

**WESTCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**August 3, 2021**

# 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

July 27, 2021

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, August 3, 2021 at 4:00 p.m. The meeting will take place at the **Westchase Community Association Office, 10049 Parley Drive, Tampa, Florida**. Following is the advance agenda for this meeting:

**1. Roll Call**

**2. Consent Agenda**

- A. Approval of the June 1, 2021 Meeting Minutes with Any Corrections Submitted
- B. Acceptance of Financial Statements

**3. Public Hearing to Adopt Budget for Fiscal Year 2022**

- A. Resolution 2021-3, Adopting the Fiscal Year 2022 Budget
- B. Resolution 2021-4, Levying Non-Ad Valorem Assessments

**4. Engineer's Report**

**5. Attorney's Report**

- A. Discussion on the Proposed Conservation Easement for the Golf Course

**6. Manager's Report**

- A. Resolution 2021-5, Removing Alan Baldwin as Treasurer
- B. Consideration of Meeting Schedule for Fiscal Year 2022
- C. Ratification of the 100 year O&E Reports on Two Parcels Invoice

**7. Field Manager's Report**

- A. Discussion with Mr. Joe Kitchie from Davey Tree

**8. Audience Comments**

**9. Supervisors' Requests**

**10. Adjournment**

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

Sincerely,



Andrew P. Mendenhall, PMP/ct  
Manager

cc: Erin McCormick  
Tonja Stewart  
Christopher Barrett  
Sonny Whyte

## **Second Order of Business**

**2A.**

RE: WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT

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TRANSCRIPT OF: BOARD MEETING

DATE: June 1, 2021

TIME: 4:04 p.m. - 5:55 p.m.

PLACE: Westchase Swim &  
Tennis Center  
10405 Countryway Boulevard  
Tampa, Florida

REPORTED BY: Whitlie Grace Cullipher  
Notary Public  
State of Florida at Large



RICHARD LEE REPORTING

[rlr@richardleereporting.com](mailto:rlr@richardleereporting.com)

APPEARANCES:

WESTCHASE COMMUNITY DEVELOPMENT  
DISTRICT BOARD MEMBERS:

Matthew Lewis, Chairman  
Greg Chesney, Vice Chairman  
Brian Ross  
Jim Wimsatt

ALSO PRESENT:

INFRAMARK:

Andy Mendenhall, District Manager

DISTRICT ATTORNEY:

Erin McCormick

WESTCHASE STAFF:

Doug Mays  
Sonny Whyte

DISTRICT ENGINEER:

Robert Dvorak

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1           The transcript of Westchase Community  
2   Development District Board Meeting, on the 1st day  
3   of June, 2021, at the Westchase Swim & Tennis  
4   Center, 10405 Countryway Boulevard, Tampa, Florida,  
5   beginning at 4:04 p.m., reported by Whitlie Grace  
6   Cullipher, Notary Public in and for the State of  
7   Florida at Large.

8                   \* \* \* \* \*

9           CHAIRMAN LEWIS: Okay. So we'll call  
10   together the Westchase CDD meeting for June  
11   1st, 2021. Let the record reflect that four  
12   supervisors are attending and Forrest Baumhover  
13   is not. Apparently, he's on vacation. We also  
14   have staff, our attorney and our engineer here,  
15   as well, our manager and a few folks in the  
16   audience who we will get to in a few minutes.

17           So let's start off with the Pledge of  
18   Allegiance.

19                   (The Pledge of Allegiance was recited.)

20           CHAIRMAN LEWIS: All right. Excellent.  
21   So, I guess, at this point, we'll be looking  
22   for a motion to approve the consent agenda.

23           MR. WIMSATT: Move to approve the consent  
24   agenda.

25           CHAIRMAN LEWIS: Okay. Mr. Wimsatt.

1 Second?

2 MR. CHESNEY: I'll second it.

3 CHAIRMAN LEWIS: Seconded by Mr. Chesney.

4 Any discussion?

5 All right. All in favor?

6 (All board members signify in  
7 affirmative.)

8 CHAIRMAN LEWIS: Passes four to zero.

9 Okay.

10 (Motion passes.)

11 CHAIRMAN LEWIS: Moving on straight into  
12 the engineer's report. Robert.

13 MR. DVORAK: I have just a couple of  
14 quick updates. Our pond bank project is still  
15 two to three weeks out. I got with Doug and  
16 we're actually working with the same  
17 contractor on another CDD, and the plan is they  
18 are going right from that project to Westchase,  
19 so we'll know firsthand exactly the day that  
20 they are going to be leaving, and we'll give  
21 Doug the heads up so that he can -- he can put  
22 a notice out to the residents that are going to  
23 affected or impacted by that.

24 Our ecological firm on the north cell  
25 tower parcel, they've done -- done a lot of

1           their fieldwork and will be scheduling their  
2           agency visits the week of the 14th, which is up  
3           there by the library. You probably won't see  
4           them or notice them unless you went up that  
5           way. So they are moving right along.

6                     And then -- and then there is one that, I  
7           guess, Doug is going to bring up in his  
8           manager's report. There was some pre-bank  
9           erosion that we took a look at and we met  
10          before this meeting, and he'll give you more  
11          background on it and how it came to be, but  
12          it's going to involve some reinforcing the bank  
13          on one of the existing creeks so that this  
14          lady's erosion -- she's got some erosion in her  
15          yard, and we want to take care of it and  
16          stabilize it. So he'll -- he'll get to tell  
17          you the back story on all of that.

18                    And that's really it. I didn't have  
19          anything else really going -- going on to  
20          update you on.

21                   CHAIRMAN LEWIS: Okay. All right. Very  
22          good. Anything else for Robert for now?

23                    Okay. Well, you're welcome to stay or --

24                   MR. DVORAK: Yeah, I'll hang around until  
25          Doug does his.

1           MR. MAYS: Unless you want to talk about  
2 it now?

3           CHAIRMAN LEWIS: Yeah, I mean --

4           MR. MAYS: It's up to you.

5           CHAIRMAN LEWIS: Yeah, I'm good, let's do  
6 that since we're --

7           MR. MAYS: Well, as Robert said, we took  
8 a tour of the residence behind 10301  
9 Springrose. They live off the canal that cuts  
10 between the gulf course over here off of  
11 Countryway and meanders its way through all the  
12 way to Twin Branch Acres or it feeds out into  
13 the gulf -- or out into the bay, I mean.

14           So -- and through the years, there's this  
15 one hard curve that goes into her back yard  
16 and you can imagine when we get high waters,  
17 the water flows around the curve pretty hard.  
18 We have reinforced it before ourselves with  
19 riprap, with rock, and it seems to have held up  
20 well, but talking with the resident, sometimes  
21 the water even comes up to the edge of her back  
22 -- back wall, which we have a similar problem  
23 with the other resident that lives over here  
24 off of Bennington, which we're trying to  
25 address that one, too. We think we can get

1           them addressed, but I wanted Robert to look at  
2           it because I have a different idea on how to  
3           address this one and we don't want to get into  
4           trouble again with Swiftmud, so me and Sonny  
5           will make sure we -- once Robert looks at the  
6           project and sees what he thinks or what he  
7           suggests would work, we will get with Swiftmud  
8           to pull the proper permits on it.

9           So the resident was quite happy with what  
10          -- having Robert out there. I had Lavonne and  
11          Cristo back there first and we went down so  
12          that we could see what was going on because the  
13          grass behind it was quite tall, almost five  
14          feet tall, and so that helped Robert be able to  
15          see exactly what was going on back there. And  
16          he said the riprap really slowed the problem  
17          down, so it would be a lot worse if we hadn't  
18          done something, and that was almost -- I want  
19          to say almost eight to ten years ago that we  
20          did that. So -- you know, Lavonne has been  
21          here ten years, and I want to say it was right  
22          after he got here, so it was somewhere around  
23          then.

24          So anyway, I want Robert to research that  
25          and I would ask the board's permission to give

1 Robert the proper -- what he needs to research  
2 that area and see if he can come up with the  
3 same idea or a better idea on how to keep from  
4 losing this lady's pool into the canal.

5 CHAIRMAN LEWIS: So it sounds like we're  
6 a little bit away from having a proposal. Any  
7 need to do that before the rainy season, you  
8 think, or --

9 MR. MAYS: Well, that would be the best  
10 time to do it. I think it will hold off a  
11 little bit longer, it's held off this long, but  
12 if we could start the ball rolling, it would  
13 help, you know, how long it takes sometimes  
14 with getting proposals and getting the  
15 information and stuff gathered. So if we start  
16 next -- you know, right now, you know, in six  
17 months when the winter gets here and the rainy  
18 season starts slowing down, hopefully, it might  
19 be low enough at that point to start the  
20 repair.

21 Or the way I suggested it, you really  
22 wouldn't need the water all the way down, you'd  
23 only need it probably halfway down anyway, so  
24 we could really -- we could get it done even if  
25 it is -- not necessarily the rainy season, but

1           when it slows down a little bit, you know, when  
2           we have a lull. This is the perfect time to do  
3           it, though.

4                   MR. DVORAK: Yeah, the scour on her  
5           property is not approaching her foundation or  
6           her -- her little retaining wall for her pool  
7           yet. It's way out towards like the edge of the  
8           creek right near the top of the bank. I mean,  
9           I don't suspect, even if it started raining,  
10          you know, that we're going to have major  
11          erosion in that area all of a sudden. There's  
12          a good amount of ground cover that stabilizes  
13          things, so it's really sort of a localized  
14          problem right near the edge where you get all  
15          that energy from the water moving.

16                   So I think like Doug said, there is  
17          probably time, even if we got into this next  
18          rainy season, to do the necessary repairs, but  
19          it'll just involve stabilizing the ground on  
20          her property as best we can, you know, make it  
21          fit aesthetically and there was an idea of, you  
22          know, creating a little bypass in another  
23          location to kind of help things, you know,  
24          balance the flow in that area. So --

25                   CHAIRMAN LEWIS: Okay.

1           MR. DVORAK: But anyway, it's -- we're  
2           not anywhere close to like having a plan, we  
3           just looked at it, but I think the idea now is  
4           to kind of like find out -- figure out the best  
5           solution and then maybe run it by -- you know,  
6           get Doug to -- you know, you and I to get on  
7           the same page and then have the lady -- the  
8           homeowner, you know, understand what we're --  
9           what we would be proposing, kind of thing.

10          CHAIRMAN LEWIS: So you don't need  
11          anything from us today?

12          MR. MAYS: No, just give Robert  
13          permission to start looking into it, I guess.

14          CHAIRMAN LEWIS: Okay. Do we need a vote  
15          for that or is that a -- do we --

16          MR. MENDENHALL: I think just direct it  
17          to staff.

18          CHAIRMAN LEWIS: Yeah, okay. I mean, I'm  
19          fine with it. Anybody else have any comments,  
20          questions?

21          Yes, sir, Mr. Ross.

22          MR. ROSS: I have a comment. If I was a  
23          cartoon and I had one of those bubbles over my  
24          head, it would say, "Man, I wish we had one of  
25          those digital maps available to us." That's



1           it, that's my comment.

2           MR. MAYS: I thought you did.

3           MR. ROSS: I don't -- if it's on my  
4           little -- I don't know how to access it.

5           MR. MAYS: Oh, okay.

6           CHAIRMAN LEWIS: We'll work on that for  
7           next time. Okay. Robert, I think you're fine  
8           to go. Thank you very much.

9           MR. DVORAK: Okay, very good.

10          CHAIRMAN LEWIS: And Doug, thank you, as  
11          well.

12          All right. Attorney's report, Erin.

13          MS. McCORMICK: Just to give an update on  
14          the turkey vulture agreement. I've worked with  
15          the USDA to get that in final form and they --  
16          they changed the scope of it. So at this  
17          point, it won't include the pyrotechnics or the  
18          pellet gun or lethal disposition, it would just  
19          include the effigy installation, which means  
20          that the cost is -- that they came back with is  
21          going to go down from about 2700 to 1500  
22          dollars per quarter.

23          So I've got a final version of that for  
24          Matt to sign today, and the dates that they  
25          provided that they would be starting this would

1 be June 14th, and it's a one-year contract, so  
2 that would go June 13th of 2022.

3 The only other thing I understand that  
4 the turkey vultures have somewhat improved, but  
5 that there is still some lingering --

6 MS. WHYTE: They have migrated further  
7 north apparently. There are still some left  
8 according to the residents of Stonebridge, but  
9 they are -- they're nowhere near as abundant as  
10 they were a couple of -- a couple of months  
11 ago, which is what they had indicated. J.C.  
12 had indicated, I believe to you, that they  
13 would migrate north, but there are some that  
14 stayed behind.

15 CHAIRMAN LEWIS: So I did have a  
16 conversation with both Erin and Sonny on this,  
17 and my thought -- you know, and I wanted to get  
18 your thoughts, as well, but my thought was  
19 let's move forward with it as we have approved  
20 to this point. Let's not hold off and not go  
21 ahead and execute this thing and have him put  
22 up the effigies. Since we kind of have come  
23 this far, we've -- you know, we had a problem,  
24 let's keep going, and unless you guys have a  
25 disagreement or any comments, you know --

1 MR. WIMSATT: I would agree.

2 CHAIRMAN LEWIS: Okay.

3 MR. ROSS: Agreed.

4 CHAIRMAN LEWIS: Okay.

5 MS. McCORMICK: And just -- I have not  
6 engaged in any discussion with the WCA or their  
7 attorney at this point, but if we find out that  
8 additional steps need to be taken, then I'll  
9 definitely do that at that point.

10 CHAIRMAN LEWIS: Okay.

11 MS. McCORMICK: And then the next thing  
12 is the proposed conservation easement for the  
13 golf course, which I circulated to the board  
14 members last week under a separate cover. So I  
15 know this is the first time that this is coming  
16 before you. It's something that the golf  
17 course owner is proposing to grant to the  
18 community development district. It would be  
19 over the entire golf course property.

20 Greg, do you want me to just talk about  
21 the document a little bit, or do you want to --

22 MR. CHESNEY: Well, I'll give an  
23 overview. How about that?

24 MS. McCORMICK: Okay.

25 MR. CHESNEY: So we -- we never stopped

1           conversations together. The owner of the golf  
2           course, from when we purchased it to present  
3           day, we've had ongoing dialogue, and one of the  
4           things we had talked about was a conservation  
5           easement, which would protect the golf course  
6           in perpetuity and allow it to remain a golf  
7           course or other recreation -- and correct me if  
8           there is anything I say wrong, Erin -- or a  
9           other -- or other use only for recreation. And  
10          he's -- you know, so we've gone through that  
11          process. It's a very tight timeline if we  
12          accept it. I don't see why we wouldn't accept  
13          it, but if we do accept it, we basically have  
14          to get it done within a 60-day time period  
15          because there's some tax considerations for the  
16          owner of the golf course, and we want to,  
17          obviously, adhere to that as best as we can.  
18          So do you want me to say anything else about  
19          it?

20                MS. McCORMICK: Yeah, well, so let me  
21                just kind of explain what this is. So there is  
22                proprietary easements, conservation easements,  
23                that would be like different than a regulatory  
24                conservation easement that would be required  
25                when you're going -- when you're getting a

1 permit. But essentially it's -- it's a  
2 negative easement, so it gives rights to the  
3 CDD as grantee and it gives us rights like  
4 accessing the property, inspecting the  
5 property, maintaining the property; but it's --  
6 it's negative because it, essentially, limits  
7 what the golf course owner is going to be able  
8 to do in the future with the property.

9 And if you -- if you look at section  
10 three, the conservation easement, it talks  
11 about what the golf course owner or its  
12 successor owners of that property would be able  
13 to do. So they'll be able to continue to  
14 operate and upgrade the golf course features,  
15 the cart paths and driveways, they can maintain  
16 and upgrade the clubhouse, the sheds and the  
17 storage buildings. They agree that within four  
18 years they'll obtain certification for the golf  
19 course from the Audubon Cooperative Sanctuary  
20 Program, they'll -- in perpetuity, that  
21 property will be used as a golf course, public  
22 park, recreation and for open space and they  
23 would be able to do some new improvements to --  
24 to support the existing allowed uses, but it  
25 would be subject to eight-acre limitation of

1           impervious surface area limitation, and I think  
2           that they -- they have done some determination  
3           to see what that would -- what that eight acres  
4           would entail. So --

5                   MR. CHESNEY: Yeah, so the eight acres is  
6           essentially the eight acres around the existing  
7           clubhouse.

8                   MS. McCORMICK: They can also do new  
9           parking areas for those uses, they can put in  
10          utilities, any structure that they build. For  
11          example, if they expanded the clubhouse, it  
12          couldn't be taller than 35 feet. There could  
13          only be up to three single-family dwelling  
14          units. They can also use the property for  
15          social events, for passive recreational  
16          activities, environmental restoration  
17          activities and for temporary or seasonal  
18          outdoor activities.

19                   So there is -- there is two, I guess,  
20          statutory layers that this conservation  
21          easement is addressing: One is Florida has a  
22          statute, 704.04, for conservation easements,  
23          and interestingly -- I mean, conservation  
24          easements have been around for a long time,  
25          since -- you know, the first ones were done in

1 the 1880s when the Boston Park was being done  
2 by a landscape architect. In 1965, the IRS  
3 allowed charitable deductions for the grant of  
4 conservation easements and then that got  
5 codified in the Internal Revenue Code in 1980.

6 So in Florida, under a Florida statute  
7 where you have conservation easements, most of  
8 those are held by the water management district  
9 or the state or the federal government. There  
10 is only three percent of them that are owned by  
11 local government, so this is -- this is kind of  
12 unique. On a -- you know, on a -- like looking  
13 at other places in the United States, a lot of  
14 times, these conservation easements are held by  
15 not-for-profit entities, but that doesn't  
16 happen as much in Florida because we've got the  
17 water management districts.

18 So that's -- that's state statute. So  
19 under the IRS code for the grantor to do this,  
20 it has to -- the land has to be preserved and  
21 there have to be conservation values that are  
22 preserved, and the way that -- the things that  
23 constitute conservation values are preservation  
24 of land for outdoor recreation by the general  
25 public, protection of relatively natural

1 habitat for fish, wildlife, plants or similar  
2 ecosystems, and also, the preservation of open  
3 space for the scenic enjoyment of the public,  
4 which in this case would, you know, definitely  
5 apply because this is an open area and, you  
6 know, the scenic views that the surrounding  
7 neighborhood residents enjoy are part of what  
8 gives this conservation easement conservation  
9 value.

10 Some of the benefits to the landowner, if  
11 they do this, is that they get preferential tax  
12 treatment so it reduces -- it can reduce their  
13 ad valorem assessment of the property value.  
14 They get an -- the income tax deduction for a  
15 charitable contribution, and they can also  
16 reduce the taxable value of their estate. But  
17 at the same time, this is going to still allow  
18 that owner to generate income because the  
19 property is going to continue to be used as a  
20 golf course, and, I mean, some people do this  
21 because it gives them some control and ability  
22 to personally guide the future land use of the  
23 property so they can, you know, say, "This is  
24 always in perpetuity going to be used only for  
25 these purposes and it's not going to be



1           developable."

2           Some of the responsibilities that we have  
3           as the grantee if we take this on is to  
4           regularly inspect and document our findings  
5           that the property is being maintained and  
6           consist -- consistent with the conversation  
7           easement really to maintain that partnership or  
8           relationship with the owner of the gulf course,  
9           whether it's the current owner or, you know,  
10          ten or 20 years from now if it's a future  
11          owner. And then to address any problems  
12          promptly and if needed and if the conversation  
13          easement is not being enforced, then we have  
14          the ability to enforce it by a judicial  
15          proceeding to recover damages due to  
16          noncompliance, to obtain injunctions, and we  
17          would also be entitled to attorney's fees to  
18          enforce the conversation easement. So that's  
19          kind of just a -- an overview.

20          MR. CHESNEY: So I don't know, I think  
21          the best thing is -- I mean, obviously, I know  
22          a lot about it. If anyone has any questions, I  
23          -- I'm also interested in what you think -- and  
24          I mean you, the board, thinks, that if we  
25          should have a workshop this session, because

1 I'm trying to plan my calendar for this month  
2 and then so I'm open for any questions relating  
3 to this, but I can't stress to you that -- like  
4 time is of the essence. So I would expect that  
5 next month we approve this. So --

6 MS. McCORMICK: Well, let me just -- I  
7 forgot to add one thing. So one of the things  
8 that this conservation easement requires at the  
9 time that it's executed is that there be a  
10 baseline document that says, "Okay. These are  
11 the current conditions of the property that  
12 established the conservation value," and then  
13 that's -- that's what we're basing everything  
14 going forward on is that baseline  
15 documentation.

16 So what I would think we would do is if  
17 we approve this next month, we would approve  
18 the intent to go forward with accepting the  
19 conservation easement, but then at that point,  
20 I would think that that's when the property  
21 owner would finalize the baseline document and  
22 provide it to us for review and that would be  
23 the part of the conservation easement that  
24 would get executed.

25 So we have the time between July and

1           probably August or whenever it's provided to us  
2           to make sure that we're -- we're comfortable  
3           with that document.

4                   MR. CHESNEY: Yeah, okay. For tax  
5           purposes, yeah, I hadn't really thought about  
6           that. Yeah, I mean, August -- once we kind of  
7           give him the go ahead and that we're interested  
8           in pursuing this -- I mean, he has to produce a  
9           document for his own purposes to validate the  
10          -- the tax deduction, and that is a  
11          time-sensitive document because it relates to  
12          the value of the property at the time that the  
13          easement is issued. So that's why we can't let  
14          this drag along.

15                   CHAIRMAN LEWIS: Is there any requirement  
16          for us to do any type of inspection or hire a  
17          firm to do that, or are we to kind of take that  
18          -- is that a normal thing that --

19                   MS. McCORMICK: We will have ongoing  
20          responsibilities. I mean, the baseline  
21          document, they will provide that. Now, whether  
22          or not we want to have -- for example, our  
23          engineer -- who I guess isn't here now, but  
24          if we want to have him do any independent  
25          verification of that, I don't know, but our

1 responsibility is really after we accept the  
2 conservation easement; and under the  
3 conservation easement, they are to provide  
4 annual reports to us about -- and to also give  
5 us reports about, you know, how to maintain the  
6 property on a regular basis, but -- but we will  
7 have a duty to verify that.

8 And that's why, you know, it's important  
9 that whoever accepts these conservation  
10 easements has the resources to be able to  
11 follow through on what we're assuming to do.

12 CHAIRMAN LEWIS: Mr. Wimsatt, I think you  
13 had a question?

14 MR. WIMSATT: Yeah, I mean, more like a  
15 comment, but I mean, to me, it's sounds like a  
16 universal good can be done and this address a  
17 concern that I fear. Every time somebody says,  
18 "Oh, no, the golf course is doing poorly,"  
19 "Oh, no, the golf course owner is thinking  
20 about selling it," people freak out, and a lot  
21 of people -- a lot of people I have talked to  
22 are like, "What is going to happen with the  
23 golf course," and it creates all this anxiety,  
24 and it seems like this just solves that problem  
25 in perpetuity.

1 MR. CHESNEY: Thank you.

2 MR. WIMSATT: I'm not really seeing -- I  
3 know -- I know I wasn't obviously here for the  
4 previous discussions that happened, so this  
5 seems like a -- obviously, that's what we're  
6 going for. So -- and I'm not hearing a lot of  
7 what the negatives are, so are there any  
8 any more besides, obviously, we have a duty to  
9 make sure that it's maintained, but if we had  
10 to hire people to inspect it periodically or --

11 MS. McCORMICK: Yeah, I mean, and they  
12 really will have an obligation to provide us  
13 with reports. Our obligation will be to verify  
14 it, and, you know, if something happened years  
15 down the line where they weren't doing -- where  
16 they were doing something that was inconsistent  
17 with the conservation easements, then we have a  
18 duty to exercise our --

19 MR. WIMSATT: Yeah, and it's going  
20 reinforcement mechanisms in these provisions,  
21 so that's --

22 MS. McCORMICK: Right, right, it does,  
23 yeah. And I mean as far as other, you know,  
24 liability and indemnification issues associated  
25 with the property, the documents spell out

1           that all of that stays with the -- stays with  
2           the grantor and that, also, we are not making  
3           any representations regarding whether or not  
4           this has any tax benefit to the grantor.

5           MR. WIMSATT: Yeah, that's specifically  
6           laid out in the document. Okay. That was just  
7           my comment.

8           CHAIRMAN LEWIS: I was actually going to  
9           defer to Mr. Ross to see if he had any concerns  
10          and maybe answer Greg's question about --  
11          because I just don't know what I don't know  
12          about if we need to have a workshop. I don't  
13          personally have any questions.

14          MR. ROSS: So Greg, in your view, this  
15          effectively closes the chapter on the golf  
16          course being sold to the district?

17          MR. CHESNEY: Yes -- well, okay. I'm  
18          going to answer that differently, I apologize.  
19          This, to me, effectively closes the issue of  
20          potentially having problems in the future with  
21          the golf course. Right now, we have a  
22          wonderful supportive owner who is -- actually,  
23          I forgot how old he is, but older, you know, a  
24          senior citizen. I don't think he'd appreciate  
25          me saying that, but -- so I think it will take

1 care of that issue and -- I'm sorry, ask your  
2 question again.

3 MR. ROSS: Well, let me do a follow-up  
4 question: Did the owner just lose interest in  
5 selling the course, he's decided to hold on to  
6 it long term?

7 MR. CHESNEY: So if you recall in some of  
8 my conversations, I had -- and I don't want to  
9 -- I don't want to release personal  
10 information, but there are reasons why it does  
11 not make sense for him to sell us the golf  
12 course, financial reasons. This is -- this is  
13 the closest to a win/win that you can possibly  
14 get.

15 MR. ROSS: But -- but that dodges the  
16 question, I'm sorry, but --

17 MR. CHESNEY: Do you want me to answer  
18 the question? I mean, I --

19 MR. ROSS: Well, to call it a win/win  
20 doesn't really answer the question as to he's  
21 decided not to sell it or whether or not --

22 MR. CHESNEY: Oh, now I remember. So  
23 there might be another time to purchase the  
24 golf course upon the settlement of his estate.  
25 He -- he has no -- I'm not aware of -- of what

1 his intent is with the course itself, but there  
2 might be another opportunity for us to purchase  
3 it when he settles his estate. Until then, I  
4 do not see the golf course changing hands.

5 MR. ROSS: Can you see any reason why the  
6 district would be interested in purchasing the  
7 course if the easement is granted other than  
8 it's just being poorly managed and operated?

9 MR. CHESNEY: No, that would be the only  
10 reason. The only other reason is if you could  
11 get it for such a wonderful price that -- I  
12 mean, obviously, it's 225 acres of potential  
13 recreation area that we could add to Westchase.  
14 I mean, you can change it to a nine-hole golf  
15 course, you know, all the things that we talked  
16 about when we were going to purchase it, but  
17 also, this just keeps it as a golf course,  
18 which is what it has been, and there is no  
19 incentive for him to ever change that.

20 MR. ROSS: But from our incentive, using  
21 the fact pattern you just described, the  
22 easement, if it's in place and we bought the  
23 golf course, it would apply to us?

