

**WESTCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**JUNE 7, 2022**

# Westchase Community Development District

**Inframark, Infrastructure Management Services**

210 North University Drive Suite 702, Coral Springs, Florida 33071 Phone: 954-603-0033

May 31, 2022

Board of Supervisors  
Westchase Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Westchase Community Development District will be held on Tuesday, June 7, 2022 at 4:00 p.m. The meeting will take place at the **Maureen Gauzza Regional Library, Community Room A, 11211 Countryway Boulevard, Tampa, Florida 33626**. Following is the advance agenda for this meeting:

1. **Roll Call**
2. **Consent Agenda**
  - A. Approval of the May 3, 2022 Meeting Minutes with Any Corrections Submitted
  - B. Acceptance of Financial Statements
3. **Engineer's Report**
4. **Attorney's Report**
  - A. Consideration of Potential Settlement: Case No: 16-CA-010015: Thomas Hart, Candance Hart v. Westchase Community Development District and Hillsborough County
5. **Manager's Report**
  - A. FY 2023 Budget
  - B. Discussion of Request to Purchase CDD Property
6. **Field Manager's Report**
7. **Audience Comments**
8. **Supervisors' Requests**
9. **Adjournment**

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

Sincerely,



Andrew P. Mendenhall, PMP  
Manager

cc: Erin McCormick  
Christopher Barrett  
Sonny Whyte  
Robert Dvorak

## **Second Order of Business**

**2A.**

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: May 3, 2022</p> <p>TIME: 4:00 p.m. - 5:30 p.m.</p> <p>PLACE: Maureen Gauzza Regional Library Community Room A 11211 Countryway Boulevard Tampa, Florida 33626</p> <p>REPORTED BY: Whitlie Grace Cullipher Notary Public State of Florida at Large</p>	<p style="text-align: right;">Agenda Page #5 Page 3</p> <p style="text-align: center;">INDEX</p> <table> <tr><td>Meeting called to order</td><td>5</td></tr> <tr><td>Pledge of Allegiance</td><td>5</td></tr> <tr><td>Roll Call</td><td>5</td></tr> <tr><td>Consent agenda</td><td>6</td></tr> <tr><td>Motion to accept</td><td>6</td></tr> <tr><td>(Motion passes)</td><td>6</td></tr> <tr><td>Engineer's report</td><td>7</td></tr> <tr><td>Storm water needs analysis update</td><td>7</td></tr> <tr><td>Discussion about speeding in alleyways</td><td>8</td></tr> <tr><td>Repainting golf cart crossings</td><td>8</td></tr> <tr><td>Springrose creek erosion update</td><td>9</td></tr> <tr><td>Manager's Report</td><td>11</td></tr> <tr><td>Resolution 2022-2 discussion</td><td>11</td></tr> <tr><td>Motion to approve Resolution 2022-2 fiscal year budget</td><td>14</td></tr> <tr><td>(Motion passes)</td><td>15</td></tr> <tr><td>Discussion of staff review</td><td>15</td></tr> <tr><td>Discussion to do motor vehicle checks</td><td>16</td></tr> <tr><td>Discussion on new townhomes and David Weekley Homes</td><td>31</td></tr> <tr><td>Field Manager's Report</td><td>18</td></tr> <tr><td>Discussion on pour-and-play</td><td>18</td></tr> <tr><td>Introducing Jeremy Tibbetts</td><td>18</td></tr> <tr><td>Motion to approve laying Bermuda turf on soccer field</td><td>19</td></tr> <tr><td>Motion to approve</td><td>20</td></tr> <tr><td>(Motion passes)</td><td>21</td></tr> <tr><td>Discussion about Baybridge and Radcliff tunnels</td><td>21</td></tr> <tr><td>Discussion about letting a resident put up signage for June 18th event</td><td>22</td></tr> <tr><td>Discussion with Arborist on street tree plan</td><td>35</td></tr> </table>	Meeting called to order	5	Pledge of Allegiance	5	Roll Call	5	Consent agenda	6	Motion to accept	6	(Motion passes)	6	Engineer's report	7	Storm water needs analysis update	7	Discussion about speeding in alleyways	8	Repainting golf cart crossings	8	Springrose creek erosion update	9	Manager's Report	11	Resolution 2022-2 discussion	11	Motion to approve Resolution 2022-2 fiscal year budget	14	(Motion passes)	15	Discussion of staff review	15	Discussion to do motor vehicle checks	16	Discussion on new townhomes and David Weekley Homes	31	Field Manager's Report	18	Discussion on pour-and-play	18	Introducing Jeremy Tibbetts	18	Motion to approve laying Bermuda turf on soccer field	19	Motion to approve	20	(Motion passes)	21	Discussion about Baybridge and Radcliff tunnels	21	Discussion about letting a resident put up signage for June 18th event	22	Discussion with Arborist on street tree plan	35
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Matthew Lewis, Chairman Greg Chesney, Vice Chairman Brian Ross Jim Wimsatt</p> <p>ALSO PRESENT:</p> <p>INFRAMARK:</p> <p>Andy Mendenhall, District Manager</p> <p>DISTRICT ATTORNEY:</p> <p>Erin McCormick, via telephone</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays Sonny Whyte</p> <p>ALSO PRESENT: Chris Barrett</p>	<p style="text-align: right;">Page 4</p> <table> <tr><td>Motion to suspend permits for removing street trees</td><td>52</td></tr> <tr><td>Motion to approve</td><td>66</td></tr> <tr><td>(Motion passes)</td><td>66</td></tr> <tr><td>Attorney's Report</td><td>68</td></tr> <tr><td>Discussion on West Park village project</td><td>69</td></tr> <tr><td>Discussion on north cell tower</td><td>69</td></tr> <tr><td>Audience comments</td><td>70</td></tr> <tr><td>Supervisor's requests</td><td>80</td></tr> <tr><td>Motion to adjourn</td><td>94</td></tr> <tr><td>(Motion passes)</td><td>95</td></tr> <tr><td>Adjournment</td><td>95</td></tr> </table>	Motion to suspend permits for removing street trees	52	Motion to approve	66	(Motion passes)	66	Attorney's Report	68	Discussion on West Park village project	69	Discussion on north cell tower	69	Audience comments	70	Supervisor's requests	80	Motion to adjourn	94	(Motion passes)	95	Adjournment	95																																
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<p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 3rd day 3 of April, 2022, at the Maureen Gauzza Regional 4 Library, 11211 Countryway Boulevard, Community Room 5 A, Tampa, Florida, beginning at 4:00 p.m., reported 6 by Whitlie Grace Cullipher, Notary Public in and for 7 the State of Florida at Large. 8 ***** 9 CHAIRMAN LEWIS: All right. Well, it's 4 10 o'clock and it seems like a good time to get 11 started. That's the time we say we're going to 12 get started. Welcome everybody to the 13 Westchase CDD meeting for May 2022. Today is 14 May 3rd. Let the record reflect that all staff 15 is present; attorney, Erin McCormick; manager, 16 Andy Mendenhall; and all supervisors except for 17 Forrest Baumhover. 18 So I guess with that, we'll start with 19 our Pledge of Allegiance like we normally do. 20 (The Pledge of Allegiance was recited.) 21 CHAIRMAN LEWIS: Thank you. All right. 22 First order of business is consent agenda. 23 Looking for a motion -- 24 MR. CHESNEY: So moved. 25 MR. WIMSATT: Second.</p>	<p>1 we'll be making a request from Inframark to get 2 their cost information to us to go into the 3 report. 4 So we're in good shape there. And then 5 last week, Sonny and Doug invited me over. We 6 wanted to go and look at the alleyways that we 7 had a recent new complaint about, some cutting 8 through and speeding on -- on one of the -- the 9 Parley alleyway. The one -- it's on the north 10 side of -- if you're at Parley, it's between 11 Parley and the -- and the main road there. We 12 looked at that one and then the other one on 13 Sudbury Court and I took a bunch of pictures, 14 and I'm going to get our traffic folks and 15 present some measures, counter measures, for 16 the cutting through and the speeding for you 17 guys to digest; make some recommendations to 18 you guys. 19 We also looked at a couple of golf cart 20 crossings for -- we're going to do some 21 restriping to improve safety in those two 22 locations. I think one was Radcliff. Right? 23 MR. MAYS: Correct, right. 24 MR. DVORAK: And the other one was 25 Emerald Links.</p>
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<p>1 CHAIRMAN LEWIS: Okay. So Mr. Chesney 2 and Mr. Wimsatt. 3 Any discussion, questions? 4 (No response.) 5 THE CHAIR: Okay. Seeing none, all in 6 favor? 7 (All board members signify in the 8 affirmative.) 9 CHAIRMAN LEWIS: Okay. Motion passes 10 four to zero. 11 (Motion passes.) 12 CHAIRMAN LEWIS: Got my math right today. 13 Engineer's report. Robert? 14 MR. DVORAK: Just a few updates. That 15 storm water needs analysis that we were 16 required to do for the state, Westchase is -- 17 is pretty much complete on our end. We're 18 going to request some information from 19 Inframark on the past expenditures over the 20 last five years, but we're going through a 21 group meeting this Friday to do a quality 22 control check on the ones we have finished, and 23 so I plan on providing it to the board before 24 submitting to the county. County, in turn, 25 sends it up to the state, and like I said,</p>	<p>1 MR. MAYS: Yes. 2 MR. DVORAK: Yeah, and I don't know that 3 we need to do anything other than you were 4 saying that your guys could do the work or, you 5 know, do the repainting itself. If you wanted 6 to do the striping plan, we could do it, I 7 think -- 8 MR. MAYS: Well, we did talk -- me and 9 Sonny talked about that striping may not be the 10 right way to do it. 11 MR. DVORAK: It isn't. 12 MR. MAYS: We thought that maybe 13 thermoplastic would be better because that's 14 going to give you that bumping feeling that 15 tells you, "Look out, something's is wrong," 16 you know, maybe some arrows and things like 17 that in the road to -- for that curve and watch 18 out for the golfers and watch out for the kids 19 in the neighborhood. So thermoplastic seems to 20 be a more permanent fix to -- solution to the 21 problem. 22 CHAIRMAN LEWIS: And this -- 23 MR. DVORAK: And -- 24 CHAIRMAN LEWIS: I'm sorry, Robert. This 25 is in the Greens?</p>

<p style="text-align: right;">Page 9</p> <p>1 MR. MAYS: This is in Harbor Links.</p> <p>2 CHAIRMAN LEWIS: Harbor Links, okay.</p> <p>3 MR. DVORAK: And I think what's going on</p> <p>4 is people are coming around the curve quickly</p> <p>5 or something like that, so we thought, you</p> <p>6 know, to visually catch the person -- you know,</p> <p>7 catch the driver's attention would be to</p> <p>8 enhance the striping. There was striping</p> <p>9 there, but it's faded to the point that it just</p> <p>10 blends in with the asphalt.</p> <p>11 CHAIRMAN LEWIS: Okay.</p> <p>12 MR. DVORAK: So you really can't see it</p> <p>13 at all. I mean, if you were standing right</p> <p>14 there, you can, but I can see if you were</p> <p>15 driving around, you wouldn't. You might miss</p> <p>16 it. So --</p> <p>17 MR. MAYS: And we did get a chance to</p> <p>18 talk to a resident that lives on that corner,</p> <p>19 too and she voiced the concern of excess</p> <p>20 speeding around that curve, also.</p> <p>21 CHAIRMAN LEWIS: Okay, thanks.</p> <p>22 MR. DVORAK: And we visited the</p> <p>23 Springrose project after it had got settled in</p> <p>24 and the sod established, and the homeowner is</p> <p>25 apparently really satisfied with the work, and</p>	<p style="text-align: right;">Agenda Page #7 Page 11</p> <p>1 CHAIRMAN LEWIS: I didn't realize you</p> <p>2 were taking that, sorry.</p> <p>3 MS. McCORMICK: Sorry.</p> <p>4 CHAIRMAN LEWIS: Andy, how about we move</p> <p>5 to you?</p> <p>6 MR. MENDENHALL: Sure, no problem. So my</p> <p>7 one main item today is the Resolution 2022-2,</p> <p>8 which is approving the fiscal year 2023 budget</p> <p>9 and setting the public hearing. So just as a</p> <p>10 reference point, the public hearing is -- by</p> <p>11 this -- going to be set for August 2nd.</p> <p>12 Obviously, that's your -- your meeting, that's</p> <p>13 greater than 60 days out. I had a chance to</p> <p>14 work with both Greg and the accountant on going</p> <p>15 over some of the numbers and kind of -- the</p> <p>16 accountant always kind of takes a look at</p> <p>17 things and says, "Okay. Well, how do you want</p> <p>18 to handle some of the dollars in reserve and</p> <p>19 some future plans?" and then I kind of take</p> <p>20 that information, go to Greg and he helps, you</p> <p>21 know, kind of give me a perspective over -- of</p> <p>22 what was done over the years and what we might</p> <p>23 need to do in the future.</p> <p>24 So you have this budget, essentially, in</p> <p>25 final form after -- after those discussions and</p>
<p style="text-align: right;">Page 10</p> <p>1 Doug and I are satisfied, so that is closed</p> <p>2 out, a hundred percent done, and that's</p> <p>3 actually all I have.</p> <p>4 CHAIRMAN LEWIS: Did you need agency</p> <p>5 approval on that one or -- or a follow-up --</p> <p>6 MR. DVORAK: No, because we stayed out of</p> <p>7 the creek.</p> <p>8 CHAIRMAN LEWIS: Okay.</p> <p>9 MR. DVORAK: We stayed up on the upland</p> <p>10 area between the lady's house and the top of</p> <p>11 Mayfair. So --</p> <p>12 CHAIRMAN LEWIS: Very good, all right.</p> <p>13 Success then, that's a good one. All right.</p> <p>14 Thank you.</p> <p>15 MR. DVORAK: That's it for me.</p> <p>16 CHAIRMAN LEWIS: You have nothing else?</p> <p>17 MR. DVORAK: No.</p> <p>18 CHAIRMAN LEWIS: Okay. Well, thank you</p> <p>19 very much.</p> <p>20 Moving on to attorney's report. Erin?</p> <p>21 MS. McCORMICK: Can I -- can you skip me</p> <p>22 for a second?</p> <p>23 CHAIRMAN LEWIS: Sure.</p> <p>24 MS. McCORMICK: Yeah, I'll be right back.</p> <p>25 Sorry.</p>	<p style="text-align: right;">Page 12</p> <p>1 if you had a chance to look at it, at least as</p> <p>2 it stands right now, there is one area</p> <p>3 increasing. It's the golf course. It's</p> <p>4 increasing by about .4, like less than a half</p> <p>5 of percent, so pretty insignificant, and what</p> <p>6 kind of happens, because they are a unique sort</p> <p>7 of assessment, so we have to kind of adjust</p> <p>8 some of the line items; and if you -- if you</p> <p>9 try to adjust too far to get everybody under</p> <p>10 zero, including the golf course, sometimes it</p> <p>11 really throws things off whack so people have,</p> <p>12 you know, much larger reductions than what</p> <p>13 might be necessary. So that's the explanation</p> <p>14 of that.</p> <p>15 Our process or objective today is for the</p> <p>16 board, if you are prepared, to approve this</p> <p>17 preliminary budget. It goes off to the county</p> <p>18 and then, of course, we come back for the</p> <p>19 adoption. As far as the numbers as they sit</p> <p>20 today in this meeting, we can talk about any of</p> <p>21 them as much or as little as you want.</p> <p>22 Historically, we wind up usually -- unless</p> <p>23 there's some sort of project going on, we don't</p> <p>24 do too much discussion at this meeting only</p> <p>25 because we are going to have three additional</p>

<p style="text-align: right;">Page 13</p> <p>1 meetings with additional months of actuals  2 where we can kind of get meat behind this  3 budget to understand if there's something that  4 we need to move around or, of course, if some  5 other project comes up over the next couple of  6 months.  7 But again, it's at your option, so if you  8 want to discuss any of this, I'm happy to. And  9 Greg, I didn't know if you had any general  10 comments or --  11 MR. CHESNEY: My only comment is that --  12 I mean, I wouldn't get too into the weeds on  13 the budget. You know, our surplus is in a  14 position that really, most of the action in the  15 budget is in the -- the neighborhood accounts,  16 and we went through those pretty well because  17 those are the ones you want to make sure  18 don't -- you know, that keep up and that  19 everything makes sense. But besides that, I  20 mean, there's really not -- even if you do have  21 a project, in days of old, we would add it in  22 and then, you know, our assessments kind  23 of went like this. The way it works now with  24 our assessments are fairly level, so even  25 though we have a project coming up that's</p>	<p style="text-align: right;">Agenda Page #8 Page 15</p> <p>1 restate: I'll move to approve Resolution  2 2022-2.  3 MR. ROSS: I'll second.  4 CHAIRMAN LEWIS: Okay. Any other  5 discussion?  6 (No response.)  7 CHAIRMAN LEWIS: All right. All in  8 favor?  9 (All board members signify in the  10 affirmative.)  11 CHAIRMAN LEWIS: Motion passes four to  12 zero.  13 (Motion passes.)  14 MR. MENDENHALL: Okay. The only other  15 two items I had to brief on, so this is the  16 time of the year we usually coordinate in the  17 budget that Doug does the review of his staff,  18 I do the review of Doug, and so as -- as we  19 typically ask, if you have any comments  20 regarding any employees, any thoughts, feel  21 free to send them in, call me, e-mail me,  22 whatever the case might be. I am always  23 interested in any of the perspectives that you,  24 as board members, might have.  25 And then finally the last thing, we had</p>
<p style="text-align: right;">Page 14</p> <p>1 fairly significant in value, it should not  2 impact the budget.  3 CHAIRMAN LEWIS: Okay.  4 MR. MENDENHALL: Correct. So at least to  5 start it off, I ask if there's a motion to  6 approve the Resolution 2022-2, which approves  7 this budget and sends it off to the county and  8 sets that public hearing for August 2nd.  9 CHAIRMAN LEWIS: I'll move to that.  10 MR. ROSS: Comment on the motion?  11 CHAIRMAN LEWIS: Sure.  12 MR. ROSS: I think the hearing is set for  13 the Parley Road location, and I think maybe  14 this is a letter location for that.  15 MR. MENDENHALL: I agree with you a  16 hundred percent. So --  17 MR. CHESNEY: Absolutely, good catch.  18 MR. MENDENHALL: That's good, yeah. So  19 we will -- we will pivot from that location and  20 make sure that it is advertised with this  21 location because you're right. It's definitely  22 a better venue.  23 CHAIRMAN LEWIS: Nice observation.  24 MR. CHESNEY: Nice catch.  25 CHAIRMAN LEWIS: All right. So I'll</p>	<p style="text-align: right;">Page 16</p> <p>1 -- a while ago, you may recall your insurance  2 company had recommended that for -- any  3 employees to -- that we should be doing motor  4 vehicle checks per year, basically. Not per  5 year, but we should have some -- a contract in  6 place where they are being checked continuously  7 during the year. Very difficult to find a  8 company that will -- will do that for such a  9 small group of employees, but we do have a  10 firm, GHRR, and they sent across some  11 information. Very reasonable as far as costs.  12 I'm just waiting -- I sent it over to Erin, she  13 got it recently, and so once she has a chance  14 to look at that, I'll get it out to you board  15 members and then, you know, we can see -- if  16 you want to move forward with that, we can do  17 that.  18 CHAIRMAN LEWIS: Remind me and maybe the  19 others, was it like a -- like a driver's  20 license check or was it more of an actual  21 mechanical --  22 MR. MENDENHALL: It is a driver's license  23 check, essentially. You know, the idea would  24 be that your insurance company feels -- as most  25 would -- that if you have employees and they</p>



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<p>1 are using vehicles in the course of their work 2 day, that you should make sense -- make sure 3 that there is no, you know, big accidents that 4 occur during the year while they are on the 5 job, that sort of thing, and even outside of 6 the job, but, of course, that would be kind of 7 a different circumstance. 8 So that's what they recommend, and, you 9 know, these services, what they'll typically do 10 is they will -- it kind of sets up like an 11 alert system so that if something goes against 12 the license -- you know, Doug runs into a 13 school bus or something, we'll get -- we'll get 14 a notification and then, obviously, let the 15 board know. So it's a liability thing that 16 your insurance company looks at. 17 CHAIRMAN LEWIS: Okay, thank you. 18 MR. MENDENHALL: And that was it. That's 19 what I had for this afternoon. 20 CHAIRMAN LEWIS: All right. Awesome. 21 Thanks, Andy. 22 Okay. How about the -- Doug, do you want 23 to go on to field manager's report while we 24 wait for Erin to be done with her call? 25 MR. MAYS: Well, you've got our report</p>	<p>1 center of the soccer field has gotten out of -- 2 it's bad. A lot of times when you have that 3 many people playing on a field like that, it 4 does get potholes and things like that in it so 5 we fill it with sand, try to do repairs, but if 6 you can't keep people off the field, the repair 7 type doesn't really work, just patching. So in 8 your folder, you should see a proposal for 9 seven -- I think it's \$17,250 to relay 36 strip 10 -- 30 foot strip by 300 feet long new Bermuda 11 turf down the center of the field. So I would 12 like to see if the board would approve -- let's 13 get that Bermuda field back in good shape. 14 CHAIRMAN LEWIS: Does this include -- I 15 was going to ask you if it was the entire 16 field? You may have -- 17 MR. MAYS: No, it's not. 18 CHAIRMAN LEWIS: -- already answered that 19 question. So does this include any leveling or 20 -- I know there's probably a little crown of 21 that -- 22 MR. MAYS: In the middle of the field, 23 yes, it does include leveling of the field, 24 pruning it right -- and bringing it back and to 25 make it a proper soccer field so that it drains</p>
Page 18	Page 20
<p>1 through the Dropbox, but as it says, the -- 2 Baybridge, where we did the pour-and-play 3 repairs, we've got about \$5,000 in the 4 material. We were able to do it ourselves. 5 Residents that have visited the park are -- are 6 very satisfied with the repairs. It turned out 7 real well, so that was a success. 8 MR. CHESNEY: Yeah, it looks great. 9 MR. MAYS: And then Jeremy Tibbetts is 10 our new branch manager. Joe Kitchie will be -- 11 he retired as of April the 30th, so -- he is 12 still around helping him work his way through 13 things, but Jeremy was going to be here -- he 14 was going to try to be here today so you could 15 ask him -- 16 MS. WHYTE: He is here. 17 MR. MAYS: Is he? Oh, there he is. 18 Anyway, we got a new branch manager, Jeremy 19 Tibbetts. 20 CHAIRMAN LEWIS: Welcome. 21 MR. MAYS: I'm sure he'll want to speak 22 to the board, if there is anything you guys got 23 to ask him. The one thing I am after is 24 Glenclyff Park, it's been probably -- probably 25 over five, six years since we did it. The</p>	<p>1 properly. 2 CHAIRMAN LEWIS: Yeah, I was out there 3 last Sunday afternoon and I noticed it was 4 pretty bad where the goals used to be. 5 MR. MAYS: Right, where the goals have 6 sat, people just standing in one spot all night 7 long -- 8 CHAIRMAN LEWIS: Okay. 9 MR. MAYS: -- and all day long and then 10 the abuse that it gets, you know, because even 11 when it rains, people don't stay off of it. 12 You know, they are out there still playing 13 soccer when it it's -- when it's wet, but -- I 14 mean, that's what it's for. It's a soccer 15 field, it gets used. It's time for some 16 repairs on it. 17 CHAIRMAN LEWIS: All right. Any motions 18 to approve? 19 MR. ROSS: I'll move to approve that. 20 MR. WIMSATT: Second. 21 CHAIRMAN LEWIS: All right. Mr. Ross, 22 seconded by Mr. Wimsatt. All right. Any -- no 23 other discussion, I'm sure, so all in favor? 24 (All board members signify in the 25 affirmative.)</p>

<p style="text-align: right;">Page 21</p> <p>1 CHAIRMAN LEWIS: Motion passes four to  2 zero.  3 (Motion passes.)  4 CHAIRMAN LEWIS: Thank you, Doug.  5 MR. MAYS: And then the last thing is the  6 Baybridge, Glenclyff -- Baybridge and the  7 Radcliff tunnels. We had some small leakage  8 through the years. Through Erin's help, we  9 found out that the tunnel maintenance is ours.  10 For instance, painting, if it gets graffitied,  11 things like that; but repairs, the county takes  12 on themselves, and they did start on it today.  13 What they are doing is each one of those  14 things has about a ten-foot piece of tunnel and  15 they piece them together like puzzles and then  16 they seam them with a caulk in between each  17 seam. So they are having to rip out -- I  18 believe it's four different seams and re-heavy-  19 duty caulk it to stop the water damage and the  20 problems that we're having with the water  21 leaking through, groundwater coming through to  22 them. So that's -- they started on it today.  23 The only thing we have to do is take off  24 the lights, disconnect the power so that they  25 can do the repairs. So they started on</p>	<p style="text-align: right;">Agenda Page #10 Page 23</p> <p>1 CHAIRMAN LEWIS: So in those areas -- so  2 along Linebaugh?  3 MR. MAYS: Yes.  4 CHAIRMAN LEWIS: Okay. I don't -- I  5 don't have a problem with it personally unless  6 somebody else is bringing up something, but I'm  7 not seeing --  8 MR. WIMSATT: Not for this, that's fine.  9 MR. MAYS: We usually get approval,  10 especially for something like that. So --  11 MR. WIMSATT: Yeah.  12 CHAIRMAN LEWIS: Okay.  13 MR. MAYS: So I just wanted to bring it  14 to your attention. June the 18th, it will be  15 there.  16 CHAIRMAN LEWIS: Okay.  17 MR. MAYS: And that's it.  18 CHAIRMAN LEWIS: All right. I actually  19 had a couple of things that I think me and you  20 had talked about a while back. One being you  21 mentioned the tractor, maybe needing possibly a  22 new tractor. I know I'm putting you on the  23 spot here, but have you given that any more  24 thought or looked into that anymore?  25 MR. MAYS: I've given it thought.</p>
<p style="text-align: right;">Page 22</p> <p>1 Baybridge tunnel today and they'll go to  2 Radcliff probably by the end of the week to the  3 beginning of next week.  4 That's -- and Sonny also -- we've got a  5 resident that's requesting -- there's a golf  6 tournament, it's going to be Westchase golf on  7 -- it looks like June 18th, and she is  8 requesting that she can put signage in the  9 medians like we do with any other event that's  10 going on in the community. This one is through  11 a charity, a military charity, for the veterans  12 suffering from severe cases of PTSD. So I have  13 not talked to her yet, but it looks like she is  14 talking about putting some signage along the  15 road. I will let her know that we really only  16 let you put two signs and then everything else  17 we pretty much have to go on golf course  18 property and -- if there is any additional  19 signs that she has, maybe between trees or  20 however they do it; but once I talk to her,  21 I'll find out, but I think she's requesting  22 permission to be able to put a couple of signs  23 out there like we do for the Movies in the  24 Park, for the food truck rallies, things like  25 that.</p>	<p style="text-align: right;">Page 24</p> <p>1 CHAIRMAN LEWIS: Okay.  2 MR. MAYS: Unfortunately, I have not got  3 to get over to John Deer yet to get any kind of  4 quotes and to see what kind of equipment they  5 have and see if they've got something that  6 would meet the needs that we -- we need it for.  7 CHAIRMAN LEWIS: Okay. Just something  8 I'm keeping on the list so we don't forget.  9 MR. MAYS: I'll try -- Sonny reminded me,  10 too. I'll try to get to it before the end of  11 the budget needs to be finalized.  12 CHAIRMAN LEWIS: Okay. And this other  13 one may be a good segue into Mr. Tibbetts being  14 here, but you had mentioned about getting  15 quotes at one point from Davey on the entrances  16 on the Countryway Villages and I don't -- I was  17 just kind of curious on where that might've  18 stood or if it went by the wayside or --  19 MR. MAYS: No, we started with the  20 Radcliff entrance, which they were very happy  21 with that one, and then we did repairs down by  22 the Bridges on the Linebaugh Avenue, some of  23 that stuff. So with Joe going out and Jeremy  24 coming in, those are some things that me and  25 Jeremy talked about today, providing the</p>

