 12 Anything else from anybody?</p> <p>13 (No response.)</p> <p>14 CHAIRMAN MILLS: A motion to adjourn 15 would be appropriate.</p> <p>16 MR. CHESNEY: So moved.</p> <p>17 MR. BAUMHOVER: Second.</p> <p>18 CHAIRMAN MILLS: Seconded by Forrest.</p> <p>19 CHAIRMAN MILLS: All in favor. 20 (All board members signify in the 21 affirmative.)</p> <p>22 CHAIRMAN MILLS: Everybody stay safe. 23 We'll see you next month. Good job. 24 (Motion passes) 25 (At 4:48 p.m., the meeting was</p>

1 adjourned.)
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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 October 23, 2020.
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James P. Mills, Chairman

2B.

**Westchase
Community Development District**

*Financial Report
September 30, 2020*

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

September 30, 2020

Balance Sheet
September 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
ASSETS							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Other Funds	3,622,604	343,236	19,295	29,615	37,299	364,434	68,829
Investments:							
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-
Deposits	6,388	3,628	4,043	20	-	7,425	800
TOTAL ASSETS	\$ 3,628,992	\$ 346,864	\$ 23,338	\$ 29,635	\$ 37,299	\$ 371,859	\$ 69,629
LIABILITIES							
Accounts Payable	\$ 102,284	\$ 1,362	\$ -	\$ 5,158	\$ -	\$ 8,402	\$ 214
Accrued Expenses	594	439	1,518	25	-	4,266	474
Sales Tax Payable	(6)	2	-	-	-	34	-
Deposits	6,000	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	108,872	1,803	1,518	5,183	-	12,702	688

Balance Sheet
September 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
<u>FUND BALANCES</u>							
Nonspendable:							
Deposits	6,389	3,628	4,043	20	-	7,425	800
Restricted for:							
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:	2,302,068	258,136	13,405	10,451	26,718	54,979	32,058
TOTAL FUND BALANCES	\$ 3,520,120	\$ 345,061	\$ 21,820	\$ 24,452	\$ 37,299	\$ 359,157	\$ 68,941
TOTAL LIABILITIES & FUND BALANCES	\$ 3,628,992	\$ 346,864	\$ 23,338	\$ 29,635	\$ 37,299	\$ 371,859	\$ 69,629

Balance Sheet
September 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
ASSETS						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 313,708	\$ 313,708
Due From Other Funds	-	18,463	212,470	702,196	-	5,418,441
Investments:						
Certificates of Deposit - 36 Months	-	-	-	-	109,435	109,435
Money Market Account	-	-	-	-	5,013,919	5,013,919
Deposits	18,600	-	-	-	-	40,904
TOTAL ASSETS	\$ 18,600	\$ 18,463	\$ 212,470	\$ 702,196	\$ 5,437,062	\$ 10,896,407
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ 991	\$ -	\$ -	\$ 118,411
Accrued Expenses	8,233	417	-	-	-	15,966
Sales Tax Payable	-	-	3	-	-	33
Deposits	-	-	-	-	-	6,000
Due To Other Funds	9,208	-	-	-	5,409,234	5,418,442
TOTAL LIABILITIES	17,441	417	994	-	5,409,234	5,558,852

Balance Sheet
September 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<u>FUND BALANCES</u>						
Nonspendable:						
Deposits	18,600	-	-	-	-	40,905
Restricted for:						
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:	(17,441)	7,372	111,184	-	27,828	2,826,758
TOTAL FUND BALANCES	\$ 1,159	\$ 18,046	\$ 211,476	\$ 702,196	\$ 27,828	\$ 5,337,555
TOTAL LIABILITIES & FUND BALANCES	\$ 18,600	\$ 18,463	\$ 212,470	\$ 702,196	\$ 5,437,062	\$ 10,896,407

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

ACCOUNT DESCRIPTION	SEP-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 2,336	\$ 25,525	\$ 3,000	850.83%
Interest - Tax Collector	-	808	-	0.00%
Special Assmnts- Tax Collector	-	2,708,385	2,697,061	100.42%
Special Assmnts- Delinquent	-	486	-	0.00%
Special Assmnts- Discounts	-	(99,386)	(107,884)	92.12%
Other Miscellaneous Revenues	-	3,524	-	0.00%
Pavilion Rental	(69)	6,759	4,000	168.98%
TOTAL REVENUES	2,267	2,646,101	2,596,177	101.92%
EXPENDITURES				
<u>Administration</u>				
P/R-Board of Supervisors	1,000	12,000	19,000	63.16%
FICA Taxes	77	918	1,454	63.14%
ProfServ-Dissemination Agent	2,000	2,000	-	0.00%
ProfServ-Engineering	3,763	61,150	36,000	169.86%
ProfServ-Legal Services	11,433	107,662	90,000	119.62%
ProfServ-Mgmt Consulting Serv	9,446	113,349	113,349	100.00%
ProfServ-Recording Secretary	803	8,533	11,000	77.57%
Auditing Services	-	7,500	7,592	98.79%
Postage and Freight	68	1,131	1,200	94.25%
Insurance - General Liability	-	32,707	39,104	83.64%
Printing and Binding	6	323	600	53.83%
Legal Advertising	3,266	11,866	6,500	182.55%
Misc-Assessmnt Collection Cost	-	52,191	50,525	103.30%
Misc-Credit Card Fees	(2)	193	350	55.14%
Misc-Contingency	-	30	100	30.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	31,860	411,728	377,499	109.07%
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	9,833	118,000	118,000	100.00%
Contracts-Fountain	500	7,020	7,020	100.00%
R&M-Aquascaping	8,635	9,517	15,000	63.45%
R&M-Drainage	7,493	19,505	28,000	69.66%
R&M-Fountain	3,033	6,641	3,000	221.37%
Impr - Lake Bank Restoration	-	75,194	-	0.00%
Cap Outlay- Lake	-	27,601	-	0.00%
Total Flood Control/Stormwater Mgmt	29,494	263,478	171,020	154.06%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	SEP-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	199,077	198,246	100.42%
Payroll-Benefits	8,783	70,263	62,454	112.50%
Payroll - Overtime	1,584	20,265	17,500	115.80%
Payroll - Bonus	-	10,500	35,883	29.26%
FICA Taxes	2,079	26,865	28,221	95.20%
Contracts-Police	10,963	137,030	145,000	94.50%
Contracts-Other Services	1,630	21,560	19,560	110.22%
Contracts-Landscape	92,868	571,172	562,608	101.52%
Contracts-Mulch	-	147,592	147,592	100.00%
Contracts-Plant Replacement	-	58,293	70,959	82.15%
Contracts-Road Cleaning	-	8,351	11,135	75.00%
Contracts-Security Alarms	168	836	641	130.42%
Contracts-Pest Control	48	576	540	106.67%
Contracts-Other Landscape	-	480	5,760	8.33%
Fuel, Gasoline and Oil	734	9,438	13,000	72.60%
Communication - Teleph - Field	349	4,812	5,000	96.24%
Utility - General	2,093	21,529	23,275	92.50%
Utility - Reclaimed Water	580	3,502	10,000	35.02%
Insurance - General Liability	-	3,123	3,743	83.44%
R&M-General	1,374	42,618	42,500	100.28%
R&M-Equipment	316	8,264	8,000	103.30%
R&M-Grounds	12,527	99,774	110,184	90.55%
R&M-Irrigation	8,107	59,091	65,000	90.91%
R&M-Sidewalks	8,000	15,195	15,616	97.30%
R&M-Signage	3,500	8,961	6,000	149.35%
R&M-Walls and Signage	2,962	14,540	32,500	44.74%
Misc-Holiday Decor	-	7,696	10,000	76.96%
Misc-Taxes (Streetlights)	-	34,076	35,670	95.53%
Misc-Contingency	-	5,614	5,000	112.28%
Office Supplies	209	1,391	3,500	39.74%
Cleaning Services	786	786	1,680	46.79%
Op Supplies - General	-	3,835	6,000	63.92%
Op Supplies - Uniforms	-	260	600	43.33%
Supplies - Misc.	-	141	600	23.50%
Subscriptions and Memberships	-	1,435	400	358.75%
Conference and Seminars	-	320	1,000	32.00%
Capital Outlay	-	15,155	-	0.00%
Total Right of Way	175,592	1,634,416	1,705,367	95.84%