24 MR. CHESNEY: Yes, sir, plus to anyone  
25 who --



1 MS. McCORMICK: Yes.

2 MR. ROSS: So to the extent we had  
3 visions -- and I use "we" loosely -- to change  
4 it from an eighteen-hole course to a nine-hole  
5 course so that other things could be done, to  
6 the extent those other things were viewed  
7 inconsistent with the scope of the conservation  
8 easement --

9 MR. CHESNEY: It is my view that all of  
10 those other things discussed would still be  
11 permissible under this agreement, 100 percent  
12 of them.

13 MR. ROSS: Is -- is it possible for the  
14 grantee and grantor to later enter into an  
15 agreement to waive or modify the easement  
16 terms, or is it once it has been executed and  
17 sent to the governmental agencies, it's near  
18 impossible to amend?

19 MS. McCORMICK: Well, there's a provision  
20 in it that says that there is no merger that  
21 occurs, so if we ended up owning the property,  
22 the restrictions that are in the conservation  
23 easement would apply, and I don't believe that  
24 there would be an ability to modify the  
25 easement.

1           MR. ROSS: Because I think the way it  
2 would come about is if we had some thought to  
3 do something, we would want to have that  
4 amendment done contemporaneous with the  
5 execution of a purchase agreement, but if the  
6 reality is it can't be amended anyway, then  
7 that -- that thought would go out the --  
8 probably go out the door.

9           MR. CHESNEY: I'll be completely frank:  
10 He is not interested in amending the agreement  
11 that would allow any other use other than  
12 what's in there. That was one of his sticking  
13 points even when we purchase the property.  
14 That -- he was necessarily against us  
15 purchasing the property, it did cause some  
16 financial difficulties for him, but the other  
17 thing is the -- he knew the price we were able  
18 to pay as insufficient and was concerned that  
19 we might drive additional value by changing the  
20 use of the property and that had an emotional  
21 reaction to him.

22           MR. ROSS: I gotcha, I gotcha.

23           MR. CHESNEY: That's a weird way to say  
24 it.

25           MR. ROSS: No, I respect any seller's

1 thinking that.

2 MR. CHESNEY: Sorry, I need to clean my  
3 mask or something, but glasses keep fogging up.

4 MR. ROSS: Erin, do any of the rights or  
5 obligations we are taking on, do they have a  
6 financial cost to us?

7 MS. McCORMICK: Well, I think there would  
8 be some financial costs for, you know, our  
9 responsibility to monitor the compliance and  
10 that the property is being operated consistent  
11 with the conservation easement.

12 MR. ROSS: What's our liability exposure  
13 if we don't comply with that duty?

14 MS. McCORMICK: Hmm --

15 MR. CHESNEY: I don't know about the  
16 second part, but I can answer the first part of  
17 the question. So, I mean, our duty is make  
18 sure these reports are accurate. I expect it  
19 to be a minimal expense from our engineer once  
20 a year. You know, you can go and have lunch at  
21 the club and walk around, I guess.

22 MS. McCORMICK: I mean, they are  
23 indemnifying us from any liability that we have  
24 for anything that occurs on the property,  
25 including if they didn't comply with the

1 conservation easement. So I would say that the  
2 grantor, ultimately, would be responsible for  
3 that. I think your question about who could  
4 enforce the easement if it was deemed that the  
5 CDD wasn't doing that, I -- that's a good  
6 question, and I would need to look at that a  
7 little bit more.

8 MR. ROSS: When you say "they," do I take  
9 it the agreement is binding upon the grantors,  
10 successors, heirs, et cetera, et cetera?

11 MS. McCORMICK: Yes, yes.

12 MR. CHESNEY: So my position on your  
13 question would be is that, you know, there's  
14 a number of parties that could trigger us to  
15 respond if we stopped responding for some  
16 reason because we -- we would be breaching our  
17 fiduciary duty to the community and, quite  
18 frankly, to the golf course owner because we  
19 have entered into this agreement.

20 MR. ROSS: Well, to answer the question  
21 about the workshop, my feeling is we should do  
22 that, and the reason for that is we've just  
23 learned about this in the past four or five  
24 days, and we all remember we had lots of  
25 residents show up when we were talking about

1           it. This is our first opportunity to let them  
2           know this is being contemplated. One or more  
3           of those residents may have extensive  
4           experience with conservation easements and have  
5           an anecdote as to why it's the greatest thing  
6           or why it's not the greatest. So I think, if  
7           nothing else, just to afford them the  
8           opportunity to come in and give their two  
9           cents, I think that is appropriate.

10           MR. CHESNEY: You're such a people  
11           person.

12           CHAIRMAN LEWIS: All right. Yeah, I mean  
13           I think -- I could have gone either way, and I  
14           think you brought up some good questions,  
15           Brian, that we need to consider. Do we want to  
16           look at -- I guess two weeks from now would be  
17           the 15th?

18           MR. MENDENHALL: You have -- you have one  
19           scheduled, yeah, and I can look up which date  
20           it is, but we scheduled them for the full year  
21           out.

22           CHAIRMAN LEWIS: Right, that's right, I  
23           forgot the workshops were scheduled in advance.  
24           Thanks, Andy.

25           MR. MENDENHALL: Sure, but I'll look up

1 the date for the --

2 MS. WHYTE: It's July 15 -- June 15th.

3 CHAIRMAN LEWIS: June 15.

4 MR. MENDENHALL: From an agenda  
5 perspective, do you want to detail that -- so  
6 under your residency on the website, do you  
7 want to detail that as, "Discussion of golf  
8 course conservation easement," or --

9 CHAIRMAN LEWIS: Yeah, I think so.

10 MR. WIMSATT: Sure.

11 MS. McCORMICK: Yeah, and I'll plan on  
12 being at that workshop.

13 MR. CHESNEY: Just for the record -- I'm  
14 sorry.

15 MS. McCORMICK: That's okay.

16 MR. CHESNEY: Right now, I'd say it it's  
17 50/50 on whether I actually attend, but Erin  
18 has been working with me on this at least for  
19 the last six months, at least, maybe longer.  
20 Actually, now that I think about it, quite a  
21 bit longer than that, so she should be -- she  
22 is available. I did make sure she is  
23 available.

24 CHAIRMAN LEWIS: Would it be -- I mean,  
25 you know, you could call in even or -- or --

1 MR. CHESNEY: Yeah, I could definitely  
2 call in.

3 CHAIRMAN LEWIS: Okay.

4 MR. CHESNEY: I just -- just have some  
5 travel issues I got to work through.

6 CHAIRMAN LEWIS: Okay, no problem.

7 MR. CHESNEY: I got to be somewhere on  
8 the 12th and then be somewhere else very far  
9 away on the 15th and it's a challenge.

10 CHAIRMAN LEWIS: All right. So the 15th  
11 works for everybody else?

12 MR. WIMSATT: Correct.

13 MR. ROSS: Yes.

14 CHAIRMAN LEWIS: And Erin, that works for  
15 you?

16 MS. McCORMICK: That works for me.

17 CHAIRMAN LEWIS: All right. Is there  
18 any more discussion on it at this time or --

19 MR. CHESNEY: Not from me.

20 CHAIRMAN LEWIS: Well, Greg, thank you  
21 very much for all your efforts, and not only  
22 going back a couple of years on this golf  
23 course, but this as well, and you too, Erin.

24 MS. McCORMICK: Sure, okay. I have one  
25 other thing about the streetlights within the

1 Enclave. So this has been an issue that has  
2 been going on for a while where the  
3 streetlights within that gated community are on  
4 roads that are privately owned, and for some  
5 reason, just historically, the CDD had levied  
6 assessments to pay for those streetlights and  
7 the streetlights are in our name.

8 So we've, again, approached -- kind of  
9 restarted the conversation with the HOA about  
10 transferring those streetlights to the HOA.  
11 The problem is that it's a pretty large,  
12 significant budget item, and so they are  
13 reluctant to take on that and -- and budget for  
14 it and bill directly the homeowners for it.

15 The other option that I think that we  
16 could do -- and this is not a perfect solution,  
17 but it -- you know, it would probably be better  
18 than not having anything that addresses this  
19 issue, is to do an agreement between the HOA  
20 and the CDD that basically transfers the  
21 streetlight billing to the HOA, but to continue  
22 to assess for those streetlights on the --  
23 continue to levy the assessments for them, and  
24 that would just be, really, based on the fact  
25 that, you know, from past practice, we've been



1           doing that for a long period of time and it  
2           would be difficult for the HOA to unwind that  
3           at this point. And there's some efficiency to  
4           the CDD continuing to levy that assessment, but  
5           it would document the fact that the  
6           responsibility for those streetlights is really  
7           with the HOA and we're only doing their  
8           continued assessment, you know, as a -- kind of  
9           a -- for the purpose of making this as  
10          efficient as possible for the HOA and the CDD.

11           CHAIRMAN LEWIS: Mr. Chesney?

12           MR. CHESNEY: I will add one other thing,  
13           and that is -- and I thought about this after  
14           Erin and I discussed this, but I mean, there  
15           are other neighborhoods, like West Park Village  
16           for example, where we are responsible for the  
17           alleyways but not the streets, but we do pay  
18           for the streetlights in there. I forgot to  
19           mention that to you the other day.

20           MS. McCORMICK: Mm-hmm.

21           MR. CHESNEY: I actually did speak with  
22           the voting member, Ralph -- Fyfe, I think, who  
23           was very nice and very helpful, and this was  
24           his preferred solution was to have an agreement  
25           between us and kind of keep the status quo.

1 Not kind of status quo, but to keep the status  
2 quo.

3 CHAIRMAN LEWIS: Would this be a good  
4 workshop topic?

5 MR. CHESNEY: I would -- personally, I  
6 was just looking for approval to have Erin go  
7 ahead and enter into -- you know, draft an  
8 agreement. I don't think the residents -- I  
9 mean, you can add it. I don't know that any  
10 resident is going to show up from the  
11 Enclave --

12 CHAIRMAN LEWIS: Okay.

13 MR. CHESNEY: -- other than maybe Ralph.

14 CHAIRMAN LEWIS: And you say this is a  
15 pretty similar situation with the -- West Park  
16 Village with the alleyway and --

17 MR. CHESNEY: I considered that after my  
18 call with Erin. I don't know if Erin would  
19 view it the same way, but -- because Erin had  
20 rightfully said some reservations about, you  
21 know, we're paying for streetlights in a  
22 community where we don't really pay for  
23 anything else in there and -- and I'm not  
24 really sure exactly how this happened. It's --  
25 you know, I have a theory that there was a lot

1 of transitions and that neighborhood kind of  
2 came later and, you know, Erin's boss wasn't as  
3 attentive to the details before Erin came on  
4 and maybe it just didn't get transferred all  
5 the way like some of the other neighborhoods.  
6 Like the Vineyards, for example, where  
7 everything transferred -- you know, other  
8 neighborhoods that are similar. So we just  
9 kind of have this situation that we're still  
10 remedying 20 years later.

11 CHAIRMAN LEWIS: Okay. So do we need to  
12 vote on that? I mean, we need a vote. Right?

13 MS. McCORMICK: Yeah, well, if the board  
14 wants me to go ahead and proceed with this, I  
15 will go ahead and draft an agreement, we will  
16 get it to the HOA and then we'll bring it back  
17 to the CDD; but since this is kind of a -- this  
18 is a unique situation, I wanted to make sure  
19 that the board is comfortable with resolving it  
20 this way before, you know, I proceeded with  
21 preparing an agreement.

22 CHAIRMAN LEWIS: So are you making a  
23 motion, Greg?

24 MR. CHESNEY: I don't think we need to  
25 make a motion until we have the agreement, but

1 I -- I didn't want to spend our lawyer time on  
2 drafting an agreement that, you know, would be  
3 inappropriate or not -- you know, the will of  
4 the word. So --

5 CHAIRMAN LEWIS: Jim, Brian, any  
6 comments?

7 MR. ROSS: Only thought I have is -- and  
8 I'm not saying it's dispositive, it's just a  
9 thought -- is there any way a resident of the  
10 Enclave would say, "Oh, I talked about this  
11 with the original developer and it was  
12 understood. This is" -- "this was purposeful  
13 and so it's not fair to me that an  
14 understanding" -- "this is a financial  
15 obligation of somebody else."

16 Again, I'm not saying that's dispositive  
17 of the issue, but I think that's a fairness  
18 question we should be prepared to address.

19 MS. McCORMICK: Well, and I think that --  
20 and what I'm envisioning with this agreement is  
21 that the CDD will still be levying the  
22 assessments on behalf of the HOA, it's just --  
23 you know, I think it would be reasonable to  
24 transfer those streetlights into the HOA's name  
25 and then we'll have the funds which will then

1 get allocated.

2 If -- Andy, if you are comfortable with  
3 how this would work --

4 MR. MENDENHALL: Yeah, I mean, that's  
5 kind of how -- I mean, really, at this point,  
6 that's probably the best way for it to work.

7 MS. McCORMICK: Right.

8 MR. MENDENHALL: You know, the other  
9 option is push it back completely to the HOA,  
10 which they aren't really prepared to do or  
11 wanting to do, and then you also -- you'd still  
12 have to unravel the funds that they have in  
13 fund balance so that would even -- you know,  
14 figuring that out, you would have to either  
15 wait two or three years or remit to them the  
16 funds. It would be a little bit of a cluster.

17 MR. ROSS: I guess I'd have to see the  
18 agreement. I don't have a problem with you  
19 drafting an agreement --

20 MS. McCORMICK: Okay.

21 MR. ROSS: -- and evidence what the  
22 intent of the deal is and --

23 MS. McCORMICK: Yeah, it sounds like  
24 everybody is kind of in agreement, though, that  
25 at this point, it doesn't make a lot of sense

1 to try to change a practice that, you know,  
2 would be very difficult to do. Maybe we won't  
3 end up transferring the streetlight bills,  
4 maybe we'll just keep them in the name of the  
5 CDD, but I still think this agreement will  
6 document the fact that they're on HOA streets.

7 CHAIRMAN LEWIS: Okay. Yeah, I think  
8 we're all in agreement. Thank you, Erin.

9 MS. McCORMICK: That's all I have.

10 CHAIRMAN LEWIS: Okay. I'm going to just  
11 tag on, if you don't mind, and kind of give an  
12 update on the cell tower. I did -- to take  
13 from our last meeting about maybe getting the  
14 HOA involved and seeing if we could get the  
15 governmental affairs committee involved, I did  
16 have a conversation with Mr. Yesner and Mr.  
17 Holt who is the chairman of that --  
18 (inaudible.) Both seem to be very supportive  
19 off the cuff with our efforts to get a cell  
20 tower and I've got -- I'm actually going to get  
21 a list of things to Erin so we can get this to  
22 Eric Holt, which is like a copy of the  
23 agreement we have with Vertex, just some of the  
24 background stuff that we've done to date, and  
25 he is going to reach out to Commissioner Cohen

1 and we're going to try to have a joint meeting  
2 with himself and myself to discuss this going  
3 forward on -- on where we are at, where we've  
4 been and where we want to go.

5 So unless you guys have any other  
6 comments, I just -- that was really kind of  
7 just the update at this point. So kind of a  
8 work in progress. Hopefully, we can get that,  
9 you know, within the next month or two at the  
10 latest. He seemed to be pretty optimistic that  
11 we could, but it was a great -- a great  
12 recommendation from Mr. Ross, so hopefully that  
13 will get us somewhere.

14 All right. Nothing else from Erin.  
15 Thank you very much.

16 Manager's report, Mr. Andy.

17 MR. MENDENHALL: Okay. So the main thing  
18 I had today is the budget resolution 2021-02.  
19 So this approves the proposed budget of fiscal  
20 year 2022 and sets the public hearing.  
21 Tonight, we basically -- just for reference  
22 point, we have -- this is our first drafted  
23 budget. Anything that we submit to the county,  
24 you cannot go higher than as we move towards  
25 the final adoption of the budget.

1           Just to go over some highlights of the  
2 budget for this year so far -- and I -- I do  
3 have one question to pose to the board:  
4 Generally speaking, everything overall is flat.  
5 We came in with a budget that was slightly less  
6 than last year. You do have your  
7 administrative costs, overall, were a little  
8 bit higher, but your recreational costs were a  
9 little bit lower, which basically brought  
10 mostly everybody under. The folks that didn't  
11 come in with the lower assessments would be the  
12 golf course because they are -- while they are  
13 subject to the slightly higher administrative,  
14 they are subject to the higher -- well, sorry,  
15 the lower costs of the recreational so they  
16 don't gain that benefit, so they are increased  
17 of about 2.85 percent.

18           The other area we -- we had the -- the  
19 reserve study, as you know, was updated by JMT  
20 so we incorporated those numbers into the  
21 various village funds and everybody, right now,  
22 except for the Greens, based on at least what  
23 those projections of that reserve study are,  
24 everybody is pretty much on track and no need  
25 for increases except for the Greens.



1           So right now, you guys are -- I should  
2           say that that particular village was being  
3           assessed approximately \$40,000 a year for  
4           reserves, and it looks like based on the new  
5           study, it should be about roughly 66. So we've  
6           -- at least at this particular version, we've  
7           built that in.

8           They also -- that particular village had  
9           about a \$16,000 gap between -- in their  
10          security services. So basically, there was an  
11          increase in the past couple of years so that's  
12          reflected, as well, to account for that  
13          increase. So where that leaves you is -- at  
14          least for the Greens as it stands right now --  
15          and we'll talk about what your options are in a  
16          second, but as it stands right now, it's  
17          approximately -- if you -- if you look overall,  
18          it's about \$85 per parcel as an estimate, which  
19          would be the yearly increase.

20          And from a percent perspective, that's  
21          about 14 percent for what is their special  
22          fund, their village fund, an increase of about  
23          14 percent, and the overall when you include in  
24          the other funds, the general fund -- actually  
25          just the general fund, it brings it down to

1           about a seven percent increase.

2           So the couple of things that -- as far as  
3           options of what you can do; obviously, you can  
4           leave it like that and there will be an  
5           increase of about \$85 for folks that are in the  
6           Greens. You also have the option that -- we  
7           have -- within the reserves, you have a couple  
8           of line items that you have some flexibility  
9           with. The main item is your first quarter  
10          operating. So with CDDs, typically, for any  
11          types of -- you know, the general fund, as well  
12          as village funds, those sorts of things, we  
13          like to encourage that you have operating  
14          reserves, which is basically three months worth  
15          of funds held in reserve that covers your  
16          operating costs for the first three of months  
17          of the year where you haven't really received  
18          your assessments yet. So for you guys, for the  
19          Greens, that would be about \$66,000. You  
20          currently, based on this budget as it stands,  
21          have about \$29,000 in there.

22          So where you're different from other  
23          districts is that you have a number of villages  
24          and you also have your general fund and you  
25          also have unsigned cash. So truly, if any

1 village gets in a bind where they haven't  
2 received assessments yet but they have these  
3 expenses in the first three months, you, as a  
4 district, always have the option if they did  
5 not have specific village operating reserves,  
6 your general can float them until their  
7 assessments come in. Basically, you know, a  
8 short-term loan, in simplistic terms. So you  
9 have those sorts of options. You also, you  
10 know, can play it strictly by, you know, what's  
11 always suggested and you can say, "Hey, we want  
12 to get that up to \$66,000 because we want them  
13 to have their own funds."

14 My own opinion, I don't think that's  
15 completely necessary because, again, you have a  
16 general fund where if any individual village  
17 runs into that issue, as a district, as a  
18 whole, you can cover them for those three  
19 months because they are -- what we're budgeting  
20 for them is based upon assessments that we are  
21 sending out, so they're going to get the funds  
22 in, it's just a matter of the tax collections  
23 having a lack of time.

24 So all of that being said, you have  
25 approximately, overall, about a \$44,000

1           increase for that particular village from last  
2           year to this year. You have about \$29,000,  
3           which you certainly could use some aspect of  
4           that or none of it. If you use some aspect of  
5           that, that would cut down on what the  
6           assessments for the folks in the Greens would  
7           receive. You know, you could put \$20,000  
8           towards it and you pretty much cut that  
9           assessment increase in half. You know, again,  
10          you could make no change and it winds up being  
11          approximately an \$85 increase.

12                 So that -- that's kind of the very high  
13          level. Obviously, that's -- I'll take any  
14          questions. As far as your other villages,  
15          other funds, your general funds, those sorts of  
16          things, right now, that all looks good,  
17          everything is on track. Like I said, there is  
18          no increases in the other ones, so certainly,  
19          as we move along, any questions or changes or  
20          if there is any potential projects or anything  
21          like that that we need to make sure we account  
22          for, tonight's the night you want to mention it  
23          to me so we make sure we do get that sort of  
24          thing into the budget.

25                 And I had a chance to speak with Greg,

1 he's been super helpful, so I'll also turn  
2 towards him if he has anything to add.

3 And I see Chris has a question, also.

4 CHAIRMAN LEWIS: Well, I got one question  
5 really quick, Chris.

6 MR. BARRETT: Sure.

7 CHAIRMAN LEWIS: So did I hear you right  
8 that if we -- we would pay out of another fund  
9 if we wanted to try to either reduce that  
10 increase for the Greens or at least maybe split  
11 it in half so they're not assessed with that  
12 increase, or is that--

13 MR. MENDENHALL: If you wanted to do  
14 that, you would do that out of the Greens' fund  
15 and you'd do that --

16 CHAIRMAN LEWIS: Out of the Greens' fund.

17 MR. MENDENHALL: And you would do that  
18 under the premise -- hypothetically, let's just  
19 say, you said, "You know what, for the  
20 Greens, we're not too concerned about them  
21 having a first quarter operating because," you  
22 know, "they just don't need it." So the  
23 premise is that if you use those funds to lower  
24 their assessments and for some reason, they  
25 have bills coming in in October, November,

1 December prior to receiving assessments, you  
2 would just kind wind up using some of your  
3 general CDD funds.

4 CHAIRMAN LEWIS: Okay.

5 MR. MENDENHALL: So it's kind of -- kind  
6 of the reverse of what you said.

7 CHAIRMAN LEWIS: Okay, thank you.

8 MR. MENDENHALL: Yep.

9 CHAIRMAN LEWIS: Mr. Barrett?

10 MR. BARRETT: Thank you. I did see that  
11 West Park Village, if my memory serves, kind of  
12 had a significant decrease. Is that because  
13 the amount that was needed to pay off the new  
14 signs was -- had been paid off?

15 MR. MENDENHALL: Correct, yeah. So we  
16 had -- we had that project, which we spiked it  
17 up, and this is just bringing it back down.

18 MR. BARRETT: Thank you.

19 MR. CHESNEY: It's actually more  
20 complicated than that, but basically, yeah,  
21 because it was higher before and then we did  
22 the street signs and then we just hadn't  
23 brought it back down for that -- yeah.

24 MR. MENDENHALL: Yeah.

25 CHAIRMAN LEWIS: Any thoughts or comments

1 from anybody else?

2 MR. CHESNEY: You should know by now that  
3 I'm not a fan of those 25 percent holdbacks,  
4 especially Westchase. Most people pay early  
5 and we have plenty of general fund cash. We've  
6 loaned money to individual neighborhoods  
7 consistently since I've been here, so I -- I  
8 view using all of it to suppress the increase  
9 down to -- what'd you say -- seven and a half  
10 percent?

11 MR. MENDENHALL: Yeah, currently, it  
12 would -- right now it would be about 7.8  
13 percent. So, you know, using --  
14 hypothetically, 29,000, it would reduce it by  
15 -- I don't want to give you numbers, but it  
16 would probably get down to around a two or  
17 three percent increase.

18 MR. CHESNEY: Now, with that said, I  
19 mean, we are going to have to raise it again,  
20 though. I mean, because there is an  
21 insufficiency in that fund largely because  
22 there's security costs. The reason that  
23 neighborhood is always more problematic is  
24 because they have physical people manning the  
25 gate, physical people cost more money at times,

1           they get new software. So -- you know, they've  
2           had a history of more sizeable increases than  
3           other neighborhoods.

4           MR. MENDENHALL: Yeah, and I should have  
5           surmised my comments with that, that any type  
6           of an offset that you do this year, I would  
7           advocate that you do a graduated or progressive  
8           increase in the next coming years to get them  
9           to where they need to be. So, you know, if we  
10          bring it down to two or three percent this  
11          year, I would recommend let's increase it again  
12          two or three percent next year so that, you  
13          know, in three years, we'll probably be where  
14          we need to be so we're covering what their --  
15          what their current costs are at the time for  
16          the security services, as well as their own  
17          reserves.

18          MR. CHESNEY: But it is my opinion to go  
19          ahead and use the reserves and moderate the  
20          increase because \$85 for a household is a  
21          significant, you know --

22          MR. ROSS: If we do the Greg/Andy model  
23          and we go ahead and set that percentage  
24          increase over the next three years now so that  
25          everybody will know what that is and you don't



1 have to come back every year and tell us --

2 MR. MENDENHALL: I think that I can  
3 certainly take notes to that effect and remind  
4 the board and kind of go over, "Hey, here's  
5 what the plan was." I don't know that I -- we  
6 can't really bind it based on future votes of  
7 the board for the budget, that sort of thing,  
8 but certainly, it'll be in my notes, it'll be  
9 in our accounting area. They will know that  
10 that's our starting point.

11 CHAIRMAN LEWIS: Okay.

12 MR. MENDENHALL: If everybody is in  
13 agreement with that.

14 MS. McCORMICK: I just have a -- so we're  
15 going to send out notices assuming there is  
16 going to be at least a two or a three percent  
17 increase to the Greens, as well as to the golf  
18 course owner.

19 MR. MENDENHALL: Yes.

20 MS. McCORMICK: So do we want to just  
21 send out notices one time by setting the full  
22 amount of the \$85 increase, even though  
23 ultimately it won't be that much, or do we want  
24 to send out notices this year and then we'll  
25 send out notices next year and --

1 MR. CHESNEY: Yeah, that's a good  
2 question. I hadn't thought of that.

3 MR. MENDENHALL: That is a logical  
4 question, you could send out the notice of the  
5 \$85 increase and I get zero phone calls and  
6 nobody shows up and then maybe the conversation  
7 is a little bit different. So it's a -- it's a  
8 good thing to bring up.

9 MR. CHESNEY: Yes, yes.

10 MR. MENDENHALL: Either way, they are  
11 getting a letter.

12 MS. McCORMICK: Yeah.

13 MR. CHESNEY: They are getting a letter,  
14 yeah. Usually I try to avoid letters, period;  
15 but yeah, that's actually a good idea.

16 MR. ROSS: Well, this is why we pay Andy  
17 the big backs and either way, it's going to be  
18 your fault.

19 MR. MENDENHALL: Yes, absolutely, and I  
20 assure you, I will get the phone calls, which  
21 is fine.

22 CHAIRMAN LEWIS: All right.

23 MR. MENDENHALL: Yeah, I mean, so to the  
24 point, if you go in with as it is now, the  
25 letters go out for the full vote and I'll be

able to report back, you know, in the next couple of meetings and we can always -- we can still go with the same, you know, idea.

MR. CHESNEY: Yeah, that's good.

MR. MENDENHALL: It's a good suggestion.

MR. CHESNEY: Yeah, I think that's a good idea.