<p style="text-align: right;">Page 25</p> <p>1 community with proposals for certain areas and  2 we'll -- we'll get together and he's talking  3 about developing a -- some different things; an  4 install crew possibly that would handle that  5 kind of stuff instead of, you know,  6 subcontracting it out. But we'll get with him  7 and show him those interests, too, because it  8 has been a while since anything has been  9 enhanced. Of course, we've got the one at the  10 Shires that's automatically getting enhanced  11 because somebody decided to take the whole  12 corner out, so we've got to redo that one  13 anyway. But -- but yeah, that's what me and  14 Jeremy will be working on in the next few  15 months, I'm sure.</p> <p>16 CHAIRMAN LEWIS: Okay, great. Any -- oh,  17 yes, go ahead.</p> <p>18 MR. CHESNEY: I just had a question for  19 Doug. We talked about the standing water on  20 the north side of the tunnel by Baybridge. Did  21 you get a chance to look at that or have  22 someone look at that?</p> <p>23 MR. MAYS: I haven't had a chance to look  24 -- I did have a chance to look at it today  25 because, obviously, it was pretty wet.</p>	<p style="text-align: right;">Agenda Page #11 Page 27</p> <p>1 to Davidsen found tons of sand inside of those  2 things when they started cleaning them out. So  3 I'm sure -- and if you remember correctly, a  4 few years ago, we had problems with sand in the  5 reclaim lines, which clogged up some of the  6 residents' homes and their -- and their  7 irrigation systems in there. So from what I  8 can tell, it's coming from those drain pipes.</p> <p>9 MR. CHESNEY: So I guess my question is  10 -- and also since our engineer is here -- is  11 like it seems surprising that that short  12 rainfall flooded it as drastically as it did,  13 so you think it's still in operating order?</p> <p>14 MR. MAYS: I think it is, it's just -- it  15 was -- we even checked our rain gauge after the  16 weekend, and I've never seen that thing that  17 full and it's --</p> <p>18 MR. CHESNEY: Yeah, it was a lot in a  19 very short period of time.</p> <p>20 MR. MAYS: -- it's -- yeah, it's a  21 12-inch rain gauge and it had seven inches of  22 rain in the two-day period, over the Saturday  23 and Sunday.</p> <p>24 MR. CHESNEY: Okay.</p> <p>25 MR. MAYS: So that's the most rain I have</p>
<p style="text-align: right;">Page 26</p> <p>1 Obviously, what happens is that mulch comes off  2 the side of that hill, fills up the drain and  3 sure enough, it was caked with mulch and mud  4 and things like that. So we've got to find a  5 way to stop the mulch from going in the  6 drainage, first of all.</p> <p>7 MR. CHESNEY: Okay.</p> <p>8 MR. MAYS: But no, I did not get with  9 Robert on that yet.</p> <p>10 MR. CHESNEY: Okay. And then I know  11 there's -- I'm sure you'll take care of it, but  12 the damage along Montague from the flooding.</p> <p>13 MR. MAYS: Yes, we've got to take -- some  14 of that done and we'll repair some sod. We've  15 got mulch to put back in mulch beds and --</p> <p>16 MR. CHESNEY: Yeah, I was surprised at  17 the amount of sand that was on the street  18 afterwards. I don't know where that came from.  19 That seems unusual versus other times that's  20 flooded.</p> <p>21 MR. MAYS: A lot of times, we're finding  22 out that that comes out of the storm drains  23 themselves. When they get backed up, there's a  24 lot of sand in that line. The county actually,  25 when they cleaned out some of the drains closer</p>	<p style="text-align: right;">Page 28</p> <p>1 seen drop that fast in quite a while. Even the  2 pond that we've had to put a pump on -- it  3 didn't overflow into people's houses, which is  4 over there by Stockbridge and Sturbridge. It  5 didn't get to anybody's houses, but we did have  6 a couple of residents that were a little  7 concerned because it was rising pretty high.  8 So it's a possibility that we, you know, want  9 to make sure we've got that pump -- which we  10 have with Sunbelt -- on call at all times so  11 it's ready just in case we need it to pump down  12 that lake. But we're not sure, too. We  13 checked into -- I checked all the drainage out  14 there that me and the previous engineer company  15 had checked out. We don't see anything blocked  16 up, so I'm like -- we were kind of questioning  17 do we wonder if it was something from the new  18 construction, but the pond that's due west  19 of that new construction was drained fine.  20 It's just some of the ponds on the east side of  21 that new construction looked a little higher  22 than normal. There was one that we call the  23 cigar pond that's on Westchase -- West Park  24 Village Drive, that one had a blockage in it  25 last year and so I checked that one. That</p>

<p style="text-align: right;">Page 29</p> <p>1 blockage was fine, so I think it was just  2 because of the amount of rain so fast.  3 MR. CHESNEY: Interesting, thank you.  4 CHAIRMAN LEWIS: Okay. All right.  5 Anything else?  6 (No response.)  7 CHAIRMAN LEWIS: Doug or Jeremy, would  8 you like to say anything? Welcome to the team,  9 by the way.  10 MR. TIBBETTS: Thank you, thank you very  11 much. Just want to say thanks for having me.  12 I look forward to working with all of you guys.  13 It's been a very short tenure so far at Davey  14 Tree. I've met Doug a couple of times so I  15 look forward to working with him and getting  16 more familiar with the community. I'm very  17 aware of Westchase, I just never worked out  18 here in the past on this community so I'm kind  19 of looking forward to that. I'll leave some  20 cards so if any of you guys want to reach out  21 and talk to me, by all means, I'd be more than  22 happy to help you guys.  23 Joe retired on Friday of last week, so  24 I'm kind of just learning -- getting my feet  25 wet when it comes to Westchase and I got a lot</p>	<p style="text-align: right;">Agenda Page #12 Page 31</p> <p>1 ahead.  2 MR. MENDENHALL: So I apologize, I had  3 one more update that is related to the budget.  4 So we were able to get information on the  5 townhomes that are being built, the Westchase  6 Station. So it's 38 townhomes -- and Doug and  7 Sonny, thank you for some of the sleuthing that  8 you did. So that has been added on to this  9 budget. So they would be assessed and, of  10 course, they would receive a letter because  11 it's a new assessment and they are set up to be  12 assessed similar to the other West Park  13 Villages townhomes, which -- which brought up  14 another question, while we're kind of going  15 through the assessments and I was working with  16 our assessments department. The David Weekley  17 homes, as well as these new townhomes -- but  18 the David Weekley, obviously, has been there  19 for a little bit longer, they are not currently  20 assessed for the West Park Village specific --  21 the special assessment that, you know, we have  22 for our different villages, and so the question  23 becomes should they be, and the same question  24 for these new 38 homes that are the Westchase  25 Station. That was not accounted for in the</p>
<p style="text-align: right;">Page 30</p> <p>1 to talk to Doug about and what the community  2 expects and just get more familiar with the --  3 with the property. So it's definitely a work  4 in action, but I'm excited to be here.  5 CHAIRMAN LEWIS: Good.  6 MR. TIBBETTS: So if there's anything you  7 guys need, please feel free to reach out. I  8 look forward to working with you guys.  9 CHAIRMAN LEWIS: Well, thanks. You'll  10 definitely get what you need out of Doug. He  11 probably knows this place better than anybody.  12 So --  13 MR. TIBBETTS: That's what I hear, he's  14 the man I need to speak to. So I --  15 CHAIRMAN LEWIS: All right.  16 MR. TIBBETTS: -- look forward to working  17 with him and -- and that's about it.  18 CHAIRMAN LEWIS: Okay, great. Well,  19 thank you very much.  20 MR. MENDENHALL: I have one more item I  21 need to -- when you get a chance.  22 CHAIRMAN LEWIS: Oh, no, we can't go back  23 to you.  24 MR. MENDENHALL: Oh, okay.  25 CHAIRMAN LEWIS: No, no, I'm just -- go</p>	<p style="text-align: right;">Page 32</p> <p>1 methodology that Fishkind had done; however,  2 you know, logistically, I would figure that  3 they gain benefit from the same as the other  4 West Park Village Homes, townhomes, that sort  5 of thing.  6 So I did want to bring that up to you. I  7 have it built into here that they would take  8 part in that. Obviously, we can pull that back  9 out if the board wanted to, but it seemed to  10 make logical sense. So anyway, I thought I'd  11 bring that up as a discussion point. I  12 apologize for not bringing it up a few minutes  13 ago.  14 CHAIRMAN LEWIS: No, thank you for doing  15 that. I mean, I guess, any -- I mean, what  16 would we need to do to get that --  17 MR. MENDENHALL: Well --  18 CHAIRMAN LEWIS: -- to get that going?  19 MR. MENDENHALL: Yeah.  20 CHAIRMAN LEWIS: Or corrected, I guess,  21 is the better --  22 MR. MENDENHALL: Yeah, so it is built in  23 right now. So essentially, you know, by the  24 time we adopt this, you just want to kind of  25 pull it out, if you think that's the way to go,</p>

<p style="text-align: right;">Page 33</p> <p>1 and I do think that's the way to go because,  2 obviously, from an equity standpoint, that  3 makes sense and then you'd be set with that  4 and, as well, because the folks -- the David  5 Weekley Homes folks, since they haven't been  6 assessed before, they, as well, would receive a  7 letter basically letting them know of this --  8 this potential increase, which they could come  9 and obviously speak at the public hearing, that  10 sort of thing. So --  11 CHAIRMAN LEWIS: Sonny, did you have a --  12 MS. WHYTE: David Weekley Homes have  13 alleyways, are -- are we assessing for those  14 because we have got -- they gave the -- they  15 asked us to maintain those, if I am not  16 mistaken.  17 MR. MENDENHALL: Okay. So --  18 MS. WHYTE: So we have to make sure  19 that's --  20 MR. MENDENHALL: That's another reason to  21 have them take part in that sort of assessment  22 because the short answer is no, because right  23 now, they are not part of the special village  24 assessment. So that's the -- that's the answer  25 to your question except for, obviously, with</p>	<p style="text-align: right;">Agenda Page #13 Page 35</p> <p>1 CHAIRMAN LEWIS: Yeah, okay. I was going  2 to follow Doug's manager's report and give Mark  3 and his guys an opportunity to speak.  4 MR. HUGHES: All right.  5 CHAIRMAN LEWIS: If you guys are  6 prepared?  7 MR. HUGHES: Yeah, most definitely. So  8 evening, everybody. You know, I know there was  9 some replacement tree questions. We have the  10 tree inventory here. We're not completely done  11 with it. We have just over thirteen hundred  12 trees done; about a hundred of those are palm  13 trees that we did in the back of the -- the  14 Fords and the Bridges there, so we're not  15 counting that towards that with time or the  16 tree count that was approved there. We just --  17 it was a little nook back there and we couldn't  18 see not doing it.  19 So Tom Konar here. He's board-certified  20 master arborist, his first time here at the  21 meeting. He's basically, you know, our map  22 guy, our GIS guy. This is our GIS, it's  23 powered by Esri. Esri does a lot of the county  24 mapping. So when you go on Hillsborough County  25 PA FL and you're looking at your taxes,</p>
<p style="text-align: right;">Page 34</p> <p>1 this budget, they would be and that --  2 MS. WHYTE: I want to make sure that  3 they're on the actual road reserve for each of  4 those if we are responsible for the alleyways,  5 which I believe they had asked us to a few  6 years ago.  7 MR. MENDENHALL: Okay.  8 MS. WHYTE: So --  9 MR. BARRETT: Sonny, do they still own  10 the alleys or does the district own the  11 alleyways?  12 MS. WHYTE: Good question, we'll find  13 out.  14 CHAIRMAN LEWIS: Okay. Thanks, Andy.  15 MR. MENDENHALL: And if we need to get  16 clarification to some of those sorts of  17 questions, we can do that. It's built in. If  18 we found out for some reason they own the  19 alleys and they are setting aside funds for it,  20 maybe they -- I don't know if they have an HOA,  21 but -- then, obviously, we can adjust that,  22 take it out.  23 CHAIRMAN LEWIS: Yeah, I think let's  24 definitely clarify.  25 MR. MENDENHALL: We'll do some research.</p>	<p style="text-align: right;">Page 36</p> <p>1 appraisal and it goes to the mapping, it's all  2 powered by Esri, and so this is the -- the  3 program and software that it is, and Sonny said  4 you all are -- are GIS subscription, so we can  5 -- this is basically an admin view here. This  6 is zoomed out. You can zoom right into the  7 trees -- or to the streets in the different  8 communities. You can see the shade of the  9 communities and out. They have different base  10 layer maps. You can get the terrain maps. The  11 dots are a little more visual and visible here  12 on these maps. They show up a little better  13 versus the colorful terrain maps. There is  14 about 30 active data points that we collected  15 in the field. We have 35, but the other five  16 are basically for mitigation that may take  17 place or maintenance that may take place as far  18 as pruning and -- you know, management, root  19 pruning, replacement trees, fertilizing  20 schedules for replacement trees, watering;  21 anything like that or, "Hey," you know, "we put  22 in those replacement trees, where are they at,"  23 and it can be filtered down in many different  24 ways. If you all have any other layers that  25 you use here within the community that would be</p>

<p style="text-align: right;">Page 37</p> <p>1 useful, it can be put in there. Hillsborough 2 County's information that they have on their 3 maps can be put in. 4 Tom, do you want to click over to the web 5 form? So this is the app version right here, 6 so it's a little more useable. Say Doug and 7 his team are into the field, so rather than 8 going in and having to, you know, filter it 9 down while you're in the field, you just 10 basically have these one-click buttons here. 11 So Tom, you just want to click insufficient 12 green space there and these are trees here that 13 we've identified that -- you know, you're 14 insufficient -- insufficient green space are 15 going to be likely removals moving forward. So 16 now you can just -- your field guys, rather 17 than having to go through a bunch of stuff on 18 the admin side there can just hit this one hot 19 topic button here, or maybe it's another 20 button, you know, another field or topic that 21 you want to control. So -- 22 CHAIRMAN LEWIS: I have a quick question. 23 MR. HUGHES: Yes, sir. 24 CHAIRMAN LEWIS: So are the dots 25 representing -- those are representing trees?</p>	<p style="text-align: right;">Agenda Page #14 Page 39</p> <p>1 in and look at where sidewalks have been 2 replaced. 3 MR. KONAR: All right. So let me get -- 4 MR. HUGHES: So you have sidewalk 5 conflict there. So these are where all 6 sidewalks have been replaced. So you could 7 say, "Hey, maybe if we want to" -- you know, 8 and I understand the maintenance of sidewalks 9 and trees is -- you know, sidewalks is 10 definitely the county, the trees -- I -- you 11 know, pretty much CDD up to a point and maybe 12 the county at another point. So where some of 13 those delineation lines are, you know -- but 14 basically say, "Hey, we have these sidewalks 15 replaced already." Did you take off the 16 insufficient green space -- okay. So these are 17 areas that have been replaced, not ground. We 18 also have the -- a tab that shows where 19 sidewalks were ground and -- again, 30 data 20 points in here so you can filter -- sit here 21 and filter this thing, you know, for a lot of 22 different ways, depending on what's important 23 to you at that time. 24 So right here, though, these are 25 potential maintenance in the future where you</p>
<p style="text-align: right;">Page 38</p> <p>1 MR. HUGHES: Those are representing trees 2 -- 3 CHAIRMAN LEWIS: Okay. 4 MR. HUGHES: -- and the trees we 5 relocated -- here, this is our GPS locator. So 6 this gets everything within about a 20 to 30 7 centimeter range, which is right around a foot 8 right there. You know, most iPhones and iPads 9 and stuff, you know, they're anywhere from like 10 nine to 40 feet. So we log this on of each 11 tree while we're taking the diameter 12 measurements, so these pins are very accurate. 13 They're within, you know, right at a foot, 14 within a foot. 15 CHAIRMAN LEWIS: Okay. 16 MR. HUGHES: So -- 17 MR. KONAR: You can narrow it down even 18 more. 19 MR. HUGHES: Yeah, so these would be 20 trees right here and you can zoom back -- zoom 21 back out. So say if you wanted to look at all 22 your communities or zoom in -- again, so these 23 would be trees here that have been filtered 24 down to insufficient green space and 25 infrastructure conflicts. You know, you can go</p>	<p style="text-align: right;">Page 40</p> <p>1 might be like, "Okay. Well, these have been 2 replaced, so rather than get to the point where 3 we have a" -- you know, a liability conflict 4 where it's raising up or we don't want to go 5 through that whole intrusive replacement again, 6 you know, we want to get on the county or 7 ourselves to get these root prunes ahead of 8 when they become a problem. You know, we have 9 all your light clearances. You can say "Hey, 10 okay. Somebody is complaining about lights," 11 and you can narrow this down to the different 12 communities, too. You can shade a community 13 and say, "Oh, we've had a lot of complaints 14 in," you know, "Chelmsford and" -- "Well, all 15 right. Doug, where are our lights in 16 Chelmsford?" And so then there you go, there 17 is where your light clearance issues could be 18 right there. So those are all where your 19 lights and your oaks are, and so instead of 20 sending your team out there to constantly look 21 for stuff, you can just cue it right up. 22 It's right on their phone, and whether it be 23 Doug or anybody else out there in the field, 24 they can just hit these little buttons. 25 "Oh, there was a light clearance issue.</p>

<p style="text-align: right;">Page 41</p> <p>1 I am going to look at that today," and you see  2 where they're at and you can say, "Hey, well,  3 there is 12 of them there and that's what we  4 need a price, or that's what we need to put on  5 the maintenance schedule."  6 So again, we can go through and click  7 different filters, and if you all have any  8 filter that you want to click or anything, we  9 can. You can use different base layers, the  10 maps. We still have some trees left to  11 inventory. Like I said, we did some palm trees  12 back there, but we just did that on our own  13 accord. They are, again, not a part of the  14 tree count or the time listed there.  15 Any questions or anything?  16 CHAIRMAN LEWIS: What would you say is  17 the -- what you were saying -- how complete are  18 you right now?  19 MR. HUGHES: Oh, we're -- we're 1,300  20 trees in and we approximated, you know, 1,500  21 on what we were going to do right there. We'll  22 be able to get a little more than 1,500. So as  23 we're getting down to the end here, I was going  24 to kind of go over that with Doug and see any  25 areas that we might want to hit, but -- so</p>	<p style="text-align: right;">Agenda Page #15 Page 43</p> <p>1 stop and where to start in different  2 communities.  3 CHAIRMAN LEWIS: All right.  4 MR. HUGHES: And we still need to get  5 those completed.  6 CHAIRMAN LEWIS: Okay. No, this is a  7 great start. You know, the ongoing discussion  8 with, again, just trying to see where we can  9 go with what types of treatments or -- and, you  10 know, obviously any conflicts or anything like  11 that. So --  12 MR. HUGHES: Yeah.  13 CHAIRMAN LEWIS: That's good. Any other  14 questions, guys? I just wanted to give these  15 guys a chance to update us.  16 (No response)  17 CHAIRMAN LEWIS: All right.  18 MR. KONAR: And I will just go ahead and  19 say that the data is also -- we hand over the  20 data. We share it with your online server, as  21 well, so all this data going to be available to  22 you to customize how you want it, to see how  23 you want to view it, different reports. This  24 screen right here was an app I created so we  25 can all view the data together, but it's</p>
<p style="text-align: right;">Page 42</p> <p>1 we're a little over 1,300 trees -- 1,306 right  2 there and so that would be about 1,209 as oak  3 trees, crape myrtles -- oh, and that's -- you  4 know, you can filter that down.  5 "Hey, where are all of our crape myrtles,  6 our Japanese blueberries?"  7 "Where are trees that have been  8 replaced?"  9 I know Doug sent me some information,  10 10302 Seabridge where three trees were just  11 taken out right there and are going to be going  12 back in with some replacements.  13 CHAIRMAN LEWIS: Okay. Yeah, so I see  14 like up at Glenfield Avenue at the top of the  15 page there and Keswick Forest is above that, is  16 -- are those --  17 MR. HUGHES: Yes.  18 CHAIRMAN LEWIS: Or maybe the layers  19 turned off or -- or --  20 MR. HUGHES: No, we just have not got  21 those done.  22 CHAIRMAN LEWIS: Okay, okay.  23 MR. KONAR: We highlight them because  24 that's what confines our data. We can see it  25 while we're in the field so we know where to</p>	<p style="text-align: right;">Page 44</p> <p>1 completely customizable. You can set up your  2 own app; how you want to see it, what you want  3 certain people to see, and then it's also  4 upgradeable for the future so you can add  5 things to assess to say like, you know, where  6 it has to be done here, when it was completed.  7 So there is -- you definitely can expand on  8 this way further.  9 CHAIRMAN LEWIS: All right.  10 MR. CHESNEY: And just -- just so I make  11 sure I understand, did you use our ARC system?  12 MR. KONAR: No, so we clean slated it.  13 MR. CHESNEY: Is there a reason why?  14 MR. KONAR: We have our own server and  15 our organization set up. That's where we store  16 the data until we're ready to share it so we  17 can edit it on our end and --  18 MR. CHESNEY: Okay. But when you're  19 done, you'll upload it to ours?  20 MR. KONAR: Yeah, we'll share it right to  21 you and you'll get all this and even this app  22 if you want it. I can share that with you and  23 you get the layered files, so if you ever have  24 any construction projects, it can also be  25 translated into CAT drawings, as well.</p>

<p style="text-align: right;">Page 45</p> <p>1 So if you're doing any kind of road</p> <p>2 maintenance and they want to make blueprints,</p> <p>3 those points will be -- they can use those in</p> <p>4 CAT drawings, as well. So those are pretty</p> <p>5 much -- you can use them across the board,</p> <p>6 which is nice.</p> <p>7 CHAIRMAN LEWIS: Okay. So I think -- I</p> <p>8 mean, by next month, it looks like you guys</p> <p>9 anticipate maybe finishing this and then --</p> <p>10 MR. HUGHES: Yes.</p> <p>11 CHAIRMAN LEWIS: I'd actually have to</p> <p>12 revisit my notes from previous months on when</p> <p>13 we talked because I -- I honestly don't</p> <p>14 remember as we sit here, but --</p> <p>15 MR. HUGHES: That will work.</p> <p>16 MR. CHESNEY: February.</p> <p>17 CHAIRMAN LEWIS: Was it February?</p> <p>18 MR. CHESNEY: Yeah, I have my notes here.</p> <p>19 2/15.</p> <p>20 CHAIRMAN LEWIS: Okay, 2/15. Anything</p> <p>21 that we need to talk about or --</p> <p>22 MR. CHESNEY: Did you do the one to five</p> <p>23 number?</p> <p>24 MR. HUGHES: So yeah, we did. You can do</p> <p>25 the point system in here. It's all set up for</p>	<p style="text-align: right;">Agenda Page #16 Page 47</p> <p>1 time --</p> <p>2 MR. HUGHES: Okay.</p> <p>3 CHAIRMAN LEWIS: -- but I'm kind of</p> <p>4 envisioning maybe a workshop -- where are we,</p> <p>5 in May? Maybe after the June meeting, so</p> <p>6 between June and July. Maybe that's something</p> <p>7 that we could potentially do and, Doug, you can</p> <p>8 potentially look at it. So -- Erin, did you</p> <p>9 have --</p> <p>10 MS. McCORMICK: Yeah, I just wanted to</p> <p>11 follow up, we still need a proposal from you</p> <p>12 all so I can adhere the agreement between the</p> <p>13 district for the work that you guys are doing.</p> <p>14 MR. HUGHES: So I'll send it to you.</p> <p>15 This was submitted -- I'll send it to you,</p> <p>16 though, and get it over.</p> <p>17 MS. McCORMICK: Okay.</p> <p>18 MR. HUGHES: I didn't submit it to you,</p> <p>19 though, probably.</p> <p>20 MS. McCORMICK: Yeah, if -- did you get</p> <p>21 it, Sonny?</p> <p>22 MS. WHYTE: I have something that I got,</p> <p>23 let's -- I don't remember now, but I will make</p> <p>24 sure of -- that -- he can send it to you and I</p> <p>25 will send you what I have.</p>
<p style="text-align: right;">Page 46</p> <p>1 that.</p> <p>2 MR. CHESNEY: But you didn't assign a</p> <p>3 number one to five, did you?</p> <p>4 MR. HUGHES: We have points assigned for</p> <p>5 certain items. Like I said --</p> <p>6 MR. CHESNEY: It was behind me so I</p> <p>7 didn't --</p> <p>8 MR. KONAR: Yeah.</p> <p>9 MR. HUGHES: No, I just -- there is</p> <p>10 points assigned, it's just how you want to</p> <p>11 filter and look at this data, and then when we</p> <p>12 complete it, we come here and, you know, get</p> <p>13 a spot and you have a little more time to</p> <p>14 review. Sorry about not being on the agenda</p> <p>15 tonight, but we can get more into that and how</p> <p>16 to filter that differently and look at that</p> <p>17 point system.</p> <p>18 MR. CHESNEY: Okay. That was the only --</p> <p>19 MR. KONAR: We have the core data, so</p> <p>20 however you want to represent it, you can</p> <p>21 assign points to different things so it can be</p> <p>22 a completely specific and tailored point scale.</p> <p>23 CHAIRMAN LEWIS: Okay. Yeah, I mean, I</p> <p>24 don't know if between now and the next meeting</p> <p>25 or at a workshop might be the most appropriate</p>	<p style="text-align: right;">Page 48</p> <p>1 MS. McCORMICK: Okay. Yeah, that would</p> <p>2 be great.</p> <p>3 MR. HUGHES: And I probably -- I might</p> <p>4 not have a card on me, they're in the truck.</p> <p>5 Do you have a card, Andy?</p> <p>6 MS. McCORMICK: Yeah, I do.</p> <p>7 MR. HUGHES: I will get one on my way out</p> <p>8 from you there --</p> <p>9 MS. McCORMICK: Okay.</p> <p>10 MR. HUGHES: -- and make sure that I get</p> <p>11 that to you there. I know, Doug, before we</p> <p>12 leave, you were talking about Seabridge. Did</p> <p>13 you all settle on replacements right there for</p> <p>14 the 10302 Seabridge, or do you just want to</p> <p>15 push that to the workshop right there or just</p> <p>16 get with Doug and --</p> <p>17 MR. CHESNEY: It's two trees there.</p> <p>18 CHAIRMAN LEWIS: Yeah, we don't talk</p> <p>19 between meetings because of Sunshine Law, so I</p> <p>20 don't -- I haven't been a part of that.</p> <p>21 MR. MAYS: We did put some crape myrtles</p> <p>22 in those locations, which if the board decides</p> <p>23 something else later on, they can be replaced.</p> <p>24 I wanted them to see some pretty matures one,</p> <p>25 so -- and we've got some pretty good sized</p>