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

ACCOUNT DESCRIPTION	SEP-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	1,270	11,685	17,000	68.74%
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	6,732	7,391	91.08%
Impr - Park	-	-	312,200	0.00%
Total Common Area	<u>1,882</u>	<u>20,517</u>	<u>342,291</u>	<u>5.99%</u>
TOTAL EXPENDITURES	238,828	2,330,139	2,596,177	89.75%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>(236,561)</u>	<u>315,962</u>	<u>-</u>	<u>0.00%</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	1,281	72,713	-	0.00%
TOTAL FINANCING SOURCES (USES)	1,281	72,713	-	0.00%
Net change in fund balance	<u>\$ (235,280)</u>	<u>\$ 388,675</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		3,131,445	3,131,445	
FUND BALANCE, ENDING		<u>\$ 3,520,120</u>	<u>\$ 3,131,445</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	SEP-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 231	\$ 2,503	\$ 125	2002.40%
Special Assmnts- Tax Collector	-	57,746	57,746	100.00%
Special Assmnts- Discounts	-	(2,134)	(2,310)	92.38%
Gate Bar Code/Remotes	32	388	-	0.00%
TOTAL REVENUES	263	58,503	55,561	105.30%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	1,112	1,155	96.28%
Misc-Credit Card Fees	1	13	15	86.67%
Total Administration	1	1,125	1,170	96.15%
Right of Way				
Communication - Teleph - Field	250	3,794	2,831	134.02%
Electricity - Streetlighting	414	5,337	8,585	62.17%
Insurance - General Liability	-	1,387	1,662	83.45%
R&M-General	290	6,372	19,700	32.35%
R&M-Gate	1,158	4,582	6,340	72.27%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	2,112	21,472	54,391	39.48%
TOTAL EXPENDITURES	2,113	22,597	55,561	40.67%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,850)	35,906	-	0.00%
Net change in fund balance	\$ (1,850)	\$ 35,906	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		309,155	309,155	
FUND BALANCE, ENDING		\$ 345,061	\$ 309,155	

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

ACCOUNT DESCRIPTION	SEP-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 17	\$ 185	\$ 40	462.50%
Special Assmnts- Tax Collector	-	18,174	18,174	100.00%
Special Assmnts- Discounts	-	(672)	(727)	92.43%
TOTAL REVENUES	17	17,687	17,487	101.14%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	350	363	96.42%
Total Administration	-	350	363	96.42%
Right of Way				
R&M-Streetlights	1,485	18,056	17,124	105.44%
Total Right of Way	1,485	18,056	17,124	105.44%
TOTAL EXPENDITURES	1,485	18,406	17,487	105.26%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,468)	(719)	-	0.00%
Net change in fund balance	<u>\$ (1,468)</u>	<u>\$ (719)</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		22,539	22,539	
FUND BALANCE, ENDING		<u>\$ 21,820</u>	<u>\$ 22,539</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	SEP-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 27	\$ 296	\$ 42	704.76%
Special Assmnts- Tax Collector	-	3,842	3,842	100.00%
Special Assmnts- Discounts	-	(142)	(154)	92.21%
Gate Bar Code/Remotes	-	69	-	0.00%
TOTAL REVENUES	27	4,065	3,730	108.98%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	74	77	96.10%
Misc-Credit Card Fees	-	2	5	40.00%
Total Administration	-	76	82	92.68%
Right of Way				
Communication - Teleph - Field	150	1,800	1,980	90.91%
Insurance - General Liability	-	2,309	444	520.05%
R&M-General	-	3,250	1,500	216.67%
R&M-Gate	5,158	8,023	3,619	221.69%
R&M-Streetlights	23	293	500	58.60%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	5,331	15,675	9,886	158.56%
TOTAL EXPENDITURES	5,331	15,751	9,968	158.02%
Excess (deficiency) of revenues				
Over (under) expenditures	(5,304)	(11,686)	(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	\$ (5,304)	\$ (11,686)	\$ (6,238)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		36,138	36,138	
FUND BALANCE, ENDING		\$ 24,452	\$ 29,900	

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

ACCOUNT DESCRIPTION	SEP-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 23	\$ 246	\$ 10	2460.00%
Special Assmnts- Tax Collector	-	6,956	6,956	100.00%
Special Assmnts- Discounts	-	(257)	(278)	92.45%
TOTAL REVENUES	23	6,945	6,688	103.84%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	134	139	96.40%
Total Administration	-	134	139	96.40%
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	-	134	6,688	2.00%
Excess (deficiency) of revenues				
Over (under) expenditures	23	6,811	-	0.00%
Net change in fund balance	\$ 23	\$ 6,811	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		30,488	30,488	
FUND BALANCE, ENDING		\$ 37,299	\$ 30,488	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	SEP-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 265	\$ 2,911	\$ 500	582.20%
Special Assmnts- Tax Collector	-	300,626	300,625	100.00%
Special Assmnts- Discounts	-	(11,111)	(12,026)	92.39%
Gate Bar Code/Remotes	396	2,727	-	0.00%
TOTAL REVENUES	661	295,153	289,099	102.09%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	5,790	6,012	96.31%
Misc-Credit Card Fees	15	91	120	75.83%
Total Administration	15	5,881	6,132	95.91%
Right of Way				
Contracts-Security Services	8,052	171,126	160,000	106.95%
Contracts-Pest Control	5	240	240	100.00%
Communication - Teleph - Field	175	2,086	3,000	69.53%
Insurance - General Liability	-	713	855	83.39%
R&M-General	105	33,729	21,760	155.00%
R&M-Gate	260	6,125	10,000	61.25%
R&M-Streetlights	4,173	50,682	52,000	97.47%
Cap Outlay - Signage	-	20,455	-	0.00%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	12,770	285,156	291,967	97.67%
TOTAL EXPENDITURES	12,785	291,037	298,099	97.63%
Excess (deficiency) of revenues				
Over (under) expenditures	(12,124)	4,116	(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	\$ (12,124)	\$ 4,116	\$ (9,000)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		355,041	355,041	
FUND BALANCE, ENDING		\$ 359,157	\$ 346,041	

Statement of Revenues, Expenditures and Changes in Fund Balances
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ACCOUNT DESCRIPTION	SEP-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 48	\$ 523	\$ 80	653.75%
Special Assmnts- Tax Collector	-	16,417	16,417	100.00%
Special Assmnts- Discounts	-	(607)	(658)	92.25%
TOTAL REVENUES	48	16,333	15,839	103.12%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	316	328	96.34%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	-	316	338	93.49%
Right of Way				
Communication - Teleph - Field	125	1,493	1,450	102.97%
Insurance - General Liability	-	288	345	83.48%
R&M-General	-	3,400	1,000	340.00%
R&M-Gate	214	369	3,800	9.71%
R&M-Streetlights	450	5,557	5,800	95.81%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	789	11,107	15,501	71.65%
TOTAL EXPENDITURES	789	11,423	15,839	72.12%
Excess (deficiency) of revenues Over (under) expenditures	(741)	4,910	-	0.00%
Net change in fund balance	\$ (741)	\$ 4,910	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		64,031	64,031	
FUND BALANCE, ENDING		\$ 68,941	\$ 64,031	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	SEP-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 1	\$ 300	0.33%
Special Assmnts- Tax Collector	-	119,005	119,005	100.00%
Special Assmnts- Discounts	-	(4,398)	(4,760)	92.39%
TOTAL REVENUES	-	114,608	114,545	100.06%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	2,292	2,380	96.30%
Total Administration	-	2,292	2,380	96.30%
Right of Way				
R&M-General	-	8,130	-	0.00%
R&M-Streetlights	8,242	99,945	99,900	100.05%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	8,242	108,075	112,165	96.35%
TOTAL EXPENDITURES	8,242	110,367	114,545	96.35%
Excess (deficiency) of revenues Over (under) expenditures	(8,242)	4,241	-	0.00%
Net change in fund balance	\$ (8,242)	\$ 4,241	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		(3,082)	(3,082)	
FUND BALANCE, ENDING		\$ 1,159	\$ (3,082)	