MS. McCORMICK: Okay. So then we would be adopting the proposed budget based on the way it is now. Is there --

MR. MENDENHALL: Based on how it's presented, yeah. The only other thing that I would mention -- and this is kind of, you know, just a side note. There was one item on the JMT report that we need clarification on. I don't think it really affects this right now at least, but they had included in the Harbor Links Road reserve the road frontage that leads up to Harbor Links. It's actually part of the general fund.

So, you know, there's -- there's probably going to be a reduction there, basically, but just something to note that we're waiting on a clarification for that. But again --

MR. CHESNEY: A significant reduction, I

1 think.

2 MR. MENDENHALL: Yeah, it will be a  
3 significant reduction, and because we -- one of  
4 the things that we had when we did the first,  
5 first draft of it and Harbor Links was a  
6 very large increase and that is what kind of  
7 spurred us to find out, "Hey, is something else  
8 added in here," which we found out, and so we  
9 leveled it out, and we expect that we will get  
10 some delineation between those two areas.

11 CHAIRMAN LEWIS: And that's from Radcliff  
12 or Peabody or both?

13 MR. MENDENHALL: That is -- I don't know  
14 if --

15 MR. CHESNEY: I know it's at least  
16 Radcliff, I don't -- I don't know exactly what  
17 they included -- I know they at least included  
18 that part of it, but I don't know if they  
19 included the other -- across the street.

20 CHAIRMAN LEWIS: Okay.

21 MR. MENDENHALL: Yeah, so just wanted to  
22 give that as a footnote.

23 CHAIRMAN LEWIS: Okay.

24 MR. MENDENHALL: So if the board is  
25 inclined to, you know, keep that -- keep this

1 as it is with the higher increase for the  
2 Greens, then we would look for a motion to  
3 approve that resolution; and, of course, if you  
4 have any other changes, you want to state that  
5 in the motion, or obviously if there is any  
6 further discussion, we can -- we can talk about  
7 this more.

8 CHAIRMAN LEWIS: Okay. Do we have a  
9 motion?

10 MR. CHESNEY: I'll make a motion we send  
11 the budget up.

12 MR. WIMSATT: I'll second it.

13 CHAIRMAN LEWIS: Okay. Seconded by Mr.  
14 Wimsatt. All in favor? Or excuse me, any  
15 further discussion?

16 All right. Seeing none, all in favor?

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

19 CHAIRMAN LEWIS: Motion passes four to  
20 zero.

21 (Motion passes.)

22 MR. BARRETT: Can I ask you to clarify?  
23 Did you say that the Greens security overage  
24 was 16,000 or 1,600?

25 MR. MENDENHALL: 16,000, approximately.

1           MR. BARRETT: And that's for one year or  
2 over multiple years?

3           MR. MENDENHALL: This is -- hold on, I'll  
4 tell you in a second. I feel like it was for  
5 the past two years. Let me just take a look.  
6 So it looks like the actual for -- yeah,  
7 actually, it was the one year. The adopted  
8 budget for 2021 was 160 and it looks like for  
9 this coming year, it will be 176.

10          MR. BARRETT: Thank you.

11          MR. MENDENHALL: Yep.

12          CHAIRMAN LEWIS: Okay. Andy, what else  
13 you got?

14          MR. MENDENHALL: The only other thing I  
15 had, as you probably all realized during budget  
16 season, I usually have a chance to sit with  
17 Doug and go over performance reviews, and he  
18 does it with his staff, as well, so I would  
19 encourage you if you have anything regarding  
20 any of the staff members, feel free to call,  
21 e-mail, write. I'm happy to take any -- any  
22 additional feedback.

23          CHAIRMAN LEWIS: Okay. What was the date  
24 you needed that by, or was there one?

25          MR. MENDENHALL: Usually I like to try

1 and do it by August, so really, you know,  
2 you've got some time.

3 CHAIRMAN LEWIS: All right. That's it?

4 MR. MENDENHALL: That's all I have.

5 CHAIRMAN LEWIS: All right. Thanks,  
6 Andy, appreciate it.

7 Mr. Doug.

8 MR. MAYS: As you -- I guess you guys all  
9 got the report, hopefully you did. Anyway,  
10 there's a couple of requests that we have. The  
11 WCA is requesting to start the movies in the  
12 park out at West Park Village in the center by  
13 the van stand, so I don't know if we need  
14 permission for that, but I just wanted to make  
15 you guys aware that would be starting up again.

16 Another issue that we probably should --  
17 we probably should have had Robert look at  
18 this, but Saville -- Saville Rowe has got that  
19 voting member that has requested to seal their  
20 short road. They want to get it sealed, so I  
21 don't know how we go about handling that. Do  
22 we handle it through the engineer, or do we  
23 just go get proposals, you know, how should we  
24 handle that?

25 I would imagine -- I mean, we haven't

1 sealed any other road in the community. I  
2 don't know why we would want to seal that road,  
3 but they have -- I guess they have a different  
4 voting member, and in her past experience, she  
5 says that she believes in sealing the roads, so  
6 she's asked if that is possible to be done.

7 CHAIRMAN LEWIS: Sonny, did you have --

8 MS. WHYTE: I spoke to -- she called  
9 while Doug was away and I spoke to Robert on it  
10 and Robert -- it was just briefly, but they  
11 were supposed to give us a quote, a rough idea  
12 on the cost so we can get some sort of an  
13 estimate of the cost. And the explanation I  
14 got from her is she -- because the Enclaves  
15 have just finished sealing their roads because  
16 -- but that was part of their -- when they  
17 milled and all of that, that was part of that  
18 contract; every couple of years, they seal and  
19 follow up section by section within that  
20 community, not all at once.

21 And that is what she wanted, and I asked  
22 her, "Is it just because you want to top-coat  
23 it," which is just, you know, pretty level  
24 black -- you know, just to finish it up, and  
25 she said, "No, I believe it extends the life of



1 the road because there's a lot of oil spillings  
2 and stuff."

3 So Robert is working on getting us a  
4 thing -- he's very much like Doug and said it  
5 really depends on the road, that it may not  
6 really benefit, but -- so --

7 CHAIRMAN LEWIS: Okay.

8 MS. McCORMICK: And these are roads that  
9 aren't very wide and --

10 MS. WHYTE: It's just a very tiny road.  
11 It's one at the golf course near the -- in that  
12 little gated community. It's the one up and  
13 the one across.

14 CHAIRMAN LEWIS: Mr. Chesney?

15 MR. CHESNEY: Not that this is really  
16 that pertinent, but interestingly enough when I  
17 was doing my discussions with the Enclave, one  
18 of the things we discussed was us just taking  
19 over the roads, and one of the reasons they  
20 didn't want to do that was because they  
21 actually seal their roads, they do it every  
22 five years, and then they -- and then they  
23 repave the driveways and then they swap five  
24 years later or something. They actually have a  
25 system and they love it. So obviously, it

1           might prove to become more popular throughout  
2           the community, I guess.

3           MR. MAYS:   Seems like it's more of an  
4           aesthetic reason to do it.

5           MR. CHESNEY:  Isn't that what Tonja  
6           approached us about a few years go?

7           MS. WHYTE:  Yes, yes.

8           MR. MENDENHALL:  They had HA5, which is a  
9           sealing product that they use.  They used it in  
10          district that I live in, and personally, I  
11          wouldn't recommend it.

12          MR. ROSS:  You would not --

13          MR. CHESNEY:  You would not recommend it?

14          MR. MENDENHALL:  I would not recommend  
15          it.  You know, it's just like paving.  I mean,  
16          there's a thousand different ways you can do  
17          it.  So with sealing, I would imagine there is  
18          many different types of products.  The HA5 was  
19          one that was popular in the last few years,  
20          it's been used a few places, but in our  
21          experience in my district, there were --  
22          there's probably been a lot more heartburn than  
23          good that it has caused.

24          CHAIRMAN LEWIS:  Mr. Ross?

25          MR. ROSS:  If, essentially, our

1 professional team is advising us they don't  
2 really see the benefit of it, it would be  
3 difficult for me to support doing it, even if  
4 there were residents in there that said it was  
5 a good idea. That, to me, just doesn't make  
6 sense if we're being advised not to do it.

7 CHAIRMAN LEWIS: I kind of had the same  
8 feeling, as well.

9 Mr. Chesney?

10 MR. CHESNEY: I mean, I understand that,  
11 but I just want to point out that the  
12 neighborhoods -- and it is ultimately our  
13 responsibility, but is that, I mean, only that  
14 neighborhood pays for it.

15 MR. ROSS: Right, I get that.

16 MR. CHESNEY: I just wanted to make sure.

17 CHAIRMAN LEWIS: Well, I guess from my  
18 point, I was expecting to let's see what Robert  
19 comes back with, and after hearing what Andy  
20 just said, that's good -- that's good to --

21 MR. MENDENHALL: And only -- just to  
22 clarify my point, my experience is only with  
23 the HA5. Keep in mind, HA5 is clear seal  
24 product, and that was probably one of the  
25 biggest problems with it because -- well, I

1 shouldn't say it was clear. It's a very light  
2 sealing product, and the color, the aesthetic  
3 reason, was gone very quickly and that left a  
4 lot of people saying, "I paid all this money  
5 and," you know, "it doesn't" -- "it doesn't  
6 look good." It probably is functioning better  
7 than people know, but you know, again, that's  
8 just one product. You know, it could be that  
9 other sealers -- you know, whatever they are  
10 using in the Enclave, maybe it could be great.

11 MR. CHESNEY: Yeah, I like Matt's  
12 suggestion, waiting to hear from the engineer.

13 MR. WIMSATT: Yeah, me, too.

14 MR. CHESNEY: I mean, I wouldn't know.

15 CHAIRMAN LEWIS: Yeah, for sure.

16 MR. MAYS: Well, my biggest concern would  
17 be is if it is just for aesthetics and it  
18 doesn't last that long, her -- the voting  
19 member here, it wasn't about aesthetics. With  
20 her, she has been given the information that it  
21 gives the road a little more life expectancy,  
22 so that's what I want to see is if it -- you  
23 know, where it's been tested and did it really  
24 preserve that road longer? I mean, we've got  
25 scheduled in this community, we do them about

1 every 15 to 20 years regardless of how -- you  
2 know, of how they look, so it's not really  
3 about aesthetics; it's about maintaining the  
4 road for longevity. So I would want to hear  
5 that information myself.

6 CHAIRMAN LEWIS: Yeah, and from my day  
7 job -- I don't deal too much with sealers, but  
8 I just know that they don't tend to last even  
9 -- I've seen them even in parking lots --  
10 (inaudible.) But I don't know enough about it,  
11 so that's why I kind of deferred back to  
12 Robert. Maybe he can inform us a little bit  
13 more and can talk to his experts.

14 MR. MAYS: Yeah, I'm sure they've got  
15 more information on it. And now that the issue  
16 came up at Saville Rowe, the gate operators did  
17 finally fail over and over to the point where  
18 we had to go ahead and make a call to -- go  
19 ahead and replace them. So Saville Rowe also  
20 has new gate operators. That's the machine  
21 that sits on both gates and randomly opens it  
22 up with the clickers and remotes and the -- the  
23 codes. So we went ahead and changed them out  
24 and it cost about sixty one hundred dollars.  
25 So that was changed out, also, for Saville

1 Rowe.

2 So the only community that has the old  
3 operators that's left, I believe, is the  
4 Vineyards. Right? I think it's the Vineyards.  
5 I think the Vineyards is the only one that  
6 doesn't have the new operators.

7 MS. WHYTE: Stonebridge.

8 MR. MAYS: Stonebridge does? I thought  
9 we had just repaired Stonebridge because I know  
10 one of the machines was rocking a little bit,  
11 but maybe it was just a repair and not -- so  
12 Stonebridge and the Vineyards is the only two  
13 that we have left.

14 Something else we want to bring the  
15 board's attention to is we had some vandalism  
16 at Glencliff Park. It was three weeks in a  
17 row, all on Friday nights. The first time on a  
18 Friday, it was a mirror in the bathroom. The  
19 second time was a different bathroom, it was  
20 another mirror and a toilet -- or and a sink,  
21 so we -- obviously on that one, it was a little  
22 bit larger, so we contacted the sheriff's  
23 office, got that taken care of. They never  
24 showed up, but we reported it.

25 Then, the third time, three Fridays in a

1 row, they did it again and this time, they got  
2 just the sink and at the time, a resident was  
3 there, witnessed the water coming up shooting  
4 up into the bathroom ceiling because they broke  
5 the pipe and everything. Luckily, with her as  
6 a witness making a quick phone call and Sonny  
7 was on property -- it was after hours, so Sonny  
8 ran over there, and luckily, I think there was  
9 some deputies in the area on another call and  
10 they got her call; and when they got her call,  
11 they came over, talked to the witnesses and  
12 those kids, young teenagers, decided they were  
13 still going to stick around the park and they  
14 took off running, apparently, and the deputies  
15 ran them down.

16 So we did get two of the three and I'm  
17 sure those other two squealed pretty hard on  
18 the other one. We haven't had a whole lot of  
19 information from the sheriff's office yet, but  
20 it looks like we might be able to work out in  
21 getting some compensation from the parents of  
22 these children. So --

23 CHAIRMAN LEWIS: Good work, Sonny.

24 MR. MAYS: So just to make you guys aware  
25 of that.

1           CHAIRMAN LEWIS: Any chance the cameras  
2           picked up any of it?

3           MS. WHYTE: Oh, yeah, but you can't see  
4           inside of the bathroom, but you can see the  
5           water spewing out of the bathroom, which it is  
6           not supposed to be. So that's how we knew we  
7           could narrow it down. And I had a deputy sit  
8           on that bathroom because we knew we had  
9           vandalism every Friday night, so I was walking  
10          my dog and saw one of the off-duties and I  
11          stopped and I said, "Could you," and he said,  
12          "Sure," and he sat on it until 6:45, and at  
13          6:50 -- he left at 6:45, and at 6:50, he  
14          started seeing action into the bathrooms.

15          CHAIRMAN LEWIS: Okay.

16          MR. MAYS: He was in his unmarked car,  
17          after-hours deputy, so I think he thought he  
18          was hidden, but he probably got out to walk  
19          around in uniform and they spotted him and as  
20          soon as he left, boom, they took advantage of  
21          it.

22          MS. WHYTE: Crazy kids.

23          MR. MAYS: So a new operator, bathroom  
24          damage -- if you got any questions about the  
25          report on anything else -- it seems like there



1 was another request and I --

2 MS. WHYTE: I have a couple. The movies  
3 in the park, are we allowing them is the  
4 question? Because I know we left everything  
5 sort of -- some were standoffish, so are you --  
6 are you guys okay? They would like to -- the  
7 HOA would like to continue starting movies in  
8 the park on Friday nights.

9 CHAIRMAN LEWIS: I'm okay. I mean, we --  
10 we approved the food truck rally for Mr.  
11 Barrett and the WOW. So --

12 MS. WHYTE: Okay. So you're okay with  
13 it?

14 CHAIRMAN LEWIS: Mr. Yesner?

15 MR. YESNER: And I think it's -- I think  
16 our target was to start in either September,  
17 maybe October.

18 MS. WHYTE: Oh, okay.

19 MR. MAYS: Yeah, when it cools off.

20 MR. YESNER: Yes, when it cools off and  
21 the rain stops. I mean, I was driving through  
22 a neighborhood, I saw that they were -- it was  
23 in Pinellas County, but I saw that they were  
24 advertising their version of movies in the  
25 park, so I e-mailed Sonny and Debbie and said,

1 "How do we get that fired up again," and here I  
2 am asking you all if we can do it again.

3 So it wouldn't be until I think October,  
4 maybe September, but at least it gives us some  
5 lead time to get it advertised and get the  
6 vendors back and do all that stuff.

7 CHAIRMAN LEWIS: Sounds good. Any  
8 issues?

9 MS. WHYTE: I have one more request.  
10 Today, I got a call this afternoon from the  
11 swim and tennis center, summer camp here, and  
12 they would like to reserve Baybridge Park for  
13 about 40 kids, the grass area and the  
14 pavilions, if the board is okay for doing that  
15 for two days. One is June 9th, which would be  
16 this next Wednesday coming up, and another one  
17 is in July. So I just didn't know what --  
18 personally, this is the first time summer camp  
19 has ever requested it from us as far as I know.

20 CHAIRMAN LEWIS: Is that a drop-off camp?

21 MS. WHYTE: That is this camp that is  
22 right here in the pool. I'm not sure how -- I  
23 really truly don't know how they -- I'd have to  
24 talk to Kelly.

25 CHAIRMAN LEWIS: The only thought that

1 comes to my mind would be the parking issue  
2 there, you know, it's a smaller parking lot and  
3 I think we have had parking issues in the past.  
4 I mean, just if it is drop-off, I don't -- I  
5 don't see any issues with it unless anybody  
6 else has a comment.

7 MS. WHYTE: What are the liabilities and  
8 what do I need to do, do they do a prior  
9 reservation agreement like everybody else and  
10 insurance liability and all of that, Erin?

11 MS. McCORMICK: Mm-hmm.

12 MS. WHYTE: Okay. I just wanted to make  
13 sure we didn't have any problems because I know  
14 we have -- the other question I'm getting a lot  
15 of on is bounce houses. Are we still not  
16 allowing them in the parks?

17 MS. McCORMICK: I don't think the county  
18 has changed its policy on that.

19 MS. WHYTE: I haven't heard from the  
20 county, but I just wanted to make sure that  
21 nobody else has had any other information.

22 MS. McCORMICK: Yeah, Hillsborough County  
23 still has its emergency COVID order in place.  
24 They keep renewing it every seven days.

25 MS. WHYTE: Okay.

1           CHAIRMAN LEWIS: Well, maybe this is a  
2           good time for me to chime in. I was going to  
3           bring it up later, but I talked to Erin about  
4           this and, you know, our COVID precautions and  
5           what we were doing as a group CDD and since --  
6           since the county has not changed anything,  
7           that's why we ask that you all wear your masks  
8           today. So I mean, unless we want to talk about  
9           that and change that, I feel like we have  
10          followed the county's lead on just about  
11          everything else, so I -- I don't see a reason  
12          to change at this point going forward unless  
13          anybody has any concerns or wants to talk about  
14          it more.

15          MR. WIMSATT: I would concur.

16          MS. WHYTE: Okay. The only thing I have  
17          is I got another request from Village Greens,  
18          the green space, they would like to put a  
19          couple of picnic tables to -- so they can  
20          social gather outside and that area only has a  
21          gazebo.

22          MR. CHESNEY: Where do they want to put  
23          them?

24          MS. WHYTE: I don't know. That, I  
25          haven't clarified, but I just figured since we

1           were having a board meeting, I wanted to jump  
2           on that because two tables are about 2500  
3           dollars, so I just wanted to make sure. But  
4           whether or not we get them inside or the  
5           grass -- it depends. She said she'd be glad to  
6           send me her thoughts.

7           MR. CHESNEY: I'll make a motion that we  
8           approve two tables subject of placement for  
9           staff.

10          MS. WHYTE: Okay.

11          MR. WIMSATT: Second.

12          CHAIRMAN LEWIS: Mr. Chesney -- Mr.  
13          Wimsatt. All in -- any discussion? Sorry, I  
14          always forget that. All right. All in favor?

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

17          CHAIRMAN LEWIS: Motion passes four to  
18          zero.

19                 (Motion passes.)

20          MR. BARRETT: I'm sorry, what was the  
21          price again?

22          MS. WHYTE: Village Greens.

23          MR. BARRETT: I know, but the price?

24          MS. WHYTE: The price is about -- roughly  
25          about 2500.

1 MR. BARRETT: For both of them?

2 MS. WHYTE: Yes.

3 MR. BARRETT: Thank you. Sorry for the  
4 interruption.

5 MS. WHYTE: They're about a thousand  
6 dollars, and then the parts are steel, and so  
7 there is shipping and handling on it. Those  
8 are pricey, but I'll shop. Don't worry.

9 MR. CHESNEY: That's a great park.

10 MS. WHYTE: And the other request we had  
11 -- there's a new resident on Welbeck and -- and  
12 this maybe, Erin, a question for you. He has  
13 prepared -- he was -- it's an alleyway kind of  
14 concept community. Where he lives is like a T.  
15 His backyard goes like this and his alleyway --  
16 so there's a road that comes this way and a  
17 road that crosses. Of course, their trash cans  
18 are always in the alleyways, so the garbage  
19 trucks go through. Of course, vendors when  
20 they deliver furniture or whatever else -- I  
21 mean, Doug would probably be able to tell you  
22 more, but they drive down that alleyway, or so  
23 he claims, and they run over his -- his  
24 irrigation. Since he's been there, he has  
25 repaired it three or four times. They have hit

1 the signage, which I sent you some pictures.  
2 He would like us to put a note -- what did it  
3 say, Doug? No --

4 MR. MAYS: No delivery trucks.

5 MS. WHYTE: No trucks delivery or no  
6 trucks beyond this point and I said, "If you do  
7 that, then the trash is a truck," and he said,  
8 "Well, no, they can go." He just didn't want  
9 delivery truck and I said, "I don't know if we  
10 can do that."

11 MS. McCORMICK: And that's a CDD-owned  
12 alleyway?

13 CHAIRMAN LEWIS: What was the location?

14 MS. WHYTE: Welbeck -- it's on Welbeck in  
15 an alleyway on Welbeck and Village Greens.  
16 They are very tiny-spaced alleyways, no  
17 question. Even their driveways are very small,  
18 you know, to put their cars in and stuff. They  
19 have to sometimes park sideways.

20 MS. McCORMICK: I mean, I guess we could  
21 post, "No delivery trucks," I don't see -- it's  
22 really up to the district. I don't see a  
23 problem from a legal standpoint.

24 MS. WHYTE: Okay, because I attached a  
25 picture in your Dropbox so you can see what he

1 suggested and that way -- you know, so when the  
2 -- the alleyway is -- (inaudible.)

3 CHAIRMAN LEWIS: How about, "garage  
4 Garbage trucks only," or something.

5 MS. WHYTE: You just tell me. I mean,  
6 this is what he asked, so I'm just asking if we  
7 -- if it's something we can even do.

8 CHAIRMAN LEWIS: I don't know. I mean,  
9 is this another one where we would want to  
10 defer to Robert or do we need to not go that  
11 far? Are we over thinking it?

12 MS. WHYTE: See, it says, "No delivery  
13 trucks," is the sign that I -- you know,  
14 underneath the alleyway, it's got a, "No  
15 delivery truck," sign.

16 CHAIRMAN LEWIS: I'm having visions of  
17 Mr. Ross asking for his cartoon bubble to pop  
18 up again.

19 MS. McCORMICK: But there is other access  
20 to all of those. Right?

21 MS. WHYTE: Well, here is the thing, that  
22 is really the bizarrest little corner because  
23 you can't deliver to the front of the house  
24 because there is five houses that frontage up  
25 to the park.



1           MR. MAYS: So they have to use the back  
2 alleyways.

3           MS. WHYTE: They have to use the back  
4 alleyways.

5           MR. CHESNEY: That's what I don't  
6 understand.

7           MS. WHYTE: There is really not a lot of  
8 options for that. The houses on the sides are  
9 okay, but the ones in the front, you can only  
10 go and deliver through the back.

11          MS. McCORMICK: Well, then I don't think  
12 his neighbors would want to --

13          MS. WHYTE: I don't think the neighbors  
14 would, but this gentleman asked that I -- and  
15 he was very adamant and he wants blinking  
16 lights and all sorts of stuff.

17          MR. CHESNEY: Is he the only person in  
18 Westchase who doesn't get deliveries?

19          MS. McCORMICK: Well, he's on the side,  
20 so he could his deliveries, his neighbors  
21 couldn't.

22          MR. CHESNEY: Yeah, his neighbors  
23 couldn't.

24          MS. WHYTE: And you know, like I said to  
25 him, I said, "Trash cans, you would actually

1 have to drive your" -- "take your trash cans to  
2 the front of road," you know, and it just  
3 didn't make any sense, but I -- I just wanted  
4 to get your feedback and your thoughts.

5 CHAIRMAN LEWIS: I don't have a problem  
6 with putting a "Garbage truck only" sign  
7 right there.

8 MS. WHYTE: Well, what happens if those  
9 other people want deliveries like furniture  
10 deliveries or moving truck deliveries or  
11 something and they can't get it in any other  
12 way? What other way do they -- they have to  
13 walk along the front of building in the park.

14 MR. BARRETT: Matt, this is where the --

15 MS. WHYTE: It's literally like five -- I  
16 think five homes there.

17 CHAIRMAN LEWIS: Okay.

18 MR. MAYS: It's the price of living on an  
19 alleyway with those kinds of measurements, you  
20 have to fix your irrigation every once in a  
21 while.

22 MR. CHESNEY: Is that the main  
23 motivation, that they are running over his  
24 irrigation?

25 MR. MAYS: That's it.

1           MR. CHESNEY: There is no kind of curving  
2           you could add? I guess they don't care, the  
3           truck would go over that anyway.

4           MR. MAYS: I think that's the same  
5           homeowner that has asked me to trim the Crape  
6           Myrtle off of somebody else's property so that  
7           the trucks could make an easier turn in there,  
8           which means now, they won't hit their yard, but  
9           they'll hit their yard. So --

10          CHAIRMAN LEWIS: Can we table this or --

11          MS. WHYTE: Oh, yeah, we can. I just  
12          wanted to bring it to your attention so that --

13          CHAIRMAN LEWIS: Okay.

14          MS. WHYTE: He had asked me to ask you  
15          guys for permission and I said I didn't think  
16          it would be, but I would want to talk to legal  
17          to see if this was even viable.

18          CHAIRMAN LEWIS: Yeah, okay.

19          MR. MAYS: At least this way we can tell  
20          him that there really is no solution here and  
21          the board didn't want to take action.

22          CHAIRMAN LEWIS: Yeah, okay.

23          MS. WHYTE: But we can table it or we can  
24          do no action taken, up to you guys.

25          CHAIRMAN LEWIS: Okay. We'll table.

1           MR. MAYS: What was the other one, about  
2 the crosswalk?

3           MS. WHYTE: Oh, yeah, he also wanted a  
4 crosswalk. As you come into the Village into  
5 the Greens behind the garden house, there's a  
6 crosswalk and he felt -- he saw somebody almost  
7 getting hit so he wanted blinking crosswalk  
8 lights.

9           MR. CHESNEY: I'm not opposed to them. I  
10 know exactly -- are you talking about the  
11 crosswalk right after that?

12          MS. WHYTE: Mm-hmm.

13          MR. MAYS: Yeah.

14          MR. CHESNEY: I walk that every day and I  
15 will tell you, some cars don't stop.

16          CHAIRMAN LEWIS: And that's our -- that's  
17 our road, so -- I know we had an issue on  
18 Countryway trying to get that established and I  
19 think maybe through the HOA maybe and like  
20 government affairs and the county said no.

21          MR. MAYS: Well, the biggest problem we  
22 would run into is the electrical because those  
23 flashing lights are going to have to need some  
24 sort of power hook up and that would be  
25 difficult, you know, running -- there is

1 nothing really over there that we could run --  
2 we would have to run it all the way from the  
3 garden houses meter where their breaker box is,  
4 which could be quite expensive on a boring. It  
5 would be mostly boring all the way under the  
6 road.