<p style="text-align: right;">Page 49</p> <p>1 ones.</p> <p>2 MR. HUGHES: And those are crape myrtles</p> <p>3 that were specially installed just down the</p> <p>4 street from that, as well. That was already</p> <p>5 there --</p> <p>6 MR. MAYS: Yes.</p> <p>7 MR. HUGHES: -- just a few houses down.</p> <p>8 MR. MAYS: On Bridgeton.</p> <p>9 MR. HUGHES: Yes.</p> <p>10 MR. ROSS: Are these the trees that we</p> <p>11 got the e-mail about or --</p> <p>12 CHAIRMAN LEWIS: I actually am not sure.</p> <p>13 MS. WHYTE: Yes.</p> <p>14 MR. CHESNEY: The ones on Seabridge are.</p> <p>15 MS. WHYTE: Yes, it is.</p> <p>16 MR. CHESNEY: I thought that's what you</p> <p>17 were talking about.</p> <p>18 MR. ROSS: I -- I'm going to want to talk</p> <p>19 about that when we get to the supervisor</p> <p>20 comments.</p> <p>21 CHAIRMAN LEWIS: Yeah, okay.</p> <p>22 MR. ROSS: I can either talk about it now</p> <p>23 or wait until then, but --</p> <p>24 CHAIRMAN LEWIS: I think this is an</p> <p>25 appropriate time if you are comfortable with</p>	<p style="text-align: right;">Agenda Page #17 Page 51</p> <p>1 Again, I'm not drawing conclusions.</p> <p>2 Perhaps the e-mail was -- was inaccurate, but</p> <p>3 -- but what I do know to be true is that our</p> <p>4 community has an interest in the street trees</p> <p>5 regardless of whose home they are in front of.</p> <p>6 We -- we know that if somebody has a tree in</p> <p>7 their yard, a residential property, they got to</p> <p>8 go through the WCA and get a modification's</p> <p>9 approval or whatever it may be.</p> <p>10 So if you are making exterior alterations</p> <p>11 to your property, you got to get approval,</p> <p>12 which by definition means there's been a</p> <p>13 decision in this community that the</p> <p>14 neighborhood, the community, has say-so with</p> <p>15 regard to the removal of trees or other items,</p> <p>16 with regard to exterior property. We should be</p> <p>17 looking at a similar process to make sure that</p> <p>18 the community -- however we define that -- has</p> <p>19 the opportunity to give their two cents with</p> <p>20 regard to alterations on our property. It</p> <p>21 shouldn't make a difference whether it's one</p> <p>22 foot on this side of the sidewalk or one foot</p> <p>23 on the other sidewalk.</p> <p>24 I'm not suggesting that somebody else</p> <p>25 should have veto power, but I do think we</p>
<p style="text-align: right;">Page 50</p> <p>1 it.</p> <p>2 MR. ROSS: I'm fully comfortable. You</p> <p>3 guys got an e-mail from one of our</p> <p>4 constituents. I got the e-mail, I think you</p> <p>5 got the e-mail -- oh, you didn't? I thought</p> <p>6 you were on it.</p> <p>7 MR. MAYS: I got it, but I wasn't on it.</p> <p>8 MR. ROSS: Oh, okay. I thought you were</p> <p>9 on it.</p> <p>10 MS. WHYTE: I got it and I sent it to</p> <p>11 you.</p> <p>12 MR. ROSS: I -- I don't want to point</p> <p>13 fingers, I don't want to be mad at anybody, I</p> <p>14 don't want to draw premature or false</p> <p>15 conclusions, but when I got the e-mail, I was</p> <p>16 ready to throw up. It was a horrible, horrible</p> <p>17 e-mail in terms of all the conclusions you can</p> <p>18 draw from it. Just on and on and on and</p> <p>19 multiple layers, and it -- and it was so</p> <p>20 unfortunate. I think we have some fantastic</p> <p>21 treasures in Westchase. I think Doug is one of</p> <p>22 those treasures, I think Chris Barrett is one</p> <p>23 of those treasures, and I just don't understand</p> <p>24 how we ended up with the considerations and</p> <p>25 processes described in that e-mail.</p>	<p style="text-align: right;">Page 52</p> <p>1 should have advisory capacity involved where --</p> <p>2 I'm making this up. Why couldn't we set up a</p> <p>3 process, if we're talking about removing a</p> <p>4 street tree, we'll consult with the WCA's</p> <p>5 design review board or whatever it is and have</p> <p>6 their two cents as to whatever they think makes</p> <p>7 sense.</p> <p>8 Again, I'm not pointing the finger, I'm</p> <p>9 not saying I know the answer. I just know with</p> <p>10 what I read, I thought it was horrible --</p> <p>11 horrible for our community that we have a</p> <p>12 constituent that is that unhappy to express</p> <p>13 that -- the way it was expressed, and I -- I</p> <p>14 would love for us to immediately suspend the</p> <p>15 removal of any street trees until we get this</p> <p>16 hammered out.</p> <p>17 CHAIRMAN LEWIS: Greg?</p> <p>18 MR. CHESNEY: So I apologize if I did not</p> <p>19 communicate this effectively. So we do have a</p> <p>20 process. It's just my understanding that it</p> <p>21 hasn't been approved yet by the WCA. So this,</p> <p>22 I think, was an unfortunate circumstance</p> <p>23 because the resident was able to go in between</p> <p>24 the time where we were managing the process and</p> <p>25 when they will have to get WCA approval. So</p>

<p style="text-align: right;">Page 53</p> <p>1 the process -- when all those votes that we got  2 -- I haven't look at it yet, but these  3 documents in here should be the new process  4 that -- to remove the trees in front of their  5 house, including the street trees and any  6 vegetation, they have to go to the MODS  7 committee. The MODS committee, if it's a  8 street tree, will send it to us for our -- I  9 guess --I hate to use the word approval because  10 it's ultimately their approval, but for our  11 consultation and then -- and then we'll go from  12 there and that way, we know to replant it and  13 -- I did write up the words for this back in  14 October and sent it into -- I'm sorry.  15 MS. WHYTE: Dale Sells.  16 MR. CHESNEY: Dale Sells, thank you. So  17 I think we will have a process going forward.  18 And I, too, was as shocked as you were that  19 those three very, very beautiful trees were  20 removed and replaced by two bushes. But I'm  21 not sure that we had -- I think it was just  22 unfortunate timing. I don't know that we had  23 much control over the situation. That's my  24 perception, but I think we will have control  25 going forward. It won't happen -- it shouldn't</p>	<p style="text-align: right;">Agenda Page #18 Page 55</p> <p>1 MR. CHESNEY: Well, I mean, I didn't come  2 up with this. I mean, we've all talked about  3 it back whenever it was. I mean, I just did  4 the --  5 MR. ROSS: No, I appreciate that.  6 MR. CHESNEY: -- work.  7 MR. ROSS: I'm old now and I can't  8 remember things, and so if we talked about it,  9 I don't know when we talked about it, how long  10 ago, how specific, et cetera.  11 MR. CHESNEY: Almost a year.  12 MR. ROSS: Okay, Greg's indicating about  13 a year. I can't remember what I had for dinner  14 last night, but -- but I go back to my point:  15 Until we have the process established, whatever  16 it is, I think we should immediately suspend  17 the removal of street trees. Let's make sure  18 we've got our -- I will use the phrase -- act  19 together, that we're all kumbaya, getting along  20 with each other, that we all appreciate the  21 considerations and decisions that are going on.  22 So I -- I'll make that as a motion. If  23 there is support, I --  24 MR. CHESNEY: I'll second it. I don't  25 know, you'd have to ask Erin if this makes</p>
<p style="text-align: right;">Page 54</p> <p>1 happen again, and my suggestion, after that  2 happened -- I do have one additional suggestion  3 from the original thing is I think when that  4 stuff comes to Doug and Sonny, that those  5 requests from the MODS committee should also be  6 included in our board package. That way, we  7 can see what they are doing. That's my  8 suggestion. I was going to bring that up in  9 supervisor's comments, but you brought it up  10 now.  11 MR. ROSS: And I appreciate that you,  12 too, put thought into this situation. I'm  13 certainly not prepared to embrace everything  14 that you just said. By way of example, the  15 considerations of the CDD in removing a tree  16 will not 100 percent jive with what are the  17 considerations of the WCA. By way of example,  18 we may be thinking about the safety emanating  19 from a cracked sidewalk or a cracked curbing or  20 whatever it may be, while the WCA's  21 considerations are more aesthetic.  22 So if I had to make an immediate  23 suggestion, it ought to be where the WCA does  24 not have veto power over the CDD, it would be  25 more of an advisory type process and --</p>	<p style="text-align: right;">Page 56</p> <p>1 sense, but sure.  2 MS. McCORMICK: Yeah.  3 CHAIRMAN LEWIS: Well, now that we have a  4 second -- well, go ahead, Sonny.  5 MS. WHYTE: We didn't -- we, the  6 district, didn't remove those trees. The  7 homeowner did it with their own vendor and it  8 was a county's permit.  9 MR. CHESNEY: Which was the policy that  10 we came up with.  11 MS. WHYTE: It had nothing to do with us.  12 MR. CHESNEY: Right.  13 MS. WHYTE: It was privately done.  14 CHAIRMAN LEWIS: And that's where I was  15 about to go with it. Now that we've had a  16 second --  17 MS. WHYTE: I just wanted to make sure  18 it's clarified. Doug didn't -- and our team  19 had nothing to do with that.  20 MR. MAYS: We don't really --  21 CHAIRMAN LEWIS: Right, and I guess,  22 there lies part of the issue with --  23 MR. MAYS: We got a phone call from the  24 HOA saying there was one being taken on  25 Asheville. We didn't know anything about it.</p>

<p style="text-align: right;">Page 57</p> <p>1 There was one on Woodbay that was taken down  2 about a month before that and -- and so --  3 MR. CHESNEY: But now -- but now, they  4 will be able to get fined if they take them  5 down without any MOD approval. It just -- it  6 just wasn't done yet. I mean, they hadn't  7 voted on it yet.  8 MR. ROSS: But what should happen is we  9 should be looking at putting the trees back in.  10 That's what we should be doing. Look at what  11 the city of Atlanta is doing. That's exactly  12 what they're doing. They did a map of their  13 whole city, they identified all the pluses of  14 having trees and canopies, et cetera, et cetera  15 and they are looking at putting back trees.  16 And so if somebody took out a tree without our  17 permission from our property --  18 MS. WHYTE: It's not our property.  19 MR. ROSS: -- then -- then that's -- I  20 mean, I don't know if that's what you're  21 describing, that they -- they decided they  22 could take trees out of our property.  23 MS. WHYTE: It's not our property,  24 though. It's some easement property that is  25 part of Hillsborough County from what I'm</p>	<p style="text-align: right;">Agenda Page #19 Page 59</p> <p>1 in the community. That's why you've got to go  2 through DRB or whatever else, and so we've just  3 got to be mindful. It can't be, "I want to go  4 remove a tree because I'm mad at that tree."  5 No, you've got to -- there's got to be more to  6 it and you're -- you're indicating there is  7 going to be more to it.  8 MR. CHESNEY: Once this passes, that, I  9 can guarantee: If they remove the tree,  10 they'll get a -- a MOD fine.  11 MS. WHYTE: Mm-hmm.  12 MR. CHESNEY: I don't remember, you know,  13 what we can do now, but -- I mean, I'm all for  14 if you want to make a motion to plant some oak  15 trees, I'm -- sure, let's do it. I -- I think  16 Jim will probably vote with us.  17 MR. ROSS: I'm not sure what --  18 MR. WIMSATT: Let's plant some trees.  19 MR. ROSS: I am not sure what -- if it's  20 contingent upon the WCA approval is what --  21 MR. CHESNEY: That's -- I mean, not to go  22 back to what we did last summer, but that was  23 -- remember Dale came, we had a workshop. That  24 was the whole thing and then I wrote up the  25 stuff for the MOD thing. I don't know if Doug</p>
<p style="text-align: right;">Page 58</p> <p>1 understanding. If I'm incorrect -- but it is  2 on homeowner and county property.  3 MR. BARRETT: No, it's not homeowner  4 property at all.  5 MR. ROSS: But -- but either way, let me  6 --  7 MR. CHESNEY: Either way, I will support  8 putting trees back, too.  9 MR. ROSS: I don't want to be quibbling  10 with you. You may be exactly right. I don't  11 want to be quibbling with a constituent, I  12 don't want to be quibbling with our field  13 manager. What I want us to do is have clarity  14 on our process, clarity on what our objective  15 is and so we're all rowing the boat in the same  16 direction and -- and so if -- if you've now  17 raised an important point in terms of there's  18 not a consensus on who owns what property and  19 who has the right to make whatever decisions,  20 let's get it straightened out. Maybe this  21 mapping will do that, but I stand by what I  22 said. This community -- Westchase Community --  23 we have recognized since our beginning that  24 your exterior improvements don't just affect  25 your own property, they affect everybody else</p>	<p style="text-align: right;">Page 60</p> <p>1 -- Dale used it, I have not read this yet, but  2 -- and maybe you were involved with this, too,  3 so I don't know.  4 MS. McCORMICK: No, I -- I've been a  5 little bit out of the loop on -- because you  6 guys have done a lot of this at the workshops,  7 but I think maybe one of the missing pieces  8 here is to bring the county into this because  9 they are the ones that are issuing the permits  10 for the tree removals. So -- you know, they  11 need to understand that the CDD is involved in  12 this process, as well.  13 MR. CHESNEY: Well, originally, we tried  14 to get a Westchase permit that we would  15 control, but --  16 MS. McCORMICK: Right.  17 MR. CHESNEY: -- that was not -- not able  18 to happen.  19 MS. McCORMICK: Yeah, I mean, that --  20 well, that -- I don't know for sure that that  21 won't happen. Staff -- staff had worked on  22 that, but -- I mean, I think that there are  23 avenues --  24 MR. CHESNEY: Let's --  25 MS. McCORMICK: -- that have not been</p>

<p style="text-align: right;">Page 61</p> <p>1 explored yet on that.</p> <p>2 MR. CHESNEY: Okay, let's do that.</p> <p>3 CHAIRMAN LEWIS: I -- after seeing this</p> <p>4 e-mail last week, I kind of had the same</p> <p>5 thought that -- that I feel like we've gone</p> <p>6 back to, and I know it's probably going to be</p> <p>7 like a broken record to some of the room, but</p> <p>8 -- but that we keep going back to --</p> <p>9 MR. CHESNEY: Mm-hmm.</p> <p>10 MR. WIMSATT: Yeah.</p> <p>11 CHAIRMAN LEWIS: -- and that actual</p> <p>12 thought entered my mind as, "Okay. Let's sit</p> <p>13 down and try to figure out some way to approach</p> <p>14 them," because I -- I do remember you, Brian,</p> <p>15 bringing that up a couple of months ago or</p> <p>16 maybe a year ago about we need to bring the</p> <p>17 county into this because I think that's going</p> <p>18 to be part of the problem. I think this will</p> <p>19 be a big help, what Greg is talking about</p> <p>20 and --</p> <p>21 MR. CHESNEY: Yeah, the only reason we</p> <p>22 did this was because I thought the permit idea</p> <p>23 was the best idea, but I never -- we never</p> <p>24 could get the permit.</p> <p>25 CHAIRMAN LEWIS: Yeah.</p>	<p style="text-align: right;">Agenda Page #20 Page 63</p> <p>1 merrier, the better. I mean, this was -- the</p> <p>2 only reason we did this is was that was the</p> <p>3 only way we thought we could help control the</p> <p>4 process based on the information we had. So I</p> <p>5 think the permit -- if we can somehow control</p> <p>6 the permit, that would be the ultimate way to</p> <p>7 do it.</p> <p>8 MS. McCORMICK: Yeah, and I don't think</p> <p>9 that the county has said that they would not</p> <p>10 allow the CDD to be involved in that process.</p> <p>11 I mean, there may have been some discussions</p> <p>12 that Sonny and Doug had on that, but I have</p> <p>13 never been told by the -- like the county</p> <p>14 attorney's office or the tree, you know, people</p> <p>15 that we cannot be involved in that process.</p> <p>16 Now, I know there was this idea of doing an</p> <p>17 uniform street tree plan that would cover the</p> <p>18 whole community and that had some issues with</p> <p>19 it, but I -- I think that --</p> <p>20 MR. CHESNEY: I think controlling the</p> <p>21 permit would be, and if I may -- if I didn't</p> <p>22 make that -- when we were doing all of this</p> <p>23 last year, if I didn't express that, then I</p> <p>24 apologize because this -- this was just a</p> <p>25 work-around because we couldn't control the</p>
<p style="text-align: right;">Page 62</p> <p>1 MR. CHESNEY: So -- and I'm tired of</p> <p>2 listening about trees --</p> <p>3 CHAIRMAN LEWIS: Yeah, and --</p> <p>4 MR. CHESNEY: -- but they were big trees</p> <p>5 and I -- I understand your -- your frustrations</p> <p>6 because they were beautiful.</p> <p>7 MR. ROSS: Yeah, and one other way we can</p> <p>8 end the conversations about trees is clarity on</p> <p>9 the district's policy. Could you, Erin, draft</p> <p>10 up what is the policy? And I know you may not</p> <p>11 have it memorized off the type of your head --</p> <p>12 I certainly don't -- and --</p> <p>13 MS. McCORMICK: Right.</p> <p>14 MR. ROSS: -- you -- I think you might be</p> <p>15 one of the only two or three people that have</p> <p>16 memorized it, if you did. But if you could</p> <p>17 reduce it to writing, make sure it's in proper</p> <p>18 form, legal form, all that kind of stuff,</p> <p>19 circulate it to us; then, it's easy to react to</p> <p>20 it and I can confess if I made a misstatement</p> <p>21 or had a misreaction. You know, I don't have a</p> <p>22 problem saying, "My bad," and I -- I mean that</p> <p>23 to you. If we've already worked out all these</p> <p>24 issues, I'm not trying to be critical of you.</p> <p>25 MR. CHESNEY: I -- I think the more, the</p>	<p style="text-align: right;">Page 64</p> <p>1 permit.</p> <p>2 MS. McCORMICK: Right, right.</p> <p>3 MR. ROSS: Well, until we get to greater</p> <p>4 clarity -- and again, maybe I am the only one</p> <p>5 that's confused or causing the confusion --</p> <p>6 MR. WIMSATT: Nope.</p> <p>7 MR. ROSS: -- can we suspend the removal</p> <p>8 of the street trees just -- I'm looking at you</p> <p>9 because I give you respect, not because I'm</p> <p>10 asking something of you.</p> <p>11 MR. CHESNEY: We don't do them.</p> <p>12 MR. MAYS: We're not doing them.</p> <p>13 MR. ROSS: Okay, great, great. That's</p> <p>14 great. I just --</p> <p>15 MR. WIMSATT: I think people are --</p> <p>16 MR. MAYS: But the people are contacting</p> <p>17 the county and -- I mean, to be honest with</p> <p>18 you, before I guess a couple of years ago, the</p> <p>19 county wouldn't issue a permit for a street</p> <p>20 tree removal. I thought it was something that</p> <p>21 Westchase had passed around and said no, we</p> <p>22 don't want you to remove it so the county</p> <p>23 wasn't doing it. Now, all of a sudden, in the</p> <p>24 last two years, the county has been approving</p> <p>25 all kinds of permits on street trees and</p>

<p style="text-align: right;">Page 65</p> <p>1 nothing had changed because the lawsuits of  2 trip and falls, damage to people's property. I  3 don't know what changed their mind, but all of  4 a sudden, the county is issuing permits.  5 CHAIRMAN LEWIS: When -- when is the -- I  6 didn't read that, either. When is that  7 supposed to take effect? Is that --  8 MR. CHESNEY: I'm -- I'm not sure, just  9 looking to make sure it's in here.  10 CHAIRMAN LEWIS: So sometime in the next  11 couple of months?  12 MR. BARRETT: I think the CCR approval  13 vote is sometime in June or July, and I think  14 that's a CCR policy.  15 CHAIRMAN LEWIS: Okay. Thanks, Chris.  16 All right. So I mean we still have a motion on  17 the table that was seconded.  18 MR. CHESNEY: What was the motion?  19 CHAIRMAN LEWIS: To suspend the -- the  20 removal of trees on --  21 MR. CHESNEY: Well, we're not doing them.  22 So --  23 MS. McCORMICK: Yeah, but we could talk  24 to the county about asking them to, you know,  25 suspend it.</p>	<p style="text-align: right;">Agenda Page #21 Page 67</p> <p>1 front near the mailbox you could put a nice oak  2 tree.  3 CHAIRMAN LEWIS: Well, I know at one  4 point, we had talked about -- what's the one  5 tree that --  6 MR. MAYS: Japanese blueberry.  7 MR. WIMSATT: Japanese blueberry.  8 MR. MAYS: Magnolias.  9 CHAIRMAN LEWIS: Right, okay. I mean, is  10 it --  11 MR. MAYS: Well, most residents that  12 apply for a permit to have an oak tree removed  13 don't want an oak tree back. So -- I mean, why  14 would they want to put an oak tree back? They  15 had it removed and if you remember, when this  16 community was 25 years old, those trees were as  17 big as the crape myrtle bushes that we have  18 now. So --  19 CHAIRMAN LEWIS: I also -- I also  20 remember weighing the arborist for Hillsborough  21 County coming to our meeting and saying that  22 they were moratorium and -- or outlawed, I  23 guess, for lack of a better term.  24 MR. HUGHES: So it's -- it's more of a  25 guideline for the new developments. You've got</p>
<p style="text-align: right;">Page 66</p> <p>1 MR. WIMSATT: Suspend permits.  2 MR. ROSS: Can I amend my motion to state  3 what you just said?  4 MS. McCORMICK: Mm-hmm.  5 MR. ROSS: Okay, then that's my --  6 MR. CHESNEY: Okay, second.  7 CHAIRMAN LEWIS: Okay. All in favor?  8 (All board members signify in the  9 affirmative.)  10 CHAIRMAN LEWIS: Motion passes four to  11 zero.  12 (Motion passes.)  13 MR. CHESNEY: I am also not against  14 replacing at least one real tree, so instead of  15 two bushes.  16 MR. WIMSATT: Did they really do that? I  17 --  18 CHAIRMAN LEWIS: I heard you said that  19 earlier. What -- I mean, are they literally  20 bushes?  21 MR. CHESNEY: They're -- I like razzing  22 Doug, but I call them bushes. They are very  23 nice-looking crape myrtles. They are tall,  24 they are -- not this big. They are nice  25 looking. There is a nice open spot in the</p>	<p style="text-align: right;">Page 68</p> <p>1 to have an eight-foot radii around the tree of  2 green space and, you know, 15 foot from  3 utilities. What it seems to be is they  4 probably lack teeth and enforcement and will  5 look the other way when you're going to replant  6 with an oak in the easement. It's not -- it  7 does not seem --  8 MR. CHESNEY: I'm not trying to agitate  9 the woman, but -- so -- it just -- maybe one  10 would be fun. You could agitate --  11 MR. WIMSATT: That would be fun.  12 CHAIRMAN LEWIS: All right. I think  13 we've shaken that tree enough. All right.  14 Trying to -- I'm trying to end on a light note,  15 street tree discussion can get tough. So --  16 but good -- good dialog. Like I said, we'll  17 have Erin reach out to the county and then I  18 think it would be good to kind of continue this  19 talk through the next couple of months. All  20 right. Anything else on that?  21 (No response)  22 CHAIRMAN LEWIS: I don't think so, I  23 think I was the one driving that bus.  24 Erin, we'll go back to you and the  25 attorney's report.</p>

<p style="text-align: right;">Page 69</p> <p>1 MS. McCORMICK: Okay, just a few things.  2 So I did put together a landscape architect  3 agreement for the West Park Village project and  4 we had talked about having it -- this be for  5 the first phase that we were going to enter  6 into at this point in time, and I know Ivy  7 received it and she was going to provide a new  8 proposal for the first phase and let me know if  9 she -- if they had any comments to the  10 agreement. So I haven't heard back from her  11 yet about that.  12 MR. CHESNEY: We won't need a new  13 agreement each time, each phase?  14 MS. McCORMICK: No, no, it would just be  15 an addendum -- like an addendum saying, you  16 know, do the second -- go on to the second  17 phase. But yeah, it will all be part of the  18 same agreement.  19 For the north cell tower, just to put it  20 on the public record, the land use hearing  21 officer hearing is scheduled for May 23rd at 10  22 o'clock a.m. and it's going to be at the Robert  23 Saunders Public Library at 1505 Nebraska  24 Avenue, so Vertex has been working on that, and  25 then I talked to Sonny today about the --</p>	<p style="text-align: right;">Agenda Page #22 Page 71</p> <p>1 some additional comments from that engineer's  2 report about the safety issue on our alleyway.  3 So I am representing several houses on our  4 street.  5 One of the reasons I came here is to see  6 if we could hear the countermeasures, but I  7 guess they are being -- delivering a different  8 point. I guess my question would be is can we  9 find out what those potential countermeasures  10 are and then, if nothing else, I just wanted to  11 be -- you know, show our commitment and present  12 a face for open communication. I'm happy to  13 elaborate on the issue if anybody needs more  14 elaboration, but it's -- there's a lot of tree  15 talk, but this is more of a big safety issue  16 that we're very concerned about because it's an  17 alleyway to access garages. It's being used as  18 a throughway to get quickly to the tennis  19 courts and the pool and -- you know, we have --  20 we have children that we won't allow outside  21 our garages in fear of getting hit by blind  22 spots, and I've almost gotten hit personally  23 numerous times just bringing my garbage cans  24 out.  25 So I think it's easily preventable and</p>
<p style="text-align: right;">Page 70</p> <p>1 what's going on with the turkey vultures and  2 she said -- you know, Doug, that there's no  3 more vultures right now and the USDA has not  4 been undertaking any activity at this point and  5 they probably would not do anything further  6 until -- you know, if it -- if we start to see  7 more vultures like towards the end of the  8 summer. Our agreement with them runs through  9 September, so if we needed to continue --  10 consider an extension at that point, but I  11 think during the summer, it's probably not  12 going to be something that we're going to be  13 having them do anything on.  14 CHAIRMAN LEWIS: Okay. Is that all you  15 got?  16 MS. McCORMICK: Yeah.  17 CHAIRMAN LEWIS: Okay, excellent.  18 All right. I think that does it for main  19 portion and then audience comments. We do have  20 some audience members today. Would anybody  21 like to say anything or ask questions? If you  22 would, state your name and your address,  23 please, for the record.  24 MR. ZAIS: I am Mark Zais, I'm 10019  25 Parley Drive. I'm the one who made -- wrote</p>	<p style="text-align: right;">Page 72</p> <p>1 that's one of the reasons why I raised it  2 numerous times. The five mile an hour speed  3 limit doesn't work, so even just one speed bump  4 halfway down would solve the problem.  5 CHAIRMAN LEWIS: Okay, thank you for  6 coming and thank you for your concerns and  7 bringing that to us. Robert, our engineer, is  8 obviously going to take a look at that as you  9 heard earlier and get some thoughts on what can  10 be done. It has to meet the standards.  11 MR. ZAIS: Yeah, I understand that, and  12 the -- the sheriff's agent who -- I forget the  13 one that's works out there. He reached out to  14 me and said there is -- it can't be enforced  15 because it's not a road. There's a lot of  16 issues that -- a lot of things he mentioned  17 they can't do, so -- but I think there is --  18 there is something that could be done.  19 CHAIRMAN LEWIS: Yeah, and I -- I know  20 Robert will jump on it, as well, and we'll try  21 and take care of that as soon as we can.  22 MR. CHESNEY: Yeah, we can definitely do  23 a speed bump if that's a --  24 CHAIRMAN LEWIS: Go ahead.  25 MR. ROSS: Have you all researched speed</p>