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

ACCOUNT DESCRIPTION	SEP-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 12	\$ 127	\$ 90	141.11%
Special Assmnts- Tax Collector	-	7,777	7,777	100.00%
Special Assmnts- Discounts	-	(287)	(310)	92.58%
TOTAL REVENUES	12	7,617	7,557	100.79%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	150	156	96.15%
Total Administration	-	150	156	96.15%
Right of Way				
R&M-Streetlights	411	4,968	4,999	99.38%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	411	4,968	7,401	67.13%
TOTAL EXPENDITURES	411	5,118	7,557	67.73%
Excess (deficiency) of revenues				
Over (under) expenditures	(399)	2,499	-	0.00%
Net change in fund balance	<u>\$ (399)</u>	<u>\$ 2,499</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		15,547	15,547	
FUND BALANCE, ENDING		<u>\$ 18,046</u>	<u>\$ 15,547</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	SEP-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 143	\$ 1,556	\$ 150	1037.33%
Special Assmnts- Tax Collector	-	26,617	26,617	100.00%
Special Assmnts- Discounts	-	(984)	(1,065)	92.39%
Gate Bar Code/Remotes	32	295	-	0.00%
TOTAL REVENUES	175	27,484	25,702	106.93%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	513	532	96.43%
Misc-Credit Card Fees	1	9	25	36.00%
Total Administration	1	522	557	93.72%
Right of Way				
Communication - Teleph - Field	-	-	1,150	0.00%
Insurance - General Liability	-	291	349	83.38%
R&M-General	-	2,030	4,401	46.13%
R&M-Drainage	650	650	3,000	21.67%
R&M-Gate	341	2,390	5,000	47.80%
Misc-Internet Services	121	1,412	1,272	111.01%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	1,112	6,773	25,145	26.94%
TOTAL EXPENDITURES	1,113	7,295	25,702	28.38%
Excess (deficiency) of revenues				
Over (under) expenditures	(938)	20,189	-	0.00%
Net change in fund balance	\$ (938)	\$ 20,189	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		191,287	191,287	
FUND BALANCE, ENDING		\$ 211,476	\$ 191,287	

Statement of Revenues, Expenditures and Changes in Fund Balances
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ACCOUNT DESCRIPTION	SEP-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 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	-	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	110,000	204.55%
Interest Expense	-	15,998	15,975	100.14%
Total Debt Service	-	240,998	125,975	191.31%
TOTAL EXPENDITURES	-	248,596	134,210	185.23%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(81,921)	34,654	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	(13,615)	(13,615)	-	0.00%
Transfer to General Fund	-	(71,274)	-	0.00%
Contribution to (Use of) Fund Balance	-	-	34,654	0.00%
TOTAL FINANCING SOURCES (USES)	(13,615)	(84,889)	34,654	0.00%
Net change in fund balance	\$ (13,615)	\$ (166,810)	\$ 34,654	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		166,810	166,810	
FUND BALANCE, ENDING		\$ -	\$ 201,464	

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

ACCOUNT DESCRIPTION	SEP-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	0.00%
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	(7,514)	(7,514)	-	0.00%
TOTAL FINANCING SOURCES (USES)	(7,514)	(7,514)	-	0.00%
Net change in fund balance	<u>\$ (7,514)</u>	<u>\$ (7,514)</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		7,514	-	
FUND BALANCE, ENDING		<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	SEP-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 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	-	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	100.00%
Interest Expense	-	19,338	19,338	100.00%
Total Debt Service	-	474,338	474,338	100.00%
TOTAL EXPENDITURES	-	485,448	486,615	99.76%
Excess (deficiency) of revenues Over (under) expenditures	-	(166,660)	(163,095)	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	(7,171)	(7,171)	-	0.00%
Transfer to General Fund	-	(158)	-	0.00%
Contribution to (Use of) Fund Balance	-	-	(163,095)	0.00%
TOTAL FINANCING SOURCES (USES)	(7,171)	(7,329)	(163,095)	0.00%
Net change in fund balance	\$ (7,171)	\$ (173,989)	\$ (163,095)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		173,989	173,989	
FUND BALANCE, ENDING		\$ -	\$ 10,894	

**Westchase
Community Development District**

Supporting Schedules

September 30, 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 71.59%	\$ 57,746 1.53%	\$ 18,174 0.48%	\$ 3,842 0.10%	\$ 6,956 0.18%
11/05/19	\$45,845	\$2,382	\$936	\$49,163	\$35,198	\$754	\$237	\$50	\$91
11/15/19	245,405	10,428	5,008	260,841	186,749	3,998	1,258	266	482
11/22/19	329,177	13,996	6,718	349,891	250,504	5,363	1,688	357	646
12/06/19	2,423,332	103,026	49,456	2,575,814	1,844,148	39,485	12,427	2,627	4,756
12/12/19	136,840	5,627	2,793	145,259	103,998	2,227	701	148	268
01/08/20	118,511	3,827	2,419	124,757	89,319	1,912	602	127	230
02/05/20	50,041	1,242	1,021	52,305	37,447	802	252	53	97
03/04/20	31,591	353	645	32,588	23,331	500	157	33	60
04/06/20	91,434	82	1,866	93,383	66,857	1,431	451	95	172
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
06/05/20	28,576	(835)	583	28,324	24,135	434	137	29	52
06/12/20	30,240	(899)	617	29,958	25,528	459	145	31	55
TOTAL	3,555,340	139,229	72,559	3,767,128	2,708,385	57,746	18,174	3,842	6,956
% COLLECTED					100%	100.4%	100%	100%	100%
TOTAL O/S					-	-	-	-	-

** Both Bond Series 2000 & Series 2007-3 were paid in full with May debt service payment.

**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 4.67%	\$ 337,000 8.95%	
11/05/19	\$3,923	\$214	\$1,553	\$101	\$347	\$2,296	\$4,398	
11/15/19	20,816	1,137	8,240	538	1,843	12,180	23,334	
11/22/19	27,922	1,525	11,053	722	2,472	16,338	31,301	
12/06/19	205,556	11,225	81,371	5,318	18,200	120,274	230,428	
12/12/19	11,592	633	4,589	300	1,026	6,783	12,995	
01/08/20	9,956	544	3,941	258	881	5,825	11,161	
02/05/20	4,174	228	1,652	108	370	2,442	4,679	
03/04/20	2,601	142	1,029	67	230	1,522	2,915	
04/06/20	7,452	407	2,950	193	660	4,360	8,354	
05/05/20	1,934	106	766	50	171	-	-	
05/06/20	49	3	19	1	4	-	-	
06/05/20	2,260	123	895	58	200	-	-	
06/12/20	2,391	131	946	62	212	-	-	
TOTAL	300,626	16,417	119,005	7,777	26,617	172,019	329,564	
% COLLECTED	100%	100%	100%	100%	100%	98%	98%	
TOTAL O/S	-	-	-	-	-	-	-	