7 The best stance would be, bush has been  
8 there for years, it's kind of outdated anyway,  
9 we don't even use the irrigation in that area  
10 anymore. It would be to either lower the  
11 bushes or take the bushes out to make the line  
12 of sight a little better. You know, there are  
13 always issues around here with line of sights  
14 and it seems like that would fix a big line of  
15 sight by removing some of them plants.

16 CHAIRMAN LEWIS: I like that idea,  
17 personally.

18 MR. MAYS: It's going to change the look  
19 of the neighborhood -- not the neighborhood,  
20 but that area, but I can also -- we can provide  
21 it with a lower line -- what they call a ground  
22 coverage to make it look green again or just  
23 sod it in. So it's --

24 MR. CHESNEY: Which bushes as you are  
25 talking about?

1           MR. MAYS: Once you come in, here is the  
2 crosswalk, you know, before you turn left at  
3 Green Links Drive or go straight to --  
4 (inaudible.) That set of bushes that's on the  
5 edge where there's a bunch of pine trees.

6           MR. CHESNEY: You think that would cause  
7 a problem?

8           MR. MAYS: Yeah, that's pretty much the  
9 only reason you can't see. As you are coming  
10 through, it's got those bushes and plus,  
11 there's some trees. So the combination of some  
12 bushes and trees -- the trees, you know, can  
13 highlight with the bushes. I would say the  
14 bushes -- I'll double check it, but that would  
15 be my solution.

16          CHAIRMAN LEWIS: Okay.

17          MS. WHYTE: My concern is having -- my  
18 thought is when you are putting blinking lights  
19 or anything on the crosswalks and now, we have  
20 those cars and two lanes coming in and  
21 everybody is trying to -- you know, you may  
22 cause a traffic jam backing up.

23          MR. MAYS: Well, there is clearly a  
24 crosswalk sign there. It's marked as  
25 crosswalk.

1 MS. WHYTE: Yeah.

2 CHAIRMAN LEWIS: I think the -- unless  
3 anybody else has any other thoughts or -- I  
4 don't know, try it with the low profile bush or  
5 something and see if that helps. Obviously,  
6 keep the -- the good look to it.

7 MR. MAYS: Right.

8 CHAIRMAN LEWIS: What else, Sonny?

9 MS. WHYTE: Let me go through my little  
10 list here that I sent you guys.

11 CHAIRMAN LEWIS: Wasn't there something  
12 on Amazon access devices last month?

13 MS. WHYTE: Oh, Erin has -- Erin has it.  
14 The Amazon contract came in and -- well, it's  
15 not a contract, but you know, the documents to  
16 sign and Erin is going to review it and -- just  
17 to ensure that it's okay for Matt to sign.

18 The Stonebridge community has sent out an  
19 e-mail this afternoon asking to not have it  
20 installed on their gates if that is okay with  
21 the board. I didn't think it would be a  
22 problem, but I said I would ask. They felt it  
23 wasn't necessary. It's such a small community  
24 that they didn't want it on their gate.

25 CHAIRMAN LEWIS: And just for -- for me,

1 I'm trying to remember back, is this something  
2 that the residents of our gated communities  
3 wanted?

4 MS. McCORMICK: No, this is something  
5 that Amazon came to us about.

6 MS. WHYTE: No, Amazon came --

7 CHAIRMAN LEWIS: Okay.

8 MS. WHYTE: It's more for them rather  
9 than us, but it doesn't conflict with any of  
10 our equipment, but it's also a tracking record  
11 for them, as well as it is for us a safety. If  
12 you don't have a delivery, an Amazon truck  
13 shouldn't be in there. It won't open if you  
14 don't have a delivery on the truck.

15 CHAIRMAN LEWIS: And I thought it uses a  
16 cell phone signal or something, is that what it  
17 was?

18 MR. MAYS: That's what it said, yeah.

19 CHAIRMAN LEWIS: Okay. Whose cell phone  
20 is that?

21 MS. WHYTE: It's their signal, it's their  
22 equipment, everything is -- they install it.

23 CHAIRMAN LEWIS: Okay. So it's not like  
24 a --

25 MS. WHYTE: It's not our equipment at



1 all.

2 CHAIRMAN LEWIS: Okay.

3 MS. WHYTE: It's just a small little box  
4 they -- they put on -- our gates.

5 MR. MAYS: Well, I did talk to our gate  
6 repair company and Jerry and Jerry --

7 MS. WHYTE: Yep.

8 MR. MAYS: -- he really didn't recommend  
9 it.

10 MS. WHYTE: Oh, he didn't?

11 MR. MAYS: Yeah, he called me back --

12 MS. WHYTE: Oh, you didn't tell me that.

13 MR. MAYS: -- because he wanted to talk  
14 the Door King operator people -- operating  
15 people and they don't recommend it. It doesn't  
16 seem to bother their equipment, but they don't  
17 recommend it.

18 CHAIRMAN LEWIS: Well, is there a reason  
19 or --

20 MR. MAYS: He just said that Door King  
21 doesn't -- he didn't say why, he just said Door  
22 King doesn't recommend that we do it. Even  
23 though Amazon says they've got it in a lot of  
24 places, they don't have it anywhere in --

25 CHAIRMAN LEWIS: So I mean I think the

1 thing -- and maybe I am wrong on this, but I  
2 thought it was to make deliveries efficient --

3 MR. MAYS: Quicker, yeah.

4 CHAIRMAN LEWIS: -- so they are not  
5 coming in all different hours of the day. They  
6 come in, make all the deliveries at once and  
7 they're done. Is that the idea?

8 MS. WHYTE: It's a tracking -- I mean,  
9 it's for them. It's more for them than for us.

10 CHAIRMAN LEWIS: Hmm. Okay. Maybe --  
11 sorry, go ahead.

12 MR. CHESNEY: Well, I just -- to me,  
13 though, we -- we provide the gate codes to UPS  
14 and FedEx. To me, it's almost a -- that's  
15 why, you know, I would support continuing with  
16 it. I know there were some residents that did  
17 express some concern about it, but --

18 CHAIRMAN LEWIS: Yeah, I'm not  
19 necessarily against it, I just was trying to  
20 understand better of what it is. So at this  
21 point, we don't need -- we don't need to do  
22 anything to --

23 MS. McCORMICK: Yeah, I'll review the  
24 agreement because right now, we don't have an  
25 agreement with Amazon and it does, you know,

1 have some provisions in it that may limit some  
2 of our rights that we would otherwise have if  
3 we don't have this agreement in place. So I  
4 don't know, it sounds like if there is not a  
5 strong desire of Westchase to do this Amazon  
6 device, I mean, we are going to be giving up  
7 some legal rights by entering into this  
8 agreement.

9 MR. CHESNEY: Can you give me an example?

10 MS. McCORMICK: I think there is some  
11 like liability provisions in it that --

12 MR. CHESNEY: Really?

13 MS. McCORMICK: -- would -- yeah, that  
14 would give some protection to Amazon, limit  
15 their liability. I -- I just got it, so I  
16 would like to --

17 MS. WHYTE: And this is why I sent it on  
18 to Erin.

19 MS. McCORMICK: We would also be  
20 suggest to their privacy policies. I don't  
21 know that we are subject to that, and I have  
22 not looked at that document yet.

23 MR. ROSS: Comment.

24 CHAIRMAN LEWIS: Yes, Mr. Ross.

25 MR. ROSS: Remember most drivers are

1 independent contractors and so they have access  
2 to this information, and what they do with it,  
3 I don't know how Amazon controls that. And  
4 then with regard to confidential or other  
5 information, Amazon is huge, huge. Don't be  
6 surprised if they are not somehow figuring out  
7 a way to utilize information to sell it to  
8 vendors that this is how we can do a better  
9 job, faster job, whatever else.

10 MR. CHESNEY: Can I ask you a question?

11 MR. ROSS: Me?

12 MR. CHESNEY: Yeah.

13 MR. ROSS: Yeah.

14 MR. CHESNEY: So how do you -- how do you  
15 look at FedEx and UPS -- and I know UPS, those  
16 are employee drivers so they have a little bit  
17 more control, but FedEx does use independent  
18 contractors. I mean, should we not even be  
19 giving them gate access?

20 MR. ROSS: I personally just learned  
21 today that we give it to FedEx and UPS. I  
22 wasn't aware of that. I, personally, don't  
23 think that we should be doing that. From a  
24 resident's perspective, I think people have an  
25 expectation of privacy, but I think there is

1 other tentacles involved.

2 MR. CHESNEY: Okay, thank you.

3 CHAIRMAN LEWIS: I actually thought about  
4 that. I have -- not to get into the weeds  
5 here, but I have read a lot about privacy, data  
6 privacy, lately and I was concerned if we are  
7 using a wifi signal, that they could get other  
8 things from other residents -- (inaudible.) As  
9 Amazon tends to do, but if it's using a cell  
10 phone signal, I don't --

11 MR. CHESNEY: Yeah, there is like this  
12 new thing they have called Amazon Sidewalk  
13 where they give out your internet to others.  
14 So yeah, and that could be a device -- they  
15 actually -- like I have a Ring alarm system  
16 and, actually, I had to go in and turn it off  
17 because it was providing -- it basically took a  
18 portion of my internet and supplied it to the  
19 community.

20 CHAIRMAN LEWIS: Hmm. Also an Amazon  
21 product.

22 MR. ROSS: Respectfully, you called them  
23 Amazon. Again, the people that have the access  
24 to the information are likely not Amazon  
25 employees, at least in some of the situations.

1 They are independent, third-party contractors.

2 CHAIRMAN LEWIS: Yeah. So Erin, you'll  
3 review that and come back next month or is that  
4 something --

5 MS. McCORMICK: Yeah, it sounds like we  
6 need to look at it a little bit more and we'll  
7 bring it back before --

8 MR. MAYS: I'll contact Door King and see  
9 the reason why he said that they don't  
10 recommend it.

11 CHAIRMAN LEWIS: Yeah, that would be  
12 good. It sounds like it's going to be more  
13 efficient if the gate isn't going to open as  
14 much. It might be a better thing, but maybe  
15 I'm missing something.

16 MR. MAYS: Same here.

17 CHAIRMAN LEWIS: Okay. Sonny, what else  
18 you got?

19 MS. WHYTE: The only thing I have is  
20 there was discussion, a brief discussion, a  
21 couple of months back about the stop signs at  
22 the Greens when we had that issue with the  
23 little tiny, tiny 24-inch stop sign and then we  
24 removed the tree. And of course, the  
25 compliance now is at least 30 to 36 inch. 30

1 is the standard right now, so I just -- while  
2 we were doing that, we went through the  
3 community and they are very small. We thought  
4 we'd get some quotes and give you guys some  
5 options. If you wanted to increase the stop  
6 signs in the gated community, you would come in  
7 compliant -- plus our street paddles. While  
8 we're doing everything -- we don't have to do  
9 it all at once, it can come off the proposal.  
10 The street paddles are about -- what are they,  
11 six inches?

12 MR. MAYS: Yeah.

13 MS. WHYTE: The standard now is nine and  
14 they are very, very tiny. So if we are going  
15 to do that for 30 and -- street signs, we  
16 actually -- in order to stay in compliance  
17 because of the size of the street signs and the  
18 paddles, we have to put in new posts.

19 So basically, we would have to  
20 reconfigure and I believe there are 13 postings  
21 with stop signs and all of that. So the  
22 question is is how in compliant do we want to  
23 get and do we want to go ahead and change out  
24 and add the stop signs? They are very small.

25 If we change the stop signs, we, of

1 course, have to change the backings because the  
2 backings are based on a 24 inch, not a 30 inch.  
3 So all of those have to be changed and made  
4 fresh and clean and then in order to be in that  
5 size that you have to have, you need the new  
6 posts and if you're changing the posts --

7 CHAIRMAN LEWIS: This is only --

8 MS. WHYTE: -- you want to change the  
9 street paddles.

10 CHAIRMAN LEWIS: Is -- I'm sorry, what is  
11 a street paddle?

12 MS. WHYTE: Street paddles are the named  
13 streets, the street signs. You know, like --

14 CHAIRMAN LEWIS: Oh, okay.

15 MS. WHYTE: -- Village Greens, say it  
16 would be Greendale, Greenpointe.

17 CHAIRMAN LEWIS: Okay. So this is only  
18 in the Greens?

19 MS. WHYTE: Right now, it's only in the  
20 Greens.

21 CHAIRMAN LEWIS: Okay. Any --

22 MS. WHYTE: Eventually -- Harbor Links  
23 has got the same issue, they're 24-inch stop  
24 signs. Am I correct, Doug?

25 MR. MAYS: Yes.



1 MS. WHYTE: Okay. But they have palm  
2 trees so they are quite visible and not  
3 obstructive as the -- as the Greens.

4 CHAIRMAN LEWIS: Wouldn't this fall under  
5 -- is this something that JMT provided or --

6 MS. WHYTE: We do it, we usually do that.

7 CHAIRMAN LEWIS: Okay. Any thoughts on  
8 just doing the stop signs at this point?

9 Mr. Ross.

10 MR. ROSS: If it's an issue of compliance  
11 with applicable law, we need to do it. If it's  
12 an aesthetic issue, that's totally separate;  
13 but if it's anything to do with complying with  
14 the law, a regulation, anything like that, we  
15 need to do it in my view.

16 CHAIRMAN LEWIS: Thank you. Sonny, is  
17 this something you need a motion from tonight  
18 on --

19 MS. WHYTE: No, no, I just brought it  
20 because I got the quotes and I just wanted to  
21 bring it to your attention. We certainly can  
22 discuss it -- if we're going to have a  
23 workshop, we can go through it in more detail  
24 then.

25 CHAIRMAN LEWIS: Okay. And you have some

1 costs, as well?

2 MS. WHYTE: I do have costs and  
3 everything.

4 CHAIRMAN LEWIS: All right. Very good.  
5 That's all you got?

6 MS. WHYTE: Yes, I hope so.

7 CHAIRMAN LEWIS: Thank you, that was a  
8 long one.

9 Okay. Audience comments. Mr. Yesner?

10 MR. YESNER: I was here for movies in the  
11 park, so I'm good. Thank you.

12 CHAIRMAN LEWIS: All right then. Thank  
13 you.

14 Supervisor's requests. Mr. Ross?

15 MR. ROSS: You called on before I raised  
16 my hand. I guess I have a reputation of --

17 CHAIRMAN LEWIS: No, I always like to go  
18 that way.

19 MR. ROSS: I'm playing. Doug, you said  
20 earlier on about us having gotten your field  
21 manager's report, I actually didn't get it and  
22 it's not the first time I haven't gotten your  
23 field manager's report and so there's a  
24 disconnect either between what you think you're  
25 giving to whoever circulates these things and

1           whoever gets these things and circulates it to  
2           us. I don't -- I don't know where breakdown  
3           is.

4                   MS. WHYTE: It's in your Dropbox.

5                   MR. MAYS: Yeah, because it was in my  
6           Dropbox.

7                   MR. ROSS: What I do is I check my e-mail  
8           and so that explains it, my Dropbox isn't  
9           working. I was going to bring that to your  
10          attention.

11                   MS. WHYTE: Okay, there we go, yours,  
12          too.

13                   MR. CHESNEY: I, too, have had  
14          difficulties with it. I would prefer if you  
15          could just e-mail them for simplicity.

16                   MS. WHYTE: We can certainly do that.

17                   MR. CHESNEY: Or e-mail the link to the  
18          Dropbox for that meeting with the agenda  
19          package. That would work, as well.

20                   MS. WHYTE: Okay.

21                   MR. MAYS: I'll bring it by your house.

22                   MR. CHESNEY: Whatever works for you.

23                   MR. ROSS: And then as long as I'm giving  
24          you my thing to figure out the Dropbox, if you  
25          could make sure I have the digital map

1 installed on here, that would be dynamite. I  
2 know Doug said he thought we could have it and  
3 --

4 MS. WHYTE: You can, it's just the link  
5 into Ezrie (phonetic). You are limited as to  
6 what you can do. You have, I think, three or  
7 four layers and we gave you all -- all the  
8 board of supervisors got logins many years ago  
9 when we first signed onto this, but I'll pull  
10 them up and see if I can get them all installed  
11 into your -- and since we're talking about the  
12 iPads, obviously, Matt's had some issues and  
13 stuff and some of your -- all of your iPads are  
14 back from 2016. We might have to upgrade them  
15 in the near future because we seem to be having  
16 a lot of problems with Dropbox and with some  
17 other links. So --

18 MR. CHESNEY: I was going to suggest that  
19 we do that, but maybe we switch to -- I think  
20 we can get iCloud accounts cheaper or, you  
21 know, another service that maybe is easier to  
22 use. That's all. I don't care what service.  
23 I don't know there are others, but --

24 MS. WHYTE: I believe you told me to use  
25 Dropbox. That's --

1 MR. CHESNEY: Yes, for the record, I was  
2 the one that specifically said Dropbox. So I'm  
3 just saying, though, that I, too, have had  
4 problems, so I concur with Brian.

5 MS. WHYTE: Okay. Anybody that has any  
6 suggestions in the business world and want to  
7 share with me what other ones you would  
8 recommend we can use, absolutely, let me know.

9 MR. ROSS: And I'll just confess, I am an  
10 old guy and I want it to be simple; hit a  
11 button and there it is. So I'll confess it's  
12 my problem.

13 MS. WHYTE: We aren't on a computer,  
14 Brian. Sorry.

15 MR. ROSS: And I had one other issue.  
16 With regard to your meeting with Commissioner  
17 Cohen, is there anyway you could raise the  
18 issue of the sidewalks in Westchase?

19 CHAIRMAN LEWIS: Yeah.

20 MR. ROSS: Our residents are commercial  
21 property owners who paid a lot of money into  
22 the county coffers and for some reason, we  
23 can't get county staff out here to fix the  
24 sidewalks. I respect whatever business  
25 constraints they are under, but I think we

1           could be incredibly creative and flexible in  
2           ways that other communities couldn't be.

3           By way of example, we could say to the  
4           county, "We'll advance the money on our end,  
5           well hire the necessary people." I'm not  
6           saying either one of those is the answer, but  
7           let us take control of the project, we'll fund,  
8           get it done, and then we'll have a pay back  
9           from the county when it's got it's resources.  
10          So it's not really going to cost our residents  
11          new, it's just what kind of -- again, I'm not  
12          saying any of these are the right solutions,  
13          but if you could just add that to the agenda,  
14          that would be fantastic.

15          CHAIRMAN LEWIS: Yeah, sure, and I did  
16          star the note from last month's meeting about  
17          -- I think you might have been the one or maybe  
18          -- I can't remember, maybe it was you, talking  
19          about getting the report from, I think, the  
20          government affairs committee. I think the  
21          person from the county had presented something  
22          at the HOA meeting and asked about that. So  
23          yeah, I certainly can.

24          MR. ROSS: That would be great. Thank  
25          you.

1 CHAIRMAN LEWIS: Mr. Wimsatt?

2 MR. WIMSATT: Nothing from me at this  
3 point.

4 CHAIRMAN LEWIS: Mr. Chesney?

5 MR. CHESNEY: So I have two things. The  
6 first one is the one I have brought up at the  
7 last couple of meetings about the employee  
8 retirement plan. I'd like to -- I'd still like  
9 to do that. I'd like to make a motion that we  
10 -- we reimburse our four core employees,  
11 whatever the spreadsheet indicated. I do have  
12 one slight addition to it. I would like to pay  
13 out half this year and then half twelve months  
14 later, so July 1st and July 1st, just to help  
15 retain our employees. I would hate for them to  
16 get a payment and then leave, but that's--  
17 that's my motion. I'm still looking for a  
18 second.

19 MR. WIMSATT: I'll second.

20 MR. ROSS: Question.

21 CHAIRMAN LEWIS: Sure.

22 MR. ROSS: Would there be taxable  
23 consequences to the employees to receive their  
24 reimbursement?

25 MR. CHESNEY: So my recommendation was

1           that we direct Inframark to work with -- I'm  
2           sorry, I am blanking on the name already.

3 MS. WHYTE: Ubiquity.

4 MR. CHESNEY: Ubiquity to see what can be  
5 done. We want as much of it to go into their  
6 retirement plan as possible. There is some  
7 discrimination issues -- and I mean  
8 discrimination is a term used with pension  
9 plans that you can't reward more highly  
10 compensated employees. It has nothing to do  
11 with, you know, other types of discrimination.  
12 So that would be my -- my direction and I  
13 think, also, I thought about that -- it was  
14 actually Forest who brought that to my  
15 attention, the tax consequences, so I thought  
16 that would also help by splitting it in two  
17 payments.

18 MR. ROSS: Okay.

19 CHAIRMAN LEWIS: Okay. All in favor?

20 (All board members signify in the  
21 affirmative.)

22 CHAIRMAN LEWIS: Motion passes four to  
23 zero.

24 (Motion passes.)

25 MR. CHESNEY: And the second thing I have



1 is there's been mild, for Westchase,  
2 controversy over our street tree program, but I  
3 -- I don't know how much clearer I would like  
4 to be is that -- I mean, trees improve the  
5 value of communities, so I think that I -- I  
6 wasn't really involved in the first process and  
7 I don't really want to be involved in this  
8 process, but I would be willing to make a  
9 motion and a strong suggestion is that we hire  
10 a -- what was he, an ISA-certified arborist in  
11 your article.

12 MR. BARRETT: No, I don't remember what  
13 it was. Sorry.

14 MR. CHESNEY: He's no help. A -- I  
15 believe it's an ISA-certified arborist to  
16 review our current street tree plan and make  
17 some additional recommendations with a specific  
18 objective of increasing trees in Westchase.

19 MS. WHYTE: The -- isn't that the  
20 contractor -- he was an ISA contractor, an  
21 arborist.

22 MR. CHESNEY: He was? Okay. Well, I  
23 would like a second opinion. I'd just like to  
24 be more specific on -- I don't know. And  
25 that's my suggestion, motion. I'll table it.

1           You can think about it, but I --

2                   CHAIRMAN LEWIS: I'll second that motion.

3                   MR. CHESNEY: Okay.

4                   CHAIRMAN LEWIS: Any further questions or  
5 discussions?

6                   Yes, yes, sir.

7                   MR. ROSS: My hesitation is that the  
8 stated purpose of the motion is to increase the  
9 number of trees and I don't know if that's the  
10 issue within the community, that -- I think  
11 there's an issue of not just number of trees,  
12 but the kind of trees.

13                  MR. CHESNEY: I agree, and I will retract  
14 that part of my statement then because that's  
15 the broader issue. The bigger issue is what  
16 are we replacing when we take it out and what  
17 should we be -- you know, sometimes you get --  
18 you know, sometimes you do something, you go  
19 down the path a little bit and you realize,  
20 "Oh, man, that's not such a good idea."

21                  That is what I think right now. I think  
22 that we are pulling out too many mature trees  
23 and not putting back the right type of trees  
24 and that is my opinion on the matter. And I  
25 don't know, I'm not a professional, I -- so I'd

1           rather --

2           MR. ROSS: If I could just respond to  
3           that; as long as I've been on this board, I  
4           have tried to keep that kind of philosophy in  
5           mind, that we make decisions, but we may not  
6           get it right all the time, and that's not a --  
7           in my view, that's not an indicator of  
8           weakness, it's an indicator of strength, and  
9           that's kind of one of the things I teach my  
10          kids and blah, blah, blah, blah, blah. So on  
11          the tree issue, I think there's been some  
12          twisting of things in which people have  
13          suggested there is some ill intent or improper  
14          thought process to certain decisions, while my  
15          view is more analogous to what you just  
16          suggested. I just think a lot of people are  
17          trying to do the right thing, that it was  
18          either trying to make a resident happy, trying  
19          to deal with a broken sidewalk safety issue.  
20          Those aren't things that we should be critical  
21          of, but I do agree with you of the passage of  
22          time as we look back on it, have there been  
23          certain unintended consequences that we need to  
24          reflect back on, and 100 percent agree with  
25          that.

1           MR. CHESNEY: And I appreciate, I think,  
2           you more correctly stating what I'm trying to  
3           say.

4           MR. ROSS: I'm just affirming -- I think  
5           I'm on the same page as you. Happy to look at  
6           how we go forward, how is it connected with  
7           issues, whether it is resident rights, WCA,  
8           exercising its sort of inherent responsibility  
9           to look at aesthetics within our community as  
10          residential properties. I mean, it goes on and  
11          on, there's multiple layers. So sure, let's  
12          bring it on and look at it and --

13          MR. CHESNEY: Yeah, and my comment --  
14          also, just clarification, it should be separate  
15          from JMT and our -- and Davie. I think one of  
16          the mistakes we made was maybe using Davie. I  
17          don't know.

18          CHAIRMAN LEWIS: Yeah, I know, and that  
19          actually something I'm --

20          MR. CHESNEY: Am I killing you, Doug?

21          MR. MAYS: You're killing me, Chesney.

22          CHAIRMAN LEWIS: In my request, as  
23          well -- and I think both of you obviously bring  
24          good points -- but this policy that we have was  
25          always a living document, and I think you guys

1 would agree and I think what Brian would say is  
2 and was kind of getting at is -- and I think  
3 you, too, I think -- let's take another look at  
4 it and let's see how we can improve upon it or  
5 if there is holes or there's inconsistencies  
6 somewhere -- that is why I seconded the motion  
7 was to try to get somebody to -- like he said,  
8 to get a second opinion.

9 MR. CHESNEY: Yeah.

10 MS. WHYTE: Can I just comment? I got  
11 three reports today, this afternoon -- late  
12 this afternoon, I haven't even had a chance to  
13 show Doug, but the county sent me a copy of  
14 three permits that have been granted to  
15 homeowners.

16 CHAIRMAN LEWIS: You said three?

17 MS. WHYTE: Yeah, three, and they are  
18 still going -- residents are still going  
19 forward getting the permits from the county and  
20 removing at their own costs.

21 MR. CHESNEY: Yeah, which is great, but  
22 it doesn't mean we can't replant in some areas  
23 or maybe we shouldn't -- or I think the better  
24 way to say it is maybe there are some areas  
25 that we should replant and maybe some of the

1 things we are replanting aren't correct.

2 MS. WHYTE: Okay. But I just want to let  
3 you know that I got three -- I thought it was  
4 very bizarre that they sent them to the CDD  
5 rather than to the homeowner.

6 MR. ROSS: Well, to be clear, though, in  
7 this instance, we may not be able to change  
8 that. If residents have paid to have trees  
9 pulled from the front of their yard, paid to  
10 have new trees installed and we come in and we  
11 say, "No, we want to put in a different tree,"  
12 the homeowner may say, "If you had an  
13 objection, you should have spoken up when you  
14 got a copy of the permit." And --

15 MR. CHESNEY: Well, that's something to  
16 work out. I think the first step is the --

17 MR. ROSS: Again, you and I aren't in  
18 conflict -- at least I don't think we are --  
19 but there are permanent consequences in some  
20 instances by everybody going down the path that  
21 we have gone and I -- I'm all there, let's put  
22 it on the workshop agenda, let's hash it out.  
23 We can bring it up at the next meeting. I'm  
24 right there with you.