<p style="text-align: right;">Page 73</p> <p>1 bumps and looked into it and seen that for some  2 folks, they are very disliked and -- and they  3 don't provide the responses that they want in  4 terms of causing damage to their vehicles,  5 whatever else that may be. Have you all --  6 MR. ZAIS: Like have we researched within  7 our street, like our community?  8 MR. ROSS: No, within your -- like have  9 you as individuals, have you all just said,  10 "Hey, speed bumps would be great," or have you  11 looked into and decided, "Yeah, we understand  12 the disadvantages of speed bumps, but we still  13 think a speed bump would be great"?  14 MR. ZAIS: Not formally, but informally,  15 I mean, like I mentioned, there's -- we've  16 discussed this on our street and we've  17 mentioned it as a potential solution, and I  18 haven't heard any major objections to that.  19 The only two things that we've thought that we  20 -- the major proposals were a no-thru traffic  21 sign because -- you know, at least it's -- and  22 that's -- but I was told that was not  23 enforceable, but at least we could tell people  24 that it's no thru traffic. This isn't a  25 street, but the only thing that does create</p>	<p style="text-align: right;">Agenda Page #23 Page 75</p> <p>1 MR. BARRETT: Well, since that's private  2 property and not an actual public road,  3 couldn't you actually just put up like a  4 barrier at the end of that alleyway so that --  5 MR. ZAIS: No, it's a one-way street.  6 That's how we get out.  7 MR. BARRETT: Ah, I forgot it was one  8 way.  9 MR. ZAIS: Yeah, if you enter from --  10 MR. CHESNEY: Why don't we have an  11 engineer look at it, but -- I mean, I think  12 it's important that we talk about -- like Brian  13 brought up speed bumps because, as you recall,  14 we had speed bumps here and then when we tried  15 to put them other places, people show up en  16 masse because they don't like speed bumps. So  17 that's what Brian was just referring to.  18 MR. ZAIS: I mean, I can get the  19 consensus on that, if it's --  20 MR. CHESNEY: There's a reason why we  21 have speed bumps on Countryway and not  22 Montague.  23 MR. ZAIS: Right, but -- I mean, I think  24 mostly -- I mean, if you are driving five miles  25 per hour, which is the speed limit, it</p>
<p style="text-align: right;">Page 74</p> <p>1 action would be a speed bump, and so at this  2 point, I'm not -- ultimately not too concerned  3 if one person has an issue when it comes to the  4 safety of our kids.  5 MR. CHESNEY: Two thirds, make sure two  6 thirds don't mind the speed bumps.  7 MR. ZAIS: Okay, I can easily make sure.  8 No, I mean I have talked to folks and mentioned  9 that as a -- you know, kind of carried the  10 torch on it, but if we need more voices or a  11 vote, I'm happy to do that.  12 MR. CHESNEY: It's only like eight  13 homes -- right -- ten homes, 12?  14 MR. ZAIS: Yeah, it's our street. We  15 have seven single-family homes and on the end,  16 there is six townhomes. So --  17 CHAIRMAN LEWIS: Okay, thank you.  18 Chris?  19 MR. BARRETT: So are you talking about  20 the alley that -- that ends in the swim and  21 tennis parking lot?  22 MR. ZAIS: Yes, they're all going to that  23 -- and some of them are Westchase -- some of  24 employees that are speeding there to get to  25 work.</p>	<p style="text-align: right;">Page 76</p> <p>1 shouldn't be damage to our --  2 MR. CHESNEY: I'm a huge fan.  3 MR. WIMSATT: Speed bumps and oak trees.  4 That's all you want.  5 MR. CHESNEY: Exactly, speed bumps and  6 oak trees.  7 CHAIRMAN LEWIS:  8 MR. LAMB: Stephen Lamb, 9825 Emerald  9 Links Drive. Sorry, I know I came in a few  10 minutes late, but was there any discussion  11 about the Glenclyff Park cell tower?  12 CHAIRMAN LEWIS: There was not.  13 MR. LAMB: Okay. Do you have an update  14 or no?  15 CHAIRMAN LEWIS: I guess the only update  16 here I can give you is that I have reached out  17 through WCA's government affairs committee,  18 Eric Holt, and he has requested a meeting with  19 Commissioner Cohen to discuss that and I have  20 not heard back yet on when that will be. So  21 that's about the update at this point.  22 MR. LAMB: Sounds good.  23 CHAIRMAN LEWIS: We don't have anything  24 more.  25 All right. Anybody else? Yes.</p>

<p style="text-align: right;">Page 77</p> <p>1 MR. PEREZ: I've got a question. Daniel  2 Perez, 11827 Derbyshire. In regards to the  3 cell tower that you guys approved, where  4 exactly -- can you show us on a map where it's  5 going to be at besides saying such at this from  6 this here and --  7 MR. CHESNEY: Does anyone have one?  8 CHAIRMAN LEWIS: I tell you what, I'll  9 show you on my iPad. How about that? I'll  10 walk over to you.  11 MR. PEREZ: If you can show us all, us  12 four, the Shire residents.  13 CHAIRMAN LEWIS: All -- okay.  14 MR. PEREZ: Yeah, all four of us.  15 CHAIRMAN LEWIS: So this is obviously  16 where we are at and there's a -- there's a --  17 MR. PEREZ: Right, that's the gas --  18 CHAIRMAN LEWIS: TECO substation there.  19 MR. PEREZ: Gas --  20 CHAIRMAN LEWIS: Yeah, then there is  21 another facility for the gas. It is actually  22 going right here, like right next door to that  23 and I don't think it will quite be as big as  24 this. I think it's -- is it 2,400 square feet?  25 MR. PEREZ: But where is the actual tower</p>	<p style="text-align: right;">Agenda Page #24 Page 79</p> <p>1 MR. PEREZ: That's owned by them, okay.  2 CHAIRMAN LEWIS: Correct.  3 MR. PEREZ: All right.  4 CHAIRMAN LEWIS: Is that all you had?  5 MR. PEREZ: Yeah, you answered my  6 question.  7 CHAIRMAN LEWIS: Okay, good.  8 MR. PEREZ: Everybody -- everybody is  9 assuming it was further east, like where it's  10 going to go up.  11 CHAIRMAN LEWIS: No, no, sir. Right next  12 door to that facility.  13 MR. PEREZ: Yeah, because people -- what  14 they did is they would go to Google Maps and  15 kind of measure and the -- the location wasn't  16 exactly that spot.  17 CHAIRMAN LEWIS: Gotcha. Chris, did you  18 have a question?  19 MR. BARRETT: No, just wanted to praise  20 Doug this weekend. I don't know, was it  21 Saturday -- was it Sunday, Doug? The bollard  22 in the West Park Village --  23 MR. MAYS: Yeah, I think that was -- so  24 it was after the rain so it must've been  25 Saturday -- Sunday --</p>
<p style="text-align: right;">Page 78</p> <p>1 going to be at? Right there?  2 CHAIRMAN LEWIS: Right in that little  3 area that I'm kind of pointing at right there.  4 MR. PEREZ: Okay. You guys want to see  5 it?  6 CHAIRMAN LEWIS: Oh, sorry if you didn't  7 see that. So it will be right here, just in  8 this area here next to the other facilities  9 that are there.  10 MR. PEREZ: Now, does -- does TECO lease  11 that from Westchase or do they own that?  12 CHAIRMAN LEWIS: That is our parcel where  13 the cell tower was -- is proposed to go. That  14 is the CDD property.  15 MR. PEREZ: Okay.  16 CHAIRMAN LEWIS: Is that what you're  17 asking?  18 MR. PEREZ: Yeah, but -- I mean, is the  19 TECO gas -- gas --  20 MR. CHESNEY: The substation.  21 MR. PEREZ: The substation, is that owned  22 by CDD or --  23 CHAIRMAN LEWIS: No, that's TECO.  24 MR. PEREZ: -- controlled by them?  25 CHAIRMAN LEWIS: That's TECO.</p>	<p style="text-align: right;">Page 80</p> <p>1 MS. WHYTE: Sunday.  2 MR. BARRETT: Sunday. A Westchase  3 resident sent me a photo of one of the  4 bollards crossing Village Green pond that they  5 blocked some -- services allegedly blocked some  6 golf carts from going down there and it had  7 been pulled off its base, and so I just passed  8 it on to Doug and I just said, you know what --  9 and I followed up and I was like, you know  10 what, I am a little concerned actually now that  11 I think of it that some kid might come along  12 and toss it into the pond and probably like 90  13 minutes later, the thing was fixed and put back  14 in place. So I'm assuming Doug did that. So  15 thank you very much.  16 MR. MAYS: Yes, sir.  17 CHAIRMAN LEWIS: Okay. Thanks, Doug.  18 Thanks for bringing that up, Chris.  19 All right. Moving into supervisor's  20 requests.  21 Jim, anything today?  22 MR. WIMSATT: I know, Doug, you had  23 talked about looking into redoing the surfaces  24 of the playground?  25 MR. MAYS: Yes.</p>



<p style="text-align: right;">Page 81</p> <p>1 MR. WIMSATT: Have you made any progress  2 on that or did you get any --  3 MR. MAYS: Yeah, we've got -- we've got  4 Baybridge Park already 90 percent completed.  5 MR. WIMSATT: Oh.  6 MR. MAYS: So we found -- like I told  7 you, we did find a place that sold the  8 material, but, of course, we don't know exactly  9 how much we needed --  10 MR. WIMSATT: Yep.  11 MR. MAYS: So we've used everything we  12 had so we've got to order more material to  13 finish Baybridge, which I think there is four  14 more areas, one about this big and so on, so  15 there is probably -- we probably need another  16 30 square feet to finish Baybridge and then  17 we'll go over to Glenduff after that and  18 complete that. It's not as bad as Baybridge,  19 so it probably take somewhere around 50 to 60  20 square feet to complete Glenduff. So yeah, it  21 turned out well.  22 MR. WIMSATT: Okay, perfect.  23 MS. McCORMICK: And I -- were we working  24 with the playground inspection company or  25 somebody that was coordinating on the --</p>	<p style="text-align: right;">Agenda Page #25 Page 83</p> <p>1 into that.  2 MR. MAYS: Oh, you're talking about that.  3 Okay.  4 MR. WIMSATT: Yeah, I thought you were  5 going to look into -- because you said somebody  6 was coming in to talk about something else and  7 you were going be able to at least start the  8 process of seeing, you know, what that would  9 cost or what that would be.  10 MR. MAYS: Yeah, we're still doing the  11 research on that so we haven't had a company --  12 we're trying to locate the map so we have  13 square footage of how much it actually needs  14 before anybody really wants to come out and  15 look at that, give us an estimate on that.  16 CHAIRMAN LEWIS: I think it was the VHB  17 landscape architect that Greg had mentioned  18 about Bell Tower, that he was going to take a  19 look at the -- I thought I remembered somebody  20 saying that.  21 MR. WIMSATT: I got a lot -- I got a lot  22 of comments on that like this last months about  23 just --  24 MR. MAYS: Changing it.  25 MR. WIMSATT: -- changing it out and</p>
<p style="text-align: right;">Page 82</p> <p>1 MR. MAYS: We talked about hiring  2 somebody --  3 MS. McCORMICK: Right.  4 MR. MAYS: -- to come that does that kind  5 of stuff, to inspect it. The company that  6 does -- sells the playground material, he tells  7 me that they have numerous people that do this  8 and just repair it themselves. So they do sell  9 the equipment and they do back it and support  10 it, too. So -- but we haven't gotten anybody  11 to actually come out there and certify it or  12 anything.  13 MS. McCORMICK: Yeah, I know there are  14 playground inspection companies that -- and I  15 do think it would be a good idea just to make  16 sure that the --  17 MR. MAYS: Okay.  18 MS. McCORMICK: You know, that the  19 surface that's being put in there is -- you  20 know, reviewed and inspected.  21 MR. MAYS: Okay. It is the same  22 material.  23 MR. WIMSATT: Oh, so that's what I was  24 talking -- I thought we were putting in like  25 that turf type material over here or you looked</p>	<p style="text-align: right;">Page 84</p> <p>1 about that new -- I guess because you were  2 talking about one in Carrollwood and how that  3 -- they love that surface there and we had  4 talked about that last month, I think, and so  5 there is a lot -- or I am getting a lot in my  6 constituency of my wife's friends who have  7 young kids, you know, saying that that's a  8 concern, you know, in general. So --  9 MR. MAYS: Right. Well, the feedback  10 we're getting from the residents when we go in  11 the park, they are very happy with the way it's  12 turned out. A lady told me this morning -- and  13 plus, we had that big rainstorm and it held up  14 well. We did have a resident tell me this  15 morning, "Looks great," and Mr. Chesney has  16 been in there, I'm sure, and it does look good.  17 It matches perfect. I mean, it's -- you can  18 see the difference in the tinting because of,  19 obviously, the sun and -- but for the most  20 part, it feels exactly like the stuff that was  21 there before.  22 MR. CHESNEY: I had trouble finding it.  23 My wife went to see the scene, but I couldn't  24 even tell.  25 MR. MAYS: Right.</p>

<p style="text-align: right;">Page 85</p> <p>1 CHAIRMAN LEWIS: Okay, awesome.</p> <p>2 MR. MAYS: But we will continue to</p> <p>3 research the other --</p> <p>4 MR. CHESNEY: What --</p> <p>5 MR. WIMSATT: They were talking about</p> <p>6 like turf -- having turf type material.</p> <p>7 MR. CHESNEY: Like the grass?</p> <p>8 MR. WIMSATT: Yeah.</p> <p>9 MR. CHESNEY: That stuff is awesome.</p> <p>10 MR. WIMSATT: Yeah.</p> <p>11 MR. MAYS: They're making an astroturf</p> <p>12 that they're doing that with these days. The</p> <p>13 only thing is there's no place that's really</p> <p>14 had it for a long term, so if we got any kind</p> <p>15 of data to see --</p> <p>16 MR. WIMSATT: Just on Carrollwood Village</p> <p>17 is --</p> <p>18 MR. MAYS: Right, Carrollwood Village I</p> <p>19 know has it. I don't know about anybody else,</p> <p>20 so I am kind of watching it to --</p> <p>21 MR. MENDENHALL: There's a whole bunch of</p> <p>22 schools and --</p> <p>23 MR. MAYS: A lot of schools have gone to</p> <p>24 it.</p> <p>25 MR. MENDENHALL: Yeah, Alonzo and a</p>	<p style="text-align: right;">Agenda Page #26 Page 87</p> <p>1 MR. DVORAK: Yeah, they don't -- unless</p> <p>2 the -- there is enough asphalt width -- you're</p> <p>3 talking about on the street surface. Right?</p> <p>4 MR. CHESNEY: Yeah, I mean -- to me, it</p> <p>5 seems like it really can slow down -- would</p> <p>6 slow down the traffic.</p> <p>7 MR. DVORAK: Well, it probably would, but</p> <p>8 you got to have a -- like the design speed for</p> <p>9 the cars and the lane width and then having</p> <p>10 enough room for marking it off or partitioning</p> <p>11 it off for a bicycle.</p> <p>12 MR. CHESNEY: Well, what do you think</p> <p>13 about on Linebaugh here? We already have bike</p> <p>14 lines. I am just talking about adding a --</p> <p>15 MR. DVORAK: Is it -- does it actually</p> <p>16 have like a little picture of a bike in the</p> <p>17 bike lane?</p> <p>18 MR. CHESNEY: I don't think so.</p> <p>19 CHAIRMAN LEWIS: On Linebaugh?</p> <p>20 MR. DVORAK: Yeah.</p> <p>21 MR. CHESNEY: No, I don't think so.</p> <p>22 MR. DVORAK: So that's kind of the way</p> <p>23 the communities and towns get around that.</p> <p>24 They'll -- they'll stripe a lane. In other</p> <p>25 words, they don't want to go out and acquire a</p>
<p style="text-align: right;">Page 86</p> <p>1 lot of schools. In fact, they just had a news</p> <p>2 article that Hillsborough County is going to do</p> <p>3 a few more with their public schools, the</p> <p>4 football fields and stuff.</p> <p>5 CHAIRMAN LEWIS: I was going to say Ed</p> <p>6 Radice Park had had a turf field for a long,</p> <p>7 long time.</p> <p>8 MR. CHESNEY: Has it?</p> <p>9 CHAIRMAN LEWIS: Five plus years.</p> <p>10 MR. MAYS: Yeah.</p> <p>11 CHAIRMAN LEWIS: Yeah, Tropicana Field,</p> <p>12 too.</p> <p>13 All right. Greg, anything from you?</p> <p>14 MR. CHESNEY: My only one -- this is</p> <p>15 really more for the engineer, and it's not</p> <p>16 really necessarily our position, but I noticed</p> <p>17 on the new cut -- whatever the road is that</p> <p>18 cuts through over here that connects Sheldon</p> <p>19 and Countryway, on the bike lane, they had</p> <p>20 those little cones kind of as part of the lane,</p> <p>21 and I didn't know if that's something that</p> <p>22 maybe we could do along here and maybe we could</p> <p>23 contact the county about either allowing us or</p> <p>24 getting them to do it. Is there any rules for</p> <p>25 that, or what are the rules for that?</p>	<p style="text-align: right;">Page 88</p> <p>1 right of way to do a full -- get their travel</p> <p>2 lanes and illegal bike lanes, so they'll stripe</p> <p>3 this area off that looks like a bike lane, but</p> <p>4 they won't put the symbol in it.</p> <p>5 MR. CHESNEY: Well, I was actually a part</p> <p>6 of that process, and so what it was, the county</p> <p>7 engineer -- and this was a long time ago --</p> <p>8 purposely just put that in just to kind of</p> <p>9 shrink the lane because people were flying down</p> <p>10 Linebaugh, but -- you know, they just came out</p> <p>11 and did it one day after we had a meeting, an</p> <p>12 HOA meeting. So it -- okay. So you're saying</p> <p>13 that that doesn't -- that's an actual bike lane</p> <p>14 so there are rules for that?</p> <p>15 MR. DVORAK: Rules for it, right.</p> <p>16 MR. CHESNEY: I actually know the person</p> <p>17 in the county for that.</p> <p>18 MR. DVORAK: We can -- yeah, we can -- I</p> <p>19 don't know what they are, I'm not a traffic</p> <p>20 guy, but I just know -- I have heard enough</p> <p>21 stories about how those -- those lanes come to</p> <p>22 exist and unless it's got a bike -- if it's got</p> <p>23 a bike symbol in it, then it's a legal</p> <p>24 official -- you know, it's a standard bike</p> <p>25 lane.</p>

<p style="text-align: right;">Page 89</p> <p>1 MR. CHESNEY: Okay. I'll just keep that</p> <p>2 on my list and I'll do some research.</p> <p>3 MR. DVORAK: Yeah, and I will ask our</p> <p>4 folks, too, and just find out.</p> <p>5 MR. CHESNEY: If you would.</p> <p>6 MR. DVORAK: Yeah.</p> <p>7 CHAIRMAN LEWIS: That's surprising if</p> <p>8 Linebaugh does not have an official bike lane,</p> <p>9 though.</p> <p>10 MR. CHESNEY: Well, like I said, I was</p> <p>11 there when it was just kind of -- it was just</p> <p>12 kind of done. I mean, it wasn't like --</p> <p>13 because that was the time when we were trying</p> <p>14 to get the traffic circles. We were trying not</p> <p>15 to have traffic lights put in and then never,</p> <p>16 ever, ever say traffic circles in Westchase or</p> <p>17 you'll have a lot of people show up. And so</p> <p>18 that was kind of the compromise is that we kind</p> <p>19 of just shrunk the traffic flow a little bit.</p> <p>20 CHAIRMAN LEWIS: Yeah, I mean, I -- I</p> <p>21 think Robert brought up a point, too. I think</p> <p>22 those bike lanes on that new -- I think it's</p> <p>23 Citrus Park Boulevard -- might be a little bit</p> <p>24 wider than what is shown on Linebaugh.</p> <p>25 MR. CHESNEY: Yeah, they definitely have</p>	<p style="text-align: right;">Agenda Page #27 Page 91</p> <p>1 would allow certain measures to be implemented</p> <p>2 that would calm the traffic, that might provide</p> <p>3 some of the benefit that you are looking for.</p> <p>4 MR. CHESNEY: Yeah. I mean, I like using</p> <p>5 the bike line. It's just that people come</p> <p>6 flying down there and sometimes if they're on</p> <p>7 their phone, they kind of drift into the bike</p> <p>8 lane and -- and I was like, one of those little</p> <p>9 cones over here seems like that would be safer.</p> <p>10 CHAIRMAN LEWIS: Yeah, good, good. Okay.</p> <p>11 MR. ROSS: Nothing else.</p> <p>12 CHAIRMAN LEWIS: Nothing else? I only</p> <p>13 had one thing and it just actually popped into</p> <p>14 my head. Last week I was at Ed Radice Park, a</p> <p>15 couple of weeks ago, and they've created --</p> <p>16 they actually expanded and created a pedestrian</p> <p>17 trail around the back. If anybody has been</p> <p>18 there lately, they've actually planted -- or</p> <p>19 put in these little signs that show a little</p> <p>20 bit of information about the red maples or how</p> <p>21 they -- is it huckleberries or is it -- what's</p> <p>22 the little plants that look like little</p> <p>23 blackberries coming off of them, but -- anyway,</p> <p>24 they are indigenous to Florida and then -- but</p> <p>25 they actually have a little bit of information</p>
<p style="text-align: right;">Page 90</p> <p>1 a bicycle there on those lanes. I didn't even</p> <p>2 think of that.</p> <p>3 MR. DVORAK: Mm-hmm.</p> <p>4 CHAIRMAN LEWIS: Yeah, okay.</p> <p>5 MR. CHESNEY: I'll figure that out.</p> <p>6 CHAIRMAN LEWIS: Is that all you got?</p> <p>7 MR. CHESNEY: Yeah.</p> <p>8 MR. ROSS: I was just going to add on to</p> <p>9 that. If you want to -- if you want to spend</p> <p>10 more time on it, contact the NPO and I believe</p> <p>11 they have a department that looks at what they</p> <p>12 call traffic-calming measures and so they might</p> <p>13 be able to provide you information that's</p> <p>14 consistent with what you're talking about.</p> <p>15 MR. CHESNEY: I will write that down,</p> <p>16 thank you.</p> <p>17 CHAIRMAN LEWIS: I'll add to that: I</p> <p>18 think the city and the county both -- the City</p> <p>19 of Tampa and the county have a bike and</p> <p>20 pedestrian committee part of that NPO that --</p> <p>21 that they are trying to make a big master plan.</p> <p>22 A lot of these Duke Energy -- unfortunately not</p> <p>23 TECO Energy trails, but -- yeah.</p> <p>24 MR. ROSS: Because what I'm thinking is</p> <p>25 regardless of whether it's a bike lane, if they</p>	<p style="text-align: right;">Page 92</p> <p>1 about this. It's something that, I guess, the</p> <p>2 people can see, and I actually thought about</p> <p>3 maybe doing that on two of the nature trails.</p> <p>4 I was wanting to maybe get with you, Doug,</p> <p>5 about -- or Sonny about doing that, that might</p> <p>6 be an option. Doesn't have to be elaborate,</p> <p>7 but just something that -- you know, people can</p> <p>8 -- as they walk away or walk around, they might</p> <p>9 -- if there is -- if there is enough there to</p> <p>10 even -- I am looking at you because you are</p> <p>11 kind of the tree guy in my find, but if there</p> <p>12 is enough there --</p> <p>13 MR. MAYS: Well, there is, but it would</p> <p>14 be nice to see that even along Linebaugh or</p> <p>15 Countryway. Just --</p> <p>16 MR. WIMSATT: Yeah.</p> <p>17 MR. MAYS: Just IDs and measurements that</p> <p>18 show how far you've walked and those types of</p> <p>19 things.</p> <p>20 MR. CHESNEY: That's a good idea, too.</p> <p>21 MR. MAYS: You know, how far you've ran</p> <p>22 or walked or -- you know, different markers.</p> <p>23 I've looked at different kinds. Me and Sonny</p> <p>24 have researched this before and looked at</p> <p>25 different markers that you can put on the</p>

<p style="text-align: right;">Page 93</p> <p>1 sidewalk even, but if we put it on the</p> <p>2 sidewalk, now we're infringing on the county's</p> <p>3 property. So they probably wouldn't want -- it</p> <p>4 could create a trip hazard. So something on</p> <p>5 the side on a nice little post.</p> <p>6 CHAIRMAN LEWIS: So --</p> <p>7 MR. MAYS: Some of that recycled lumber</p> <p>8 would look good.</p> <p>9 MS. WHYTE: Apple Watches.</p> <p>10 CHAIRMAN LEWIS: Yeah, your technology --</p> <p>11 right -- is that what you're saying?</p> <p>12 MS. WHYTE: Everybody is using Apple</p> <p>13 Watches these days. You run by your miles on</p> <p>14 what you do on your watch, on your Apple Watch</p> <p>15 or -- you know, health watch or whatever.</p> <p>16 CHAIRMAN LEWIS: So the -- that little</p> <p>17 trail up there I was talking about, I was more</p> <p>18 towards the educational part of the trees or</p> <p>19 ferns or whatever, but they actually have very</p> <p>20 small strips that they put on like mile markers</p> <p>21 that's -- it's thinner than the foam, for sure.</p> <p>22 It's probably, you know, an eighth of inch</p> <p>23 tall. So I don't know, maybe that's something</p> <p>24 we can talk to somebody at the park to find out</p> <p>25 who -- who did that.</p>	<p style="text-align: right;">Agenda Page #28 Page 95</p> <p>1 CHAIRMAN LEWIS: All right. Second?</p> <p>2 MR. WIMSATT: Second.</p> <p>3 CHAIRMAN LEWIS: All in favor?</p> <p>4 (All board members signify in the</p> <p>5 affirmative.)</p> <p>6 CHAIRMAN LEWIS: All right.</p> <p>7 (Motion passes.)</p> <p>8 CHAIRMAN LEWIS: Thank you all very much.</p> <p>9 Thank you guys for coming.</p> <p>10 (At 5:30 p.m., all proceedings were</p> <p>11 concluded.)</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19 <hr style="width: 20%; margin: auto;"/>Matt Lewis, Chairman</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 94</p> <p>1 But anyway, I just thought I'd ask.</p> <p>2 Maybe we can talk about on some of the nature</p> <p>3 trails if there's enough plant material there</p> <p>4 to even point out. If it's not all palmetto</p> <p>5 bushes or --</p> <p>6 MR. MAYS: Right. You're talking about</p> <p>7 over in Carrollwood Village -- right -- in that</p> <p>8 walk trail?</p> <p>9 CHAIRMAN LEWIS: No, Ed Radice.</p> <p>10 MR. MAYS: Ed Radice, okay. Didn't even</p> <p>11 know they had a walking trail.</p> <p>12 CHAIRMAN LEWIS: Yeah, it was -- it must</p> <p>13 be a Duke Energy trail because part of it is on</p> <p>14 the -- the Duke Energy easement there, the</p> <p>15 transmission easement.</p> <p>16 MR. MAYS: Oh, okay. Didn't even know it</p> <p>17 was there.</p> <p>18 CHAIRMAN LEWIS: I'll point it out to you</p> <p>19 when I get a chance.</p> <p>20 MR. MAYS: Okay.</p> <p>21 CHAIRMAN LEWIS: All right. That's all I</p> <p>22 got.</p> <p>23 I guess, at this point, motion to</p> <p>24 adjourn?</p> <p>25 MR. CHESNEY: So moved.</p>	<p style="text-align: right;">Page 96</p> <p>1 REPORTER'S CERTIFICATE</p> <p>2</p> <p>3 STATE OF FLORIDA:</p> <p>4 COUNTY OF HILLSBOROUGH:</p> <p>5</p> <p>6 I, Whitlie Grace Cullipher, certify that I</p> <p>7 was authorized to and did stenographically report</p> <p>8 the foregoing proceedings and that the transcript is</p> <p>9 a true and complete record of my stenographic notes.</p> <p>10 I further certify that I am not a relative,</p> <p>11 employee, attorney or counsel of any of the</p> <p>12 parties, nor am I a relative or employee of any of</p> <p>13 the parties' attorney or counsel connected with the</p> <p>14 action, nor am I financially interested in the</p> <p>15 action.</p> <p>16 DATED May 27, 2022.</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