Cash & Investment Report
September 30, 2020

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
CLEARING FUND					
Public Funds Checking		n/a	CenterState Bank	n/a	313,708
Certificate of Deposit-3385	5-18-15	5/18/2021	CenterState Bank	2.01%	36,543
Certificate of Deposit-6423	6-19-15	6/19/2021	CenterState Bank	2.01%	36,503
Certificate of Deposit-4544	7-20-15	7/20/2021	CenterState Bank	2.01%	36,388
36 months Subtotal					<u>109,435</u>
Money Market Account	5-07-12	n/a	CenterState Bank	0.31%	<u>5,013,919</u>
Subtotal					<u>5,437,062</u>
Total					<u><u>\$ 5,437,062</u></u>

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

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

Westchase CDD

Bank Reconciliation

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Bank Account No. 1160 CenterState Bank
Statement No. 9/2020
Statement Date 9/30/2020

G/L Balance (LCY)	313,708.20	Statement Balance	328,194.45
G/L Balance	313,708.20	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	328,194.45
Subtotal	313,708.20	Outstanding Checks	14,486.25
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	313,708.20	Ending Balance	313,708.20
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
9/24/2020	Payment	10026	MARK LANE TONNY	1,750.00	0.00	1,750.00
9/24/2020	Payment	10029	RICHARD LEE REPORTING	803.25	0.00	803.25
9/24/2020	Payment	10031	TREVOR KAMM	11,933.00	0.00	11,933.00
Total Outstanding Checks.....				14,486.25		14,486.25



CenterState Bank of Florida
PO Box 9602
Winter Haven FL 33883
Telephone: 855-863-2265
24 Hour Inquiry: 888-292-7005
Internet: www.centerstatebank.com

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

Account Number:
Statement Date: 9/30/20
Checks/Items Enclosed: 35

49

SUMMARY OF ALL ACCOUNTS

CHECKING 328,194.45

PUBLIC FUNDS BUS ANALYSIS WESTCHASE COMMUNITY DEVELOPMENT DISTRICT Acct

Beginning Balance	9/01/20	285,956.99	
Deposits / Misc Credits	10	325,409.22	
Withdrawals / Misc Debits	58	283,171.76	
** Ending Balance	9/30/20	328,194.45	**
Service Charge		.00	
Minimum Balance		145,249	
Enclosures		35	

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
9/02	9.41		Square Inc/200902P2
9/04	86.78		Square Inc/200904P2
9/10	33.68		Square Inc/200910P2
9/11	67.36		Square Inc/200911P2
9/14	33.68		Square Inc/200914P2
9/16	9.41		Square Inc/200916P2
9/17	325,000.00		OCM Transfer From 2653
9/21	62.69		Square Inc/200921P2
9/22	67.67		Square Inc/200922P2
9/30	38.54		Square Inc/200930P2

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

9/30/20

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
9/01		681.48	HC-WATER/INTERNET
9/02		1,546.68	043000092249796 WESTCHASE COMMUNITY DE WESTCHASE CDD/401K WESTCHASE CDD
9/03		10,198.62	ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
9/04		3,372.09	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
9/04		738.80	ACH Batch Offset Debit WESTCHASE COMMUN/board WESTCHASE COMMUNITY DE
9/08		1,633.55	CARD ASSETS/PAYMENT ACCOUNT,BILLING
9/08		122.40	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
9/08		30.60	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
9/16		9,910.07	ACH Batch Offset Debit WESTCHASE COMMUN/invoice WESTCHASE COMMUNITY DE
9/16		150.10	VERIZON WIRELESS/PAYMENTS 0000000024226654000001
9/16		40.49	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
9/16		23.10	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
9/16		22.87	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
9/16		19.78	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
9/16		19.19	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

9/30/20

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
9/17		9,993.08	ACH Batch Offset Debit WESTCHASE COMMUN/payroll
9/17		1,546.68	WESTCHASE COMMUNITY DE WESTCHASE CDD/401K
9/18		3,222.36	WESTCHASE CDD IRS/USATAXPYMT
9/21		1,602.47	WESTCHASE COMMUNITY DE BRIGHT HOUSE NET/CABLE TV
9/22		16,379.50	WESTCHASE *CDD TECO/PEOPLE GAS/UTILITYBIL
9/23		34.47	WESTCHASE COMM DEV DIS FLA DEPT REVENUE/C01
9/28		404.83	WESTCHASE COMMU PAYMNT FOR LOWES/LOWESTLPAY 99006370961
9/29		670.60	HC-WATER/INTERNET 043000094854154 WESTCHASE COMMUNITY DE

CHECKS

* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
9/02	9977	600.00	9/09	9988	1,105.00	9/28	9998	1,630.00
9/02	9978	3,799.83	9/10	9989	3,767.50	9/15	9999	1,391.88
9/02	9980*	3,465.00	9/08	9990	52,273.53	9/22	10017*	260.00
9/01	9981	794.04	9/11	9991	48.00	9/22	10018	275.00
9/02	9982	1,699.75	9/09	9992	29.00	9/23	10019	73,796.00
9/16	9983	5,000.00	9/11	9993	7,500.00	9/22	10020	1,558.00
9/02	9984	5,600.00	9/10	9994	48.50	9/23	10021	1,834.28
9/02	9985	6,050.00	9/09	9995	685.40	9/22	10022	48.00
9/15	9986	184.70	9/15	9996	18,208.33	9/22	10023	1,750.00
9/16	9987	167.70	9/15	9997	20.00	9/22	10024	14,733.68



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
Statement Date: 9/30/20

CHECKS								
* indicates skip in check numbers								
Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
9/30	10025	11,433.00	9/30	10028	5.56	9/29	10032*	90.00
9/29	10027*	720.56	9/30	10030*	235.71			

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
9/01	284,481.47	9/11	180,364.45	9/21	453,947.43
9/02	261,729.62	9/14	180,398.13	9/22	419,010.92
9/03	251,531.00	9/15	160,593.22	9/23	343,346.17
9/04	247,506.89	9/16	145,249.33	9/28	341,311.34
9/08	193,446.81	9/17	458,709.57	9/29	339,830.18
9/09	191,627.41	9/18	455,487.21	9/30	328,194.45
9/10	187,845.09				