25 MR. CHESNEY: Well, I think we have a

1 motion on the floor and all we would do is  
2 direct it from -- so an arborist.

3 CHAIRMAN LEWIS: Okay. So I guess let's  
4 vote on the motion. So all in favor?

5 (All board members signify in the  
6 affirmative.)

7 CHAIRMAN LEWIS: Motion passes four to  
8 zero.

9 (Motion passes.)

10 MR. WIMSATT: And I apologize, I have to  
11 go.

12 CHAIRMAN LEWIS: I know, I was just about  
13 to say, I know you have to go. Have a great  
14 month, good to see you.

15 MR. WIMSATT: Thank you, you, too.

16 CHAIRMAN LEWIS: Okay. Again, that was  
17 -- do you have anything else?

18 MR. CHESNEY: No.

19 CHAIRMAN LEWIS: I was going to bring up  
20 something similar. I wasn't right on the path  
21 of hiring somebody, but I like your idea.

22 MR. CHESNEY: It was Chris' idea.

23 CHAIRMAN LEWIS: The only other thought  
24 that I -- or thing I had was just-- I guess  
25 actually I don't, I can't find it, never mind.

1           It must have not been that important.

2                   Motion to adjourn would be great at this  
3 point.

4           MR. CHESNEY:   So moved.

5           CHAIRMAN LEWIS:  All right.  Second?

6           MR. ROSS:  I'll second.

7                   (Motion passes.)

8           CHAIRMEN LEWIS:  Mr. Ross, that's fine.

9           Have a great month, everyone.

10                   (At 5:55 p.m., all proceedings were  
11 concluded.)

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## REPORTER'S CERTIFICATE

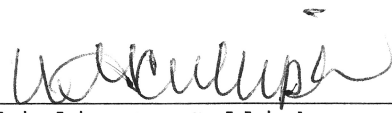
STATE OF FLORIDA:

COUNTY OF HILLSBOROUGH:

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

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

DATED June 28, 2021.

  
Whitlie G. Cullipher  
Notary Public  
State of Florida at Large

**2B.**

**Westchase  
Community Development District**

*Financial Report*

*June 30, 2021*

**Prepared by**



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**Westchase  
Community Development District**

**Financial Statements**

**(Unaudited)**

**June 30, 2021**

## Balance Sheet

June 30, 2021

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)
<b>ASSETS</b>						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	1,630	-	-	-	-	-
Due From Other Funds	4,313,918	371,749	22,855	17,970	43,860	435,164
Investments:						
Certificates of Deposit - 36 Months	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-
Prepaid Items	5,123	-	-	-	-	-
Deposits	5,524	3,628	4,043	20	-	7,425
<b>TOTAL ASSETS</b>	<b>\$ 4,326,195</b>	<b>\$ 375,377</b>	<b>\$ 26,898</b>	<b>\$ 17,990</b>	<b>\$ 43,860</b>	<b>\$ 442,589</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 59,377	\$ 603	\$ -	\$ -	\$ -	\$ 20,454
Accrued Expenses	1,445	442	1,513	24	-	4,259
Sales Tax Payable	77	-	-	5	-	22
Due To Other Funds	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>60,899</b>	<b>1,045</b>	<b>1,513</b>	<b>29</b>	<b>-</b>	<b>24,735</b>

## Balance Sheet

June 30, 2021

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)
<b>FUND BALANCES</b>						
<b>Nonspendable:</b>						
Prepaid Items	5,123	-	-	-	-	-
Deposits	5,524	3,628	4,043	20	-	7,425
<b>Restricted for:</b>						
Capital Projects	-	-	-	-	-	-
<b>Assigned to:</b>						
Operating Reserves	649,045	8,665	4,372	2,031	1,285	63,497
Reserves - Erosion Control	60,000	-	-	-	-	-
Reserves - Roadways	502,031	91,638	-	13,936	10,845	273,256
<b>Unassigned:</b>	3,043,573	270,401	16,970	1,974	31,730	73,676
<b>TOTAL FUND BALANCES</b>	<b>\$ 4,265,296</b>	<b>\$ 374,332</b>	<b>\$ 25,385</b>	<b>\$ 17,961</b>	<b>\$ 43,860</b>	<b>\$ 417,854</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 4,326,195</b>	<b>\$ 375,377</b>	<b>\$ 26,898</b>	<b>\$ 17,990</b>	<b>\$ 43,860</b>	<b>\$ 442,589</b>

**Balance Sheet**

June 30, 2021

ACCOUNT DESCRIPTION	GENERAL FUND - STONEBRIDGE (103)	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
<b><u>ASSETS</u></b>							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 676,638	\$ 676,638
Accounts Receivable	-	-	-	-	-	-	1,630
Due From Other Funds	78,010	136,555	22,144	229,085	702,196	-	6,373,506
Investments:							
Certificates of Deposit - 36 Months	-	-	-	-	-	73,869	73,869
Money Market Account	-	-	-	-	-	5,623,001	5,623,001
Prepaid Items	-	-	-	-	-	-	5,123
Deposits	800	18,600	-	-	-	-	40,040
<b>TOTAL ASSETS</b>	<b>\$ 78,810</b>	<b>\$ 155,155</b>	<b>\$ 22,144</b>	<b>\$ 229,085</b>	<b>\$ 702,196</b>	<b>\$ 6,373,508</b>	<b>\$ 12,793,807</b>
<b><u>LIABILITIES</u></b>							
Accounts Payable	\$ 415	\$ -	\$ -	\$ 380	\$ -	\$ -	\$ 81,229
Accrued Expenses	443	8,483	416	-	-	-	17,025
Sales Tax Payable	5	-	-	8	-	-	117
Due To Other Funds	-	-	-	-	-	6,373,508	6,373,508
<b>TOTAL LIABILITIES</b>	<b>863</b>	<b>8,483</b>	<b>416</b>	<b>388</b>	<b>-</b>	<b>6,373,508</b>	<b>6,471,879</b>



## Balance Sheet

June 30, 2021

ACCOUNT DESCRIPTION	GENERAL FUND - STONEBRIDGE (103)	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
<b>FUND BALANCES</b>							
<b>Nonspendable:</b>							
Prepaid Items	-	-	-	-	-	-	5,123
Deposits	800	18,600	-	-	-	-	40,040
<b>Restricted for:</b>							
Capital Projects	-	-	-	-	702,196	-	702,196
<b>Assigned to:</b>							
Operating Reserves	3,184	-	1,289	3,932	-	-	737,300
Reserves - Erosion Control	-	-	-	-	-	-	60,000
Reserves - Roadways	36,005	-	11,787	106,333	-	-	1,045,831
<b>Unassigned:</b>	37,958	128,072	8,652	118,432	-	-	3,731,438
<b>TOTAL FUND BALANCES</b>	<b>\$ 77,947</b>	<b>\$ 146,672</b>	<b>\$ 21,728</b>	<b>\$ 228,697</b>	<b>\$ 702,196</b>	<b>\$ -</b>	<b>\$ 6,321,928</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 78,810</b>	<b>\$ 155,155</b>	<b>\$ 22,144</b>	<b>\$ 229,085</b>	<b>\$ 702,196</b>	<b>\$ 6,373,508</b>	<b>\$ 12,793,807</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	JUN-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 575	\$ 8,073	\$ 15,000	53.82%
Interest - Tax Collector	-	93	-	0.00%
Special Assmnts- Tax Collector	35,485	2,617,206	2,699,206	96.96%
Special Assmnts- Discounts	1,059	(97,599)	(107,968)	90.40%
Other Miscellaneous Revenues	4,801	9,457	-	0.00%
Pavilion Rental	299	2,893	4,000	72.33%
<b>TOTAL REVENUES</b>	<b>42,219</b>	<b>2,540,123</b>	<b>2,610,238</b>	<b>97.31%</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	800	9,600	19,000	50.53%
FICA Taxes	61	734	1,454	50.48%
ProfServ-Engineering	-	46,525	46,500	100.05%
ProfServ-Legal Services	8,740	92,546	105,000	88.14%
ProfServ-Mgmt Consulting Serv	9,738	87,644	116,858	75.00%
ProfServ-Recording Secretary	876	6,125	11,000	55.68%
Auditing Services	-	7,500	7,592	98.79%
Postage and Freight	27	490	1,200	40.83%
Insurance - General Liability	-	39,182	35,978	108.91%
Printing and Binding	4	25	600	4.17%
Legal Advertising	-	1,976	6,500	30.40%
Misc-Assessment Collection Cost	731	50,392	50,569	99.65%
Misc-Credit Card Fees	12	104	350	29.71%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
<b>Total Administration</b>	<b>20,989</b>	<b>343,018</b>	<b>403,426</b>	<b>85.03%</b>

**Flood Control/Stormwater Mgmt**

Contracts-Lake and Wetland	9,833	88,500	118,000	75.00%
Contracts-Fountain	500	5,265	7,020	75.00%
R&M-Aquascaping	-	14,770	15,000	98.47%
R&M-Drainage	-	13,199	28,000	47.14%
R&M-Fountain	476	29,322	3,000	977.40%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>10,809</b>	<b>151,056</b>	<b>171,020</b>	<b>88.33%</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	JUN-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Right of Way</u></b>				
Payroll-Salaries	16,502	171,883	198,246	86.70%
Payroll-Benefits	6,243	70,484	62,454	112.86%
Payroll - Overtime	1,709	17,700	17,500	101.14%
Payroll - Bonus	-	10,500	35,883	29.26%
FICA Taxes	2,120	22,671	28,221	80.33%
Contracts-Police	11,017	106,576	145,000	73.50%
Contracts-Other Services	1,630	14,670	19,560	75.00%
Contracts-Landscape	46,434	429,799	562,608	76.39%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	-	37,171	76,719	48.45%
Contracts-Road Cleaning	-	7,357	11,135	66.07%
Contracts-Security Alarms	168	506	641	78.94%
Contracts-Pest Control	48	432	540	80.00%
Fuel, Gasoline and Oil	675	8,304	13,000	63.88%
Communication - Teleph - Field	352	4,045	5,000	80.90%
Utility - General	2,565	17,677	23,275	75.95%
Utility - Reclaimed Water	463	3,370	10,000	33.70%
Insurance - General Liability	-	3,722	3,435	108.36%
R&M-General	1,191	22,790	42,500	53.62%
R&M-Equipment	627	7,227	8,000	90.34%
R&M-Grounds	15,110	115,417	102,800	112.27%
R&M-Irrigation	842	31,126	75,000	41.50%
R&M-Sidewalks	1,411	7,819	15,616	50.07%
R&M-Signage	-	2,708	6,000	45.13%
R&M-Walls and Signage	2,600	20,944	32,500	64.44%
Holiday Decoration	-	15,370	10,000	153.70%
Misc-Taxes (Streetlights)	-	34,076	34,076	100.00%
Misc-Contingency	-	1,170	5,000	23.40%
Office Supplies	594	1,801	3,500	51.46%
Cleaning Services	550	5,103	-	0.00%
Op Supplies - General	-	1,403	6,000	23.38%
Op Supplies - Uniforms	-	260	600	43.33%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	-	3,195	400	798.75%
Conference and Seminars	-	-	1,000	0.00%
<b>Total Right of Way</b>	<b>112,851</b>	<b>1,271,072</b>	<b>1,704,401</b>	<b>74.58%</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	JUN-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>Common Area</b>				
R&M-General	2,018	23,635	17,000	139.03%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	1,102	1,500	73.47%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Internet Services	612	5,509	7,391	74.54%
Park Improvements	-	-	301,300	0.00%
Impr - Landscape	-	49,890	-	0.00%
<b>Total Common Area</b>	<b>2,630</b>	<b>80,136</b>	<b>331,391</b>	<b>24.18%</b>
<b>TOTAL EXPENDITURES</b>	<b>147,279</b>	<b>1,845,282</b>	<b>2,610,238</b>	<b>70.69%</b>
Excess (deficiency) of revenues Over (under) expenditures	(105,060)	694,841	-	0.00%
Net change in fund balance	<u>\$ (105,060)</u>	<u>\$ 694,841</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>3,570,455</b>	<b>3,570,455</b>	
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 4,265,296</b></u>	<u><b>\$ 3,570,455</b></u>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	JUN-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 56	\$ 789	\$ 1,500	52.60%
Special Assmnts- Tax Collector	761	56,138	56,138	100.00%
Special Assmnts- Discounts	23	(2,093)	(2,246)	93.19%
Gate Bar Code/Remotes	-	226	-	0.00%
<b>TOTAL REVENUES</b>	<b>840</b>	<b>55,060</b>	<b>55,392</b>	<b>99.40%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	16	1,081	1,122	96.35%
Misc-Credit Card Fees	-	9	15	60.00%
<b>Total Administration</b>	<b>16</b>	<b>1,090</b>	<b>1,137</b>	<b>95.87%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	252	2,257	2,831	79.72%
Electricity - Streetlights	435	4,076	8,585	47.48%
Insurance - General Liability	-	1,665	1,526	109.11%
R&M-General	1,098	13,438	19,700	68.21%
R&M-Gate	570	3,608	6,340	56.91%
Reserve - Roadways	-	-	15,273	0.00%
<b>Total Right of Way</b>	<b>2,355</b>	<b>25,044</b>	<b>54,255</b>	<b>46.16%</b>
<b>TOTAL EXPENDITURES</b>	<b>2,371</b>	<b>26,134</b>	<b>55,392</b>	<b>47.18%</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,531)	28,926	-	0.00%
Net change in fund balance	\$ (1,531)	\$ 28,926	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>345,406</b>	<b>345,406</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 374,332</b>	<b>\$ 345,406</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	JUN-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 4	\$ 51	\$ 150	34.00%
Special Assmnts- Tax Collector	245	18,057	18,057	100.00%
Special Assmnts- Discounts	7	(673)	(722)	93.21%
<b>TOTAL REVENUES</b>	<b>256</b>	<b>17,435</b>	<b>17,485</b>	<b>99.71%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	5	348	361	96.40%
<b>Total Administration</b>	<b>5</b>	<b>348</b>	<b>361</b>	<b>96.40%</b>
<b>Right of Way</b>				
R&M-Streetlights	1,522	13,661	17,124	79.78%
<b>Total Right of Way</b>	<b>1,522</b>	<b>13,661</b>	<b>17,124</b>	<b>79.78%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,527</b>	<b>14,009</b>	<b>17,485</b>	<b>80.12%</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,271)	3,426	-	0.00%
Net change in fund balance	\$ (1,271)	\$ 3,426	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>21,959</b>	<b>21,959</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 25,385</b>	<b>\$ 21,959</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	JUN-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 4	\$ 55	\$ 250	22.00%
Special Assmnts- Tax Collector	79	5,842	5,842	100.00%
Special Assmnts- Discounts	2	(218)	(234)	93.16%
Gate Bar Code/Remotes	65	65	-	0.00%
<b>TOTAL REVENUES</b>	<b>150</b>	<b>5,744</b>	<b>5,858</b>	<b>98.05%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	2	112	117	95.73%
Misc-Credit Card Fees	2	2	5	40.00%
<b>Total Administration</b>	<b>4</b>	<b>114</b>	<b>122</b>	<b>93.44%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	150	1,349	1,980	68.13%
Insurance - General Liability	-	2,743	2,540	107.99%
R&M-General	-	-	1,500	0.00%
R&M-Gate	160	1,655	3,619	45.73%
R&M-Streetlights	26	218	500	43.60%
Capital Outlay	-	6,185	-	0.00%
Reserve - Roadways	-	-	1,834	0.00%
<b>Total Right of Way</b>	<b>336</b>	<b>12,150</b>	<b>11,973</b>	<b>101.48%</b>
<b>TOTAL EXPENDITURES</b>	<b>340</b>	<b>12,264</b>	<b>12,095</b>	<b>101.40%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(190)	(6,520)	(6,237)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	-	-	(6,237)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(6,237)</b>	<b>0.00%</b>
Net change in fund balance	\$ (190)	\$ (6,520)	\$ (6,237)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>24,481</b>	<b>24,481</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 17,961</b>	<b>\$ 18,244</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	JUN-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 6	\$ 86	\$ 150	57.33%
Special Assmnts- Tax Collector	92	6,807	6,807	100.00%
Special Assmnts- Discounts	3	(254)	(272)	93.38%
<b>TOTAL REVENUES</b>	<b>101</b>	<b>6,639</b>	<b>6,685</b>	<b>99.31%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	2	131	136	96.32%
<b>Total Administration</b>	<b>2</b>	<b>131</b>	<b>136</b>	<b>96.32%</b>
<b>Right of Way</b>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	1,549	0.00%
<b>Total Right of Way</b>	<b>-</b>	<b>-</b>	<b>6,549</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>2</b>	<b>131</b>	<b>6,685</b>	<b>1.96%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	99	6,508	-	0.00%
Net change in fund balance	\$ 99	\$ 6,508	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>37,352</b>	<b>37,352</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 43,860</b>	<b>\$ 37,352</b>	



## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	JUN-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 59	\$ 824	\$ 500	164.80%
Special Assmnts- Tax Collector	4,076	300,625	300,625	100.00%
Special Assmnts- Discounts	122	(11,211)	(12,025)	93.23%
Gate Bar Code/Remotes	113	1,864	-	0.00%
<b>TOTAL REVENUES</b>	<b>4,370</b>	<b>292,102</b>	<b>289,100</b>	<b>101.04%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	84	5,788	6,013	96.26%
Misc-Credit Card Fees	6	68	120	56.67%
<b>Total Administration</b>	<b>90</b>	<b>5,856</b>	<b>6,133</b>	<b>95.48%</b>
<b>Right of Way</b>				
Contracts-Security Services	16,763	140,889	160,000	88.06%
Contracts-Pest Control	-	160	240	66.67%
Communication - Teleph - Field	177	1,580	3,000	52.67%
Insurance - General Liability	-	931	855	108.89%
R&M-General	3,805	20,049	21,760	92.14%
R&M-Gate	-	11,784	10,000	117.84%
R&M-Streetlights	4,280	38,553	52,000	74.14%
Reserve - Roadways	-	-	44,112	0.00%
<b>Total Right of Way</b>	<b>25,025</b>	<b>213,946</b>	<b>291,967</b>	<b>73.28%</b>
<b>TOTAL EXPENDITURES</b>	<b>25,115</b>	<b>219,802</b>	<b>298,100</b>	<b>73.73%</b>
Excess (deficiency) of revenues Over (under) expenditures	(20,745)	72,300	(9,000)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	-	-	(9,000)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(9,000)</b>	<b>0.00%</b>
Net change in fund balance	\$ (20,745)	\$ 72,300	\$ (9,000)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>345,554</b>	<b>345,554</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 417,854</b>	<b>\$ 336,554</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	JUN-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 11	\$ 158	\$ 300	52.67%
Special Assmnts- Tax Collector	219	16,152	16,152	100.00%
Special Assmnts- Discounts	7	(602)	(646)	93.19%
Gate Bar Code/Remotes	170	266	-	0.00%
<b>TOTAL REVENUES</b>	<b>407</b>	<b>15,974</b>	<b>15,806</b>	<b>101.06%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	5	311	323	96.28%
Misc-Credit Card Fees	6	7	10	70.00%
<b>Total Administration</b>	<b>11</b>	<b>318</b>	<b>333</b>	<b>95.50%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	126	1,128	1,450	77.79%
Insurance - General Liability	-	343	317	108.20%
R&M-General	415	415	1,000	41.50%
R&M-Gate	-	837	3,800	22.03%
R&M-Streetlights	445	4,052	5,800	69.86%
Reserve - Roadways	-	-	3,106	0.00%
<b>Total Right of Way</b>	<b>986</b>	<b>6,775</b>	<b>15,473</b>	<b>43.79%</b>
<b>TOTAL EXPENDITURES</b>	<b>997</b>	<b>7,093</b>	<b>15,806</b>	<b>44.88%</b>
Excess (deficiency) of revenues Over (under) expenditures	(590)	8,881	-	0.00%
Net change in fund balance	\$ (590)	\$ 8,881	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>69,066</b>	<b>69,066</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 77,947</b>	<b>\$ 69,066</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	JUN-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 2	\$ -	0.00%
Special Assmnts- Tax Collector	3,186	235,000	235,000	100.00%
Special Assmnts- Discounts	95	(8,763)	(9,400)	93.22%
<b>TOTAL REVENUES</b>	<b>3,281</b>	<b>226,239</b>	<b>225,600</b>	<b>100.28%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	66	4,525	4,700	96.28%
<b>Total Administration</b>	<b>66</b>	<b>4,525</b>	<b>4,700</b>	<b>96.28%</b>
<b>Right of Way</b>				
R&M-Streetlights	8,595	77,111	105,000	73.44%
Reserve - Roadways	-	-	7,967	0.00%
<b>Total Right of Way</b>	<b>8,595</b>	<b>77,111</b>	<b>112,967</b>	<b>68.26%</b>
<b>TOTAL EXPENDITURES</b>	<b>8,661</b>	<b>81,636</b>	<b>117,667</b>	<b>69.38%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(5,380)	144,603	107,933	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	-	-	107,933	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>107,933</b>	<b>0.00%</b>
Net change in fund balance	\$ (5,380)	\$ 144,603	\$ 107,933	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>2,069</b>	<b>2,069</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 146,672</b>	<b>\$ 110,002</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	JUN-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 3	\$ 41	\$ 90	45.56%
Special Assmnts- Tax Collector	105	7,778	7,778	100.00%
Special Assmnts- Discounts	3	(290)	(311)	93.25%
<b>TOTAL REVENUES</b>	<b>111</b>	<b>7,529</b>	<b>7,557</b>	<b>99.63%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	2	150	156	96.15%
<b>Total Administration</b>	<b>2</b>	<b>150</b>	<b>156</b>	<b>96.15%</b>
<b>Right of Way</b>				
R&M-Streetlights	419	3,756	4,999	75.14%
Reserve - Roadways	-	-	2,402	0.00%
<b>Total Right of Way</b>	<b>419</b>	<b>3,756</b>	<b>7,401</b>	<b>50.75%</b>
<b>TOTAL EXPENDITURES</b>	<b>421</b>	<b>3,906</b>	<b>7,557</b>	<b>51.69%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(310)	3,623	-	0.00%
Net change in fund balance	\$ (310)	\$ 3,623	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>18,105</b>	<b>18,105</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 21,728</b>	<b>\$ 18,105</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2021

ACCOUNT DESCRIPTION	JUN-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 35	\$ 486	\$ 800	60.75%
Special Assmnts- Tax Collector	352	25,926	25,926	100.00%
Special Assmnts- Discounts	10	(967)	(1,037)	93.25%
Gate Bar Code/Remotes	97	161	-	0.00%
<b>TOTAL REVENUES</b>	<b>494</b>	<b>25,606</b>	<b>25,689</b>	<b>99.68%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	7	499	519	96.15%
Misc-Credit Card Fees	4	4	25	16.00%
<b>Total Administration</b>	<b>11</b>	<b>503</b>	<b>544</b>	<b>92.46%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	-	-	1,150	0.00%
Insurance - General Liability	-	392	349	112.32%
R&M-General	-	-	4,401	0.00%
R&M-Drainage	-	1,805	3,000	60.17%
R&M-Gate	380	4,797	5,000	95.94%
Internet Services	121	1,091	1,272	85.77%
Reserve - Roadways	-	-	9,973	0.00%
<b>Total Right of Way</b>	<b>501</b>	<b>8,085</b>	<b>25,145</b>	<b>32.15%</b>
<b>TOTAL EXPENDITURES</b>	<b>512</b>	<b>8,588</b>	<b>25,689</b>	<b>33.43%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(18)	17,018	-	0.00%
Net change in fund balance	\$ (18)	\$ 17,018	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>211,679</b>	<b>211,679</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 228,697</b>	<b>\$ 211,679</b>	

**Westchase  
Community Development District**

**Supporting Schedules**

**June 30, 2021**

**Non-Ad Valorem Special Assessments  
(Hillsborough County Tax Collector - Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2021**

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				\$ 3,289,531 100%	\$ 2,617,206 79.56%	\$ 56,138 1.71%	\$ 18,057 0.55%	\$ 5,842 0.18%	\$ 6,807 0.21%
11/09/20	\$45,034	\$2,327	\$919	\$48,280	\$38,412	\$824	\$265	\$86	\$100
11/16/20	262,083	11,144	5,349	278,575	221,639	4,754	1,529	495	576
11/25/20	378,578	16,089	7,726	402,393	320,151	6,867	2,209	715	833
12/07/20	1,914,565	81,405	39,073	2,035,043	1,619,114	34,729	11,171	3,614	4,211
12/10/20	79,895	3,199	1,631	84,725	67,409	1,446	465	150	175
01/07/21	208,506	7,648	4,255	220,409	175,361	3,761	1,210	391	456
02/04/21	67,501	1,838	1,378	70,717	56,264	1,207	388	126	146
03/04/21	36,677	427	749	37,852	30,115	646	208	67	78
04/05/21	59,337	31	1,211	60,579	48,198	1,034	333	108	125
05/06/21	6,335	(107)	129	6,358	5,059	109	35	11	13
06/03/21	16,626	(494)	339	16,471	13,104	281	90	29	34
06/15/21 *	28,387	(837)	579	28,129	22,380	480	154	50	58
<b>TOTAL</b>	<b>3,103,523</b>	<b>122,671</b>	<b>63,337</b>	<b>3,289,531</b>	<b>2,617,206</b>	<b>56,138</b>	<b>18,057</b>	<b>5,842</b>	<b>6,807</b>
% COLLECTED					100%	100%	100%	100%	100%
<b>TOTAL O/S</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\* Tax Certificate Sale.

\*\* Both Bond Series 2000 & Series 2007-3 were paid in full with May 2020 debt service payment.

\*\*\* Reduction in GF assessments is due to bond assessments refunds \$82,000.

**Non-Ad Valorem Special Assessments  
(Hillsborough County Tax Collector - Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2021**

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
Assessments	\$ 300,625 9.14%	\$ 16,152 0.49%	\$ 235,000 7.14%	\$ 7,778 0.24%	\$ 25,926 0.79%
11/09/20	\$4,412	\$237	\$3,449	\$114	\$381
11/16/20	25,459	1,368	19,901	659	2,196
11/25/20	36,774	1,976	28,746	951	3,171
12/07/20	185,979	9,992	145,381	4,812	16,039
12/10/20	7,743	416	6,053	200	668
01/07/21	20,143	1,082	15,746	521	1,737
02/04/21	6,463	347	5,052	167	557
03/04/21	3,459	186	2,704	89	298
04/05/21	5,536	297	4,328	143	477
05/06/21	581	31	454	15	50
06/03/21	1,505	81	1,177	39	130
06/15/21 *	2,571	138	2,010	67	222
<b>TOTAL</b>	<b>300,625</b>	<b>16,152</b>	<b>235,000</b>	<b>7,778</b>	<b>25,926</b>
% COLLECTED	100%	100%	100%	100%	100%
<b>TOTAL O/S</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Cash & Investment Report  
June 30, 2021**

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>CLEARING FUND</b>					
Public Funds Checking-1160		n/a	SouthState Bank	n/a	\$ 166,638
Public Funds Checking-7247		n/a	SouthState Bank	n/a	510,000
			<b>Operating Acct Subtotal</b>		<u>676,638</u>
Certificate of Deposit-6423	6-19-15	6/19/2021	SouthState Bank	2.01%	36,993
Certificate of Deposit-4544	7-20-15	7/20/2021	SouthState Bank	2.01%	36,876
			<b>36 months Subtotal</b>		<u>73,869</u>
Money Market Account	5-07-12	n/a	SouthState Bank	0.15%	<u>5,623,001</u>
<b>Total</b>					<b><u>\$ 6,373,508</u></b>

(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.