**2B.**

**Westchase  
Community Development District**

*Financial Report*

*April 30, 2022*

**Prepared by**



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## Balance Sheet

April 30, 2022

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Other Funds	4,860,593	393,812	23,563	14,256	49,063	480,863
Investments:						
Money Market Account	-	-	-	-	-	-
Prepaid Items	5,619	-	-	-	-	-
Deposits	5,524	3,628	4,043	20	-	7,425
<b>TOTAL ASSETS</b>	<b>\$ 4,871,736</b>	<b>\$ 397,440</b>	<b>\$ 27,606</b>	<b>\$ 14,276</b>	<b>\$ 49,063</b>	<b>\$ 488,288</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 92,207	\$ 8,727	\$ 1,840	\$ 1,681	\$ -	\$ 29,547
Accrued Expenses	6,910	-	-	-	-	-
Sales Tax Payable	147	-	-	-	-	16
Due To Other Funds	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>99,264</b>	<b>8,727</b>	<b>1,840</b>	<b>1,681</b>	<b>-</b>	<b>29,563</b>
<b>FUND BALANCES</b>						
<b>Nonspendable:</b>						
Prepaid Items	5,619	-	-	-	-	-
Deposits	5,524	3,628	4,043	20	-	7,425
<b>Restricted for:</b>						
Capital Projects	-	-	-	-	-	-
<b>Assigned to:</b>						
Operating Reserves	652,559	10,030	4,371		1,284	63,497
Reserves - Erosion Control	60,000	-	-	-	-	-
Reserves - Roadways	502,031	106,911	-	12,575	12,394	258,917
<b>Unassigned:</b>	<b>3,546,739</b>	<b>268,144</b>	<b>17,352</b>	<b>-</b>	<b>35,385</b>	<b>128,886</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 4,772,472</b>	<b>\$ 388,713</b>	<b>\$ 25,766</b>	<b>\$ 12,595</b>	<b>\$ 49,063</b>	<b>\$ 458,725</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 4,871,736</b>	<b>\$ 397,440</b>	<b>\$ 27,606</b>	<b>\$ 14,276</b>	<b>\$ 49,063</b>	<b>\$ 488,288</b>



## Balance Sheet

April 30, 2022

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>ASSETS</b>							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 718,401	\$ 718,401
Due From Other Funds	84,033	164,523	24,977	247,188	702,196	-	7,045,067
Investments:							
Money Market Account	-	-	-	-	-	6,326,668	6,326,668
Prepaid Items	-	-	-	-	-	-	5,619
Deposits	800	18,600	-	-	-	-	40,040
<b>TOTAL ASSETS</b>	<b>\$ 84,833</b>	<b>\$ 183,123</b>	<b>\$ 24,977</b>	<b>\$ 247,188</b>	<b>\$ 702,196</b>	<b>\$ 7,045,069</b>	<b>\$ 14,135,795</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 565	\$ 10,397	\$ 504	\$ -	\$ -	\$ -	\$ 145,468
Accrued Expenses	-	-	-	-	-	-	6,910
Sales Tax Payable	-	-	-	-	-	-	163
Due To Other Funds	-	-	-	-	-	7,045,067	7,045,067
<b>TOTAL LIABILITIES</b>	<b>565</b>	<b>10,397</b>	<b>504</b>	<b>-</b>	<b>-</b>	<b>7,045,067</b>	<b>7,197,608</b>
<b>FUND BALANCES</b>							
<b>Nonspendable:</b>							
Prepaid Items	-	-	-	-	-	-	5,619
Deposits	800	18,600	-	-	-	-	40,040
<b>Restricted for:</b>							
Capital Projects	-	-	-	-	702,196	-	702,196
<b>Assigned to:</b>							
Operating Reserves	3,175	27,425	1,289	3,929	-	-	767,559
Reserves - Erosion Control	-	-	-	-	-	-	60,000
Reserves - Roadways	39,111	64,232	14,189	116,306	-	-	1,126,666
<b>Unassigned:</b>	<b>41,182</b>	<b>62,469</b>	<b>8,995</b>	<b>126,953</b>	<b>-</b>	<b>2</b>	<b>4,236,107</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 84,268</b>	<b>\$ 172,726</b>	<b>\$ 24,473</b>	<b>\$ 247,188</b>	<b>\$ 702,196</b>	<b>\$ 2</b>	<b>\$ 6,938,187</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 84,833</b>	<b>\$ 183,123</b>	<b>\$ 24,977</b>	<b>\$ 247,188</b>	<b>\$ 702,196</b>	<b>\$ 7,045,069</b>	<b>\$ 14,135,795</b>

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

For the Period Ending April 30, 2022

ACCOUNT DESCRIPTION	APR-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 189	\$ 2,483	\$ 11,000	22.57%
Interest - Tax Collector	-	23	-	0.00%
Special Assmnts- Tax Collector	66,661	2,651,008	2,695,264	98.36%
Special Assmnts- Discounts	(6)	(101,537)	(107,811)	94.18%
Other Miscellaneous Revenues	-	2,036	-	0.00%
Pavilion Rental	1,728	8,905	4,000	222.63%
<b>TOTAL REVENUES</b>	<b>68,572</b>	<b>2,562,918</b>	<b>2,602,453</b>	<b>98.48%</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	1,000	10,600	19,000	55.79%
FICA Taxes	77	811	1,454	55.78%
ProfServ-Engineering	29,515	63,438	53,500	118.58%
ProfServ-Legal Services	7,168	41,154	105,000	39.19%
ProfServ-Mgmt Consulting	10,011	70,076	120,130	58.33%
ProfServ-Recording Secretary	1,127	5,614	11,000	51.04%
Auditing Services	-	7,700	7,500	102.67%
Postage and Freight	35	363	1,200	30.25%
Insurance - General Liability	-	40,157	43,100	93.17%
Printing and Binding	-	131	300	43.67%
Legal Advertising	-	750	6,500	11.54%
Misc-Assessment Collection Cost	1,333	50,989	46,205	110.35%
Misc-Credit Card Fees	62	306	350	87.43%
Misc-Contingency	-	1,500	100	1500.00%
Office Supplies	-	-	50	0.00%
Annual District Filing Fee	-	175	175	100.00%
<b>Total Administration</b>	<b>50,328</b>	<b>293,764</b>	<b>415,564</b>	<b>70.69%</b>

**Flood Control/Stormwater Mgmt**

Contracts-Lake and Wetland	9,833	68,833	118,000	58.33%
Contracts-Fountain	590	4,250	7,020	60.54%
R&M-Aquascaping	-	17,695	15,000	117.97%
R&M-Drainage	-	23,707	28,000	84.67%
R&M-Fountain	279	2,774	3,000	92.47%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>10,702</b>	<b>117,259</b>	<b>171,020</b>	<b>68.56%</b>

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

For the Period Ending April 30, 2022

ACCOUNT DESCRIPTION	APR-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>Right of Way</b>				
Payroll-Salaries	17,373	130,188	208,159	62.54%
Payroll-Benefits	7,447	97,316	62,454	155.82%
Payroll - Overtime	1,879	14,634	17,500	83.62%
Payroll - Bonus	-	9,500	35,883	26.47%
FICA Taxes	2,263	17,967	28,979	62.00%
Contracts-Police	9,879	85,473	145,000	58.95%
Contracts-Other Services	1,630	11,410	19,560	58.33%
Contracts-Landscape	46,434	325,038	562,608	57.77%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	18,629	55,886	73,626	75.91%
Contracts-Road Cleaning	1,640	7,556	11,135	67.86%
Contracts-Security Alarms	-	335	681	49.19%
Contracts-Pest Control	48	336	540	62.22%
Fuel, Gasoline and Oil	1,164	6,951	13,000	53.47%
Communication - Teleph - Field	855	3,050	5,000	61.00%
Utility - General	1,704	15,108	23,275	64.91%
Utility - Reclaimed Water	-	2,787	10,000	27.87%
Insurance - General Liability	-	3,814	4,094	93.16%
R&M-General	6,316	24,833	42,500	58.43%
R&M-Equipment	395	7,099	8,000	88.74%
R&M-Grounds	18,509	76,613	80,000	95.77%
R&M-Irrigation	5,397	17,726	75,000	23.63%
R&M-Sidewalks	1,170	7,467	15,616	47.82%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	-	6,858	32,500	21.10%
Holiday Decoration	-	3,702	10,000	37.02%
Misc-Taxes (Streetlights)	-	34,076	34,076	100.00%
Misc-Contingency	-	-	5,000	0.00%
Office Supplies	-	1,848	3,500	52.80%
Cleaning Services	550	3,850	6,600	58.33%
Op Supplies - General	-	4,062	6,000	67.70%
Op Supplies - Uniforms	-	339	600	56.50%
Supplies - Misc.	-	429	600	71.50%
Subscriptions and Memberships	-	4,000	400	1000.00%
Conference and Seminars	-	-	1,000	0.00%
<b>Total Right of Way</b>	<b>143,282</b>	<b>1,054,047</b>	<b>1,696,478</b>	<b>62.13%</b>

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

For the Period Ending April 30, 2022

ACCOUNT DESCRIPTION	APR-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>Common Area</b>				
R&M-General	2,115	18,034	17,000	106.08%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	-	1,500	0.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	2,975	900	330.56%
Internet Services	612	4,284	7,391	57.96%
Park Improvements	-	-	289,300	0.00%
<b>Total Common Area</b>	<u>2,727</u>	<u>25,293</u>	<u>319,391</u>	<u>7.92%</u>
<b>TOTAL EXPENDITURES</b>	<b>207,039</b>	<b>1,490,363</b>	<b>2,602,453</b>	<b>57.27%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(138,467)	1,072,555	-	0.00%
Net change in fund balance	<u>\$ (138,467)</u>	<u>\$ 1,072,555</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>		<b>3,699,917</b>	<b>3,699,917</b>	
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 4,772,472</u></b>	<b><u>\$ 3,699,917</u></b>	

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

For the Period Ending April 30, 2022

ACCOUNT DESCRIPTION	APR-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 19	\$ 158	\$ 1,000	15.80%
Special Assmnts- Tax Collector	1,388	55,216	56,138	98.36%
Special Assmnts- Discounts	-	(2,115)	(2,246)	94.17%
Gate Bar Code/Remotes	-	65	-	0.00%
<b>TOTAL REVENUES</b>	<b>1,407</b>	<b>53,324</b>	<b>54,892</b>	<b>97.14%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	28	1,062	1,122	94.65%
Misc-Credit Card Fees	-	2	15	13.33%
<b>Total Administration</b>	<b>28</b>	<b>1,064</b>	<b>1,137</b>	<b>93.58%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	250	2,018	3,300	61.15%
Electricity - Streetlights	572	3,690	5,500	67.09%
Insurance - General Liability	-	1,707	1,832	93.18%
R&M-General	7,845	13,762	19,700	69.86%
R&M-Gate	1,777	5,365	6,340	84.62%
Reserve - Roadways	-	-	17,083	0.00%
<b>Total Right of Way</b>	<b>10,444</b>	<b>26,542</b>	<b>53,755</b>	<b>49.38%</b>
<b>TOTAL EXPENDITURES</b>	<b>10,472</b>	<b>27,606</b>	<b>54,892</b>	<b>50.29%</b>
Excess (deficiency) of revenues Over (under) expenditures	(9,065)	25,718	-	0.00%
Net change in fund balance	<u>\$ (9,065)</u>	<u>\$ 25,718</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>		<b>362,995</b>	<b>362,995</b>	
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 388,713</b></u>	<u><b>\$ 362,995</b></u>	

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

For the Period Ending April 30, 2022

ACCOUNT DESCRIPTION	APR-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 1	\$ 9	\$ 150	6.00%
Special Assmnts- Tax Collector	447	17,761	18,057	98.36%
Special Assmnts- Discounts	-	(680)	(722)	94.18%
<b>TOTAL REVENUES</b>	<b>448</b>	<b>17,090</b>	<b>17,485</b>	<b>97.74%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	9	342	361	94.74%
<b>Total Administration</b>	<b>9</b>	<b>342</b>	<b>361</b>	<b>94.74%</b>
<b>Right of Way</b>				
R&M-Streetlights	1,840	11,949	17,124	69.78%
<b>Total Right of Way</b>	<b>1,840</b>	<b>11,949</b>	<b>17,124</b>	<b>69.78%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,849</b>	<b>12,291</b>	<b>17,485</b>	<b>70.29%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(1,401)	4,799	-	0.00%
Net change in fund balance	\$ (1,401)	\$ 4,799	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>		<b>20,967</b>	<b>20,967</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 25,766</b>	<b>\$ 20,967</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2022

ACCOUNT DESCRIPTION	APR-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 1	\$ 9	\$ 65	13.85%
Special Assmnts- Tax Collector	145	5,746	5,842	98.36%
Special Assmnts- Discounts	-	(220)	(234)	94.02%
<b>TOTAL REVENUES</b>	<b>146</b>	<b>5,535</b>	<b>5,673</b>	<b>97.57%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	3	111	117	94.87%
Misc-Credit Card Fees	-	-	5	0.00%
<b>Total Administration</b>	<b>3</b>	<b>111</b>	<b>122</b>	<b>90.98%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	155	1,055	1,800	58.61%
Insurance - General Liability	-	2,811	3,017	93.17%
R&M-General	-	3,566	1,500	237.73%
R&M-Gate	1,650	2,689	1,500	179.27%
R&M-Streetlights	32	203	500	40.60%
Reserve - Roadways	-	-	2,160	0.00%
<b>Total Right of Way</b>	<b>1,837</b>	<b>10,324</b>	<b>10,477</b>	<b>98.54%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,840</b>	<b>10,435</b>	<b>10,599</b>	<b>98.45%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(1,694)	(4,900)	(4,926)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	-	-	(4,926)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(4,926)</b>	<b>0.00%</b>
Net change in fund balance	\$ (1,694)	\$ (4,900)	\$ (4,926)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>		<b>17,495</b>	<b>17,495</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 12,595</b>	<b>\$ 12,569</b>	

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

For the Period Ending April 30, 2022

ACCOUNT DESCRIPTION	APR-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 2	\$ 19	\$ 150	12.67%
Special Assmnts- Tax Collector	137	5,429	5,520	98.35%
Special Assmnts- Discounts	-	(208)	(221)	94.12%
<b>TOTAL REVENUES</b>	<b>139</b>	<b>5,240</b>	<b>5,449</b>	<b>96.16%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	3	104	110	94.55%
<b>Total Administration</b>	<b>3</b>	<b>104</b>	<b>110</b>	<b>94.55%</b>
<b>Right of Way</b>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	339	0.00%
<b>Total Right of Way</b>	<b>-</b>	<b>-</b>	<b>5,339</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>3</b>	<b>104</b>	<b>5,449</b>	<b>1.91%</b>
Excess (deficiency) of revenues Over (under) expenditures	136	5,136	-	0.00%
Net change in fund balance	\$ 136	\$ 5,136	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>		<b>43,927</b>	<b>43,927</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 49,063</b>	<b>\$ 43,927</b>	



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

For the Period Ending April 30, 2022

ACCOUNT DESCRIPTION	APR-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 17	\$ 144	\$ 500	28.80%
Special Assmnts- Tax Collector	8,513	338,534	344,186	98.36%
Special Assmnts- Discounts	(1)	(12,966)	(13,767)	94.18%
Gate Bar Code/Remotes	194	2,133	-	0.00%
Insurance Reimbursements	-	13,290	-	0.00%
<b>TOTAL REVENUES</b>	<b>8,723</b>	<b>341,135</b>	<b>330,919</b>	<b>103.09%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	170	6,511	6,884	94.58%
Misc-Credit Card Fees	7	73	80	91.25%
<b>Total Administration</b>	<b>177</b>	<b>6,584</b>	<b>6,964</b>	<b>94.54%</b>
<b>Right of Way</b>				
Contracts-Security Services	18,520	127,939	176,200	72.61%
Contracts-Pest Control	20	140	240	58.33%
Communication - Teleph - Field	175	1,229	2,100	58.52%
Insurance - General Liability	-	954	1,024	93.16%
R&M-General	96	32,675	21,760	150.16%
R&M-Gate	5,700	8,689	10,000	86.89%
R&M-Streetlights	5,232	34,038	52,000	65.46%
Reserve - Roadways	-	-	60,631	0.00%
<b>Total Right of Way</b>	<b>29,743</b>	<b>205,664</b>	<b>323,955</b>	<b>63.49%</b>
<b>TOTAL EXPENDITURES</b>	<b>29,920</b>	<b>212,248</b>	<b>330,919</b>	<b>64.14%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(21,197)	128,887	-	0.00%
Net change in fund balance	\$ (21,197)	\$ 128,887	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>		<b>329,838</b>	<b>329,838</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 458,725</b>	<b>\$ 329,838</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2022

ACCOUNT DESCRIPTION	APR-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 4	\$ 33	\$ 300	11.00%
Special Assmnts- Tax Collector	397	15,792	16,056	98.36%
Special Assmnts- Discounts	-	(605)	(642)	94.24%
Gate Bar Code/Remotes	-	65	-	0.00%
<b>TOTAL REVENUES</b>	<b>401</b>	<b>15,285</b>	<b>15,714</b>	<b>97.27%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	8	304	322	94.41%
Misc-Credit Card Fees	-	-	10	0.00%
<b>Total Administration</b>	<b>8</b>	<b>304</b>	<b>332</b>	<b>91.57%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	125	877	1,450	60.48%
Insurance - General Liability	-	351	377	93.10%
R&M-General	-	-	1,000	0.00%
R&M-Gate	-	2,229	3,800	58.66%
R&M-Streetlights	565	3,625	5,800	62.50%
Reserve - Roadways	-	-	2,955	0.00%
<b>Total Right of Way</b>	<b>690</b>	<b>7,082</b>	<b>15,382</b>	<b>46.04%</b>
<b>TOTAL EXPENDITURES</b>	<b>698</b>	<b>7,386</b>	<b>15,714</b>	<b>47.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(297)	7,899	-	0.00%
Net change in fund balance	<u>\$ (297)</u>	<u>\$ 7,899</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>		<b>76,369</b>	<b>76,369</b>	
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 84,268</b></u>	<u><b>\$ 76,369</b></u>	

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

For the Period Ending April 30, 2022

ACCOUNT DESCRIPTION	APR-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 6	\$ 53	\$ -	0.00%
Special Assmnts- Tax Collector	3,124	124,252	126,326	98.36%
Special Assmnts- Discounts	-	(4,759)	(5,053)	94.18%
<b>TOTAL REVENUES</b>	<b>3,130</b>	<b>119,546</b>	<b>121,273</b>	<b>98.58%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	62	2,390	2,527	94.58%
<b>Total Administration</b>	<b>62</b>	<b>2,390</b>	<b>2,527</b>	<b>94.58%</b>
<b>Right of Way</b>				
R&M-Streetlights	10,494	67,180	105,000	63.98%
Reserve - Roadways	-	-	13,746	0.00%
<b>Total Right of Way</b>	<b>10,494</b>	<b>67,180</b>	<b>118,746</b>	<b>56.57%</b>
<b>TOTAL EXPENDITURES</b>	<b>10,556</b>	<b>69,570</b>	<b>121,273</b>	<b>57.37%</b>
Excess (deficiency) of revenues Over (under) expenditures	(7,426)	49,976	-	0.00%
Net change in fund balance	\$ (7,426)	\$ 49,976	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>		<b>122,750</b>	<b>122,750</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 172,726</b>	<b>\$ 122,750</b>	

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

For the Period Ending April 30, 2022

ACCOUNT DESCRIPTION	APR-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 1	\$ 9	\$ 90	10.00%
Special Assmnts- Tax Collector	192	7,650	7,778	98.35%
Special Assmnts- Discounts	-	(293)	(311)	94.21%
<b>TOTAL REVENUES</b>	<b>193</b>	<b>7,366</b>	<b>7,557</b>	<b>97.47%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	4	147	156	94.23%
<b>Total Administration</b>	<b>4</b>	<b>147</b>	<b>156</b>	<b>94.23%</b>
<b>Right of Way</b>				
R&M-Streetlights	503	3,286	4,999	65.73%
Reserve - Roadways	-	-	2,402	0.00%
<b>Total Right of Way</b>	<b>503</b>	<b>3,286</b>	<b>7,401</b>	<b>44.40%</b>
<b>TOTAL EXPENDITURES</b>	<b>507</b>	<b>3,433</b>	<b>7,557</b>	<b>45.43%</b>
Excess (deficiency) of revenues Over (under) expenditures	(314)	3,933	-	0.00%
Net change in fund balance	\$ (314)	\$ 3,933	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>		<b>20,540</b>	<b>20,540</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 24,473</b>	<b>\$ 20,540</b>	

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

For the Period Ending April 30, 2022

ACCOUNT DESCRIPTION	APR-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 12	\$ 99	\$ 500	19.80%
Special Assmnts- Tax Collector	629	25,029	25,447	98.36%
Special Assmnts- Discounts	-	(959)	(1,018)	94.20%
<b>TOTAL REVENUES</b>	<b>641</b>	<b>24,169</b>	<b>24,929</b>	<b>96.95%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	13	481	509	94.50%
Misc-Credit Card Fees	-	-	10	0.00%
<b>Total Administration</b>	<b>13</b>	<b>481</b>	<b>519</b>	<b>92.68%</b>
<b>Right of Way</b>				
Insurance - General Liability	-	402	431	93.27%
R&M-General	-	-	5,551	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	420	2,412	5,000	48.24%
Internet Services	117	839	1,500	55.93%
Reserve - Roadways	-	-	8,928	0.00%
<b>Total Right of Way</b>	<b>537</b>	<b>3,653</b>	<b>24,410</b>	<b>14.97%</b>
<b>TOTAL EXPENDITURES</b>	<b>550</b>	<b>4,134</b>	<b>24,929</b>	<b>16.58%</b>
Excess (deficiency) of revenues Over (under) expenditures	91	20,035	-	0.00%
Net change in fund balance	<u>\$ 91</u>	<u>\$ 20,035</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>		<b>227,153</b>	<b>227,153</b>	
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 247,188</b></u>	<u><b>\$ 227,153</b></u>	

**Community Development District**

**Non-Ad Valorem Special Assessments**  
**(Hillsborough County Tax Collector - Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2022**

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Interest/Discount Amount	Collection Costs	Gross Amount Received	001 General Fund Assessments	002 Harbor Links Fund Assessments	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments
Assessments Levied				\$ 3,300,614 100%	\$ 2,695,264 81.66%	\$ 56,138 1.70%	\$ 18,057 0.55%	\$ 5,842 0.18%
11/04/21	\$33,647	\$1,782	\$687	\$36,116	\$29,492	\$614	\$198	\$64
11/17/21	396,971	16,858	8,101	421,930	344,546	7,176	2,308	747
11/24/21	517,602	21,996	10,563	550,161	449,258	9,357	3,010	974
12/01/21	1,144,364	48,655	23,354	1,216,374	993,285	20,689	6,655	2,153
12/07/21	619,787	26,334	12,649	658,770	537,948	11,205	3,604	1,166
12/11/21	124,552	4,954	2,542	132,048	107,830	2,246	722	234
01/04/22	77,363	2,575	1,579	81,517	66,567	1,386	446	144
02/04/22	37,023	809	756	38,588	31,511	656	211	68
03/04/22	28,334	369	578	29,281	23,911	498	160	52
04/06/22	79,992	7	1,633	81,632	66,661	1,388	447	144
<b>TOTAL</b>	<b>3,059,635</b>	<b>124,342</b>	<b>62,442</b>	<b>3,246,418</b>	<b>2,651,008</b>	<b>55,216</b>	<b>17,761</b>	<b>5,746</b>
% COLLECTED					98%	98%	98%	98%
<b>TOTAL O/S</b>					<b>54,196</b>	<b>44,256</b>	<b>922</b>	<b>296</b>
						<b>922</b>	<b>296</b>	<b>96</b>

# WESTCHASE

## Community Development District

### Non-Ad Valorem Special Assessments (Hillsborough County Tax Collector - Monthly Collection Distributions) For the Fiscal Year Ending September 30, 2022

Date Received	ALLOCATION BY FUND					
	005 Commercial Road Fund Assessments	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 Levied	\$ 5,520 0.17%	\$ 344,186 10.43%	\$ 16,056 0.49%	\$ 126,326 3.83%	\$ 7,778 0.24%	\$ 25,447 0.77%
11/04/21	\$60	\$3,766	\$176	\$1,382	\$85	\$278
11/17/21	706	43,999	2,053	16,149	994	3,253
11/24/21	920	57,370	2,676	21,057	1,296	4,242
12/01/21	2,034	126,843	5,917	46,555	2,866	9,378
12/07/21	1,102	68,696	3,205	25,213	1,552	5,079
12/11/21	221	13,770	642	5,054	311	1,018
01/04/22	136	8,501	397	3,120	192	628
02/04/22	65	4,024	188	1,477	91	298
03/04/22	49	3,053	142	1,121	69	226
04/06/22	137	8,513	397	3,124	192	629
<b>TOTAL</b>	<b>5,429</b>	<b>338,534</b>	<b>15,792</b>	<b>124,252</b>	<b>7,650</b>	<b>25,029</b>
% COLLECTED	98%	98%	98%	98%	98%	98%
<b>TOTAL O/S</b>	<b>91</b>	<b>5,652</b>	<b>264</b>	<b>2,074</b>	<b>128</b>	<b>418</b>

**Cash & Investment Report**  
**April 30, 2022**

<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-7247		n/a	South State Bank	n/a	\$ 718,401
Money Market Account	5-07-12	n/a	South State Bank	0.05%	<u>6,326,668</u>
				<b>Total</b>	<u><b>\$ 7,045,069</b></u>

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



# Westchase CDD

## Bank Reconciliation

Bank Account No. 7247 SouthState Bank  
Statement No. 04-22  
Statement Date 4/30/2022

G/L Balance (LCY)	718,400.59	Statement Balance	725,671.50
G/L Balance	718,400.59	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	725,671.50
Subtotal	718,400.59	Outstanding Checks	7,270.91
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	718,400.59	Ending Balance	718,400.59
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
12/9/2021	Payment	12180	BRIAN M. ROSS	184.70	0.00	184.70
12/28/2021	Payment	12196	BRIAN M. ROSS	184.70	0.00	184.70
1/6/2022	Payment	12209	BRIAN M. ROSS	184.70	0.00	184.70
3/4/2022	Payment	12271	BRIAN M. ROSS	184.70	0.00	184.70
3/10/2022	Payment	12291	NETWORK FACTOR INC	29.00	0.00	29.00
4/11/2022	Payment	12324	BRIAN M. ROSS	184.70	0.00	184.70
4/14/2022	Payment	12333	NETWORK FACTOR INC	29.00	0.00	29.00
4/27/2022	Payment	12340	AVENTURA NURSERY	4,032.50	0.00	4,032.50
4/27/2022	Payment	12341	CHOO-CHOO LAWN EQUIP INC	394.99	0.00	394.99
4/27/2022	Payment	12342	MO'ZART DESIGNS	419.50	0.00	419.50
4/27/2022	Payment	12343	PALMDALE OIL COMPANY, INC	1,163.52	0.00	1,163.52
4/27/2022	Payment	12344	TRIANGLE POOL SERVICE	278.90	0.00	278.90
Total Outstanding Checks.....				7,270.91		7,270.91

## Access All of Your Accounts Instantly

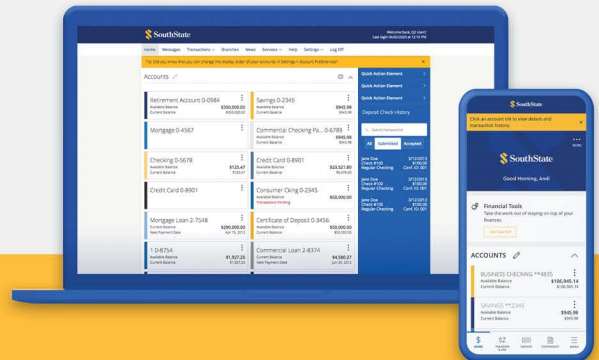
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## COMMERCIAL ANALYSIS-XXXXXXXXXXXX7247

### Account Summary

Date	Description	Amount
04/01/2022	Beginning Balance	\$917,597.37
	16 Credit(s) This Period	\$82,008.51
	54 Debit(s) This Period	\$273,934.38
04/29/2022	Ending Balance	\$725,671.50

### An Important Update Regarding Your Debit Card

Please be aware that if you have a debit card with your account, you are automatically enrolled into Visa Account Updater (VAU).