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 9/1/20 to 9/30/20 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND (001) - 001								
001	10017	09/17/20	A & B AQUATICS	2023439	Install 75 Native plants behind 10315 Grnhdges Dr	R&M-Aquascaping	546006-53801	\$260.00
001	10018	09/17/20	BCI INTEGRATED SOLUTIONS	259941	Retrieve Camera Footage/less sales tax	R&M-General	546001-57208	\$275.00
001	10019	09/17/20	DAVEY TREE EXPERT CO	914761638	6/17/20 MULCHING	Contracts-Mulch	534065-53901	\$73,796.00
001	10020	09/17/20	FOUNTAIN DESIGN GROUP INC	21909A	RPR LAKE FOUNTAINS	R&M-Fountain	546032-53801	\$1,558.00
001	10021	09/17/20	HILLSBOROUGH COUNTY	40008	AUG SECURITY SERVICES	Contracts-Police	534031-53901	\$1,834.28
001	10022	09/17/20	HUGHES EXTERMINATORS INC	39631291	09/10 OFFICE PEST & RODENT CONTROL	Contracts-Pest Control	534125-53901	\$48.00
001	10023	09/17/20	MARK LANE TONNY	082120-DEPOSIT	FIRE STATION SIGN RPR - 50% DEPOSIT	50%	546085-53901	\$1,750.00
001	10025	09/24/20	ERIN McCORMICK LAW PA	10447	GENERAL COUNSEL 08/13-09/08/20	ProfServ-Legal Services	531023-51401	\$11,433.00
001	10026	09/24/20	MARK LANE TONNY	082120-FINAL	FIRE STATION SIGN RPR - FINAL	R&M-Signage	546085-53901	\$1,750.00
001	10027	09/24/20	PALMDALE OIL COMPANY, INC	1409764	FUEL	Fuel, Gasoline and Oil	540004-53901	\$720.56
001	10028	09/24/20	QUALITY POWER	504341	1 HIGH SPEED SPRING	R&M-Equipment	546022-53901	\$5.56
001	10029	09/24/20	RICHARD LEE REPORTING	7689	09/01 MTG RECORDED SERVICE	ProfServ-Recording Secretary	531036-51301	\$803.25
001	10030	09/24/20	TKOT ENTERPRISES, LLC	160959	08/19/20-08/31/20 Janitorial Svc	Cleaning Services	551008-53901	\$235.71
001	10031	09/24/20	TREVOR KAMM	0018	23 Acre Borrow Pit Lake/Pd qtrly 1 of 4	R&M-Drainage	546019-53901	\$2,200.00
001	10031	09/24/20	TREVOR KAMM	0022	Wandsworth Pond (Radcliff) lake remediation	R&M-Drainage	546019-53801	\$1,420.00
001	10031	09/24/20	TREVOR KAMM	0021	Treatment for Magnolias/complete	R&M-Grounds	546037-53901	\$4,440.00
001	10031	09/24/20	TREVOR KAMM	0024	Poolside Lake (canal) maint-qtrly/1 of 4	R&M-Drainage	546019-53801	\$626.00
001	10031	09/24/20	TREVOR KAMM	0020	Gretna Green East Re-stabilization	R&M-Drainage	546019-53801	\$3,247.00
001	10032	09/24/20	TRIANGLE POOL SERVICE	90042	Rplc PH Tubing/Cleaned Splashpad Bleach Barrell	R&M-Fountain	546032-53801	\$90.00
001	9987	09/03/20	ADT SECURITY SERVICES INC	784217674	09/01-11/30/20 SECURITY MONITOR	Contracts-Security Alarms	534090-53901	\$167.70
001	9989	09/03/20	AVENTURA NURSERY	42501	INSTALL PALMS, TREES & BUSHES	R&M-Grounds	546037-53901	\$3,767.50
001	9990	09/03/20	DAVEY TREE EXPERT CO	914975588	IRRIG & ENH SRVC LANDSCAPE	R&M-Grounds	546037-53901	\$3,070.50
001	9990	09/03/20	DAVEY TREE EXPERT CO	914975588	IRRIG & ENH SRVC LANDSCAPE	R&M-Irrigation	546041-53901	\$2,769.03
001	9990	09/03/20	DAVEY TREE EXPERT CO	914978142	SEPT LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$46,434.00
001	9991	09/03/20	MO'ZART DESIGNS	20-5159	SLIP LUGS DELIVERED 8/25/20	R&M-General	546001-57208	\$48.00
001	9992	09/03/20	NETWORK FACTOR INC	111688	SEPT 2020 PHONE SERVICE	Communication - Teleph - Field	541005-53901	\$29.00
001	9993	09/03/20	PETE'S TREE	355006	7/24/20 TREES TRIM/REMOVE;STUMP GRINDING	R&M-Grounds	546037-53901	\$2,500.00
001	9993	09/03/20	PETE'S TREE	355007	TREE REMOVAL/TRIM/GRIND	Cut back August 31	546037-53901	\$2,500.00
001	9993	09/03/20	PETE'S TREE	355005	TREE REMOVAL/TRIM/GRIND	Cut back August 5	546037-53901	\$2,500.00
001	9994	09/03/20	QUALITY POWER	500519	REPAIR PRUNERS/NOT OILING	R&M-Equipment	546022-53901	\$48.50
001	9995	09/03/20	TRIANGLE POOL SERVICE	7379	AUG FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$500.00
001	9995	09/03/20	TRIANGLE POOL SERVICE	90015	RPR SPLASH PAD	slash pad	546032-53801	\$185.40
001	9996	09/10/20	A & B AQUATICS	2023356	09/20 AQUATIC MAINT	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	9996	09/10/20	A & B AQUATICS	2023435	50% deposit on Deroooting Greencrest	R&M-Aquascaping	546006-53801	\$8,375.00
001	9998	09/10/20	OLM INC	36740	08/27 LANDSCAPE INSPECTION	Contracts-Other Services	534033-53901	\$1,630.00
001	9999	09/10/20	USA SERVICES	USA011171	08/31/20 STREET SWEEPING	Contracts-Road Cleaning	534080-53901	\$1,391.88

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 9/1/20 to 9/30/20 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD4458	09/16/20	INFRAMARK, LLC - ACH	54443 ACH	AUG MNGT SRVCS/MAIL NOTICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,445.75
001	DD4458	09/16/20	INFRAMARK, LLC - ACH	54443 ACH	AUG MNGT SRVCS/MAIL NOTICES	Postage and Freight	541006-51301	\$30.00
001	DD4458	09/16/20	INFRAMARK, LLC - ACH	54443 ACH	AUG MNGT SRVCS/MAIL NOTICES	Printing and Binding	547001-51301	\$5.85
001	DD4458	09/16/20	INFRAMARK, LLC - ACH	54443 ACH	AUG MNGT SRVCS/MAIL NOTICES	7/1/20 MAILING NOTICES	541006-51301	\$428.47
001	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	1. BJs-membership renewal	554001-53901	\$65.00
001	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	2.DROPBOX-renewal	552001-53901	\$119.88
001	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	3.APPLE-icloud doug	552001-53901	\$109.99
001	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	4.PINCH A PENNY-defianer	546006-53801	\$132.00
001	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	6.WWW.1AND1.COM-mail	551002-53901	\$113.00
001	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	7.ADOBE	551002-53901	\$119.88
001	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	9.STERICYCLE-shredding docs	552001-53901	\$360.64
001	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	10.Hillsboro Co Dev Svc-tree per	546037-53901	\$81.65
001	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	10.Hillsboro Co Dev Svc-tree per	546037-53901	\$81.65
001	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	12.AMAZON-tree strapping	546037-53901	\$87.16
001	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	13.RACETRAC-tools	540004-53901	\$13.30
001	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	14.SHELL OIL-fuel/doug	540004-53901	\$33.50
001	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	15.FELIX SOD-sod	546037-53901	\$220.00
001	DD4460	09/04/20	DECIMAL, INC. - ACH	090120 ACH	ACH PD 9/4/20	Deferred Compensation-Current	235000	\$1,546.68
001	DD4461	09/04/20	VERIZON FLORIDA LLC - ACH	9861361743 ACH	07/24-08/23/20 242266540-00001	Communication - Teleph - Field	541005-53901	\$150.10
001	DD4468	09/24/20	DECIMAL, INC. - ACH	091920	ACH PD 09/18/20	Deferred Compensation-Current	235000	\$1,546.68
001	DD4469	09/24/20	LOWE'S	090220-0961 ACH	LOWES: 7/7-8/19/2020 purchases	R&M-General	546001-53901	\$404.83
001	DD4470	09/24/20	TECO - ACH	090320-0710 ACH	07/20-20-08/19/20 ELECTRIC UTILITY	Utility - General	543001-53901	\$1,180.79
001	DD4471	09/01/20	CARD SERVICES CENTER - ACH	071020-0566 ACH	CC PURCH 6/10/20 THRU 7/10/20	refund of Tx global	546001-53901	(\$11.20)
001	DD4471	09/01/20	CARD SERVICES CENTER - ACH	071020-0566 ACH	CC PURCH 6/10/20 THRU 7/10/20	Defoamer	546032-53801	\$85.00
001	DD4471	09/01/20	CARD SERVICES CENTER - ACH	071020-0566 ACH	CC PURCH 6/10/20 THRU 7/10/20	PPE mask	546022-53901	\$142.90
001	DD4471	09/01/20	CARD SERVICES CENTER - ACH	071020-0566 ACH	CC PURCH 6/10/20 THRU 7/10/20	tree removal permits	546037-53901	\$244.95
001	DD4471	09/01/20	CARD SERVICES CENTER - ACH	071020-0566 ACH	CC PURCH 6/10/20 THRU 7/10/20	1and1	551002-53901	\$5.00
001	DD4471	09/01/20	CARD SERVICES CENTER - ACH	071020-0566 ACH	CC PURCH 6/10/20 THRU 7/10/20	tree removal permit	546037-53901	\$81.65
001	DD4471	09/01/20	CARD SERVICES CENTER - ACH	071020-0566 ACH	CC PURCH 6/10/20 THRU 7/10/20	tree removal permit	546037-53901	\$81.65
001	DD4471	09/01/20	CARD SERVICES CENTER - ACH	071020-0566 ACH	CC PURCH 6/10/20 THRU 7/10/20	Gaston Tree Debris removal	546037-53901	\$425.00
001	DD4471	09/01/20	CARD SERVICES CENTER - ACH	071020-0566 ACH	CC PURCH 6/10/20 THRU 7/10/20	oil Change Dougs F350	546022-53901	\$45.94
001	DD4516	09/01/20	BOCC - ACH WATER	081820-0000 ACH	07/09/20-08/12/20 WATER UTILITIES	Utility - General	543001-53901	\$300.71
001	DD4516	09/01/20	BOCC - ACH WATER	081820-0000 ACH	07/09/20-08/12/20 WATER UTILITIES	Utility - Reclaimed Water	543028-53901	\$350.76
001	DD4516	09/01/20	BOCC - ACH WATER	081820-0000 ACH	07/09/20-08/12/20 WATER UTILITIES	Utility - Reclaimed Water	543028-53901	(\$4.34)
Fund Total								\$210,267.02