(3) Matured CDs are in the process of being closed out.

## Westchase CDD

### Bank Reconciliation

#### Bank Account No.




Statement No. 06-2021A

Statement Date 6/30/2021

G/L Balance (LCY)	166,637.84	173,380.02
G/L Balance	166,637.84	72.52
Positive Adjustments	0.00	
		<hr/>
		173,452.54
Subtotal	166,637.84	6,814.70
Negative Adjustments	0.00	0.00
		<hr/>
Ending G/L Balance	166,637.84	166,637.84
Difference	0.00	

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

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### Summary of Accounts

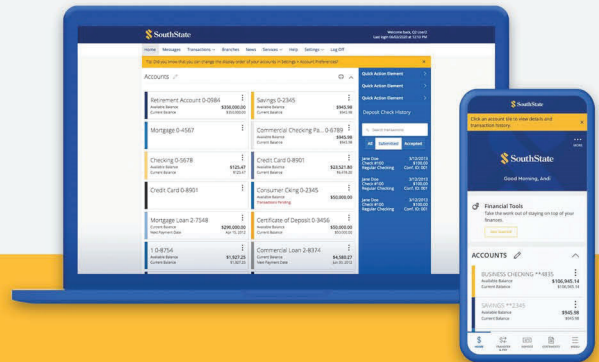
Account Type	Account Number	Ending Balance
COMMERCIAL ANALYSIS	XXXXXXXXXXXXXXXX1160	\$173,380.02

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## COMMERCIAL ANALYSIS-XXXXXXXXXXXX1160

### Account Summary

Date	Description	Amount
06/01/2021	Beginning Balance	\$344,942.63
	15 Credit(s) This Period	\$50,570.20
	56 Debit(s) This Period	\$222,132.81
06/30/2021	Ending Balance	\$173,380.02

### Deposits

Date	Description	Amount
06/22/2021	DEPOSIT	\$1,630.00
06/24/2021	DEPOSIT	\$3,170.94
2 item(s) totaling		\$4,800.94

### Other Credits

Date	Description	Amount
06/02/2021	Square Inc 210602P2 L204305432899	\$111.06
06/03/2021	Square Inc 210603P2 L204305460546	\$72.52
06/03/2021	HLLS TAX LICENS DIST ID529 DN022037	\$16,625.53
06/04/2021	Square Inc 210604P2 L204305492926	\$72.52
06/14/2021	Square Inc 210614P2 L204305768137	\$67.67
06/15/2021	Square Inc 210615P2 L204305807916	\$105.90
06/15/2021	HLLS TAX LICENS DIST ID531 DN022037	\$28,386.66
06/16/2021	Square Inc 210616P2 L204305824295	\$77.07
06/17/2021	Square Inc 210617P2 L204305858272	\$33.68
06/18/2021	Square Inc 210618P2 L204305892877	\$72.22
06/22/2021	Square Inc 210622P2 L204306008923	\$72.52
06/25/2021	Square Inc 210625P2 L204306093307	\$67.36
06/29/2021	Square Inc 210629P2 L204306202257	\$4.55
13 item(s) totaling		\$45,769.26

### Electronic Debits

Date	Description	Amount
06/07/2021	IRS USATAXPYMT 270155883253253	\$122.40
06/07/2021	ADT SECURITY SER ADTPAPACH 295952927	\$167.70
06/07/2021	CARD ASSETS PAYMENT 559496225740056	\$5,796.66
06/10/2021	WESTCHASE CO1160 PAYROLLJNL XXXXXX5097	\$10,935.46
06/15/2021	WESTCHASE CDD 401K 07C692Z3	\$1,575.01
06/15/2021	IRS USATAXPYMT 270156652439875	\$3,491.42
06/16/2021	TECO/PEOPLE GAS UTILITYBIL 211012111855	\$19.76

**COMMERCIAL ANALYSIS-XXXXXXXXXXXX1160 (continued)****Electronic Debits (continued)**

Date	Description	Amount
06/16/2021	TECO/PEOPLE GAS UTILITYBIL 211012112697	\$20.06
06/16/2021	TECO/PEOPLE GAS UTILITYBIL 221005574746	\$24.18
06/16/2021	TECO/PEOPLE GAS UTILITYBIL 211012112903	\$26.09
06/16/2021	TECO/PEOPLE GAS UTILITYBIL 211012111681	\$48.04
06/16/2021	VERIZON WIRELESS PAYMENTS 024226654000001	\$158.89
06/21/2021	BRIGHT HOUSE NET CABLE TV 8662025	\$1,616.72
06/22/2021	WESTCHASE CDD 401K 07C692Z3	\$1,571.59
06/23/2021	TECO/PEOPLE GAS UTILITYBIL 221008206007	\$504.11
06/23/2021	TECO/PEOPLE GAS UTILITYBIL 321000010710	\$16,989.81
06/24/2021	WESTCHASE CO1160 PAYROLLJNL XXXXXX5097	\$10,282.07
06/25/2021	IRS USATAXPYMT 270157601575819	\$3,288.99
		18 item(s) totaling \$56,638.96

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount
10182	06/24/2021	\$184.70	10391	06/10/2021	\$531.91
10219*	06/24/2021	\$184.70	10392	06/11/2021	\$1,545.00
10279*	06/24/2021	\$184.70	10393	06/16/2021	\$9,833.33
10312*	06/24/2021	\$184.70	10394	06/16/2021	\$2,430.00
10328*	06/24/2021	\$184.70	10395	06/14/2021	\$125.00
10363*	06/24/2021	\$184.70	10396	06/15/2021	\$2,895.00
10378*	06/03/2021	\$5,123.18	10397	06/15/2021	\$480.00
10379	06/09/2021	\$160.00	10398	06/21/2021	\$67.50
10380	06/24/2021	\$184.70	10399	06/15/2021	\$4,985.00
10381	06/09/2021	\$330.00	10400	06/15/2021	\$500.00
10382	06/09/2021	\$46,434.00	10401	06/28/2021	\$1,408.00
10383	06/15/2021	\$1,800.00	10402	06/22/2021	\$239.02
10384	06/10/2021	\$7,170.74	10403	06/24/2021	\$47,046.17
10385	06/16/2021	\$150.00	10404	06/23/2021	\$1,774.27
10386	06/15/2021	\$6,185.00	10405	06/23/2021	\$20.00
10387	06/14/2021	\$29.00	10406	06/22/2021	\$490.00
10388	06/10/2021	\$586.87	10408*	06/22/2021	\$17,541.25
10389	06/14/2021	\$2,500.00	10409	06/23/2021	\$40.00
10390	06/11/2021	\$1,043.75	10410	06/24/2021	\$736.96
					38 item(s) totaling \$165,493.85

\* Indicates skipped check number

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
06/02/2021	\$345,053.69	06/14/2021	\$279,290.26	06/23/2021	\$234,192.26
06/03/2021	\$356,628.56	06/15/2021	\$285,871.39	06/24/2021	\$178,005.10
06/04/2021	\$356,701.08	06/16/2021	\$273,238.11	06/25/2021	\$174,783.47
06/07/2021	\$350,614.32	06/17/2021	\$273,271.79	06/28/2021	\$173,375.47
06/09/2021	\$303,690.32	06/18/2021	\$273,344.01	06/29/2021	\$173,380.02
06/10/2021	\$284,465.34	06/21/2021	\$271,659.79		
06/11/2021	\$281,876.59	06/22/2021	\$253,520.45		

## Westchase CDD

### Bank Reconciliation




**Bank Account No.** 7247 SouthState Bank  
**Statement No.** 06-2021  
**Statement Date** 6/30/2021

<b>G/L Balance (LCY)</b>	510,000.00	<b>Statement Balance</b>	510,000.00
<b>G/L Balance</b>	510,000.00	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	510,000.00
<b>Subtotal</b>	510,000.00	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	510,000.00	<b>Ending Balance</b>	510,000.00
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT  
210 N UNIVERSITY DR STE 702  
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### Summary of Accounts

Account Type	Account Number	Ending Balance
COMMERCIAL ANALYSIS	XXXXXXXXXXXXXXXX7247	\$510,000.00

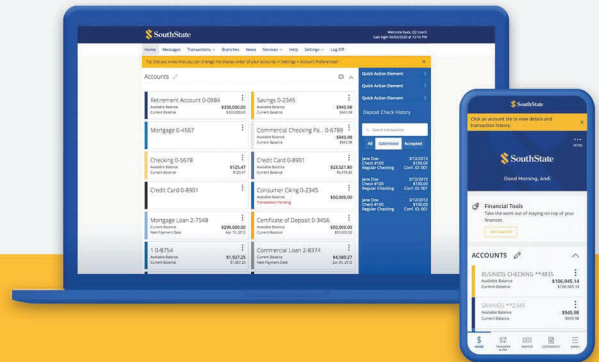


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## COMMERCIAL ANALYSIS-XXXXXXXXXXXX7247

### Account Summary

Date	Description	Amount
06/01/2021	Beginning Balance	\$10,000.00
	1 Credit(s) This Period	\$500,000.00
	0 Debit(s) This Period	\$0.00
06/30/2021	Ending Balance	\$510,000.00

### Deposits

Date	Description	Amount
06/30/2021	DEPOSIT	\$500,000.00
		1 item(s) totaling \$500,000.00

### Daily Balances

Date	Amount
06/30/2021	\$510,000.00



**WESTCHASE**

Community Development District

**Payment Register by Fund  
For the Period from 06/01/21 to 06/30/21  
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND (001) - 001</b>								
001	101	06/29/21	WESTCHASE CDD	061721-2653	RPLNSH NEW SOUTHSTATE BANK OP ACCT	Cash with Fiscal Agent	103000	\$500,000.00
001	10381	06/03/21	BCI INTEGRATED SOLUTIONS	279839	ADDED CAMERA APPS TO PHONE	R&M-General	546001-57208	\$330.00
001	10382	06/03/21	DAVEY TREE EXPERT CO	915574052	MAY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$46,434.00
001	10383	06/03/21	DC PROPERTY PRESERVATIONS LLC	CHASE-042221	SODCUT;TRENCH;BACKFILL DIRT/Green Links Dr	R&M-Grounds	546037-53901	\$1,800.00
001	10384	06/03/21	ERIN McCORMICK LAW PA	10509	04/26-05/26/21 GENERAL COUNSEL	ProfServ-Legal Services	531023-51401	\$7,170.74
001	10385	06/03/21	FLORIDA DEPT OF HEALTH	29-BID-5315872	WPV FNTN PERMIT 29-60-1675855	Subscrip and Memberships	554001-53901	\$150.00
001	10387	06/03/21	NETWORK FACTOR INC	112446	JUNE 2021 PHONE SERVICE	Communication - Teleph	541005-53901	\$29.00
001	10388	06/03/21	PALMDALE OIL COMPANY, INC	1554607	5/20/21 FUEL Acct 80180172	Fuel, Gasoline and Oil	540004-53901	\$586.87
001	10389	06/03/21	PETE'S TREE	356967	TREE REMOVAL/TRIM/STUMP GRIND	R&M-Grounds	546037-53901	\$2,500.00
001	10390	06/03/21	RICHARD LEE REPORTING	8253	05/04/21 MTG RECORDED SERVICE	ProfServ-Recording Secretary	531036-51301	\$1,043.75
001	10391	06/03/21	SITE ONE LANDSCAPE SUPPLY	109343916-001	OUTDOOR CONTROLLERS	R&M-Irrigation	546041-53901	\$542.77
001	10391	06/03/21	SITE ONE LANDSCAPE SUPPLY	109343916-001	OUTDOOR CONTROLLERS	R&M-Irrigation	546041-53901	(\$10.86)
001	10392	06/03/21	TKOT ENTERPRISES, LLC	169818	06/01/21-06/30/21 CLEANING SRVC	Cleaning Services	551008-53901	\$550.00
001	10392	06/03/21	TKOT ENTERPRISES, LLC	169818	06/01/21-06/30/21 CLEANING SRVC	R&M-General	546001-57208	\$995.00
001	10393	06/10/21	A & B AQUATICS	2025456	JUNE AQUATIC MAINT	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	10394	06/10/21	AVENTURA NURSERY	43839	3/5/21 PLANTINGS	R&M-Grounds	546037-53901	\$1,695.00
001	10396	06/10/21	JMT	21-174648	ENG'G SVCS 04/25/21-05/22/21	ProfServ-Engineering	531013-51501	\$2,895.00
001	10398	06/10/21	NETWORK FACTOR INC	112455	Svc on HP velocity driver & reboot; Bug checks	Office Supplies	551002-53901	\$67.50
001	10399	06/10/21	RAP ELECTRIC LLC	1273	Labor & Material Electrical for Promise Lane	R&M-General	546001-53901	\$4,985.00
001	10400	06/10/21	TRIANGLE POOL SERVICE	8337	MAY FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$500.00
001	10401	06/17/21	A SUPERIOR	6791	Montague Park/Repair Water Cooler/Vandalism	R&M-General	546001-57208	\$365.00
001	10401	06/17/21	A SUPERIOR	6790	Radcliff Park/Replace sink due to vandalism	R&M-General	546001-57208	\$475.00
001	10402	06/17/21	CHOO-CHOO LAWN EQUIP INC	296561	Bar & chain oil (2 qty); 2.6 oz High Perf Ultra	R&M-Equipment	546022-53901	\$141.02
001	10402	06/17/21	CHOO-CHOO LAWN EQUIP INC	296560	CHAINS & CHAINWALLS	R&M-Equipment	546022-53901	\$98.00
001	10403	06/17/21	DAVEY TREE EXPERT CO	915672424	JUNE LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$46,434.00
001	10403	06/17/21	DAVEY TREE EXPERT CO	915668649	MAY IRRIG REPAIRS	R&M-Irrigation	546041-53901	\$612.17
001	10404	06/17/21	HILLSBOROUGH COUNTY	41626	05/01/21-05/31/21 SECURITY	Contracts-Police	534031-53901	\$1,774.27
001	10406	06/17/21	MO'ZART DESIGNS	21-5804	Repair of Dragon Fish at Glenclyff Park	R&M-General	546001-57208	\$330.00
001	10407	06/17/21	PETE'S TREE	356969	TREE REMOVAL/TRIM/STUMP GRINDING	R&M-Grounds	546037-53901	\$2,500.00
001	10409	06/17/21	SIMPLE COMMUNICATIONS TECH	10652VZW	JUNE Satellite/VZW Data Plan 708033	R&M-Irrigation	546041-53901	\$20.00
001	10409	06/17/21	SIMPLE COMMUNICATIONS TECH	10653VZW	JUNE Satellite/VZW Data Plan 57938	R&M-Irrigation	546041-53901	\$20.00
001	10410	06/17/21	SITE ONE LANDSCAPE SUPPLY	109861534-001	5 ACC CONTROLLER DECODERS	R&M-Irrigation	546041-53901	\$736.96
001	DD4919	06/01/21	BOCC - ACH WATER	050821-0000 ACH	02/10/21-04/10/21 Water & Reclaimed	Utility - General	543001-53901	\$933.85
001	DD4919	06/01/21	BOCC - ACH WATER	050821-0000 ACH	02/10/21-04/10/21 Water & Reclaimed	Utility - Reclaimed Water	543028-53901	\$1,025.90
001	DD4983	06/10/21	ADT SECURITY SERVICES INC	847317445 ACH	06/01/21-08/31/21 SECURITY	Contracts-Security Alarms	534090-53901	\$167.70
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	B2B PRIME	552001-53901	\$179.00
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	GASTON TREE DEBRIS	546037-53901	\$850.00
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	GASTON TREE DEBRIS	546037-53901	\$850.00
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	1AND1.COM 04/18-05/17	551002-53901	\$11.00
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	BJS WHOLESALE	552001-53901	\$110.00
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	TAPCO	546022-53901	\$479.75
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	WINGATE SUPPLY	546022-53901	\$139.50
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	RACETRAC	540004-53901	\$17.00
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	RACETRAC	540004-53901	\$39.02
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	FELIX SOD	546037-53901	\$220.00
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	THE KNOX	546037-53901	\$336.49
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	FELIX SOD	546037-53901	\$220.00

**WESTCHASE**

Community Development District

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For the Period from 06/01/21 to 06/30/21  
(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	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	DAVID JOHNSON	546037-53901	\$850.00
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	FELIX SOD	546037-53901	\$440.00
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	FELIX SOD	546037-53901	\$220.00
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	FELIX SOD	546037-53901	\$220.00
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	AMERICAN HYDRAULICS	546022-53901	\$375.00
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	SHELL OIL	540004-53901	\$50.00
001	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	SHELL OIL	540004-53901	\$100.00
001	DD4985	06/10/21	DECIMAL, INC. - ACH	061121 ACH	ACH PD 06/11/21	Deferred Compensation	235000	\$1,575.01
001	DD4986	06/10/21	VERIZON FLORIDA LLC - ACH	9880409681 ACH	04/24/21-5/23/21 242266540-00001	Communication - Teleph	541005-53901	\$158.89
001	DD4988	06/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601053021 ACH	05/30/21-06/29/21 0050844716-01	Communication - Teleph	541005-53901	\$179.97
001	DD4988	06/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601053021 ACH	05/30/21-06/29/21 0050844716-01	Misc-Internet Services	549031-57208	\$204.00
001	DD4988	06/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601053021 ACH	05/30/21-06/29/21 0050844716-01	Misc-Internet Services	549031-57208	\$204.00
001	DD4988	06/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601053021 ACH	05/30/21-06/29/21 0050844716-01	Misc-Internet Services	549031-57208	\$204.00
001	DD4989	06/20/21	DECIMAL, INC. - ACH	062121 ACH	ACH PD 06/25/21	Deferred Compensation	235000	\$1,571.59
001	DD4990	06/20/21	TECO - ACH	060421-0710 ACH	04/20/21-05/20/21 ELECTRIC UTILITIES	Utility - General	543001-53901	\$1,268.21
001	DD4990	06/20/21	TECO - ACH	060421-0710 ACH	04/20/21-05/20/21 ELECTRIC UTILITIES	Utility - General	543001-53901	(\$1.43)
001	DD4996	06/16/21	TECO - ACH	042321-6007 ACH	04/14/21-04/19/21 NEW METER AT 8934 PROMISE DR	Utility - General	543001-53901	\$479.02
001	DD4997	06/16/21	TECO - ACH	052421-6007 ACH	04/20/21-05/18/21 UTILITY SRVC	Utility - General	543001-53901	\$25.09
001	DD4998	06/16/21	TECO - ACH	052421 ACH	04/20/21-05/20/21 ELECTRIC UTILITIES	Utility - General	543001-53901	\$138.13
<b>Fund Total</b>								<b>\$649,444.21</b>

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

002	10394	06/10/21	AVENTURA NURSERY	43839	3/5/21 PLANTINGS	R&M-General	546001-53901	\$585.00
002	10397	06/10/21	MO'ZART DESIGNS	21-5772	RPLC EXIT GATE HINGES	R&M-Gate	546034-53901	\$480.00
002	10401	06/17/21	A SUPERIOR	6789	Repair Radcliff Park Lavatory/vandalism damage	R&M-General	546001-53901	\$568.00
002	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	DOORKING-PEABODY	546034-53901	\$39.95
002	DD4984	06/10/21	CARD SERVICES CENTER - ACH	051021-0566 ACH	04/12/21-05/07/21 CC PURCH	DOORKING-RADCLIFF	546034-53901	\$49.95
002	DD4988	06/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601053021 ACH	05/30/21-06/29/21 0050844716-01	Communication - Teleph	541005-53901	\$125.81
002	DD4988	06/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601053021 ACH	05/30/21-06/29/21 0050844716-01	Communication - Teleph	541005-53901	\$125.81
002	DD4990	06/20/21	TECO - ACH	060421-0710 ACH	04/20/21-05/20/21 ELECTRIC UTILITIES	Electricity - Streetlighting	543013-53901	\$435.27
<b>Fund Total</b>								<b>\$2,409.79</b>

**GENERAL FUND - THE ENCLAVE (003) - 003**

003	DD4990	06/20/21	TECO - ACH	060421-0710 ACH	04/20/21-05/20/21 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$1,522.38
<b>Fund Total</b>								<b>\$1,522.38</b>

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

004	10386	06/03/21	MO'ZART DESIGNS	21-5762	Saville Rowe: Rplc Swing Gate Operator/Viking Mod.	Capital Outlay	564043-53901	\$6,185.00
004	10395	06/10/21	FEDERATED SECURITY	98532	FIX OVERVIEW CAMERA-SAVILLE GATE	Cameraissue	546034-53901	\$125.00
004	10406	06/17/21	MO'ZART DESIGNS	21-5795	SRVC CALL-SAVILLE ROWE	R&M-Gate	546034-53901	\$160.00
004	DD4988	06/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601053021 ACH	05/30/21-06/29/21 0050844716-01	Communication - Teleph	541005-53901	\$149.97
004	DD4990	06/20/21	TECO - ACH	060421-0710 ACH	04/20/21-05/20/21 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$26.00
<b>Fund Total</b>								<b>\$6,645.97</b>

**WESTCHASE**

Community Development District

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

102	10394	06/10/21	AVENTURA NURSERY	43839	3/5/21 PLANTINGS	R&M-General	546001-53901	\$150.00
102	10405	06/17/21	HUGHES EXTERMINATORS INC	45280C	05/04 PEST CONTROL-GREENS	GREENS	534125-53901	\$20.00
102	10408	06/17/21	SECURITAS SECURITY	10372821	05/01/21-05/31/21 GREENS SECURITY	Contracts-Security Services	534037-53901	\$17,541.25
102	DD4919	06/01/21	BOCC - ACH WATER	050821-0000 ACH	02/10/21-04/10/21 Water & Reclaimed	R&M-General	546001-53901	\$68.21
102	DD4988	06/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601053021 ACH	05/30/21-06/29/21 0050844716-01	Communication - Teleph	541005-53901	\$176.61
102	DD4990	06/20/21	TECO - ACH	060421-0710 ACH	04/20/21-05/20/21 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$4,280.42
<b>Fund Total</b>								<b>\$22,236.49</b>

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

103	DD4988	06/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601053021 ACH	05/30/21-06/29/21 0050844716-01	Communication - Teleph	541005-53901	\$125.81
103	DD4990	06/20/21	TECO - ACH	060421-0710 ACH	04/20/21-05/20/21 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$445.43
<b>Fund Total</b>								<b>\$571.24</b>

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

104	DD4990	06/20/21	TECO - ACH	060421-0710 ACH	04/20/21-05/20/21 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$8,594.87
<b>Fund Total</b>								<b>\$8,594.87</b>

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

105	DD4990	06/20/21	TECO - ACH	060421-0710 ACH	04/20/21-05/20/21 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$418.66
<b>Fund Total</b>								<b>\$418.66</b>

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

106	DD4988	06/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601053021 ACH	05/30/21-06/29/21 0050844716-01	Misc-Internet Services	549031-53901	\$120.74
<b>Fund Total</b>								<b>\$120.74</b>

**CLEARING FUND - 800**

800	10380	06/04/21	BRIAN M. ROSS	PAYROLL	June 04, 2021 Payroll Posting			\$184.70
800	DD4945	06/10/21	ANDREW J. WILLIAMSON	PAYROLL	June 10, 2021 Payroll Posting			\$182.85
800	DD4946	06/10/21	KRISTIAN GUNDERSEN	PAYROLL	June 10, 2021 Payroll Posting			\$395.65
800	DD4947	06/10/21	PATRICK J. MCLANE	PAYROLL	June 10, 2021 Payroll Posting			\$182.85
800	DD4948	06/10/21	DOUGLAS R. MAYS	PAYROLL	June 10, 2021 Payroll Posting			\$2,266.72
800	DD4949	06/10/21	SONJA WHYTE	PAYROLL	June 10, 2021 Payroll Posting			\$1,339.34
800	DD4950	06/10/21	LIVAN SOTO VIEGO	PAYROLL	June 10, 2021 Payroll Posting			\$1,471.15
800	DD4951	06/10/21	GREGORY L. CHESNEY	PAYROLL	June 10, 2021 Payroll Posting			\$184.70
800	DD4952	06/10/21	DANIEL P. HAWKINS	PAYROLL	June 10, 2021 Payroll Posting			\$662.26
800	DD4953	06/10/21	DANIEL R. WOOLLEY	PAYROLL	June 10, 2021 Payroll Posting			\$700.10
800	DD4954	06/10/21	CRISTIAN A. GUABA	PAYROLL	June 10, 2021 Payroll Posting			\$1,303.04
800	DD4955	06/10/21	MATTHEW W. LEWIS	PAYROLL	June 10, 2021 Payroll Posting			\$184.70

**WESTCHASE**

Community Development District

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800	DD4956	06/10/21	CHAD E. FRISCO	PAYROLL	June 10, 2021 Payroll Posting			\$670.46
800	DD4957	06/10/21	KATHERINE A. LAMB	PAYROLL	June 10, 2021 Payroll Posting			\$330.28
800	DD4958	06/10/21	DANIEL R. HEFFRON	PAYROLL	June 10, 2021 Payroll Posting			\$121.91
800	DD4959	06/10/21	JAMES M. SCHNEIDER	PAYROLL	June 10, 2021 Payroll Posting			\$182.85
800	DD4960	06/10/21	MICHAEL F. MANN	PAYROLL	June 10, 2021 Payroll Posting			\$449.99
800	DD4961	06/10/21	JESSICA L. WEATHERMAN	PAYROLL	June 10, 2021 Payroll Posting			\$121.91
800	DD4962	06/10/21	JAMES J. WIMSATT	PAYROLL	June 10, 2021 Payroll Posting			\$184.70
800	DD4965	06/24/21	ANDREW J. WILLIAMSON	PAYROLL	June 24, 2021 Payroll Posting			\$365.71
800	DD4966	06/24/21	KRISTIAN GUNDERSEN	PAYROLL	June 24, 2021 Payroll Posting			\$286.94
800	DD4967	06/24/21	PATRICK J. MCLANE	PAYROLL	June 24, 2021 Payroll Posting			\$274.28
800	DD4968	06/24/21	DOUGLAS R. MAYS	PAYROLL	June 24, 2021 Payroll Posting			\$2,266.72
800	DD4969	06/24/21	SONJA WHYTE	PAYROLL	June 24, 2021 Payroll Posting			\$1,339.34
800	DD4970	06/24/21	LIVAN SOTO VIEGO	PAYROLL	June 24, 2021 Payroll Posting			\$1,431.06
800	DD4971	06/24/21	DANIEL P. HAWKINS	PAYROLL	June 24, 2021 Payroll Posting			\$341.30
800	DD4972	06/24/21	DANIEL R. WOOLLEY	PAYROLL	June 24, 2021 Payroll Posting			\$589.22
800	DD4973	06/24/21	CRISTIAN A. GUABA	PAYROLL	June 24, 2021 Payroll Posting			\$1,303.04
800	DD4974	06/24/21	CHAD E. FRISCO	PAYROLL	June 24, 2021 Payroll Posting			\$365.71
800	DD4975	06/24/21	KATHERINE A. LAMB	PAYROLL	June 24, 2021 Payroll Posting			\$152.38
800	DD4976	06/24/21	JASON C. BECKMAN	PAYROLL	June 24, 2021 Payroll Posting			\$182.85
800	DD4977	06/24/21	DANIEL R. HEFFRON	PAYROLL	June 24, 2021 Payroll Posting			\$304.75
800	DD4978	06/24/21	JAMES M. SCHNEIDER	PAYROLL	June 24, 2021 Payroll Posting			\$121.91
800	DD4979	06/24/21	JOSEPH H. MAURER	PAYROLL	June 24, 2021 Payroll Posting			\$91.42
800	DD4980	06/24/21	MICHAEL F. MANN	PAYROLL	June 24, 2021 Payroll Posting			\$259.77
800	DD4981	06/24/21	JESSICA L. WEATHERMAN	PAYROLL	June 24, 2021 Payroll Posting			\$422.82
800	DD4982	06/24/21	MICHAEL R. MILILLO	PAYROLL	June 24, 2021 Payroll Posting			\$182.85
<b>Fund Total</b>								<b>\$21,402.23</b>

<b>Total Chks Pd</b>	<b>\$713,366.58</b>
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## **Third Order of Business**

**3A.**

### RESOLUTION 2021-3

**A RESOLUTION OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021; AND ENDING SEPTEMBER 30, 2022, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR**

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, on June 1, 2021, the Board set August 3, 2021 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of Supervisors of the Westchase Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities

and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Hillsborough County political subdivision on compatible electronic medium tied to the property identification number no later than 15 September 2021 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Westchase Community Development District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Fla. Stat., and Rule 12D-18, Florida Administrative Code.