This service, which has no additional cost, is an electronic method for securely providing updated debit card account information, such as the card number and expiration date, to participating merchants who keep credentials on file for the recurring payment(s) you have established to ensure the payments are made without interrupted service.

We encourage you to update your debit card account information where you have recurring payments as not all merchants participate in VAU. If you prefer to not participate in VAU, please visit your local branch or contact Customer Care at (800) 277-2175 for assistance.

### Other Credits

Date	Description	Amount
04/04/2022	Square Inc 220404P2 L204312794502	\$72.52
04/06/2022	HLLS TAX LICENS DIST ID569 DN022037	\$79,992.48
04/07/2022	Square Inc 220407P2 L204312866412	\$290.08
04/11/2022	Square Inc 220411P2 L204312942651	\$96.49
04/11/2022	Square Inc 220411P2 L204312942652	\$178.72
04/13/2022	Square Inc 220413P2 L204313009799	\$236.99
04/14/2022	Square Inc 220414P2 L204313027949	\$411.16
04/15/2022	Square Inc 220415P2 L204313051901	\$72.52
04/18/2022	Square Inc 220418P2 L204313097613	\$33.68
04/18/2022	Square Inc 220418P2 L204313097614	\$67.67
04/20/2022	Square Inc 220420P2 L204313139256	\$169.32
04/21/2022	Square Inc 220421P2 L204313158951	\$72.52
04/25/2022	Square Inc 220425P2 L204313242568	\$72.52
04/26/2022	Square Inc 220426P2 L204313279129	\$72.52
04/27/2022	Square Inc 220427P2 L204313302471	\$96.80
04/28/2022	Square Inc 220428P2 L204313319877	\$72.52

16 item(s) totaling \$82,008.51  
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**COMMERCIAL ANALYSIS-XXXXXXXXXXXX7247 (continued)****Electronic Debits**

Date	Description	Amount
04/04/2022	HOME DEPOT COMM PAYMENT 090708846873219	\$126.02
04/04/2022	DECIMAL INC UBIQUITY R	\$645.00
04/11/2022	IRS USATAXPYMT 270250171125444	\$153.00
04/11/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$738.80
04/12/2022	WESTCHASE CDD 401K 07C692Z3	\$1,612.36
04/14/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$10,919.13
04/15/2022	VERIZON WIRELESS PAYMENTS 024226654000001	\$147.45
04/15/2022	IRS USATAXPYMT 270250534475288	\$3,480.27
04/18/2022	TECO/PEOPLE GAS UTILITYBIL 221008206007	\$121.90
04/18/2022	Westchase Co7247 PAYMENTJNL -SETT-A455TNAV	\$11,675.69
04/19/2022	TECO/PEOPLE GAS UTILITYBIL 221008309058	\$26.47
04/19/2022	TECO/PEOPLE GAS UTILITYBIL 211023040531	\$30.43
04/19/2022	TECO/PEOPLE GAS UTILITYBIL 221005574746	\$31.71
04/19/2022	TECO/PEOPLE GAS UTILITYBIL 211023050241	\$33.45
04/19/2022	TECO/PEOPLE GAS UTILITYBIL 211023050233	\$46.87
04/19/2022	FLA DEPT REVENUE C01 399881817	\$124.57
04/19/2022	BRIGHT HOUSE NET CABLE TV 5031380	\$1,635.98
04/22/2022	TECO/PEOPLE GAS UTILITYBIL 321000010710	\$20,372.79
04/28/2022	WESTCHASE CDD 401K 07C692Z3	\$1,614.24
04/28/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$11,375.44
04/29/2022	IRS USATAXPYMT 270251961948577	\$3,575.48

21 item(s) totaling \$68,487.05

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount
12241	04/08/2022	\$184.70	12322	04/13/2022	\$40.00
12256*	04/08/2022	\$184.70	12323	04/13/2022	\$1,645.00
12305*	04/05/2022	\$1,200.00	12325*	04/18/2022	\$1,722.37
12307*	04/04/2022	\$3,195.00	12326	04/21/2022	\$34.63
12308	04/05/2022	\$5,619.48	12327	04/18/2022	\$16,800.00
12309	04/05/2022	\$48.00	12328	04/18/2022	\$1,400.00
12310	04/12/2022	\$222.00	12329	04/18/2022	\$590.00
12311	04/13/2022	\$10.98	12330	04/20/2022	\$49,279.39
12312	04/14/2022	\$2,500.00	12331	04/22/2022	\$30.17
12314*	04/11/2022	\$400.05	12332	04/22/2022	\$497.00
12315	04/12/2022	\$1,640.43	12334*	04/18/2022	\$18,795.31
12316	04/13/2022	\$9,833.33	12335	04/27/2022	\$371.00
12317	04/13/2022	\$74,524.13	12336	04/28/2022	\$1,562.36
12318	04/15/2022	\$5,619.48	12337	04/27/2022	\$20.00
12319	04/15/2022	\$1,746.51	12338	04/27/2022	\$278.81
12320	04/22/2022	\$794.00	12339	04/27/2022	\$2,500.00
12321	04/14/2022	\$2,158.50			

\* Indicates skipped check number

33 item(s) totaling \$205,447.33

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
04/04/2022	\$913,703.87	04/13/2022	\$896,441.67	04/22/2022	\$746,654.47
04/05/2022	\$906,836.39	04/14/2022	\$881,275.20	04/25/2022	\$746,726.99
04/06/2022	\$986,828.87	04/15/2022	\$870,354.01	04/26/2022	\$746,799.51
04/07/2022	\$987,118.95	04/18/2022	\$819,350.09	04/27/2022	\$743,726.50
04/08/2022	\$986,749.55	04/19/2022	\$817,420.61	04/28/2022	\$729,246.98
04/11/2022	\$985,732.91	04/20/2022	\$768,310.54	04/29/2022	\$725,671.50
04/12/2022	\$982,258.12	04/21/2022	\$768,348.43		

## Community Development District

**Payment Register by Fund**  
**For the Period from 4/1/22 to 4/30/22**  
**(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	12311	04/05/22	FED EX	7-566-72388	11/9/21 FedEx (from Sonny to Erin)	Postage and Freight	541006-51301	\$10.98
001	12312	04/05/22	PETE'S TREE	355024	TRIM & REMOVE TREES (no date)	R&M-Grounds	546037-53901	\$2,500.00
001	12314	04/05/22	SITE ONE LANDSCAPE SUPPLY	117217298-001	Diaphragm,Flow Cntrl's,Mkg Flags,Roundup,Insecticide	R&M-Irrigation	546041-53901	\$408.21
001	12314	04/05/22	SITE ONE LANDSCAPE SUPPLY	117217298-001	Diaphragm,Flow Cntrl's,Mkg Flags,Roundup,Insecticide	Discount	546041-53901	(\$8.16)
001	12315	04/05/22	USA SERVICES	USA023641	03/18/22 Mechanical Sweeping	Contracts-Road Cleaning	534080-53901	\$1,640.43
001	12316	04/07/22	A & B AQUATICS	202619202	APRIL 2022 AQUATIC SVC	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	12317	04/07/22	DAVEY TREE EXPERT CO	916273398	Dec Irrigation Rprs and Install Pine Bark	Contracts-Mulch	534065-53901	\$73,796.00
001	12317	04/07/22	DAVEY TREE EXPERT CO	916273398	Dec Irrigation Rprs and Install Pine Bark	R&M-Irrigation	546041-53901	\$728.13
001	12318	04/07/22	FLORIDA MUNICIPAL INS. TRUST	FH0754-100121	OCT 2021 HLTH INSURANCE	Payroll-Benefits	512010-53901	\$5,619.48
001	12319	04/07/22	HILLSBOROUGH COUNTY	CCI-2022-00098	JAN 2022 SECURITY	Contracts-Police	534031-53901	\$1,746.51
001	12321	04/07/22	PROFESSIONAL COATINGS INC	4015119-REVISED	12/8/21 3 Benches/1 Trash Can re-coating	R&M-General	546001-53901	\$2,158.50
001	12322	04/07/22	SIMPLE COMMUNICATIONS TECH	15329VZW	APRIL SATELLITE/VZW DATA PLAN 57938	R&M-Irrigation	546041-53901	\$20.00
001	12322	04/07/22	SIMPLE COMMUNICATIONS TECH	15328VZW	APRIL SATELLITE/VZW DATA PLAN 08033	R&M-Irrigation	546041-53901	\$20.00
001	12323	04/07/22	TKOT ENTERPRISES, LLC	180675	04/01/22-04/30/22 CLEANING SRVC	R&M-General	546001-57208	\$995.00
001	12323	04/07/22	TKOT ENTERPRISES, LLC	180675	04/01/22-04/30/22 CLEANING SRVC	Cleaning Services	551008-53901	\$550.00
001	12325	04/12/22	EMS OF CENTRAL FLORIDA, INC	43103	Lift Station/Install new control panel & 3 Roto-Fi	R&M-General	546001-53901	\$1,722.37
001	12326	04/12/22	FED EX	7-705-84816	3/23/22 FedEx (Sonny to John Y Trent & Assoc)	Postage and Freight	541006-51301	\$34.63
001	12327	04/12/22	FINN OUTDOOR LLC	2651	Erosion Restoration 10301 Spring Rose Dr	erosion repair of Canal	546019-53801	\$16,800.00
001	12328	04/12/22	FINN OUTDOOR LLC	2652	Erosion Restoration Wingwall near 10801 Ashville D	eorsion repair 1801 Ashville	546019-53801	\$1,400.00
001	12329	04/12/22	TRIANGLE POOL SERVICE	2159	MARCH FOUNTAIN CLEANING	Contracts-Fountain	534023-53901	\$590.00
001	12330	04/14/22	DAVEY TREE EXPERT CO	916447319	4/2022 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$46,434.01
001	12330	04/14/22	DAVEY TREE EXPERT CO	916444031	2/29-3/22/22 IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$2,845.38
001	12331	04/14/22	FED EX	7-714-30281	3/24/22 FedEx (Sonny to Controller Rpr)	Postage and Freight	541006-51301	\$30.17
001	12333	04/14/22	NETWORK FACTOR INC	113306	4/2022 PHONE SERVICE	Communication	541005-53901	\$29.00
001	12335	04/21/22	AIRGAS USA LLC	9987005676	Acetylene & Oxygen Cyl lease 3/1/22 - 2/28/23	R&M-Equipment	546022-53901	\$371.00
001	12336	04/21/22	HILLSBOROUGH COUNTY	CCI-2022-00192	FEB 2022 Off Duty Security	Contracts-Police	534031-53901	\$1,562.36
001	12338	04/21/22	LOWE'S	040222-0961	LOWES: 3/10-3/29/22 CC PURCHASES	R&M-General	546001-53901	\$278.81
001	12339	04/21/22	PETE'S TREE	1211	4/13/22 TRIM & REMOVE TREES/GRIND	R&M-Grounds	546037-53901	\$2,500.00
001	12340	04/27/22	AVENTURA NURSERY	46912	4/14/22 Delivery & Installation of Plant Material	various installations	546037-53901	\$3,087.50
001	12341	04/27/22	CHOO-CHOO LAWN EQUIP INC	328428	STIHL BACKPACK BLOWER	R&M-Equipment	546022-53901	\$394.99
001	12343	04/27/22	PALMDALE OIL COMPANY, INC	1742939	271.4 GALLON FUEL - ACCT #80180172	\$4.287 per gallon	540004-53901	\$1,163.52
001	12344	04/27/22	TRIANGLE POOL SERVICE	107308	Actuating Fountain Maintenance	R&M-Fountain	546032-53801	\$278.90
001	DD6005	04/20/22	DECIMAL, INC. - ACH	041122 ACH	ACH PD 04/18/22	Deferred Compensation	235000	\$1,612.36
001	DD6007	04/01/22	HOME DEPOT	030422-6845 ACH	HD Inv 2094337/Paint, Bolt Cutter, Paint supplies	Credit memo in system	546001-53901	\$143.27
001	DD6007	04/01/22	HOME DEPOT	120521-6845	11/23/21 CREDIT ADJUSTMENT	R&M-General	546001-53901	(\$17.25)
001	DD6008	04/18/22	INFRAMARK, LLC - EFT	75070 EFT	MARCH 2022 MANAGEMENT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$10,010.83
001	DD6008	04/18/22	INFRAMARK, LLC - EFT	75070 EFT	MARCH 2022 MANAGEMENT SVCS	Postage and Freight	541006-51301	\$30.21
001	DD6008	04/18/22	INFRAMARK, LLC - EFT	75070 EFT	MARCH 2022 MANAGEMENT SVCS	Printing and Binding	547001-51301	\$4.65
001	DD6009	04/18/22	OLM INC - EFT	39251 EFT	3/17/22 LANDSCAPE INSPECTION	Contracts-Other Services	534033-53901	\$1,630.00
001	DD6010	04/19/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	OFFICE	541005-53901	\$179.97
001	DD6010	04/19/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	Bayridge Park	549031-57208	\$204.00
001	DD6010	04/19/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	GLEncliff Park	549031-57208	\$204.00
001	DD6010	04/19/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	WPV	549031-57208	\$204.00
001	DD6026	04/20/22	CHARTER COMMUNICATIONS	084471601033122 ACH	03/30/22-04/29/22 0050844716-01	OFFICE	541005-53901	\$202.99
001	DD6026	04/20/22	CHARTER COMMUNICATIONS	084471601033122 ACH	03/30/22-04/29/22 0050844716-01	BAYBRIDGE	549031-57208	\$204.00
001	DD6026	04/20/22	CHARTER COMMUNICATIONS	084471601033122 ACH	03/30/22-04/29/22 0050844716-01	GLENCLIFF	549031-57208	\$204.00
001	DD6026	04/20/22	CHARTER COMMUNICATIONS	084471601033122 ACH	03/30/22-04/29/22 0050844716-01	WPV	549031-57208	\$204.00
001	DD6027	04/20/22	TECO - ACH	040522-0710 ACH	SERVICE 2/18 - 3/22/22 ACCT #321000010710	Utility - General	543001-53901	\$1,508.98
001	DD6028	04/20/22	TECO - ACH	032522 ACH	02/19/22-03/21/22 UTILITIES	Utility - General	543001-53901	\$168.93
001	DD6029	04/27/22	DECIMAL, INC. - ACH	042722 ACH	ACH P/D 4/29/22	Deferred Compensation	235000	\$1,614.24
001	DD6050	04/20/22	TECO - ACH	032422-6007 ACH	02/18/22-03/18/22 Meter #1000677430	Utility - General	543001-53901	\$121.90
001	DD6051	04/20/22	VERIZON FLORIDA LLC - ACH	9902507915 ACH	02/24/22-03/23/22 24226540-00001	Communication	541005-53901	\$147.45
<b>Fund Total</b>								<b>\$198,123.58</b>

## Community Development District

**Payment Register by Fund**  
**For the Period from 4/1/22 to 4/30/22**  
**(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 - HARBOR LINKS (002) - 002</b>								
002	12320	04/07/22	MO'ZART DESIGNS	22-6417	3/30/22 Radcliff Exit Gate/Hinges replaced	R&M-Gate	546034-53901	\$794.00
002	12332	04/14/22	MO'ZART DESIGNS	22-6434	RADCLIFFE/EXIT GATE GEAR BOX	R&M-Gate	546034-53901	\$497.00
002	12340	04/27/22	AVENTURA NURSERY	46912	4/14/22 Delivery & Installation of Plant Material	9902 Emerald Links	546037-53901	\$945.00
002	DD6010	04/19/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	PEABODY	541005-53901	\$125.32
002	DD6010	04/19/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	RADCLIFF	541005-53901	\$125.32
002	DD6026	04/20/22	CHARTER COMMUNICATIONS	084471601033122 ACH	03/30/22-04/29/22 0050844716-01	RADCLIFF	541005-53901	\$124.81
002	DD6026	04/20/22	CHARTER COMMUNICATIONS	084471601033122 ACH	03/30/22-04/29/22 0050844716-01	PEABODY	541005-53901	\$124.81
002	DD6027	04/20/22	TECO - ACH	040522-0710 ACH	SERVICE 2/18 - 3/22/22 ACCT #321000010710	Electricity - Streetlighting	543013-53901	\$555.51
<b>Fund Total</b>								<b>\$3,291.77</b>
<b>GENERAL FUND - THE ENCLAVE (003) - 003</b>								
003	DD6027	04/20/22	TECO - ACH	040522-0710 ACH	SERVICE 2/18 - 3/22/22 ACCT #321000010710	R&M-Streetlights	546095-53901	\$1,828.20
<b>Fund Total</b>								<b>\$1,828.20</b>
<b>GENERAL FUND - SAVILLE ROW (004) - 004</b>								
004	DD6010	04/19/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	Saville Rowe	541005-53901	\$149.97
004	DD6026	04/20/22	CHARTER COMMUNICATIONS	084471601033122 ACH	03/30/22-04/29/22 0050844716-01	SAVILLE ROWE	541005-53901	\$154.97
004	DD6027	04/20/22	TECO - ACH	040522-0710 ACH	SERVICE 2/18 - 3/22/22 ACCT #321000010710	R&M-Streetlights	546095-53901	\$30.28
<b>Fund Total</b>								<b>\$335.22</b>
<b>GENERAL FUND - THE GREENS (102) - 102</b>								
102	12310	04/05/22	ARETE INDUSTRIES	CS/2022/7756	Clearance Sign (car accident claim-Greens)	R&M-General	546001-53901	\$222.00
102	12323	04/07/22	TKOT ENTERPRISES, LLC	180675	04/01/22-04/30/22 CLEANING SRVC	R&M-General	546001-53901	\$100.00
102	12334	04/14/22	SECURITAS SECURITY	10754174	3/1 - 3/31/22 SECURITY GREENS (#34346)	Contracts-Security Services	534037-53901	\$18,795.31
102	12337	04/21/22	HUGHES EXTERMINATORS INC	57954C	3/21/22 Greens Pest & Rodent Control Svcs	Contracts-Pest Control	534125-53901	\$20.00
102	DD6010	04/19/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	The Greens	541005-53901	\$175.64
102	DD6026	04/20/22	CHARTER COMMUNICATIONS	084471601033122 ACH	03/30/22-04/29/22 0050844716-01	THE GREENS	541005-53901	\$174.62
102	DD6027	04/20/22	TECO - ACH	040522-0710 ACH	SERVICE 2/18 - 3/22/22 ACCT #321000010710	R&M-Streetlights	546095-53901	\$5,180.58
<b>Fund Total</b>								<b>\$24,668.15</b>
<b>GENERAL FUND - STONEBRIDGE (103) - 103</b>								
103	DD6010	04/19/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	Stonebridge	541005-53901	\$125.32
103	DD6026	04/20/22	CHARTER COMMUNICATIONS	084471601033122 ACH	03/30/22-04/29/22 0050844716-01	STONEBRIDGE	541005-53901	\$124.81
103	DD6027	04/20/22	TECO - ACH	040522-0710 ACH	SERVICE 2/18 - 3/22/22 ACCT #321000010710	R&M-Streetlights	546095-53901	\$538.68
<b>Fund Total</b>								<b>\$788.81</b>
<b>GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104) - 104</b>								
104	DD6027	04/20/22	TECO - ACH	040522-0710 ACH	SERVICE 2/18 - 3/22/22 ACCT #321000010710	R&M-Streetlights	546095-53901	\$10,228.39
<b>Fund Total</b>								<b>\$10,228.39</b>

## Community Development District

**Payment Register by Fund**  
**For the Period from 4/1/22 to 4/30/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - WEST PARK VILLAGE (324-C5) (105) - 105**

105	DD6027	04/20/22	TECO - ACH	040522-0710 ACH	SERVICE 2/18 - 3/22/22 ACCT #321000010710	R&M-Streetlights	546095-53901	\$502.17
<b>Fund Total</b>								<b>\$502.17</b>

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

106	12342	04/27/22	MO'ZART DESIGNS	22-6451	10 DOOR KING GATE REMOTES- VINEYARDS	R&M-Gate	546034-53901	\$419.50
106	DD6010	04/19/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	Vineyards	549031-53901	\$120.38
106	DD6026	04/20/22	CHARTER COMMUNICATIONS	084471601033122 ACH	03/30/22-04/29/22 0050844716-01	VINEYARD	549031-53901	\$116.97
<b>Fund Total</b>								<b>\$656.85</b>

**CLEARING FUND - 800**

800	12324	04/11/22	BRIAN M. ROSS	PAYROLL	April 11, 2022 Payroll Posting			\$184.70
800	DD5982	04/11/22	GREGORY L. CHESNEY	PAYROLL	April 11, 2022 Payroll Posting			\$184.70
800	DD5983	04/11/22	MATTHEW W. LEWIS	PAYROLL	April 11, 2022 Payroll Posting			\$184.70
800	DD5984	04/11/22	FORREST D. BAUMHOVER	PAYROLL	April 11, 2022 Payroll Posting			\$184.70
800	DD5985	04/11/22	JAMES J. WIMSATT	PAYROLL	April 11, 2022 Payroll Posting			\$184.70
800	DD5986	04/14/22	WALTER MARQUEZ	PAYROLL	April 14, 2022 Payroll Posting			\$205.02
800	DD5987	04/14/22	KRISTIAN GUNDERSEN	PAYROLL	April 14, 2022 Payroll Posting			\$563.11
800	DD5988	04/14/22	PATRICK J. MCLANE	PAYROLL	April 14, 2022 Payroll Posting			\$239.18
800	DD5989	04/14/22	DOUGLAS R. MAYS	PAYROLL	April 14, 2022 Payroll Posting			\$2,353.39
800	DD5990	04/14/22	SONJA WHYTE	PAYROLL	April 14, 2022 Payroll Posting			\$1,380.65
800	DD5991	04/14/22	LIVAN SOTO VIEGO	PAYROLL	April 14, 2022 Payroll Posting			\$1,578.51
800	DD5992	04/14/22	DANIEL P. HAWKINS	PAYROLL	April 14, 2022 Payroll Posting			\$443.30
800	DD5993	04/14/22	DANIEL R. WOOLLEY	PAYROLL	April 14, 2022 Payroll Posting			\$362.36
800	DD5994	04/14/22	CRISTIAN A. GUABA	PAYROLL	April 14, 2022 Payroll Posting			\$1,440.94
800	DD5995	04/14/22	CHAD E. FRISCO	PAYROLL	April 14, 2022 Payroll Posting			\$478.37
800	DD5996	04/14/22	KATHERINE A. LAMB	PAYROLL	April 14, 2022 Payroll Posting			\$398.51
800	DD5997	04/14/22	JASON C. BECKMAN	PAYROLL	April 14, 2022 Payroll Posting			\$375.87
800	DD5998	04/14/22	DANIEL R. HEFFRON	PAYROLL	April 14, 2022 Payroll Posting			\$410.03
800	DD5999	04/14/22	JAMES M. SCHNEIDER	PAYROLL	April 14, 2022 Payroll Posting			\$205.02
800	DD6000	04/14/22	JESSICA L. COFFEY	PAYROLL	April 14, 2022 Payroll Posting			\$382.36
800	DD6001	04/14/22	MICHAEL R. MILILLO	PAYROLL	April 14, 2022 Payroll Posting			\$102.51
800	DD6011	04/28/22	ANDREW J. WILLIAMSON	PAYROLL	April 28, 2022 Payroll Posting			\$615.05
800	DD6012	04/28/22	WALTER MARQUEZ	PAYROLL	April 28, 2022 Payroll Posting			\$537.33
800	DD6013	04/28/22	KRISTIAN GUNDERSEN	PAYROLL	April 28, 2022 Payroll Posting			\$503.66
800	DD6014	04/28/22	PATRICK J. MCLANE	PAYROLL	April 28, 2022 Payroll Posting			\$337.57
800	DD6015	04/28/22	DOUGLAS R. MAYS	PAYROLL	April 28, 2022 Payroll Posting			\$2,353.39
800	DD6016	04/28/22	SONJA WHYTE	PAYROLL	April 28, 2022 Payroll Posting			\$1,380.65
800	DD6017	04/28/22	LIVAN SOTO VIEGO	PAYROLL	April 28, 2022 Payroll Posting			\$1,600.57
800	DD6018	04/28/22	DANIEL P. HAWKINS	PAYROLL	April 28, 2022 Payroll Posting			\$563.11

**Payment Register by Fund**  
**For the Period from 4/1/22 to 4/30/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
800	DD6019	04/28/22	DANIEL R. WOOLLEY	PAYROLL	April 28, 2022 Payroll Posting			\$362.36
800	DD6020	04/28/22	CRISTIAN A. GUABA	PAYROLL	April 28, 2022 Payroll Posting			\$1,440.94
800	DD6021	04/28/22	CHAD E. FRISCO	PAYROLL	April 28, 2022 Payroll Posting			\$512.54
800	DD6022	04/28/22	JASON C. BECKMAN	PAYROLL	April 28, 2022 Payroll Posting			\$205.02
800	DD6023	04/28/22	DANIEL R. HEFFRON	PAYROLL	April 28, 2022 Payroll Posting			\$375.87
800	DD6024	04/28/22	JESSICA L. COFFEY	PAYROLL	April 28, 2022 Payroll Posting			\$382.36
800	DD6025	04/28/22	MICHAEL R. MILILLO	PAYROLL	April 28, 2022 Payroll Posting			\$205.02
<b>Fund Total</b>								<b>\$23,218.07</b>