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 9/1/20 to 9/30/20
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - HARBOR LINKS (002) - 002</u>								
002	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	5.DOORKING-RADCLIFF	546034-53901	\$47.95
002	DD4459	09/04/20	CARD SERVICES CENTER - ACH	081020-0566 ACH	CC PURCH 7/11/20 THRU 8/10/20	8.DOORKING-PEABODY	546034-53901	\$47.95
002	DD4470	09/24/20	TECO - ACH	090320-0710 ACH	07/20-20-08/19/20 ELECTRIC UTILITY	Electricity - Streetlighting	543013-53901	\$414.48
002	DD4471	09/01/20	CARD SERVICES CENTER - ACH	071020-0566 ACH	CC PURCH 6/10/20 THRU 7/10/20	Monthly cell for gate	546034-53901	\$37.95
002	DD4471	09/01/20	CARD SERVICES CENTER - ACH	071020-0566 ACH	CC PURCH 6/10/20 THRU 7/10/20	monthly cell for gate	546034-53901	\$47.95
Fund Total								\$596.28
<u>GENERAL FUND - THE ENCLAVE (003) - 003</u>								
003	DD4470	09/24/20	TECO - ACH	090320-0710 ACH	07/20-20-08/19/20 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$1,485.35
Fund Total								\$1,485.35
<u>GENERAL FUND - SAVILLE ROW (004) - 004</u>								
004	DD4470	09/24/20	TECO - ACH	090320-0710 ACH	07/20-20-08/19/20 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$23.38
Fund Total								\$23.38
<u>GENERAL FUND - THE GREENS (102) - 102</u>								
102	10024	09/17/20	SECURITAS SECURITY	E4701210	08/01-08/31/20 SECURITY-GREENS	Contracts-Security Services	534037-53901	\$14,733.68
102	9988	09/03/20	ARETE INDUSTRIES	CS/2020/5875	GREENDALE LETTERS & INSTALL	letters for new Sign	564027-53901	\$1,105.00
102	9997	09/10/20	HUGHES EXTERMINATORS INC	36115C	08/07 GREENS PEST & RODENT CONTROL	Contracts-Pest Control	534125-53901	\$20.00
102	DD4470	09/24/20	TECO - ACH	090320-0710 ACH	07/20-20-08/19/20 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$4,173.02
102	DD4516	09/01/20	BOCC - ACH WATER	081820-0000 ACH	07/09/20-08/12/20 WATER UTILITIES	R&M-General	546001-53901	\$34.35
Fund Total								\$20,066.05
<u>GENERAL FUND - STONEBRIDGE (103) - 103</u>								
103	DD4470	09/24/20	TECO - ACH	090320-0710 ACH	07/20-20-08/19/20 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$449.66
Fund Total								\$449.66
<u>GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104) - 104</u>								
104	DD4470	09/24/20	TECO - ACH	090320-0710 ACH	07/20-20-08/19/20 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$8,242.16
Fund Total								\$8,242.16

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - WEST PARK VILLAGE (324-C5) (105) - 105								
105	DD4470	09/24/20	TECO - ACH	090320-0710 ACH	07/20-20-08/19/20 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$410.66
Fund Total								\$410.66

CLEARING FUND - 800

800	DD4439	09/03/20	KRISTIAN GUNDERSEN	PAYROLL	September 03, 2020 Payroll Posting			\$340.73
800	DD4440	09/03/20	PATRICK J. MCLANE	PAYROLL	September 03, 2020 Payroll Posting			\$438.40
800	DD4441	09/03/20	DOUGLAS R. MAYS	PAYROLL	September 03, 2020 Payroll Posting			\$2,212.64
800	DD4442	09/03/20	SONJA WHYTE	PAYROLL	September 03, 2020 Payroll Posting			\$1,312.80
800	DD4443	09/03/20	LIVAN SOTO VIEGO	PAYROLL	September 03, 2020 Payroll Posting			\$1,353.29
800	DD4444	09/03/20	DANIEL P. HAWKINS	PAYROLL	September 03, 2020 Payroll Posting			\$581.95
800	DD4445	09/03/20	DANIEL R. WOOLLEY	PAYROLL	September 03, 2020 Payroll Posting			\$800.59
800	DD4446	09/03/20	CRISTIAN A. GUABA	PAYROLL	September 03, 2020 Payroll Posting			\$1,217.98
800	DD4447	09/03/20	CHAD E. FRISCO	PAYROLL	September 03, 2020 Payroll Posting			\$426.66
800	DD4448	09/03/20	JASON C. BECKMAN	PAYROLL	September 03, 2020 Payroll Posting			\$182.85
800	DD4449	09/03/20	DANIEL R. HEFFRON	PAYROLL	September 03, 2020 Payroll Posting			\$91.42
800	DD4450	09/03/20	JAMES M. SCHNEIDER	PAYROLL	September 03, 2020 Payroll Posting			\$91.42
800	DD4451	09/03/20	MICHAEL F. MANN	PAYROLL	September 03, 2020 Payroll Posting			\$462.63
800	DD4452	09/03/20	JESSICA L. WEATHERMAN	PAYROLL	September 03, 2020 Payroll Posting			\$502.41
800	DD4453	09/03/20	MICHAEL R. MILILLO	PAYROLL	September 03, 2020 Payroll Posting			\$182.85
800	DD4454	09/04/20	GREGORY L. CHESNEY	PAYROLL	September 04, 2020 Payroll Posting			\$184.70
800	DD4455	09/04/20	JAMES P. MILLS	PAYROLL	September 04, 2020 Payroll Posting			\$184.70
800	DD4456	09/04/20	MATTHEW W. LEWIS	PAYROLL	September 04, 2020 Payroll Posting			\$184.70
800	DD4457	09/04/20	FORREST D. BAUMHOVER	PAYROLL	September 04, 2020 Payroll Posting			\$184.70
800	9986	09/03/20	BRIAN M. ROSS	PAYROLL	September 03, 2020 Payroll Posting			\$184.70
800	10000	09/17/20	KRISTIAN GUNDERSEN	PAYROLL	September 17, 2020 Payroll Posting			\$395.08
800	10001	09/17/20	PATRICK J. MCLANE	PAYROLL	September 17, 2020 Payroll Posting			\$213.33
800	10002	09/17/20	DOUGLAS R. MAYS	PAYROLL	September 17, 2020 Payroll Posting			\$2,212.64
800	10003	09/17/20	SONJA WHYTE	PAYROLL	September 17, 2020 Payroll Posting			\$1,312.80
800	10004	09/17/20	LIVAN SOTO VIEGO	PAYROLL	September 17, 2020 Payroll Posting			\$1,353.29
800	10005	09/17/20	DANIEL P. HAWKINS	PAYROLL	September 17, 2020 Payroll Posting			\$449.37
800	10006	09/17/20	DANIEL R. WOOLLEY	PAYROLL	September 17, 2020 Payroll Posting			\$482.41
800	10007	09/17/20	CRISTIAN A. GUABA	PAYROLL	September 17, 2020 Payroll Posting			\$1,217.98
800	10008	09/17/20	CHAD E. FRISCO	PAYROLL	September 17, 2020 Payroll Posting			\$182.85
800	DD4465	09/17/20	KATHERINE A. LAMB	PAYROLL	September 17, 2020 Payroll Posting			\$137.14
800	10010	09/17/20	JASON C. BECKMAN	PAYROLL	September 17, 2020 Payroll Posting			\$182.85
800	10011	09/17/20	DANIEL R. HEFFRON	PAYROLL	September 17, 2020 Payroll Posting			\$335.23