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

**Section 1.** The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

**Section 2. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and is hereby attached to this resolution, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the Westchase Community Development District for the Fiscal Year Ending September 30, 2022, as Adopted by the Board of Supervisors on August 3, 2021."



### Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the Westchase Community Development District, for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022 the sum of \_\_\_\_\_ (\$ \_\_\_\_\_) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND	\$
CAPITAL PROJECTS FUND	\$
ENTERPRISE FUNDS	\$
Total All Funds	\$

### Section 4. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

### Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

- a. That the Fiscal Year 2022 Maintenance Special Assessment Levy (the "assessment levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest

of special revenue, capital improvement and/or benefit assessment bonds. Said assessment levy shall be distributed as follows:

General Fund O & M  
Debt Service Fund

**[See Assessment Levy Resolution 2021-4]**  
**[See Assessment Levy Resolution 2021-4]**

- b. The designee of the Chair of the Board of Supervisors of the Westchase Community Development District shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Hillsborough County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Fla. Stat.) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably, and adopted this 3<sup>rd</sup> day of August, 2021.

Westchase Community Development District

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Chairman

Attest:

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Andrew P. Mendenhall, PMP  
Secretary

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

***Annual Operating Budget***

**Fiscal Year 2022**

**Version 3 - Approved Budget**  
**(Approved 6/1/2021)**

Prepared by:



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## **Westchase**

Community Development District

## **Operating Budget**

Fiscal Year 2022

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 24,459	\$ 25,524	\$ 15,000	\$ 5,779	\$ 4,128	\$ 9,907	\$ 11,000
Interest - Tax Collector	1,008	808	-	93	-	93	-
Special Assmnts- Tax Collector	2,698,370	2,708,385	2,699,206	2,576,663	122,543	2,699,206	2,695,264
Special Assmnts- Delinquents	-	486	-	-	-	-	-
Special Assmnts- Discounts	(99,883)	(99,386)	(107,968)	(98,742)	-	(98,742)	(107,811)
Disposition of Fixed Assets	7,500	-	-	-	-	-	-
Other Miscellaneous Revenues	8,739	9,524	-	4,656	-	4,656	-
Pavilion Rental	11,017	6,759	4,000	1,994	-	1,994	4,000
<b>TOTAL REVENUES</b>	<b>2,651,210</b>	<b>2,652,100</b>	<b>2,610,238</b>	<b>2,490,443</b>	<b>126,671</b>	<b>2,617,114</b>	<b>2,602,453</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	15,400	12,000	19,000	7,800	10,000	17,800	19,000
FICA Taxes	1,178	918	1,454	597	765	1,362	1,454
ProfServ-Dissemination Agent	-	2,000	-	-	-	-	-
ProfServ-Engineering	32,383	66,475	46,500	43,630	31,164	74,794	53,500
ProfServ-Legal Services	102,012	107,662	105,000	71,636	51,169	122,805	105,000
ProfServ-Mgmt Consulting Serv	111,552	113,349	116,858	68,167	48,692	116,858	120,130
ProfServ-Recording Secretary	10,231	8,533	11,000	4,205	3,004	7,209	11,000
Auditing Services	7,500	7,500	7,592	7,500	-	7,500	7,500
Postage and Freight	927	1,131	1,200	420	700	1,120	1,200
Insurance - General Liability	35,549	32,707	35,978	39,182	-	39,182	43,100
Printing and Binding	871	323	600	21	279	300	300
Legal Advertising	4,999	11,866	6,500	1,976	3,911	5,887	6,500
Misc-Assessmnt Collection Cost	30,956	27,665	50,569	49,558	2,451	52,009	46,205
Misc-Credit Card Fees	396	193	350	72	51	123	350
Misc-Contingency	6,019	30	100	-	100	100	100
Office Supplies	110	-	550	-	-	-	50
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>360,258</b>	<b>392,527</b>	<b>403,426</b>	<b>294,939</b>	<b>152,286</b>	<b>447,224</b>	<b>415,564</b>
<i>Flood Control/Stormwater Mgmt</i>							
Contracts-Lake and Wetland	118,000	118,000	118,000	68,833	49,167	118,000	118,000
Contracts-Fountain	7,020	7,020	7,020	4,010	3,520	7,530	7,020
R&M-Aquascaping	28,294	9,606	15,000	14,770	10,550	25,320	15,000
R&M-Drainage	23,816	19,505	28,000	13,199	9,428	22,627	28,000
R&M-Fountain	1,749	6,641	3,000	28,845	3,000	31,845	3,000
R&M-Lake Erosion	-	-	-	-	-	-	-
Impr - Lake Bank Restoration	-	75,194	-	-	-	-	-
Capital Outlay - Lake	-	27,601	-	-	-	-	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>178,879</b>	<b>263,567</b>	<b>171,020</b>	<b>129,657</b>	<b>75,665</b>	<b>205,322</b>	<b>171,020</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>Right of Way</b>							
Payroll-Salaries	199,817	199,077	198,246	138,907	59,339	198,246	208,159
Payroll-Benefits	59,522	70,158	62,454	58,000	4,454	62,454	62,454
Payroll - Overtime	20,488	20,265	17,500	14,287	3,213	17,500	17,500
Payroll - Bonus	13,495	10,500	35,883	10,500	25,383	35,883	35,883
FICA Taxes	27,047	26,865	28,221	18,422	7,885	26,307	28,979
Contracts-Police	135,121	137,030	145,000	84,851	60,180	145,031	145,000
Contracts-Other Services	19,560	21,560	19,560	11,410	8,150	19,560	19,560
Contracts-Landscape	525,608	571,172	562,608	336,931	225,677	562,608	562,608
Contracts-Mulch	147,592	147,592	147,592	73,796	73,796	147,592	147,592
Contracts-Plant Replacement	53,137	58,293	76,719	37,171	36,542	73,713	73,626
Contracts-Road Cleaning	9,988	8,351	11,135	7,357	3,778	11,135	11,135
Contracts-Security Alarms	641	836	641	338	340	678	681
Contracts-Pest Control	726	576	540	336	240	576	540
Contracts-Other Landscape	5,760	480	-	-	-	-	-
Fuel, Gasoline and Oil	13,620	9,452	13,000	5,654	4,039	9,693	13,000
Communication - Teleph - Field	4,544	4,812	5,000	3,325	2,375	5,700	5,000
Utility - General	24,208	21,637	23,275	13,391	9,565	22,956	23,275
Utility - Reclaimed Water	4,950	3,502	10,000	2,541	6,815	9,356	10,000
Insurance - General Liability	3,403	3,123	3,435	3,722	-	3,722	4,094
R&M-General	34,896	42,618	42,500	15,865	23,332	39,197	42,500
R&M-Equipment	9,521	8,264	8,000	5,588	2,412	8,000	8,000
R&M-Grounds	196,706	101,074	102,800	89,985	12,815	102,800	80,000
R&M-Irrigation	61,263	59,102	75,000	29,100	35,786	64,886	75,000
R&M-Sidewalks	4,641	15,195	15,616	6,409	4,578	10,987	15,616
R&M-Signage	1,020	8,961	6,000	2,708	3,292	6,000	6,000
R&M-Walls and Signage	34,083	14,540	32,500	18,344	23,103	41,447	32,500
Misc-Holiday Decor	12,493	7,696	10,000	15,370	-	15,370	10,000
Misc-Hurricane Expense	14,625	-	-	-	-	-	-
Misc-Taxes (Streetlights)	35,670	34,076	34,076	34,076	-	34,076	34,076
Misc-Contingency	2,510	5,614	5,000	1,170	3,830	5,000	5,000
Office Supplies	615	1,535	3,500	1,197	2,303	3,500	3,500
Cleaning Services	560	837	-	4,003	2,750	6,753	6,600
Op Supplies - General	5,369	4,920	6,000	1,114	4,886	6,000	6,000
Op Supplies - Uniforms	408	260	600	260	340	600	600
Supplies - Misc.	5,019	141	600	-	600	600	600
Subscriptions and Memberships	2,738	1,435	400	3,045	300	3,345	400
Conference and Seminars	-	320	1,000	-	1,000	1,000	1,000
Cap Outlay - Vehicles	53,642	-	-	-	-	-	-
Cap Outlay	7,130	15,155	-	-	-	-	-
<b>Total Right of Way</b>	<b>1,752,136</b>	<b>1,637,024</b>	<b>1,704,401</b>	<b>1,049,173</b>	<b>653,098</b>	<b>1,702,271</b>	<b>1,696,478</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>Common Area</b>							
R&M-General	13,473	11,685	17,000	19,452	13,894	33,346	17,000
R&M-Boardwalks	-	-	700	-	700	700	700
R&M-Brick Pavers	-	-	1,200	-	1,200	1,200	1,200
R&M-Grounds	440	2,100	1,500	1,102	398	1,500	1,500
R&M-Signage	600	-	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	13,360	-	900	-	900	900	900
Misc-Internet Services	7,209	6,732	7,391	4,285	3,061	7,346	7,391
Impr - Park	16,350	-	301,300	-	-	-	289,300
Impr - Landscape	-	-	-	49,890	50,110	100,000	-
<b>Total Common Area</b>	<b>51,432</b>	<b>20,517</b>	<b>331,391</b>	<b>74,729</b>	<b>71,663</b>	<b>146,392</b>	<b>319,391</b>
<b>TOTAL EXPENDITURES</b>	<b>2,342,705</b>	<b>2,313,635</b>	<b>2,610,238</b>	<b>1,548,498</b>	<b>952,712</b>	<b>2,501,209</b>	<b>2,602,453</b>
Excess (deficiency) of revenues							
Over (under) expenditures	308,505	338,465	-	941,945	(826,041)	115,905	(0)
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	-	100,541	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>100,541</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(0)</b>
Net change in fund balance	308,505	439,006	-	941,945	(826,041)	115,905	(0)
<b>FUND BALANCE, BEGINNING</b>	<b>2,822,944</b>	<b>3,131,449</b>	<b>3,570,455</b>	<b>3,570,455</b>	<b>-</b>	<b>3,570,455</b>	<b>3,686,360</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 3,131,449</b>	<b>\$ 3,570,455</b>	<b>\$ 3,570,455</b>	<b>\$ 4,512,400</b>	<b>\$ (826,041)</b>	<b>\$ 3,686,360</b>	<b>\$ 3,686,360</b>



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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 3,686,360
Net Change in Fund Balance - Fiscal Year 2022	(0)
Reserves - Fiscal Year 2022 Additions	-
<b>Total Funds Available (Estimated) - 9/30/22</b>	<b>3,686,360</b>

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

Deposits	\$ 5,524
Subtotal	<u>5,524</u>

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	650,613 <sup>(1)</sup>
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	502,031
Subtotal	<u>1,212,644</u>

<b>Total Allocation of Available Funds</b>	<b><u>1,218,168</u></b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 2,468,191</u></b>
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(1) Represents approximately 3 months of budgeted expenditures.

**Budget Narrative**  
Fiscal Year 2022**REVENUES****Interest-Investments**

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

**Special Assessments-Tax Collector**

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

**Special Assessments-Discounts**

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

**Pavilion Rental**

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

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

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

**Professional Services-Engineering**

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

**Professional Services-Legal Services**

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

**Professional Services-Management Consulting Services**

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

**Professional Services-Recording Secretary**

The recording of the board minutes by Richard Lee Recording. Their charges include an up to \$88 hourly appearance fee, \$5.75 per page, audio and postage expenditures.

**Auditing Services**

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

**Postage and Freight**

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

**Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Administrative** (continued)**Insurance-General Liability**

The District's Property Insurance policy is with Public Insurance Risk. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected 10% increase in the premium.

**Printing and Binding**

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

**Legal Advertising**

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

**Miscellaneous-Assessment Collection Costs**

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

**Miscellaneous-Credit Card Fees**

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

**Miscellaneous-Contingency**

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

**Office Supplies**

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

**Annual District Filing Fee**

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

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

*A&B Aquatics* contract is \$9,333 per month. Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD lakes. Herbicides will consist of chemical treatments. Algae control will include hand removal and chemical treatments.

**Contracts-Fountain**

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

**Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Flood Control/Stormwater Management** (continued)**R&M-Aquascaping**

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

**R&M-Drainage**

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

**R&M-Fountain**

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

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

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

**Payroll-Benefits**

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

**Payroll-Overtime**

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

**Payroll-Bonus**

Annual bonuses given to field staff.

**FICA Taxes**

Taxes for the regular payroll, overtime and bonus.

**Contracts-Police**

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

**Contracts-Other Services**

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

**Contracts-Landscape**

*The Davey Tree Expert* contract amount is \$46,884 per month for landscape maintenance services for the District.

**Contracts-Mulch**

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

**Contracts-Plant Replacement**

*The Davey Tree Expert* contract amount is \$76,719 per year for seasonal plant installation per contract specifications.

**Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Right of Way** (continued)**Contracts-Road Cleaning**

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

**Contracts-Security Alarms**

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

**Contracts-Pest Control**

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

**Fuel, Gasoline & Oil**

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

**Communication-Telephone**

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

**Utility-General**

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

**Utility-Reclaimed Water**

Hillsborough County (BOCC) reclaimed water.

**Insurance-General Liability**

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

**R&M-General**

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

**R&M-Equipment**

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

**R&M-Grounds**

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

**R&M-Irrigation**

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

**R&M-Sidewalks**

Planned repairs for the District sidewalks.

**R&M-Signage**

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

**Budget Narrative**  
Fiscal Year 2022

<b>EXPENDITURES</b>
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**Right of Way** (continued)**R&M-Walls**

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

**Miscellaneous-Holiday Decor**

Seasonal decorations for the field property.

**Miscellaneous-Taxes (Street Lights)**

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

**Miscellaneous-Contingency**

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

**Office Supplies**

General office supplies that are needed for field operation.

**Cleaning Services**

The estimated amount is \$140 per month for the field office cleaning.

**Operating Supplies - General**

Supplies needed for District operation.

**Operating Supplies - Uniforms**

Uniforms for field employees.

**Supplies - Miscellaneous**

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

**Subscriptions and Memberships**

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

**Conferences and Seminars**

Training for field staff.

**Common Area (Park & Recreation)****R&M-General**

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

**R&M-Boardwalks**

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

**Budget Narrative**  
Fiscal Year 2022**EXPENDITURES****Common Area (Park & Recreation)** (continued)**R&M-Brick Pavers**

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

**R&M-Grounds**

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

**R&M-Signage**

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

**R&M-Walls**

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

**Miscellaneous-Internet Services**

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

**Impr - Park**

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

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 2,112	\$ 2,502	\$ 1,500	\$ 564	\$ 403	\$ 967	\$ 1,000
Special Assmnts- Tax Collector	62,997	57,746	56,138	55,268	870	56,138	56,138
Special Assmnts- Discounts	(4,305)	(2,134)	(2,246)	(2,118)	-	(2,118)	(2,246)
Capital Improvement	53,313	-	-	-	-	-	-
Gate Bar Code/Remotes	552	388	-	226	-	226	-
<b>TOTAL REVENUES</b>	<b>114,669</b>	<b>58,502</b>	<b>55,392</b>	<b>53,940</b>	<b>1,273</b>	<b>55,213</b>	<b>54,892</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,334	671	1,122	1,063	17	1,080	1,123
Misc-Credit Card Fees	14	13	15	9	-	9	15
<b>Total Administrative</b>	<b>1,348</b>	<b>684</b>	<b>1,137</b>	<b>1,072</b>	<b>17</b>	<b>1,089</b>	<b>1,138</b>
<i>Right of Way</i>							
Communication - Teleph - Field	2,849	3,794	2,831	1,754	1,253	3,007	3,300
Electricity - Streetlighting	5,521	5,337	8,585	3,181	2,319	5,500	5,500
Insurance - General Liability	1,511	1,387	1,526	1,665	-	1,665	1,832
R&M-General	25,179	6,372	19,700	10,657	9,043	19,700	19,700
R&M-Gate	13,319	4,677	6,340	2,948	3,392	6,340	6,340
Reserve - Roadways	-	-	15,273	-	-	-	17,083
<b>Total Right of Way</b>	<b>48,379</b>	<b>21,567</b>	<b>54,255</b>	<b>20,205</b>	<b>16,007</b>	<b>36,212</b>	<b>53,755</b>
<b>TOTAL EXPENDITURES</b>	<b>49,727</b>	<b>22,251</b>	<b>55,392</b>	<b>21,277</b>	<b>16,024</b>	<b>37,301</b>	<b>54,892</b>
Excess (deficiency) of revenues							
Over (under) expenditures	64,942	36,251	-	32,663	(14,751)	17,912	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	64,942	36,251	-	32,663	(14,751)	17,912	-
<b>FUND BALANCE, BEGINNING</b>	<b>244,213</b>	<b>309,155</b>	<b>345,406</b>	<b>345,406</b>	<b>-</b>	<b>345,406</b>	<b>363,318</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 309,155</b>	<b>\$ 345,406</b>	<b>\$ 345,406</b>	<b>\$ 378,069</b>	<b>\$ (14,751)</b>	<b>\$ 363,318</b>	<b>\$ 363,318</b>



**Exhibit "B"**

## Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2022	\$ 363,318
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	17,083
<b>Total Funds Available (Estimated) - 9/30/22</b>	<b>380,402</b>

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

Deposits	\$ 3,628
Subtotal	3,628

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating	9,452 <sup>(1)</sup>
Reserves - Roadways Prior Years	91,638
Reserves - Roadways FY 2021	15,273
Reserves - Roadways FY 2022	17,083
Subtotal	123,994

<b>Total Allocation of Available Funds</b>	<b>137,074</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 243,328</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2026
Anticipated Replacement Costs	\$ 168,000.00
Anticipated Reserve	\$ 168,000.00

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 20,849
Net Change in Fund Balance - Fiscal Year 2022	0
Reserves - Fiscal Year 2022 Additions	-
<b>Total Funds Available (Estimated) - 9/30/22</b>	<b>20,849</b>

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

Deposits	\$ 4,043
Subtotal	<u>4,043</u>

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	4,371 <sup>(1)</sup>
Subtotal	<u>4,371</u>

<b>Total Allocation of Available Funds</b>	<b>8,414</b>
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<b>Total Unassigned (undesignated) Cash</b>	<u><u>\$ 12,435</u></u>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 316	\$ 297	\$ 250	\$ 40	\$ 29	\$ 69	\$ 65
Special Assmnts- Tax Collector	3,842	3,842	5,842	5,752	90	5,842	5,842
Special Assmnts- Discounts	(142)	(142)	(234)	(220)	-	(220)	(234)
Gate Bar Code/Remotes	130	69	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>4,146</b>	<b>4,066</b>	<b>5,858</b>	<b>5,572</b>	<b>119</b>	<b>5,691</b>	<b>5,673</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	44	45	117	111	2	113	117
Misc-Credit Card Fees	2	2	5	-	-	-	5
<b>Total Administrative</b>	<b>46</b>	<b>47</b>	<b>122</b>	<b>111</b>	<b>2</b>	<b>113</b>	<b>122</b>
<i>Right of Way</i>							
Communication - Teleph - Field	1,875	1,800	1,980	1,050	750	1,800	1,800
Insurance - General Liability	404	2,309	2,540	2,743	-	2,743	3,017
R&M-General	-	3,250	1,500	-	-	-	1,500
R&M-Gate	1,935	8,023	3,619	1,210	160	1,370	1,500
R&M-Streetlights	308	293	500	167	144	311	500
Reserve - Roadways	-	-	1,834	-	-	-	2,160
<b>Total Right of Way</b>	<b>4,522</b>	<b>15,675</b>	<b>11,973</b>	<b>5,170</b>	<b>1,054</b>	<b>6,224</b>	<b>10,477</b>
<b>TOTAL EXPENDITURES</b>	<b>4,568</b>	<b>15,722</b>	<b>12,095</b>	<b>5,281</b>	<b>1,056</b>	<b>6,337</b>	<b>10,599</b>
Excess (deficiency) of revenues Over (under) expenditures	(422)	(11,656)	(6,237)	291	(938)	(647)	(4,926)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	(6,237)	-	-	-	(4,926)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(6,237)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(4,926)</b>
Net change in fund balance	(422)	(11,656)	(6,237)	291	(938)	(647)	(4,926)
<b>FUND BALANCE, BEGINNING</b>	<b>36,559</b>	<b>36,137</b>	<b>24,481</b>	<b>24,481</b>	<b>-</b>	<b>24,481</b>	<b>23,834</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 36,137</b>	<b>\$ 24,481</b>	<b>\$ 18,244</b>	<b>\$ 24,772</b>	<b>\$ (938)</b>	<b>\$ 23,834</b>	<b>\$ 18,908</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 201	\$ 185	\$ 150	\$ 36	26	\$ 62	\$ 150
Special Assmnts- Tax Collector	18,172	18,174	18,057	17,777	280	18,057	18,057
Special Assmnts- Discounts	(673)	(672)	(722)	(681)	-	(681)	(722)
<b>TOTAL REVENUES</b>	<b>17,700</b>	<b>17,687</b>	<b>17,485</b>	<b>17,132</b>	<b>306</b>	<b>17,438</b>	<b>17,485</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	208	211	361	342	6	348	361
<b>Total Administrative</b>	<b>208</b>	<b>211</b>	<b>361</b>	<b>342</b>	<b>6</b>	<b>348</b>	<b>361</b>
<i>Right of Way</i>							
R&M-Streetlights	18,242	18,056	17,124	10,616	7,584	\$ 18,200	17,124
<b>Total Right of Way</b>	<b>18,242</b>	<b>18,056</b>	<b>17,124</b>	<b>10,616</b>	<b>7,584</b>	<b>18,200</b>	<b>17,124</b>
<b>TOTAL EXPENDITURES</b>	<b>18,450</b>	<b>18,267</b>	<b>17,485</b>	<b>10,958</b>	<b>7,590</b>	<b>18,548</b>	<b>17,485</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(750)	(580)	-	6,174	(7,284)	(1,110)	(0)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(0)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(0)</b>
Net change in fund balance	(750)	(580)	-	6,174	(7,284)	(1,110)	0
<b>FUND BALANCE, BEGINNING</b>	<b>23,289</b>	<b>22,539</b>	<b>21,959</b>	<b>21,959</b>	<b>-</b>	<b>21,959</b>	<b>20,849</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 22,539</b>	<b>\$ 21,959</b>	<b>\$ 21,959</b>	<b>\$ 28,133</b>	<b>\$ (7,284)</b>	<b>\$ 20,849</b>	<b>\$ 20,849</b>

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 23,834
Net Change in Fund Balance - Fiscal Year 2022	(4,926)
Reserves - Fiscal Year 2022 Additions	2,160
<b>Total Funds Available (Estimated) - 9/30/22</b>	<b>21,068</b>

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

Deposits	\$ 20
Subtotal	20

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	2,110 <sup>(1)</sup>
Reserves - Roadways Prior Years	13,936
Reserves - Roadways FY 2021	1,834
Reserves - Roadways FY 2022	2,160
Subtotal	20,040

<b>Total Allocation of Available Funds</b>	<b>20,060</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 1,009</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2029
Anticipated Replacement Costs	\$ 30,890.40
Anticipated Reserve Balance	\$ 30,890.40

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 205	\$ 247	\$ 150	\$ 61	\$ 44	\$ 105	\$ 150
Special Assmnts- Tax Collector	6,955	6,956	6,807	6,702	105	6,807	5,520
Special Assmnts- Discounts	(257)	(257)	(272)	(257)	-	(257)	(221)
<b>TOTAL REVENUES</b>	<b>6,903</b>	<b>6,946</b>	<b>6,685</b>	<b>6,506</b>	<b>149</b>	<b>6,655</b>	<b>5,449</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	80	81	136	129	2	131	110
<b>Total Administrative</b>	<b>80</b>	<b>81</b>	<b>136</b>	<b>129</b>	<b>2</b>	<b>131</b>	<b>110</b>
<i>Right of Way</i>							
R&M - General	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roadways	-	-	1,549	-	-	-	339
<b>Total Right of Way</b>	<b>-</b>	<b>-</b>	<b>6,549</b>	<b>-</b>	<b>5,000</b>	<b>5,000</b>	<b>5,339</b>
<b>TOTAL EXPENDITURES</b>	<b>80</b>	<b>81</b>	<b>6,685</b>	<b>129</b>	<b>5,002</b>	<b>5,131</b>	<b>5,449</b>
Excess (deficiency) of revenues							
Over (under) expenditures	6,823	6,865	-	6,377	(4,854)	1,523	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	6,823	6,865	-	6,377	(4,854)	1,523	-
<b>FUND BALANCE, BEGINNING</b>	<b>23,664</b>	<b>30,487</b>	<b>37,352</b>	<b>37,352</b>	<b>-</b>	<b>37,352</b>	<b>38,875</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 30,487</b>	<b>\$ 37,352</b>	<b>\$ 37,352</b>	<b>\$ 43,729</b>	<b>\$ (4,854)</b>	<b>\$ 38,875</b>	<b>\$ 38,875</b>

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 38,875
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	339
<b>Total Funds Available (Estimated) - 9/30/22</b>	<b>39,214</b>

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

Operating Reserves - First Quarter Operating Capital	\$ 1,278 <sup>(1)</sup>
Reserves - Roadways Prior Years	10,845
Reserves - Roadways FY 2021	1,549
Reserves - Roadways FY 2022	339
Subtotal	<u>14,010</u>
<b>Total Allocation of Available Funds</b>	<b>14,010</b>

<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 25,204</u></b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2032
Anticipated Replacement Costs balance	\$ 15,780.00
Current Budgeted Reserve Balance	\$ 15,780.00

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 3,090	\$ 2,913	\$ 500	\$ 591	\$ 422	\$ 1,013	\$ 500
Special Assmnts- Tax Collector	300,588	300,626	300,625	295,968	4,657	300,625	344,186
Special Assmnts- Discounts	(11,127)	(11,111)	(12,025)	(11,342)	-	(11,342)	(13,767)
Gate Bar Code/Remotes	2,084	2,727	-	1,591	-	1,591	-
<b>TOTAL REVENUES</b>	<b>294,635</b>	<b>295,155</b>	<b>289,100</b>	<b>286,808</b>	<b>5,079</b>	<b>291,887</b>	<b>330,919</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	3,448	3,494	6,013	5,693	93	5,786	6,884
Misc-Credit Card Fees	68	91	120	56	24	80	80
<b>Total Administrative</b>	<b>3,516</b>	<b>3,585</b>	<b>6,133</b>	<b>5,749</b>	<b>117</b>	<b>5,866</b>	<b>6,964</b>
<i>Right of Way</i>							
Contracts-Security Services	176,458	177,676	160,000	106,584	76,131	182,715	176,200
Contracts-Pest Control	240	240	240	140	100	240	240
Communication - Teleph - Field	1,863	2,086	3,000	1,227	876	2,103	2,100
Insurance - General Liability	773	713	855	931	-	931	1,024
R&M-General	58,693	43,079	21,760	15,909	11,364	27,273	21,760
R&M-Gate	3,860	6,125	10,000	11,784	775	12,559	10,000
R&M-Streetlights	51,479	50,682	52,000	29,978	21,413	51,391	52,000
Cap Outlay - Signage	-	20,455	-	-	-	-	-
Reserve - Roadways	-	-	44,112	-	-	-	60,631
<b>Total Right of Way</b>	<b>293,366</b>	<b>301,056</b>	<b>291,967</b>	<b>166,553</b>	<b>110,659</b>	<b>277,212</b>	<b>323,955</b>
<b>TOTAL EXPENDITURES</b>	<b>296,882</b>	<b>304,641</b>	<b>298,100</b>	<b>172,302</b>	<b>110,776</b>	<b>283,078</b>	<b>330,919</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(2,247)	(9,486)	(9,000)	114,506	(105,697)	8,809	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	(9,000)	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(9,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(2,247)	(9,486)	(9,000)	114,506	(105,697)	8,809	-
<b>FUND BALANCE, BEGINNING</b>	<b>357,287</b>	<b>355,040</b>	<b>345,554</b>	<b>345,554</b>	<b>-</b>	<b>345,554</b>	<b>354,363</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 355,040</b>	<b>\$ 345,554</b>	<b>\$ 336,554</b>	<b>\$ 460,060</b>	<b>\$ (105,697)</b>	<b>\$ 354,363</b>	<b>\$ 354,363</b>



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

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2022	\$ 354,363
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	60,631
<b>Total Funds Available (Estimated) - 9/30/22</b>	<b>414,994</b>

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

Deposits	\$ 7,425
Subtotal	7,425

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	29,570 <sup>(1)</sup>
Reserves - Roadways Prior Years	273,256
Reserves - Roadways FY 2021	44,112
Reserves - Roadways FY 2022	60,631
Subtotal	377,999

<b>Total Allocation of Available Funds</b>	<b>414,994</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 0</b>
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**Notes**

(1) **Should** represent approximately 3 months of budgeted expenditures: \$67,547.