<b>Total Payments</b>	<b>\$263,641.21</b>
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## **Fifth Order of Business**



**5A.**

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

***Annual Operating Budget***

**Fiscal Year 2023**

**Version 3 - Approved Tentative Budget**  
**(Updated 5/27/22)**

Prepared by:



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**Westchase**  
Community Development District

**Operating Budget**  
Fiscal Year 2023

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APR-2022	PROJECTED MAY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	\$ 25,524	\$ 9,391	\$ 11,000	\$ 2,483	\$ 1,774	\$ 4,257	\$ 6,000
Interest - Tax Collector	808	93	-	23	-	23	-
Special Assmnts- Tax Collector	2,708,385	2,617,206	2,695,264	2,651,008	44,256	2,695,264	2,711,480
Special Assmnts- Delinquents	486	-	-	-	-	-	-
Special Assmnts- Discounts	(99,386)	(97,599)	(107,811)	(101,537)	-	(101,537)	(108,459)
Other Miscellaneous Revenues	9,524	3,920	-	2,036	-	2,036	-
Pavilion Rental	6,759	5,454	4,000	8,905	-	8,905	4,000
<b>TOTAL REVENUES</b>	<b>2,652,100</b>	<b>2,538,465</b>	<b>2,602,453</b>	<b>2,562,918</b>	<b>46,030</b>	<b>2,608,948</b>	<b>2,613,021</b>

**EXPENDITURES****Administrative**

P/R-Board of Supervisors	12,000	12,200	19,000	10,600	5,000	15,600	19,000
FICA Taxes	918	1,056	1,454	811	383	1,194	1,454
ProfServ-Dissemination Agent	2,000	2,000	-	-	-	-	-
ProfServ-Engineering	66,475	68,687	53,500	63,438	45,313	108,751	53,500
ProfServ-Legal Services	107,662	127,255	105,000	41,154	29,396	70,550	105,000
ProfServ-Mgmt Consulting Serv	113,349	116,858	120,130	70,076	50,055	120,130	123,734
ProfServ-Recording Secretary	8,533	7,836	11,000	5,614	4,010	9,624	11,000
Auditing Services	7,500	7,500	7,500	7,700	-	7,700	7,700
Postage and Freight	1,131	1,271	1,200	363	659	1,022	1,200
Insurance - General Liability	32,707	39,182	43,100	40,157	-	40,157	40,373
Printing and Binding	323	236	300	131	169	300	300
Legal Advertising	11,866	8,802	6,500	750	5,750	6,500	6,500
Misc-Assessmnt Collection Cost	27,665	29,832	46,205	50,989	885	51,874	46,530
Misc-Credit Card Fees	193	193	350	306	219	525	350
Misc-Contingency	30	-	100	1,500	100	1,600	1,600
Office Supplies	-	-	50	-	50	50	50
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>392,527</b>	<b>423,083</b>	<b>415,564</b>	<b>293,764</b>	<b>141,988</b>	<b>435,751</b>	<b>418,466</b>

**Flood Control/Stormwater**

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	4,250	3,460	7,710	8,100
R&M-Aquascaping	9,606	15,043	15,000	17,695	-	17,695	15,000
R&M-Drainage	19,505	33,026	28,000	23,707	10,000	33,707	27,280
R&M-Fountain	6,641	30,183	3,000	2,774	3,000	5,774	6,000
R&M-Lake Erosion	-	-	-	-	-	-	-
Impr - Lake Bank Restoration	75,194	-	-	-	-	-	-
Capital Outlay - Lake	27,601	-	-	-	-	-	-
<b>Total Flood Control/Stormwater</b>	<b>263,567</b>	<b>203,272</b>	<b>171,020</b>	<b>117,259</b>	<b>65,627</b>	<b>182,886</b>	<b>174,380</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
			BUDGET	THRU	MAY -	PROJECTED	BUDGET
			FY 2022	APR-2022	SEP-2022	FY 2022	FY 2023
<i>Right of Way</i>							
Payroll-Salaries	199,077	229,542	208,159	130,188	95,663	225,851	237,143
Payroll-Benefits	70,158	90,878	62,454	97,316	37,061	134,377	95,834
Payroll - Overtime	20,265	23,946	17,500	14,634	10,453	25,087	17,500
Payroll - Bonus	10,500	11,000	35,883	9,500	26,383	35,883	35,883
FICA Taxes	26,865	30,073	28,979	17,967	11,218	29,185	31,196
Contracts-Police	137,030	142,222	145,000	85,473	60,180	145,653	143,000
Contracts-Other Services	21,560	19,560	19,560	11,410	8,150	19,560	19,560
Contracts-Landscape	571,172	569,101	562,608	325,038	237,570	562,608	562,608
Contracts-Mulch	147,592	147,592	147,592	73,796	73,796	147,592	147,592
Contracts-Plant Replacement	58,293	55,799	73,626	55,886	18,629	74,515	74,515
Contracts-Road Cleaning	8,351	8,749	11,135	7,556	3,280	10,836	9,843
Contracts-Security Alarms	836	673	681	335	336	671	671
Contracts-Pest Control	576	576	540	336	240	576	576
Contracts-Other Landscape	480	-	-	-	-	-	-
Fuel, Gasoline and Oil	9,452	12,560	13,000	6,951	9,465	16,416	13,000
Communication - Teleph - Field	4,812	5,078	5,000	3,050	2,179	5,229	5,000
Utility - General	21,637	24,766	23,275	15,108	11,362	26,470	23,275
Utility - Reclaimed Water	3,502	7,725	10,000	2,787	6,819	9,606	10,000
Insurance - General Liability	3,123	3,722	4,094	3,814	-	3,814	4,195
R&M-General	42,618	26,252	42,500	24,833	24,203	49,036	42,500
R&M-Equipment	8,264	11,236	8,000	7,099	901	8,000	8,000
R&M-Grounds	101,074	125,837	80,000	76,613	3,387	80,000	53,400
R&M-Irrigation	59,102	39,754	75,000	17,726	22,661	40,387	40,500
R&M-Sidewalks	15,195	7,819	15,616	7,467	8,149	15,616	15,616
R&M-Signage	8,961	3,175	6,000	-	6,000	6,000	6,000
R&M-Walls and Signage	14,540	22,344	32,500	6,858	14,899	21,757	32,500
Misc-Holiday Decor	7,696	17,177	10,000	3,702	6,298	10,000	10,000
Misc-Taxes (Streetlights)	34,076	34,076	34,076	34,076	-	34,076	34,076
Misc-Contingency	5,614	1,354	5,000	-	5,000	5,000	5,000
Office Supplies	1,535	2,398	3,500	1,848	1,652	3,500	3,500
Cleaning Services	837	6,804	6,600	3,850	2,750	6,600	6,600
Op Supplies - General	4,920	2,138	6,000	4,062	1,938	6,000	5,000
Op Supplies - Uniforms	260	315	600	339	261	600	600
Supplies - Misc.	141	-	600	429	171	600	600
Subscriptions and Memberships	1,435	3,195	400	4,000	300	4,300	5,000
Conference and Seminars	320	-	1,000	-	1,000	1,000	1,000
Cap Outlay	15,155	-	-	-	-	-	-
<i>Total Right of Way</i>	<b>1,637,024</b>	<b>1,687,436</b>	<b>1,696,478</b>	<b>1,054,047</b>	<b>712,353</b>	<b>1,766,400</b>	<b>1,701,284</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APR-2022	PROJECTED MAY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>Common Area</b>							
R&M-General	11,685	28,596	17,000	18,034	12,881	30,915	30,000
R&M-Boardwalks	-	-	700	-	700	700	700
R&M-Brick Pavers	-	-	1,200	-	1,200	1,200	1,200
R&M-Grounds	2,100	2,212	1,500	-	1,500	1,500	1,500
R&M-Signage	-	-	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	-	1,468	900	2,975	900	3,875	4,000
Misc-Internet Services	6,732	7,345	7,391	4,284	3,060	7,344	7,391
Impr - Park	-	-	289,300	-	-	-	272,700
Impr - Landscape	-	55,590	-	-	-	-	-
<b>Total Common Area</b>	<b>20,517</b>	<b>95,211</b>	<b>319,391</b>	<b>25,293</b>	<b>21,641</b>	<b>46,934</b>	<b>318,891</b>
<b>TOTAL EXPENDITURES</b>	<b>2,313,635</b>	<b>2,409,002</b>	<b>2,602,453</b>	<b>1,490,363</b>	<b>941,610</b>	<b>2,431,972</b>	<b>2,613,021</b>
Excess (deficiency) of revenues							
Over (under) expenditures	338,465	129,463	-	1,072,555	(895,580)	176,976	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	100,541	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>100,541</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	439,006	129,463	-	1,072,555	(895,580)	176,976	-
<b>FUND BALANCE, BEGINNING</b>	<b>3,131,448</b>	<b>3,570,454</b>	<b>3,699,917</b>	<b>3,699,917</b>	<b>-</b>	<b>3,699,917</b>	<b>3,876,893</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 3,570,454</b>	<b>\$ 3,699,917</b>	<b>\$ 3,699,917</b>	<b>\$ 4,772,472</b>	<b>\$ (895,580)</b>	<b>\$ 3,876,893</b>	<b>\$ 3,876,893</b>

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 3,876,893
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	-
<b>Total Funds Available (Estimated) - 9/30/23</b>	<b>3,876,893</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	653,255 <sup>(1)</sup>
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	502,031
Subtotal	<u>1,215,286</u>

<b>Total Allocation of Available Funds</b>	<b>1,220,810</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 2,656,083</u></b>
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(1) Represents approximately 3 months of budgeted expenditures.



**Budget Narrative**  
Fiscal Year 2023**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 2023**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 \$9,833 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 \$530 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 2023**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 401(k) @ 6% of salary, Profit Sharing, 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 Hillsborough County Sheriff's Office 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 \$46,434 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 2023**EXPENDITURES****Right of Way** (continued)**Contracts-Road Cleaning**

USA Services contract is \$1,640.43 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 \$167.70 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 2023**EXPENDITURES****Right of Way** (continued)**R&M-Walls**

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

**Miscellaneous-Holiday Decor**

Seasonal decorations for the field property.

**Miscellaneous-Taxes (Street Lights)**

The District owns property adjacent to the road rights-of-way. For this reason, the County assesses the District for its portion of the street lighting costs. Additionally, there are specialty streetlights, 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 \$550 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 Non-Ad Valorem FASD membership \$4,000, WPV Pool permit \$150, Drop Box \$120, IONOS by 1&1, Sam's Club and BJ's and website.

**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 2023**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 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APR-2022	PROJECTED MAY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	\$ 2,502	\$ 919	\$ 1,000	\$ 158	\$ 113	\$ 271	\$ 500
Special Assmnts- Tax Collector	57,746	56,138	56,138	55,216	922	56,138	56,138
Special Assmnts- Discounts	(2,134)	(2,093)	(2,246)	(2,115)	-	(2,115)	(2,246)
Gate Bar Code/Remotes	388	258	-	65	-	65	-
<b>TOTAL REVENUES</b>	<b>58,502</b>	<b>55,222</b>	<b>54,892</b>	<b>53,324</b>	<b>1,035</b>	<b>54,359</b>	<b>54,392</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	671	640	1,122	1,062	18	1,080	1,123
Misc-Credit Card Fees	13	10	15	2	-	2	15
<b>Total Administrative</b>	<b>684</b>	<b>650</b>	<b>1,137</b>	<b>1,064</b>	<b>18</b>	<b>1,082</b>	<b>1,138</b>
<i>Right of Way</i>							
Communication - Teleph - Field	3,794	3,050	3,300	2,018	1,441	3,459	3,300
Electricity - Streetlighting	5,337	5,403	5,500	3,690	2,860	6,550	5,500
Insurance - General Liability	1,387	1,665	1,832	1,707	-	1,707	1,878
R&M-General	6,372	21,299	19,700	13,762	5,938	19,700	19,700
R&M-Gate	4,677	5,566	6,340	5,365	335	5,700	5,794
Reserve - Roadways	-	-	17,083	-	-	-	17,083
<b>Total Right of Way</b>	<b>21,567</b>	<b>36,983</b>	<b>53,755</b>	<b>26,542</b>	<b>10,574</b>	<b>37,116</b>	<b>53,255</b>
<b>TOTAL EXPENDITURES</b>	<b>22,251</b>	<b>37,633</b>	<b>54,892</b>	<b>27,606</b>	<b>10,593</b>	<b>38,199</b>	<b>54,392</b>
Excess (deficiency) of revenues							
Over (under) expenditures	36,251	17,589	-	25,718	(9,558)	16,160	-
<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	36,251	17,589	-	25,718	(9,558)	16,160	-
<b>FUND BALANCE, BEGINNING</b>	<b>309,155</b>	<b>345,406</b>	<b>362,995</b>	<b>362,995</b>	<b>-</b>	<b>362,995</b>	<b>379,155</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 345,406</b>	<b>\$ 362,995</b>	<b>\$ 362,995</b>	<b>\$ 388,713</b>	<b>\$ (9,558)</b>	<b>\$ 379,155</b>	<b>\$ 379,155</b>

**Exhibit "B"**

## Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2023	\$ 379,155
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	17,083
<b>Total Funds Available (Estimated) - 9/30/23</b>	<b>396,239</b>

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

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

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating	9,327 <sup>(1)</sup>
Reserves - Roadways Prior Years	106,911
Reserves - Roadways FY 2022	17,083
Reserves - Roadways FY 2023	<u>17,083</u>
Subtotal	<u>141,077</u>

<b>Total Allocation of Available Funds</b>	<b>154,032</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 242,207</u></b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2026	3 Years Remaining
Anticipated Replacement Costs	\$ 168,000.00	
Anticipated Reserve	\$ 168,000.00	



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APR-2022	PROJECTED MAY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	\$ 185	\$ 58	\$ 150	\$ 9	6	\$ 15	\$ 150
Special Assmnts- Tax Collector	18,174	18,057	18,057	17,761	296	18,057	18,057
Special Assmnts- Discounts	(672)	(673)	(722)	(680)	-	(680)	(722)
<b>TOTAL REVENUES</b>	<b>17,687</b>	<b>17,442</b>	<b>17,485</b>	<b>17,090</b>	<b>302</b>	<b>17,392</b>	<b>17,485</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	211	206	361	342	6	348	361
<b>Total Administrative</b>	<b>211</b>	<b>206</b>	<b>361</b>	<b>342</b>	<b>6</b>	<b>348</b>	<b>361</b>
<i>Right of Way</i>							
R&M-Streetlights	18,056	18,228	17,124	11,949	9,200	21,149	17,124
<b>Total Right of Way</b>	<b>18,056</b>	<b>18,228</b>	<b>17,124</b>	<b>11,949</b>	<b>9,200</b>	<b>21,149</b>	<b>17,124</b>
<b>TOTAL EXPENDITURES</b>	<b>18,267</b>	<b>18,434</b>	<b>17,485</b>	<b>12,291</b>	<b>9,206</b>	<b>21,497</b>	<b>17,485</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(580)	(992)	-	4,799	(8,903)	(4,104)	-
<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	(580)	(992)	-	4,799	(8,903)	(4,104)	-
<b>FUND BALANCE, BEGINNING</b>	<b>22,539</b>	<b>21,959</b>	<b>20,967</b>	<b>20,967</b>	<b>-</b>	<b>20,967</b>	<b>16,863</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 21,959</b>	<b>\$ 20,967</b>	<b>\$ 20,967</b>	<b>\$ 25,766</b>	<b>\$ (8,903)</b>	<b>\$ 16,863</b>	<b>\$ 16,863</b>

**Exhibit "C"**

## Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2023	\$ 16,863
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	-
<b>Total Funds Available (Estimated) - 9/30/23</b>	<b>16,863</b>

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

Deposits	\$ 4,043
Subtotal	4,043

***Assigned Fund Balance***

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

<b>Total Allocation of Available Funds</b>	<b>8,414</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 8,448</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APR-2022	PROJECTED MAY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	\$ 297	\$ 65	\$ 65	\$ 9	\$ 6	\$ 15	\$ 65
Special Assmnts- Tax Collector	3,842	5,842	5,842	5,746	96	5,842	5,842
Special Assmnts- Discounts	(142)	(218)	(234)	(220)	-	(220)	(234)
Gate Bar Code/Remotes	69	65	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>4,066</b>	<b>5,754</b>	<b>5,673</b>	<b>5,535</b>	<b>102</b>	<b>5,637</b>	<b>5,673</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	45	67	117	111	2	113	117
Misc-Credit Card Fees	2	2	5	-	-	-	4
<b>Total Administrative</b>	<b>47</b>	<b>69</b>	<b>122</b>	<b>111</b>	<b>2</b>	<b>113</b>	<b>121</b>
<i>Right of Way</i>							
Communication - Teleph - Field	1,800	1,799	1,800	1,055	750	1,805	1,800
Insurance - General Liability	2,309	2,743	3,017	2,811	-	2,811	3,092
R&M-General	3,250	-	1,500	3,566	-	3,566	1,500
R&M-Gate	8,023	1,655	1,500	2,689	-	2,689	1,500
R&M-Streetlights	293	289	500	203	150	353	360
Capital Outlay	-	6,185	-	-	-	-	-
Reserve - Roadways	-	-	2,160	-	-	-	2,550
<b>Total Right of Way</b>	<b>15,675</b>	<b>12,671</b>	<b>10,477</b>	<b>10,324</b>	<b>900</b>	<b>11,224</b>	<b>10,802</b>
<b>TOTAL EXPENDITURES</b>	<b>15,722</b>	<b>12,740</b>	<b>10,599</b>	<b>10,435</b>	<b>902</b>	<b>11,337</b>	<b>10,923</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(11,656)	(6,986)	(4,926)	(4,900)	(799)	(5,699)	(5,250)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	(4,926)	-	-	-	(5,250)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(4,926)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(5,250)</b>
Net change in fund balance	(11,656)	(6,986)	(4,926)	(4,900)	(799)	(5,699)	(5,250)
<b>FUND BALANCE, BEGINNING</b>	<b>36,137</b>	<b>24,481</b>	<b>17,495</b>	<b>17,495</b>	<b>-</b>	<b>17,495</b>	<b>11,796</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 24,481</b>	<b>\$ 17,495</b>	<b>\$ 12,569</b>	<b>\$ 12,595</b>	<b>\$ (799)</b>	<b>\$ 11,796</b>	<b>\$ 6,546</b>

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 11,796
Net Change in Fund Balance - Fiscal Year 2023	(5,250)
Reserves - Fiscal Year 2023 Additions	2,550
<b>Total Funds Available (Estimated) - 9/30/23</b>	<b>9,096</b>

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

Deposits	\$ 20
Subtotal	20

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	436 <sup>(1)</sup>
Reserves - Roadways Prior Years	3,929
Reserves - Roadways FY 2022	2,160
Reserves - Roadways FY 2023	2,550
Subtotal	8,639

<b>Total Allocation of Available Funds</b>	<b>9,095</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ -</b>
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**Notes**

(1) Represents less than 1 month of budgeted expenditures.

Anticipated Replacement Year	2029	6 years remaining
Anticipated Replacement Costs	\$ 30,890.40	
Anticipated Reserve Balance	\$ 30,890.40	

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APR-2022	PROJECTED MAY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	\$ 247	\$ 99	\$ 150	\$ 19	\$ 14	\$ 33	\$ 150
Special Assmnts- Tax Collector	6,956	6,807	5,520	5,429	91	5,520	5,520
Special Assmnts- Discounts	(257)	(254)	(221)	(208)	-	(208)	(221)
<b>TOTAL REVENUES</b>	<b>6,946</b>	<b>6,652</b>	<b>5,449</b>	<b>5,240</b>	<b>105</b>	<b>5,345</b>	<b>5,449</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	81	78	110	104	2	106	110
<b>Total Administrative</b>	<b>81</b>	<b>78</b>	<b>110</b>	<b>104</b>	<b>2</b>	<b>106</b>	<b>110</b>
<i>Right of Way</i>							
R&M - General	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roadways	-	-	339	-	-	-	339
<b>Total Right of Way</b>	<b>-</b>	<b>-</b>	<b>5,339</b>	<b>-</b>	<b>5,000</b>	<b>5,000</b>	<b>5,339</b>
<b>TOTAL EXPENDITURES</b>	<b>81</b>	<b>78</b>	<b>5,449</b>	<b>104</b>	<b>5,002</b>	<b>5,106</b>	<b>5,449</b>
Excess (deficiency) of revenues							
Over (under) expenditures	6,865	6,574	-	5,136	(4,897)	239	-
<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	6,865	6,574	-	5,136	(4,897)	239	-
<b>FUND BALANCE, BEGINNING</b>	<b>30,488</b>	<b>37,353</b>	<b>43,927</b>	<b>43,927</b>	<b>-</b>	<b>43,927</b>	<b>44,166</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 37,353</b>	<b>\$ 43,927</b>	<b>\$ 43,927</b>	<b>\$ 49,063</b>	<b>\$ (4,897)</b>	<b>\$ 44,166</b>	<b>\$ 44,166</b>

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 44,166
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	339
<b>Total Funds Available (Estimated) - 9/30/23</b>	<b>44,504</b>

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

Operating Reserves - First Quarter Operating Capital	\$ 1,278 <sup>(1)</sup>
Reserves - Roadways Prior Years	12,394
Reserves - Roadways FY 2022	339
Reserves - Roadways FY 2023	339
Subtotal	<u>13,072</u>
<b>Total Allocation of Available Funds</b>	<b>14,349</b>

<b>Total Unassigned (undesigned) Cash</b>	<b><u>\$ 30,155</u></b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2032	9 Years Remaining
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 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APR-2022	PROJECTED MAY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	\$ 2,913	\$ 957	\$ 500	\$ 144	\$ 103	\$ 247	\$ 500
Special Assmnts- Tax Collector	300,626	300,626	344,186	338,534	5,652	344,186	344,186
Special Assmnts- Discounts	(11,111)	(11,211)	(13,767)	(12,966)	-	(12,966)	(13,767)
Gate Bar Code/Remotes	2,727	2,912	-	2,133	-	2,133	-
Insurance Reimbursements	-	-	-	13,290	-	13,290	-
<b>TOTAL REVENUES</b>	<b>295,155</b>	<b>293,284</b>	<b>330,919</b>	<b>341,135</b>	<b>5,755</b>	<b>346,890</b>	<b>330,919</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	3,494	3,427	6,884	6,511	113	6,624	6,884
Misc-Credit Card Fees	91	103	80	73	7	80	80
<b>Total Administrative</b>	<b>3,585</b>	<b>3,530</b>	<b>6,964</b>	<b>6,584</b>	<b>120</b>	<b>6,704</b>	<b>6,964</b>
<i>Right of Way</i>							
Contracts-Security Services	177,676	190,671	176,200	127,939	91,385	219,324	176,200
Contracts-Pest Control	240	240	240	140	100	240	240
Communication - Teleph - Field	2,086	2,108	2,100	1,229	879	2,108	2,100
Insurance - General Liability	713	931	1,024	954	-	954	1,049
R&M-General	43,079	43,021	21,760	32,675	-	32,675	21,760
R&M-Gate	6,125	17,028	10,000	8,689	-	8,689	10,000
R&M-Streetlights	50,682	51,470	52,000	34,038	28,500	62,538	52,000
Cap Outlay - Signage	20,455	-	-	-	-	-	-
Reserve - Roadways	-	-	60,631	-	-	-	65,945
<b>Total Right of Way</b>	<b>301,056</b>	<b>305,469</b>	<b>323,955</b>	<b>205,664</b>	<b>120,864</b>	<b>326,528</b>	<b>329,294</b>
<b>TOTAL EXPENDITURES</b>	<b>304,641</b>	<b>308,999</b>	<b>330,919</b>	<b>212,248</b>	<b>120,984</b>	<b>333,232</b>	<b>336,258</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(9,486)	(15,716)	-	128,887	(115,229)	13,658	(5,339)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(5,339)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(5,339)</b>
Net change in fund balance	(9,486)	(15,716)	-	128,887	(115,229)	13,658	(5,339)
<b>FUND BALANCE, BEGINNING</b>	<b>355,040</b>	<b>345,554</b>	<b>329,838</b>	<b>329,838</b>	<b>-</b>	<b>329,838</b>	<b>343,496</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 345,554</b>	<b>\$ 329,838</b>	<b>\$ 329,838</b>	<b>\$ 458,725</b>	<b>\$ (115,229)</b>	<b>\$ 343,496</b>	<b>\$ 338,157</b>

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

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2023	\$ 343,496
Net Change in Fund Balance - Fiscal Year 2023	(5,339)
Reserves - Fiscal Year 2023 Additions	65,945
<b>Total Funds Available (Estimated) - 9/30/23</b>	<b>404,102</b>

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

Deposits	\$ 7,425
Subtotal	<u>7,425</u>

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	58,839 <sup>(1)</sup>
Reserves - Roadways Prior Years	211,263
Reserves - Roadways FY 2022	60,631
Reserves - Roadways FY 2023	65,945
Subtotal	<u>337,839</u>

<b>Total Allocation of Available Funds</b>	<b>404,103</b>
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<b>Total Unassigned (undesignated) Cash</b>	<u><u>\$ -</u></u>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2033	11 years remaining
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 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APR-2022	PROJECTED MAY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	\$ 522	\$ 184	\$ 300	\$ 33	\$ 24	\$ 57	\$ 200
Special Assmnts- Tax Collector	16,417	16,152	16,056	15,792	264	16,056	16,056
Special Assmnts- Discounts	(607)	(602)	(642)	(605)	-	(605)	(642)
Gate Bar Code/Remotes	-	266	-	65			-
<b>TOTAL REVENUES</b>	<b>16,332</b>	<b>16,000</b>	<b>15,714</b>	<b>15,285</b>	<b>288</b>	<b>15,508</b>	<b>15,614</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	191	184	322	304	5	309	321
Misc-Credit Card Fees	-	7	10	-	-	-	10
<b>Total Administrative</b>	<b>191</b>	<b>191</b>	<b>332</b>	<b>304</b>	<b>5</b>	<b>309</b>	<b>331</b>
<i>Right of Way</i>							
Communication - Teleph - Field	1,493	1,505	1,450	877	626	1,503	1,500
Insurance - General Liability	288	343	377	351	-	351	386
R&M-General	3,400	415	1,000	-	1,000	1,000	1,000
R&M-Gate	369	837	3,800	2,229	1,371	3,600	3,792
R&M-Streetlights	5,557	5,405	5,800	3,625	2,825	6,450	5,650
Reserve - Roadways	-	-	2,955	-	-	-	2,955
<b>Total Right of Way</b>	<b>11,107</b>	<b>8,505</b>	<b>15,382</b>	<b>7,082</b>	<b>5,822</b>	<b>12,904</b>	<b>15,283</b>
<b>TOTAL EXPENDITURES</b>	<b>11,298</b>	<b>8,696</b>	<b>15,714</b>	<b>7,386</b>	<b>5,828</b>	<b>13,214</b>	<b>15,614</b>
Excess (deficiency) of revenues							
Over (under) expenditures	5,034	7,304	-	7,899	(5,540)	2,294	-
Net change in fund balance	5,034	7,304	-	7,899	(5,540)	2,294	-
<b>FUND BALANCE, BEGINNING</b>	<b>64,031</b>	<b>69,065</b>	<b>76,369</b>	<b>76,369</b>	<b>-</b>	<b>76,369</b>	<b>78,663</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 69,065</b>	<b>\$ 76,369</b>	<b>\$ 76,369</b>	<b>\$ 84,268</b>	<b>\$ (5,540)</b>	<b>\$ 78,663</b>	<b>\$ 78,663</b>