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 9/1/20 to 9/30/20
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
800	10013	09/17/20	JOSEPH H. MAURER	PAYROLL	September 17, 2020 Payroll Posting			\$259.04
800	10014	09/17/20	MICHAEL F. MANN	PAYROLL	September 17, 2020 Payroll Posting			\$367.90
800	10015	09/17/20	JESSICA L. WEATHERMAN	PAYROLL	September 17, 2020 Payroll Posting			\$340.73
800	10016	09/17/20	MICHAEL R. MILILLO	PAYROLL	September 17, 2020 Payroll Posting			\$550.44
Fund Total								\$21,115.20

Total Cks Paid	\$262,655.76
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Fifth Order of Business

5A

**AGREEMENT BETWEEN WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT AND WESTCHASE SOCCER ASSOCIATION, INC. (SPRING AND
FALL 2021 SEASONS)**

This AGREEMENT is made this ____ day of _____, 2020, by and between the WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, an independent special district created pursuant to Chapter 190, Florida Statutes, by and through its Board of Supervisors, the governing body thereof (hereinafter the "District"), and WESTCHASE SOCCER ASSOCIATION, INC., a Florida not-for-profit corporation (hereinafter the "Association").

WITNESSETH

WHEREAS, the District desires to allow the use of all grassy areas located within Glenclyff Park to be utilized by the Association for team soccer during the Association's soccer season, pursuant to the terms and conditions set forth herein; and

WHEREAS, the Association desires to use all grassy areas located within Glenclyff Park (hereinafter the "Facilities") during the Association's Spring and Fall 2021 soccer seasons, in accordance with, and subject to, the terms and conditions set forth herein;

NOW, THEREFORE, for the sum of One Dollar (\$1.00), and other good and valuable consideration, including the mutual covenants contained herein, the parties hereto agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by reference are hereby incorporated into and made a part of this Agreement.

2. **Use of Facilities.** The District hereby authorizes exclusive use of the Facilities by the Association, for its Spring and Fall 2021 soccer season, the dates of which are from March 13, 2021 – May 22, 2021 and September 18, 2021 – November 20, 2021. These Facilities may be used exclusively by the Association on Saturdays, from the hours of 7:30 a.m. until sunset, and on weekdays, from 4:00 p.m. until sunset, on an as-needed basis on Fridays from 8 a.m. to sunset for field lining and on an as-needed basis on Sundays from 8:00 a.m. until sunset (for make up games and Skills Assessment). However, in the event that the Facilities are undergoing any construction, maintenance, repair, or other activity which precludes their use, as determined by the District in its sole and absolute discretion, then the use of the Facilities shall not be authorized until notice from the District of the Facilities' availability is provided to the Association.

Notwithstanding anything set forth within this Agreement to the contrary, use of the Facilities shall be limited by and subject to the Interlocal Agreement between the District and Hillsborough County, dated September 16, 1998, governing the Facilities.

The Association agrees that it will use the Facilities in their "as-is, where-is" condition, without any implied or express warranties of any kind from the District as to the condition of the Facilities.

3. **Striping.** The Association agrees that it shall be responsible for the striping of the Facilities, and the District shall have no obligation regarding striping of the Facilities.

4. **Goal Posts and Soccer Nets.** The Association shall provide the goal posts and soccer nets needed in connection with its use of the Facilities, and the District undertakes no responsibility for providing either the goal posts or the soccer nets used by the Association. The District shall, however, permit the Association to store the goal posts, nets and associated equipment at the Facilities. **The soccer goals must be securely anchored before and during use. To prevent injuries, the Association must properly secure the goal posts and soccer nets when they are not in use.**

5. **Association Obligations for Use of Facilities.**

A. The Association shall use its best efforts to ensure that all parking regulations and restrictions for Glenclyff Park and the surrounding streets and neighborhoods are adhered to during the Association's use of the Facilities. Violators of any applicable parking regulations and restrictions are subject to ticket and tow. Repeated reported violations may cause the District to terminate this Agreement.

B. The Association shall perform daily pick up of litter at the Facilities after each practice and game. The Facilities shall be left in the same condition as before use.

C. The Association shall reimburse the District for any damages to the Facilities which occurs during the Association's use of the Facilities.

D. The Association shall inspect the Facilities prior to each use of the Facilities. In the event that any condition is present which could cause the Facilities to be unfit or unsafe for the Association's use, the Association will forego any use of the Facilities until such condition has been addressed.

E. The Association shall promptly notify the CDD if any repairs or maintenance of the grassy area is desirable, so that the CDD may make a determination and/or perform any maintenance, in CDD's sole discretion.

6. **Indemnification.** To the extent allowable under applicable law, the Association shall indemnify and hold the District harmless from and against any and all actions, claims, suits, damages, fines, governmental penalties and liabilities asserted by third parties against the District, as a result of any intentional act or negligence of the Association, its employees, contractors and agents, or as a result of the Association's breach of any of its obligations under this Agreement. This provision shall survive the termination of this Agreement for any reason. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*.

7. **Insurance.** The Association shall obtain and maintain Comprehensive General Liability insurance for use of the Facilities, during the Spring and Fall 2021 soccer seasons, which insurance shall, at a minimum provide \$1,000,000 coverage for each occurrence. The District shall be named as an additional insured under such insurance policy(ies), and proof of

insurance shall be provided to the District. A copy of the Association's Certificate of Insurance is attached as Exhibit "A".

8. **Termination.** The District may, at its option and at no cost to the District, terminate this Agreement immediately, without cause, or upon the occurrence of any of the following events:

- (i) The Association has breached a covenant contained in this Agreement; or
- (ii) The Facilities, for whatever reason, have become unfit for use by the Association (the determination as to whether or not the Facilities are fit for use by the Association shall be made by the District, in its sole and absolute discretion).
- (iii) The District determines in its sole discretion, that the Association has not used its best efforts to comply with the obligations set forth in Section 5. hereof.

9. **No Assignment.** The rights of the Association hereunder shall not be assignable in whole or in part without the prior written consent of the District.

10. **Enforcement.** In the enforcement of its rights hereunder, a party may avail itself of all remedies at law and in equity, including specific performance.

11. **Notices.** Any notice required or permitted to be delivered hereunder shall be in writing, and shall be deemed delivered when received by a party if hand delivered, or when received by United States Mail, certified mail, return receipt requested, addressed as follows:

To the District: Westchase Community Development District
2654 Cypress Ridge Boulevard
Suite 101
Wesley Chapel, Florida 33544

With a copy to: Ein McCormick Law, P.A.
Attn.: Erin Rae McCormick, Esquire
3314 Henderson Boulevard, Suite 103
Tampa, Florida 33609

To the Association: Westchase Soccer Association, Inc.
Attn: Margot Pinheiro, President
12157 W. Linebaugh Avenue, #269
Tampa, Florida 33626

Any party may change its address by giving notice to the other party in the manner provided in this paragraph.