Anticipated Replacement Year	2033
Anticipated Replacement Costs	\$ 1,044,939.60
Anticipated Reserve Balance	\$ 1,044,939.60

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 506	\$ 522	\$ 300	\$ 113	\$ 81	\$ 194	\$ 300
Special Assmnts- Tax Collector	16,417	16,417	16,152	15,902	250	16,152	16,056
Special Assmnts- Discounts	(608)	(607)	(646)	(609)	-	(609)	(642)
Gate Bar Code/Remotes	98	-	-	97			-
<b>TOTAL REVENUES</b>	<b>16,413</b>	<b>16,332</b>	<b>15,806</b>	<b>15,503</b>	<b>331</b>	<b>15,737</b>	<b>15,713</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	188	191	323	306	5	311	321
Misc-Credit Card Fees	2	-	10	1	-	1	10
<b>Total Administrative</b>	<b>190</b>	<b>191</b>	<b>333</b>	<b>307</b>	<b>5</b>	<b>312</b>	<b>331</b>
<i>Right of Way</i>							
Communication - Teleph - Field	1,342	1,493	1,450	877	626	1,503	1,450
Insurance - General Liability	314	288	317	343	-	343	377
R&M-General	1,600	3,400	1,000	-	500	500	1,000
R&M-Gate	1,860	369	3,800	837	598	1,435	3,800
R&M-Streetlights	5,636	5,557	5,800	3,153	2,252	5,405	5,800
Reserve - Roadways	-	-	3,106	-	-	-	2,955
<b>Total Right of Way</b>	<b>10,752</b>	<b>11,107</b>	<b>15,473</b>	<b>5,210</b>	<b>3,976</b>	<b>9,186</b>	<b>15,382</b>
<b>TOTAL EXPENDITURES</b>	<b>10,942</b>	<b>11,298</b>	<b>15,806</b>	<b>5,517</b>	<b>3,981</b>	<b>9,498</b>	<b>15,713</b>
Excess (deficiency) of revenues Over (under) expenditures	5,471	5,034	-	9,986	(3,651)	6,238	-
Net change in fund balance	5,471	5,034	-	9,986	(3,651)	6,238	-
<b>FUND BALANCE, BEGINNING</b>	<b>58,561</b>	<b>64,032</b>	<b>69,066</b>	<b>69,066</b>	<b>-</b>	<b>69,066</b>	<b>75,304</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 64,032</b>	<b>\$ 69,066</b>	<b>\$ 69,066</b>	<b>\$ 79,052</b>	<b>\$ (3,651)</b>	<b>\$ 75,304</b>	<b>\$ 75,304</b>

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 75,304
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	2,955
<b>Total Funds Available (Estimated) - 9/30/22</b>	<b>78,259</b>

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

Deposits	800
Subtotal	800

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	\$ 3,190 <sup>(1)</sup>
Reserves - Roadways Prior Years	36,005
Reserves - Roadways FY 2021	3,106
Reserves - Roadways FY 2022	2,955
Subtotal	42,066

<b>Total Allocation of Available Funds</b>	<b>46,055</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 32,204</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2031
Anticipated Replacement Costs	\$ 65,704.80
Anticipated Reserve Balance	\$ 65,704.80

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 38	\$ 2	\$ -	\$ 2	\$ -	\$ 2	\$ -
Special Assmnts- Tax Collector	118,990	119,005	235,000	231,360	3,640	235,000	126,326
Special Assmnts- Discounts	(4,407)	(4,398)	(9,400)	(8,866)	-	(8,866)	(5,053)
<b>TOTAL REVENUES</b>	<b>114,621</b>	<b>114,609</b>	<b>225,600</b>	<b>222,496</b>	<b>3,640</b>	<b>226,136</b>	<b>121,273</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,368	1,383	4,700	4,450	73	4,523	2,527
<b>Total Administrative</b>	<b>1,368</b>	<b>1,383</b>	<b>4,700</b>	<b>4,450</b>	<b>73</b>	<b>4,523</b>	<b>2,527</b>
<i>Right of Way</i>							
R&M-General	-	8,130	-	-	-	-	-
R&M-Streetlights	106,313	99,945	105,000	59,891	43,238	103,129	105,000
Reserve - Roadways	-	-	7,967	-	-	-	13,746
<b>Total Right of Way</b>	<b>106,313</b>	<b>108,075</b>	<b>112,967</b>	<b>59,891</b>	<b>43,238</b>	<b>103,129</b>	<b>118,746</b>
<b>TOTAL EXPENDITURES</b>	<b>107,681</b>	<b>109,458</b>	<b>117,667</b>	<b>64,341</b>	<b>43,311</b>	<b>107,652</b>	<b>121,273</b>
Excess (deficiency) of revenues							
Over (under) expenditures	6,940	5,151	107,933	158,155	(39,671)	118,484	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	107,933	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>107,933</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	6,940	5,151	107,933	158,155	(39,671)	118,484	-
<b>FUND BALANCE, BEGINNING</b>	<b>(10,022)</b>	<b>(3,082)</b>	<b>2,069</b>	<b>2,069</b>	<b>-</b>	<b>2,069</b>	<b>120,553</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ (3,082)</b>	<b>\$ 2,069</b>	<b>\$ 110,002</b>	<b>\$ 160,224</b>	<b>\$ (39,671)</b>	<b>\$ 120,553</b>	<b>\$ 120,553</b>

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

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2022	\$ 120,553
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	13,746
<b>Total Funds Available (Estimated) - 9/30/22</b>	<b>134,299</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

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

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	26,882 <sup>(1)</sup>
Reserves - Roadways FY Prior Year	44,000
Reserves - Roadways FY 2021	7,967
Reserves - Roadways FY 2022	13,746
Subtotal	<u>65,713</u>

<b>Total Allocation of Available Funds</b>	<b>111,195</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 23,105</u></b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2028
Anticipated Replacement Costs	\$ 148,189.20
Anticipated Reserve Balance	\$ 148,189.20

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 115	\$ 126	\$ 90	\$ 28	\$ 20	\$ 48	\$ 90
Special Assmnts- Tax Collector	7,776	7,777	7,778	7,658	120	7,778	7,778
Special Assmnts- Discounts	(288)	(287)	(311)	(293)	-	(293)	(311)
<b>TOTAL REVENUES</b>	<b>7,603</b>	<b>7,616</b>	<b>7,557</b>	<b>7,393</b>	<b>140</b>	<b>7,533</b>	<b>7,557</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	89	90	156	147	2	149	156
<b>Total Administrative</b>	<b>89</b>	<b>90</b>	<b>156</b>	<b>147</b>	<b>2</b>	<b>149</b>	<b>156</b>
<i>Right of Way</i>							
R&M-Streetlights	5,201	4,968	4,999	2,919	2,085	5,004	4,999
Capital Outlay	-	-	-	-	-	-	-
Reserve - Roadways	-	-	2,402	-	-	-	2,402
<b>Total Right of Way</b>	<b>5,201</b>	<b>4,968</b>	<b>7,401</b>	<b>2,919</b>	<b>2,085</b>	<b>5,004</b>	<b>7,401</b>
<b>TOTAL EXPENDITURES</b>	<b>5,290</b>	<b>5,058</b>	<b>7,557</b>	<b>3,066</b>	<b>2,087</b>	<b>5,153</b>	<b>7,557</b>
Excess (deficiency) of revenues							
Over (under) expenditures	2,313	2,558	-	4,327	(1,947)	2,380	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	2,313	2,558	-	4,327	(1,947)	2,380	-
<b>FUND BALANCE, BEGINNING</b>	<b>13,234</b>	<b>15,547</b>	<b>18,105</b>	<b>18,105</b>	<b>-</b>	<b>18,105</b>	<b>20,485</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 15,547</b>	<b>\$ 18,105</b>	<b>\$ 18,105</b>	<b>\$ 22,432</b>	<b>\$ (1,947)</b>	<b>\$ 20,485</b>	<b>\$ 20,485</b>

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

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2022	\$ 20,485
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	2,402
<b>Total Funds Available (Estimated) - 9/30/22</b>	<b>22,887</b>

**Assigned Fund Balance**

Operating Reserves - First Quarter Operating Capital	\$ 1,289 <sup>(1)</sup>
Reserves - Roadways Prior Years	11,787
Reserves - Roadways FY 2021	2,402
Reserves - Roadways FY 2022	2,402
Subtotal	<u>16,591</u>
<b>Total Allocation of Available Funds</b>	<b>17,880</b>

<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 5,007</u></b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

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

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 1,442	\$ 1,556	\$ 800	\$ 347	\$ 248	\$ 595	\$ 500
Special Assmnts- Tax Collector	26,614	26,617	25,926	25,524	402	25,926	25,447
Special Assmnts- Discounts	(985)	(984)	(1,037)	(978)	-	(978)	(1,018)
Gate Bar Code/Remotes	195	295	-	65	-	65	-
<b>TOTAL REVENUES</b>	<b>27,266</b>	<b>27,484</b>	<b>25,689</b>	<b>24,958</b>	<b>650</b>	<b>25,608</b>	<b>24,929</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	305	309	519	491	8	499	509
Misc-Credit Card Fees	4	9	25	-	-	-	10
<b>Total Administrative</b>	<b>309</b>	<b>318</b>	<b>544</b>	<b>491</b>	<b>8</b>	<b>499</b>	<b>519</b>
<i>Right of Way</i>							
Communication - Teleph - Field	-	-	1,150	-	-	-	-
Insurance - General Liability	315	291	349	392	-	392	431
R&M-General	-	2,030	4,401	-	4,401	4,401	5,551
R&M-Drainage	-	650	3,000	1,805	1,195	3,000	3,000
R&M-Gate	834	2,390	5,000	4,417	583	5,000	5,000
Misc-Internet Services	1,262	1,412	1,272	849	606	1,455	1,500
Reserve - Roadways	-	-	9,973	-	-	-	8,928
<b>Total Right of Way</b>	<b>2,411</b>	<b>6,773</b>	<b>25,145</b>	<b>7,463</b>	<b>6,785</b>	<b>14,248</b>	<b>24,410</b>
<b>TOTAL EXPENDITURES</b>	<b>2,720</b>	<b>7,091</b>	<b>25,689</b>	<b>7,954</b>	<b>6,793</b>	<b>14,747</b>	<b>24,929</b>
Excess (deficiency) of revenues							
Over (under) expenditures	24,546	20,393	-	17,004	(6,144)	10,860	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	24,546	20,393	-	17,004	(6,144)	10,860	-
<b>FUND BALANCE, BEGINNING</b>	<b>166,740</b>	<b>191,286</b>	<b>211,679</b>	<b>211,679</b>	<b>-</b>	<b>211,679</b>	<b>222,539</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 191,286</b>	<b>\$ 211,679</b>	<b>\$ 211,679</b>	<b>\$ 228,683</b>	<b>\$ (6,144)</b>	<b>\$ 222,539</b>	<b>\$ 222,539</b>



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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 222,539
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	8,928
<b>Total Funds Available (Estimated) - 9/30/22</b>	<b>231,467</b>

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

Operating Reserves - First Quarter Operating Capital	\$ 4,000 <sup>(1)</sup>
Reserves - Roadways Prior Years	106,333
Reserves - Roadways FY 2021	9,973
Reserves - Roadways FY 2022	8,928
Subtotal	<u>125,234</u>
<b>Total Allocation of Available Funds</b>	<b>129,234</b>

<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 102,233</u></b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2033
Anticipated Replacement Costs	\$ 214,509.60
Anticipated Reserve Balance	\$ 214,509.60

## **Westchase**

Community Development District

### **Supporting Budget Schedules**

Fiscal Year 2022

## Comparison of Assessment Rates

### Fiscal Year 2022 vs. Fiscal Year 2021

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change
104		Wycliffe	30	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
110	65'	Bennington	108	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
110	70'	Woodbay	163	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
111		Berkley Square	122	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
115		Glenfield	101	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
117		Keswick Forest	64	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
121		Shopping Center	9.9	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
122		Shopping Center	7.24	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
201		Glenclyff	48	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
203		Harbor Links	109	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
205		Harbor Links Estates	63	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
211		The Enclave	108	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
214		Saville Rowe	36	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
225		Ayshire	49	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
227		Cheshire	81	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
229		Derbyshire	105	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
123/125		Epic Properties	400	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
221/223		Radcliffe	154	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
231a		7/11	1.17	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
231b		Primrose	1.27	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
231c		Professional Center	1.82	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
235/240		Professional Center	5.54	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
Remax Real Estate		Remax Real Estate	0.53	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
Golf Course		Golf Course	61.1	\$0.00	\$0.00	n/a	\$90.20	\$87.70	2.85%

## Comparison of Assessment Rates

### Fiscal Year 2022 vs. Fiscal Year 2021

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change
302		Greensprings	60	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
303		Greencrest	54	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
304		Greenhedges	53	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
305		Greenmont	41	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
306		Greendale	59	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
307		Greenpoint	153	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
322	50'	Village Green	10	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
322	60'	Village Green	67	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
322	TH	Village Green	13	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
323	50'	Westpark Village	77	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
323	60'	Westpark Village	10	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
323	Dplx/Villa	Westpark Village	38	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
323	TH	Westpark Village	37	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
324	TH(80')	Westpark Village	22	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
324	TH(115')	Westpark Village	22	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
324	Dplx/Villa	Westpark Village	24	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
324	50'	Westpark Village	40	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
324	60'	Westpark Village	6	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
325A	TH	Westpark Village	50	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
326	TH(80')	Westpark Village	22	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
326	Dplx/Villa	Westpark Village	30	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
326	50'	Westpark Village	17	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
370		Castleford	69	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
371	65'	Stamford	61	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
372	70'	Baybridge	102	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
373		Wakesbridge	86	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
374		Abbotsford	40	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
375		Chelmsford	100	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
376		Brentford	85	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
377		Kingsford	132	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
378		Stockbridge	68	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
411		Sturbridge	47	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
412		Stonebridge	66	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
414		Woodbridge	40	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
430		Vineyards	120	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%

## Comparison of Assessment Rates

### Fiscal Year 2022 vs. Fiscal Year 2021

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change
Cavendish	TH	Cavendish	90	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
Gables Residential III		Gables Residential III	615	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
Arlington Park Condos		Arlington Park Condos	76	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
Gables Commercial		Gables Commercial	0.94	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
419		Kids R Kids	1.73	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/1		CVS	1.42	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/2		Applebees	1.04	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/3		Burger King	1.69	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/4		Office	2	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
324C-5		Residential	51	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
324C-6		Ave @ Westchase	1.74	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
326D-3		Ave @ Westchase	0.57	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
326D-4		Ave @ Westchase	3.24	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
		David Weekly Homes	36	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
332		Morton Plant Mease	2.74	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%

## Community Development District

Section	Detail	Special Funds			Security Fund			Total Assessments per Unit		
		FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change
104		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
110	65'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
110	70'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
111		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
115		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
117		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
121		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
122		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
201		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
203		\$326.38	\$326.38	0.00%	\$0.00	\$0.00	n/a	\$810.62	\$811.80	-0.14%
205		\$326.38	\$326.38	0.00%	\$0.00	\$0.00	n/a	\$810.62	\$811.80	-0.14%
211		\$167.19	\$167.20	0.00%	\$0.00	\$0.00	n/a	\$651.43	\$652.61	-0.18%
214		\$162.27	\$162.27	0.00%	\$0.00	\$0.00	n/a	\$646.51	\$647.69	-0.18%
225		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
227		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
229		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
123/125		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
221/223		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
231a		\$1,295.68	\$1,597.89	-18.91%	\$0.00	\$0.00	n/a	\$16,261.02	\$16,567.67	-1.85%
231b		\$1,295.68	\$1,597.89	-18.91%	\$0.00	\$0.00	n/a	\$16,261.02	\$16,567.67	-1.85%
231c		\$1,295.68	\$1,597.89	-18.91%	\$0.00	\$0.00	n/a	\$16,261.02	\$16,567.67	-1.85%
235/240		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
Remax Real Estate		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
Golf Course		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$90.20	\$87.70	2.85%

## Community Development District

Section	Detail	Special Funds			Security Fund			Total Assessments per Unit		
		FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change
302		\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
303		\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
304		\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
305		\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
306		\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
307		\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
322	50'	\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
322	60'	\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
322	TH	\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
323	50'	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
323	60'	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
323	Dplx/Villa	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
323	TH	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
324	TH(80')	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
324	TH(115')	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
324	Dplx/Villa	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
324	50'	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
324	60'	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
325A	TH	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
326	TH(80')	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
326	Dplx/Villa	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
326	50'	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
370		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
371	65'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
372	70'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
373		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
374		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
375		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
376		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
377		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
378		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
411		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
412		\$243.27	\$244.73	-0.60%	\$0.00	\$0.00	n/a	\$727.50	\$730.15	-0.36%
414		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
430		\$212.05	\$216.05	-1.85%	\$0.00	\$0.00	n/a	\$696.29	\$701.46	-0.74%

## Community Development District

Section	Detail	Special Funds			Security Fund			Total Assessments per Unit		
		FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change
Cavendish	TH	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
Gables Residential III		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
Arlington Park Condos		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
Gables Commercial		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
419		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/1		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/2		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/3		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/4		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
324C-5		\$152.50	\$152.50	0.00%	\$0.00	\$0.00	n/a	\$636.74	\$637.92	-0.18%
324C-6		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
326D-3		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
326D-4		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
332		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%



**3B.**

# **RESOLUTION 2021-4**

## **A RESOLUTION LEVYING AND IMPOSING A NON AD VALOREM MAINTENANCE SPECIAL ASSESSMENT FOR THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2021/2022**

### *Preamble*

WHEREAS, certain improvements existing within the Westchase Community Development District and certain costs of operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the Westchase Community Development District find that the District's total General Fund operation assessments, taking into consideration other revenue sources during Fiscal Year 2021/2022, will amount to \$\_\_\_\_\_;

WHEREAS, the Board of Supervisors of the Westchase Community Development District finds the District's Debt Service Fund Assessment during Fiscal Year 2021/2022 will amount to \$\_\_\_\_\_;

WHEREAS, the Board of Supervisors of the Westchase Community Development District finds that the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology; and

WHEREAS, the Board of Supervisors of the Westchase Community Development District finds that the non-ad valorem special assessments it levies and imposes by this resolution for maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the systems, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology; and

WHEREAS, the District Board understands that this resolution levies only the maintenance assessments for 2021/2022, the Chair of the District, or the designee of the District Manager, shall certify a total non-ad valorem assessment roll in a timely manner to the Tax Collector in and for Hillsborough County for collection to include all assessments levied and approved by the District on the property including those for debt service as well as for special maintenance assessments.

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

Section 1. All the whereas clauses are incorporated herein and are dispositive.

Section 2. A special assessment for maintenance as provided for in Chapters 190.021(3), Florida Statutes, (hereinafter referred to as assessment) is hereby levied on the platted lots within the District.

Section 3. That the collection and enforcement of the aforesaid assessments on platted lots shall be by the Tax Collector serving as agent of the State of Florida in Hillsborough County (Tax Collector) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice.

Section 4. The levy and imposition of the maintenance special assessments on platted lots included in the District will be combined with the debt service non-ad valorem assessments which were levied and certified as a total amount on the non-ad valorem assessment roll to the Hillsborough County Tax Collector by the designee of the Chair of the Board on compatible medium no later than 15 September 2021, which shall then be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and with all applicable property taxes to each platted parcel of property.

Section 5. The proceeds therefrom shall be paid to the Westchase Community Development District.

Section 6. The Chair of the Board of the Westchase Community Development District designates the District Manager to perform the certification duties.

Section 7. Be it further resolved, that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 3rd day of August, 2021, by the Board of Supervisors of the Westchase Community Development District, Hillsborough County, Florida.

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Andrew P. Mendenhall, PMP  
Secretary

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Chairman

## **Sixth Order of Business**

**6A.**

**RESOLUTION 2021-05**

**A RESOLUTION REMOVING ALAN BALDWIN AS  
TREASURER AND APPOINTING TRUMAINE EASY AS  
TREASURER OF THE WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Westchase Community Development District desire to remove Alan Baldwin as Treasurer and appoint Trumaine Easy as Treasurer;

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

1. Trumaine Easy is appointed Treasurer.

Adopted this 3<sup>rd</sup> day of August, 2021.

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Chairman

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Andrew Mendenhall  
Secretary

**6B.**

NOTICE OF MEETINGS  
WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189 Florida Statutes notice is being given that the Board of Supervisors of the Westchase Community Development District will hold their meetings for Fiscal Year 2022 on the first Tuesday of each month at 4:00 P.M. at the Westchase Community Association Office, 10049 Parley Drive, Tampa, FL 33626, unless otherwise indicated below.

October 5, 2021  
November 2, 2021  
December 7, 2021  
January 4, 2022  
February 1, 2022  
March 1, 2022  
April 5, 2022  
May 3, 2022  
June 7, 2022  
July 12, 2022 (Second Tuesday)  
August 2, 2022  
September 13, 2022 (Second Tuesday)

The Board will also hold workshops on the third Tuesday of each month at 4:00 P.M. at the Westchase Community Association Office, 10049 Parley Drive, Tampa, FL 33626, unless otherwise indicated. Below are the following dates:

October 19, 2021  
November 16, 2021  
December 21, 2021  
January 18, 2022  
February 15, 2022  
March 15, 2022  
April 19, 2022  
May 17, 2022  
June 21, 2022  
July 26, 2022 (Fourth Tuesday)  
August 16, 2022  
September 27, 2022 (Fourth Tuesday)

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andrew P. Mendenhall, PMP, Manager



**6C.**

Attorneys' Title Fund Services, LLC  
P.O. Box 628601  
Orlando, FL 32862-8601



# Invoice

Date: 07/12/2021  
Number: 770984697

ATFS, L.L.C. Tampa Bay Area Branch  
1410 N Westshore Boulevard  
Suite 600  
Tampa, FL 33607

Order Date: July 12, 2021  
Ordered By: ERIN MCMORMICK

Customer Number: 1496401  
For Product Questions: (800)282-3830  
Processing Branch: 103

File Number	Transactee	Client's File #	Class/Description	Amount
1113172	OOR	100 year O & E	Ownership & Encumbrance Search (O&E) (04)	\$500.00
Total				\$500.00

Invoice is due and payable upon receipt. To ensure proper credit, please accompany payments with the invoice to the above address. A charge of \$20.00 or 5% of the check, whichever is greater, will be applied to all returned checks.

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<b>Total Due</b>	<b>\$500.00</b>
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**Address Searched: N/A**

**Legal Searched: COM AT SE COR WESTCHASE SECTION 412 PLATT  
BK 77 PG 38 RUN S 01 DEG 09 MIN 09 SEC W 330 FT FOR POB S 01  
DEG 09 MIN 09 SEC W 648.31 FT S 89 DEG 04 MIN 44 SEC E 255 FT S  
01 DEG 09 MIN 09 SEC W 160.58 FT S 80 DEG 40 MIN 00 SEC W 337.79  
FT CURVE RAD 2236 FT CHRD BRG S 89 DEG 50 MIN 32 SEC W  
713.10 FT N 00 DEG 52 MIN 16 SEC E 296.84 FT S 89 DEG 07 MIN 44  
SEC E 251.20 FT N 584.92 FT AND S 89 DEG 07 MIN 44 SEC E 543.10  
FT TO POB**

**Invoice is due and payable upon receipt. To ensure proper credit, please accompany payments with the invoice to the above address. A charge of \$20.00 or 5% of the check, whichever is greater, will be applied to all returned checks.**

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