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

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2023	\$ 78,663
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	2,955
<b>Total Funds Available (Estimated) - 9/30/23</b>	<b>81,618</b>

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

Deposits	800
Subtotal	800

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	\$ 3,165 <sup>(1)</sup>
Reserves - Roadways Prior Years	39,111
Reserves - Roadways FY 2022	2,955
Reserves - Roadways FY 2023	2,955
Subtotal	45,021

<b>Total Allocation of Available Funds</b>	<b>48,986</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 32,632</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2031	8 years remaining
Anticipated Replacement Costs	\$ 65,704.80	
Anticipated Reserve Balance	\$ 65,704.80	

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APR-2022	PROJECTED MAY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	\$ 2	\$ 3	\$ -	\$ 53	\$ 38	\$ 91	\$ -
Special Assmnts- Tax Collector	119,005	235,000	126,326	124,252	2,074	126,326	126,326
Special Assmnts- Discounts	(4,398)	(8,763)	(5,053)	(4,759)	-	(4,759)	(5,053)
<b>TOTAL REVENUES</b>	<b>114,609</b>	<b>226,240</b>	<b>121,273</b>	<b>119,546</b>	<b>2,112</b>	<b>121,658</b>	<b>121,273</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,383	2,679	2,527	2,390	41	2,431	2,527
<b>Total Administrative</b>	<b>1,383</b>	<b>2,679</b>	<b>2,527</b>	<b>2,390</b>	<b>41</b>	<b>2,431</b>	<b>2,527</b>
<i>Right of Way</i>							
R&M-General	8,130	-	-	-	-	-	2,044
R&M-Streetlights	99,945	102,880	105,000	67,180	52,470	119,650	105,000
Reserve - Roadways	-	-	13,746	-	-	-	11,702
<b>Total Right of Way</b>	<b>108,075</b>	<b>102,880</b>	<b>118,746</b>	<b>67,180</b>	<b>52,470</b>	<b>119,650</b>	<b>118,746</b>
<b>TOTAL EXPENDITURES</b>	<b>109,458</b>	<b>105,559</b>	<b>121,273</b>	<b>69,570</b>	<b>52,511</b>	<b>122,081</b>	<b>121,273</b>
Excess (deficiency) of revenues							
Over (under) expenditures	5,151	120,681	-	49,976	(50,400)	(424)	-
<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	5,151	120,681	-	49,976	(50,400)	(424)	-
<b>FUND BALANCE, BEGINNING</b>	<b>(3,082)</b>	<b>2,069</b>	<b>122,750</b>	<b>122,750</b>	<b>-</b>	<b>122,750</b>	<b>122,326</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,069</b>	<b>\$ 122,750</b>	<b>\$ 122,750</b>	<b>\$ 172,726</b>	<b>\$ (50,400)</b>	<b>\$ 122,326</b>	<b>\$ 122,326</b>

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 122,326
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	11,702
<b>Total Funds Available (Estimated) - 9/30/23</b>	<b>134,028</b>

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

Deposits	\$ 18,600
Subtotal	18,600

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	25,748 <sup>(1)</sup>
Reserves - Roadways FY Prior Year	64,232
Reserves - Roadways FY 2022	13,746
Reserves - Roadways FY 2023	11,702
Subtotal	89,680

<b>Total Allocation of Available Funds</b>	<b>134,028</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ -</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2029	6 years remaining
Anticipated Replacement Costs	\$ 148,189.20	
Anticipated Reserve Balance	\$ 148,189.20	

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APR-2022	PROJECTED MAY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	\$ 126	\$ 48	\$ 90	\$ 9	\$ 6	\$ 15	\$ 90
Special Assmnts- Tax Collector	7,777	7,778	7,778	7,650	128	7,778	7,778
Special Assmnts- Discounts	(287)	(290)	(311)	(293)	-	(293)	(311)
<b>TOTAL REVENUES</b>	<b>7,616</b>	<b>7,536</b>	<b>7,557</b>	<b>7,366</b>	<b>134</b>	<b>7,500</b>	<b>7,557</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	90	89	156	147	3	150	156
<b>Total Administrative</b>	<b>90</b>	<b>89</b>	<b>156</b>	<b>147</b>	<b>3</b>	<b>150</b>	<b>156</b>
<i>Right of Way</i>							
R&M-Streetlights	4,968	5,012	4,999	3,286	2,515	5,801	4,999
Reserve - Roadways	-	-	2,402	-	-	-	2,402
<b>Total Right of Way</b>	<b>4,968</b>	<b>5,012</b>	<b>7,401</b>	<b>3,286</b>	<b>2,515</b>	<b>5,801</b>	<b>7,401</b>
<b>TOTAL EXPENDITURES</b>	<b>5,058</b>	<b>5,101</b>	<b>7,557</b>	<b>3,433</b>	<b>2,518</b>	<b>5,951</b>	<b>7,557</b>
Excess (deficiency) of revenues							
Over (under) expenditures	2,558	2,435	-	3,933	(2,383)	1,550	-
<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	2,558	2,435	-	3,933	(2,383)	1,550	-
<b>FUND BALANCE, BEGINNING</b>	<b>15,547</b>	<b>18,105</b>	<b>20,540</b>	<b>20,540</b>	<b>-</b>	<b>20,540</b>	<b>22,090</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 18,105</b>	<b>\$ 20,540</b>	<b>\$ 20,540</b>	<b>\$ 24,473</b>	<b>\$ (2,383)</b>	<b>\$ 22,090</b>	<b>\$ 22,090</b>

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

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2023	\$ 22,090
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	2,402
<b>Total Funds Available (Estimated) - 9/30/23</b>	<b>24,492</b>

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	\$ 1,289 <sup>(1)</sup>
Reserves - Roadways Prior Years	14,189
Reserves - Roadways FY 2022	2,402
Reserves - Roadways FY 2023	2,402
Subtotal	18,993
<b>Total Allocation of Available Funds</b>	<b>20,282</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 4,210</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 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APR-2022	PROJECTED MAY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	\$ 1,556	\$ 563	\$ 500	\$ 99	\$ 71	\$ 170	\$ 500
Special Assmnts- Tax Collector	26,617	25,926	25,447	25,029	418	25,447	25,447
Special Assmnts- Discounts	(984)	(967)	(1,018)	(959)	-	(959)	(1,018)
Gate Bar Code/Remotes	295	226	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>27,484</b>	<b>25,748</b>	<b>24,929</b>	<b>24,169</b>	<b>489</b>	<b>24,658</b>	<b>24,929</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	309	296	509	481	8	489	509
Misc-Credit Card Fees	9	4	10	-	-	-	10
<b>Total Administrative</b>	<b>318</b>	<b>300</b>	<b>519</b>	<b>481</b>	<b>8</b>	<b>489</b>	<b>519</b>
<i>Right of Way</i>							
Insurance - General Liability	291	392	431	402	-	402	442
R&M-General	2,030	-	5,551	-	5,551	5,551	4,543
R&M-Drainage	650	1,805	3,000	-	3,000	3,000	3,000
R&M-Gate	2,390	6,326	5,000	2,412	2,588	5,000	5,000
Misc-Internet Services	1,412	1,453	1,500	839	599	1,438	1,500
Reserve - Roadways	-	-	8,928	-	-	-	9,925
<b>Total Right of Way</b>	<b>6,773</b>	<b>9,976</b>	<b>24,410</b>	<b>3,653</b>	<b>11,738</b>	<b>15,391</b>	<b>24,410</b>
<b>TOTAL EXPENDITURES</b>	<b>7,091</b>	<b>10,276</b>	<b>24,929</b>	<b>4,134</b>	<b>11,747</b>	<b>15,881</b>	<b>24,929</b>
Excess (deficiency) of revenues							
Over (under) expenditures	20,393	15,472	-	20,035	(11,258)	8,777	-
<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	20,393	15,472	-	20,035	(11,258)	8,777	-
<b>FUND BALANCE, BEGINNING</b>	<b>191,288</b>	<b>211,681</b>	<b>227,153</b>	<b>227,153</b>	<b>-</b>	<b>227,153</b>	<b>235,930</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 211,681</b>	<b>\$ 227,153</b>	<b>\$ 227,153</b>	<b>\$ 247,188</b>	<b>\$ (11,258)</b>	<b>\$ 235,930</b>	<b>\$ 235,930</b>

## Westchase Community Development District

### Exhibit "J"

#### Allocation of Fund Balances

#### **AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 235,930
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	9,925
<b>Total Funds Available (Estimated) - 9/30/23</b>	<b>245,855</b>

#### **ALLOCATION OF AVAILABLE FUNDS**

##### ***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	\$ 3,751 <sup>(1)</sup>
Reserves - Roadways Prior Years	106,333
Reserves - Roadways FY 2022	8,928
Reserves - Roadways FY 2023	9,925
Subtotal	<u>125,186</u>
<b>Total Allocation of Available Funds</b>	<b>128,937</b>

<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 116,918</u></b>
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#### **Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2033	10 Years remaining
Anticipated Replacement Costs	\$ 214,509.60	
Anticipated Reserve Balance	\$ 214,509.60	



## **Westchase**

Community Development District

### **Supporting Budget Schedules**

Fiscal Year 2023

## Comparison of Assessment Rates

### Fiscal Year 2023 vs. Fiscal Year 2022

Section	Name	Units	General Fund		Percent Change
			FY 2023	FY 2022	
104	Wycliffe	30	\$483.85	\$484.24	-0.08%
110	Bennington	108	\$483.85	\$484.24	-0.08%
110	Woodbay	163	\$483.85	\$484.24	-0.08%
111	Berkley Square	122	\$343.12	\$343.31	-0.06%
115	Glenfield	101	\$483.85	\$484.24	-0.08%
117	Keswick Forest	64	\$483.85	\$484.24	-0.08%
121	Shopping Center	9.9	\$14,956.79	\$14,965.34	-0.06%
122	Shopping Center	7.24	\$14,956.79	\$14,965.34	-0.06%
201	Glenclyff	48	\$483.85	\$484.24	-0.08%
203	Harbor Links	109	\$483.85	\$484.24	-0.08%
205	Harbor Links Estates	63	\$483.85	\$484.24	-0.08%
211	The Enclave	108	\$483.85	\$484.24	-0.08%
214	Saville Rowe	36	\$483.85	\$484.24	-0.08%
225	Ayshire	49	\$483.85	\$484.24	-0.08%
227	Cheshire	81	\$483.85	\$484.24	-0.08%
229	Derbyshire	105	\$483.85	\$484.24	-0.08%
123/125	Epic Properties	400	\$343.12	\$343.31	-0.06%
221/223	Radcliffe	154	\$483.85	\$484.24	-0.08%
231a	7/11	1.17	\$14,956.79	\$14,965.34	-0.06%
231b	Primrose	1.27	\$14,956.79	\$14,965.34	-0.06%
231c	Professional Center	1.82	\$14,956.79	\$14,965.34	-0.06%
235/240	Professional Center	5.54	\$14,956.79	\$14,965.34	-0.06%
Remax Real Estate	Remax Real Estate	0.53	\$14,956.79	\$14,965.34	-0.06%
Golf Course	Golf Course	58	\$90.55	\$90.20	0.40%

## Comparison of Assessment Rates

### Fiscal Year 2023 vs. Fiscal Year 2022

Section	Name	Units	General Fund		Percent Change
			FY 2023	FY 2022	
302	Greensprings	60	\$483.85	\$484.24	-0.08%
303	Greencrest	54	\$483.85	\$484.24	-0.08%
304	Greenhedges	53	\$483.85	\$484.24	-0.08%
305	Greenmont	41	\$483.85	\$484.24	-0.08%
306	Greendale	59	\$483.85	\$484.24	-0.08%
307	Greenpoint	153	\$483.85	\$484.24	-0.08%
322	Village Green	10	\$483.85	\$484.24	-0.08%
322	Village Green	67	\$483.85	\$484.24	-0.08%
322	Village Green	13	\$483.85	\$484.24	-0.08%
323	Westpark Village	77	\$483.85	\$484.24	-0.08%
323	Westpark Village	10	\$483.85	\$484.24	-0.08%
323	Westpark Village	38	\$483.85	\$484.24	-0.08%
323	Westpark Village	37	\$483.85	\$484.24	-0.08%
324	Westpark Village	22	\$483.85	\$484.24	-0.08%
324	Westpark Village	22	\$483.85	\$484.24	-0.08%
324	Westpark Village	24	\$483.85	\$484.24	-0.08%
324	Westpark Village	40	\$483.85	\$484.24	-0.08%
324	Westpark Village	6	\$483.85	\$484.24	-0.08%
325A	Westpark Village	50	\$483.85	\$484.24	-0.08%
326	Westpark Village	22	\$483.85	\$484.24	-0.08%
326	Westpark Village	30	\$483.85	\$484.24	-0.08%
326	Westpark Village	17	\$483.85	\$484.24	-0.08%
326	David Weekly Homes	36	\$483.85	\$484.24	-0.08%
Westchase Station	Westpark Village	38	\$483.85	\$90.20	436.44%
370	Castleford	69	\$483.85	\$484.24	-0.08%
371	Stamford	61	\$483.85	\$484.24	-0.08%
372	Baybridge	102	\$483.85	\$484.24	-0.08%
373	Wakesbridge	86	\$483.85	\$484.24	-0.08%
374	Abbotsford	40	\$483.85	\$484.24	-0.08%
375	Chelmsford	100	\$483.85	\$484.24	-0.08%
376	Brentford	85	\$483.85	\$484.24	-0.08%
377	Kingsford	132	\$483.85	\$484.24	-0.08%
378	Stockbridge	68	\$483.85	\$484.24	-0.08%
411	Sturbridge	47	\$483.85	\$484.24	-0.08%
412	Stonebridge	66	\$483.85	\$484.24	-0.08%
414	Woodbridge	40	\$483.85	\$484.24	-0.08%
430	Vineyards	120	\$483.85	\$484.24	-0.08%

## Comparison of Assessment Rates

### Fiscal Year 2023 vs. Fiscal Year 2022

Section	Name	Units	General Fund		Percent Change
			FY 2023	FY 2022	
Cavendish	Cavendish	90	\$483.85	\$484.24	-0.08%
Gables Residential III	Gables Residential III	615	\$343.12	\$343.31	-0.06%
Arlington Park Condos	Arlington Park Condos	76	\$343.12	\$343.31	-0.06%
Gables Commercial	<i>Gables Commercial</i>	0.94	\$14,956.79	\$14,965.34	-0.06%
419	<i>Kids R Kids</i>	1.73	\$14,956.79	\$14,965.34	-0.06%
446/1	<i>CVS</i>	1.42	\$14,956.79	\$14,965.34	-0.06%
446/2	<i>Applebees</i>	1.04	\$14,956.79	\$14,965.34	-0.06%
446/3	<i>Burger King</i>	1.69	\$14,956.79	\$14,965.34	-0.06%
446/4	<i>Office</i>	2	\$14,956.79	\$14,965.34	-0.06%
324C-5	Residential	51	\$483.85	\$484.24	-0.08%
324C-6	Ave @ Westchase	1.74	\$14,956.79	\$14,965.34	-0.06%
326D-3	Ave @ Westchase	0.57	\$14,956.79	\$14,965.34	-0.06%
326D-4	Ave @ Westchase	3.24	\$14,956.79	\$14,965.34	-0.06%
332	Morton Plant Mease	2.74	\$14,956.79	\$14,965.34	-0.06%

## Comparison of Assessment Rates

### Fiscal Year 2023 vs. Fiscal Year 2022

Section	Name	Special Funds			Total Assessments per Unit		
		FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change
104	Wycliffe	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
110	Bennington	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
110	Woodbay	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
111	Berkley Square	\$0.00	\$0.00	n/a	\$343.12	\$343.31	-0.06%
115	Glenfield	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
117	Keswick Forest	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
121	Shopping Center	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
122	Shopping Center	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
201	Glenclyff	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
203	Harbor Links	\$326.38	\$326.38	0.00%	\$810.23	\$810.62	-0.05%
205	Harbor Links Estates	\$326.38	\$326.38	0.00%	\$810.23	\$810.62	-0.05%
211	The Enclave	\$167.19	\$167.19	0.00%	\$651.04	\$651.43	-0.06%
214	Saville Rowe	\$162.27	\$162.27	0.00%	\$646.11	\$646.51	-0.06%
225	Ayshire	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
227	Cheshire	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
229	Derbyshire	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
123/125	Epic Properties	\$0.00	\$0.00	n/a	\$343.12	\$343.31	-0.06%
221/223	Radcliffe	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
231a	7/11	\$1,295.68	\$1,295.68	0.00%	\$16,252.47	\$16,261.02	-0.05%
231b	Primrose	\$1,295.68	\$1,295.68	0.00%	\$16,252.47	\$16,261.02	-0.05%
231c	Professional Center	\$1,295.68	\$1,295.68	0.00%	\$16,252.47	\$16,261.02	-0.05%
235/240	Professional Center	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
Remax Real Estate	Remax Real Estate	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
Golf Course	Golf Course	\$0.00	\$0.00	n/a	\$90.55	\$90.20	0.40%

## Comparison of Assessment Rates

### Fiscal Year 2023 vs. Fiscal Year 2022

Section	Name	Special Funds			Total Assessments per Unit		
		FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change
302	Greensprings	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
303	Greencrest	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
304	Greenhedges	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
305	Greenmont	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
306	Greendale	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
307	Greenpoint	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
322	Village Green	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
322	Village Green	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
322	Village Green	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
323	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
323	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
323	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
323	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
324	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
324	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
324	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
324	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
324	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
324	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
325A	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
326	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
326	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
326	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
326	David Weekly Homes	\$225.98	\$0.00	n/a	\$709.83	\$484.24	46.59%
Westchase Station	Westpark Village	\$225.98	\$0.00	n/a	\$709.83	\$90.20	686.99%
370	Castleford	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
371	Stamford	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
372	Baybridge	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
373	Wakesbridge	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
374	Abbotsford	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
375	Chelmsford	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
376	Brentford	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
377	Kingsford	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
378	Stockbridge	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
411	Sturbridge	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
412	Stonebridge	\$243.28	\$243.27	0.01%	\$727.13	\$727.50	-0.05%
414	Woodbridge	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
430	Vineyards	\$212.06	\$212.05	0.00%	\$695.91	\$696.29	-0.06%

## Comparison of Assessment Rates

### Fiscal Year 2023 vs. Fiscal Year 2022

Section	Name	Special Funds			Total Assessments per Unit		
		FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change
Cavendish	Cavendish	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
Gables Residential III	Gables Residential III	\$0.00	\$0.00	n/a	\$343.12	\$343.31	-0.06%
Arlington Park Condos	Arlington Park Condos	\$0.00	\$0.00	n/a	\$343.12	\$343.31	-0.06%
Gables Commercial	<i>Gables Commercial</i>	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
419	<i>Kids R Kids</i>	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
446/1	<i>CVS</i>	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
446/2	<i>Applebees</i>	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
446/3	<i>Burger King</i>	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
446/4	<i>Office</i>	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
324C-5	Residential	\$152.50	\$152.50	0.00%	\$636.35	\$636.74	-0.06%
324C-6	Ave @ Westchase	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
326D-3	Ave @ Westchase	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
326D-4	Ave @ Westchase	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
332	Morton Plant Mease	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%

**5B.**



# DISTRICT SERVICES

985 PELICAN MARSH BOULEVARD; NAPLES, FL 34108

PHONE (941) 592-5181 FAX (941) 592-9021

## FAX TRANSMITTAL SHEET

PLEASE DISTRIBUTE TO THE APPROPRIATE PERSON

TO: Patrick McDermott

FAX: (813) 828-8630

FROM: Brian K. Lamb

DATE: 3/9/02

NUMBER OF PAGES INCLUDING COVER: 6

COMMENTS:

Please call me at your earliest convenience if you need to discuss.

Brian K. Lamb -

941.707.7989

801 681-1252

Sep-04-02 03:50pm

From: HEIDT &amp; ASSOCIATES INC

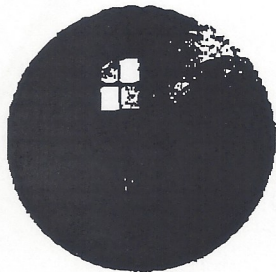
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P.01/01 F-315

Agenda Page #98

# HEIDT & ASSOCIATES, INC.



CIVIL ENGINEERING

SURVEYING

ENVIRONMENTAL  
PERMITTING

PLANNING

LANDSCAPE  
ARCHITECTURE

September 4, 2002

Mr. Brian Lamb  
Westchase Community Development District  
985 Pelican Marsh Boulevard  
Naples, FL 34108

Re: **Lot 106, Block 1**  
**Westchase Section 110**

Dear Mr. Lamb:

Pursuant to our recent telephone conversation concerning the above reference lot, I would like to recap the issues that Heidt & Associates, Inc. feels are of importance to the CDD.

1. The "triangle piece" in question is a wetland, according to the Environmental Protection Commission of Hillsborough County and as recorded on the plat.
2. The District can sell this parcel to the adjacent landowner if it so chooses.
3. The wetland has been impacted and therefore the District could be held responsible for restoration of those impacts since they own the wetland.
4. If the wetland is sold to the adjacent landowner, we recommend legal council to draft the appropriate documents relieving the CDD of its responsibility for the wetland.
5. It could be argued that the area in question was wrongly delineated as a wetland in 1987 prior to development of Westchase, and that a new wetland line should be established excluding the triangle piece. This approach would be time consuming and costly to the District.

In summary, because the homeowner has already disturbed the wetland, the District could be held responsible or at least partially responsible for those impacts since it is the District's responsibility to ensure their protection. Based on the above information, I think the Board should discuss the issue in more depth before deciding to take action.

If you have any questions concerning the above, please call.

Sincerely,

Strickland T. Smith, P.E.  
District Engineer

STS/mp

cc: David Fuxan, Westchase General File

## Tampa

2212 Gandy Avenue  
Tampa, FL 33606  
Phone: 813-254-5311  
Fax: 813-254-2478

## Fort Myers

6326 Presidential Court  
Fort Myers, FL 33919  
Phone: 941-339-7275  
Fax: 941-339-2103



**FACSIMILE TRANSMITTAL SHEET**

TO:	BRIAN LAMB	FROM:	PATRICK K. MCDERMOTT
FAX NUMBER:	941 592-9021	DATE:	NOVEMBER 29, 2001
COMPANY:	GARY MOYER AND ASSOCIATES	TOTAL NO. OF PAGES INCLUDING COVER:	4
PHONE NUMBER:	813-855-3957	SENDER'S REFERENCE NUMBER:	
RE:	PURCHASE OF PROPERTY BELONGING TO WESTCHASE CDD		

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Brian,

As discussed, I have included the following in this fax:

- The map of my properties from the Hillsborough County Property Appraiser's Web Page
- My Lot Survey (Lot 106, Block 1, WESTCHASE SECTION 110)
- The legal description of the second piece of property that was Quit Claimed to me when I purchased my home

My intent is to purchase the small "wedge" of land created by connecting the Northwest corner of my primary lot and the Northwest corner of the additional parcel. I am not sure if my playset is currently on this "wedge", but I know I have sprinkler lines running through it.

The "wedge" is part of the property identified as WESTCHASE SECTION 110, Parcel A-2 (Folio 004041-2546, PIN: U-17-28-17-060-000000-000A2.0) on the Property Appraiser's Web Page.

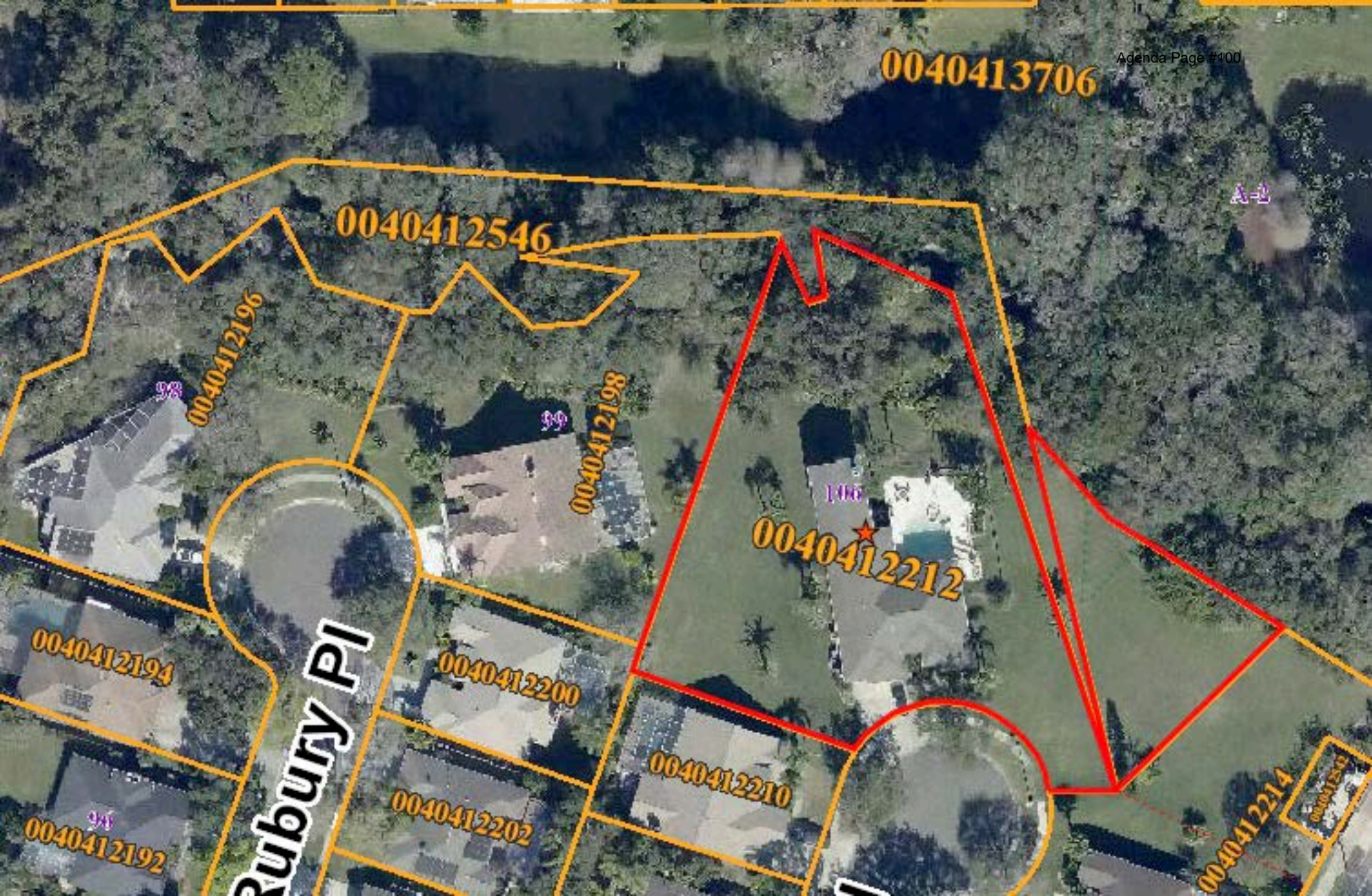
Since I was not sure how this would work, I had e-mailed Mr. Steve Grove of my desire prior to talking to you. I understand he is the Chair of the Resident Supervisors.

Thank you for your consideration.

Sincerely,

Patrick K. McDermott  
10208 Talbot Place  
Tampa, FL 33626





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Rubury Pl