12. **Governing Law.** It is agreed that this Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Florida.

13. **Waiver, Entire Agreement, Modification, Effective Date.** Failure by any party to insist, in any one or more instances, upon strict performance of any covenants or conditions of this Agreement, shall not be construed as a waiver or relinquishment for the future of such covenant, but the same shall continue and remain in full force and effect. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. Except as otherwise herein provided, no covenant, representation or condition not expressed in this Agreement or in any amendment hereto made and executed in accordance with this Agreement, shall be binding upon the parties hereto, or shall affect or be effective to interpret, change or restrict the provisions of this Agreement. No change or modification of any terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed or initialed by all parties affected by such change or modification. The date that the terms and provisions of this Agreement become effective is the date that both parties have executed this Agreement.

ADOPTED AND AGREED TO as of the date first set forth above.

“DISTRICT”

Board of Supervisors of the Westchase
Community Development District, an
independent special district

ATTEST:

By: _____
Name: Andrew Mendenhall
Title: Secretary, Board of Supervisors

By: _____
Name: _____
Title: Chair, Board of Supervisors

Approved as to form and legal sufficiency:

By: _____
Erin Rae McCormick, District Counsel

“ASSOCIATION”

Westchase Soccer Association, Inc., a
Florida not-for-profit corporation

WITNESSES:

Print Name: _____

Print Name: _____

By: _____
Name: Margot Pinheiro
As: President

EXHIBIT “A” – WESTCHASE SOCCER ASSOCIATION, INC. CERTIFICATE OF
INSURANCE

Sixth Order of Business

6A.



Proposal

WESTCHASE CDD
9515 WEST LINEBAUGH AVENUE
TAMPA, FLORIDA 33626

Sales: John Amarosa

Westchase CDD Oleander Replacement Project
 9515 West Linebaugh Avenue Tampa, Florida 33626

Est ID: EST2158769

Date: Oct-13-2020

Pine Lake Nursery & Landscape, Inc. would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at Projects@pinelakenurseryinc.com or 813-948-4736.

Oleander Removal and Viburnum Replacement

\$91,816.36

Remove existing Oleander hedge on both sides of Montague St. North of Linebaugh Ave. and replace it with Sweet Viburnum, 7 gallon, 3'oc.

-Proposal includes all labor and materials needed.

-Proposal includes removal and disposal of removed hedge material

-Proposal includes customer arranging to have discussed fence panels removed before project begins and replaced after completion.

-PLN will not be responsible for any underground private irrigation components or utilities that are inadvertently damaged in the process.

-Customer will be responsible to have irrigation, inspected, repaired and programed immediately following installation completion, programming to be approved by PLN.

2 EA	Agriform Fertilizer Tablets
18 Yards	Soil with Amendments

Pine Lake Services
 2122 Henley Rd
 Lutz, Florida
 33558

P.8139484736

John@pinelakenurseryinc.com

1742 EA

Sweet Viburnum - 7 gal

Subtotal	\$91,816.36
Taxes	\$0.00
Estimate Total	\$91,816.36

Contract Payment Summary

PO #

Contract #

Payment Terms

For any proposal exceeding \$2,000, a 50% deposit will be required upon acceptance in order to schedule work. Remaining 50% balance will be due upon completion of work.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- This Proposal price is valid for sixty (60) days. We reserve the right to modify pricing after that time to better reflect current market prices.
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1/10" of final grade) and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material or disposal charges

Procedure for Extra Work and Changes

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Competence:** The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Proposal, and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.
- **Damaged Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client.
- **Damaged Material:** Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor. Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters. Damage due to improper watering after final acceptance is excluded from warranty and any damaged material will not be replaced at the cost of the contractor.
- **Irrigation:** The warranty for the contract is only valid if the contractor has installed or replaced the irrigation system. A possible exception would be if the contractor acknowledges, in writing, the adequacy and function of the existing irrigation system as part of an ongoing maintenance contract. If, however, the Contractor has a separate maintenance contract with the client, irrigation control would fall under and would be subject to those warranty parameters.

Material Tolerances

- **Wood:** Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- **Stone:** Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product and the Client accepts this as a natural and acceptable quality of the stone.
- **Metal:** Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation.
- **Concrete:** Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- **Warranty Time Period:** The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system.
- **Client Responsibilities:** The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements in order for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor.
- **Use of Client Selected and Approved Substandard Materials:** Client recognized and agrees that if the Client has

chosen and approved the use of substandard materials for any application that the one year warranty will be void or otherwise limited in writing on those items so impacted, but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one year warranty of the Contractor – prior to purchasing and/or installing such materials.

- **Material Grades:** The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.

Payment Terms

For any proposal exceeding \$2,000, a 50% deposit will be required upon acceptance in order to schedule work. Remaining 50% balance will be due upon completion of work.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- This Proposal price is valid for sixty (60) days. We reserve the right to modify pricing after that time to better reflect current market prices.
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1/10" of final grade) and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- **Drainage:** Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- **Soil, Sod and/or Mulch** quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- **Conduit and connections** for electrical, gas, and all other utilities and services
- **Site Unknowns:** Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material or disposal charges

Procedure for Extra Work and Changes

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices.

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- Diligence: the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- Competence: the Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Proposal, and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.
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- Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor.

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Contractor: _____
John Amarosa

Client: _____

Signature Date: 10/13/2020

Signature Date: _____

6B.

Aventura Nursery & Landscapes, Inc.
 18332 Ayers Rd., Brooksville, Fl. 34604
 10079 County Line, Spring Hill, Fl. 34608
 352-799-3200, Fax 352-799-3260
 info@aventuranursery.net

Estimate

Date	Estimate #
10/26/2020	8550

Name / Address

Westchase CDD
 9515 W. Linebaugh Ave.
 Tampa, FL 33626
 813-478-2716 Doug
 813-478-2720 Sonny Cell

**Estimate good for 30 days based on
 specs and availability today.**

**AVENTURA NURSERY DOES NOT WARRANTY ANY SOD THAT WE SELL OR
 INSTALL__ THERE IS A 90 DAY WARRANTY ON ALL PLANTS ONLY IF AVENTURA
 NURSERY INSTALLS THEM & IF ADEQUATE IRRIGATION EXISTS.**

P.O. No.	Terms
	50% Deposit Required

Item	Description	Qty	Rate	Total
Viburnum Sweet 7...	Viburnum Sweet 7 Gal __INSTALLED	1,700	27.00	45,900.00

**CUSTOMER ASSUMES FULL RESPONSIBILITY FOR WATERING. RECOMMENDED WATERING SCHEDULE :
 1 X FOR FIRST THIRTY (30) DAYS , THEN 3 - 4 X PER WEEK FOR THE NEXT THIRTY (30) DAYS, THEN 2 - 3 X PER WEEK
 FOR THE NEXT THIRTY (30) DAYS, AFTER NINETY (90) DAYS RESUME NORMAL WATERING SHCHEDULE. PLANTS 1 - 7
 GAL. MUST HAVE SPRINKLER HEADS & ALL 15 GAL. OR LARGER MUST HAVE BUBBLERS INSTALLED OR WARRANTY
 IS VOIDED. CUSTOMER IS RESPONSIBLE FOR FERTILIZING AND INSECTICIDE / FUNGICIDE TREATMENTS.
 CUSTOMER IS RESPONSIBLE FOR THE COSTS OF REPAIRS TO IRRIGATION OR OTHER UNFORESEEN COSTS THAT MAY
 OCCUR DURING INSTALLATION, TRANSPLANTING OR REMOVAL OF PLANT MATERIAL OR SOD.**

Subtotal \$45,900.00

Sales Tax (6.5012%) \$0.00

Total \$45,900.00