

**WESTCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**APRIL 4, 2023**

## Westchase Community Development District

### Board of Supervisors

Matt Lewis, Chairman  
Gregory Chesney, Vice Chairman  
Christopher Barrett, Assistant Secretary  
James Wimsatt, Assistant Secretary  
Reggie Gillis, Supervisor

Andrew P. Mendenhall, PMP, District Manager  
Erin McCormick, Esq., District Counsel  
Sonny Whyte, Office Manager  
Doug Mays, Field Manager

## Regular Meeting Agenda

Tuesday, April 4, 2023 – 4:00 p.m.

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- 1. Roll Call**
- 2. Consent Agenda**
  - A. Approval of the March 7, 2023 Meeting Minutes with Any Corrections Submitted
  - B. Acceptance of Financial Statements
- 3. Audience Comments**
- 4. Engineer's Report**
- 5. Attorney's Report**
- 6. Manager's Report**
  - A. Landscape RFP
  - B. District Records Storage Project
  - C. Presentation of the Fiscal Year 2024 Budget
  - D. Discussion of Westpark Village
- 7. Field Manager's Report**
- 8. Supervisors' Requests**
- 9. Adjournment**

\*The next workshop meeting is scheduled for April 18, 2023 and the next regular meeting is scheduled for May 2, 2023

### District Office:

210 University Drive, Suite 702  
Coral Springs, Florida  
954-603-0033

### Meeting Location:

Maureen Gauzza Regional Library, Community Room A  
11211 Countryway Boulevard  
Tampa, FL. 33626

## **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: March 7, 2023</p> <p>TIME: 4:05 p.m. - 5:15 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> <th></th><th style="text-align: right;">PAGE</th></tr> <tr> <td>Meeting called to order</td><td style="text-align: right;">5</td></tr> <tr> <td>Roll Call</td><td style="text-align: right;">5</td></tr> <tr> <td>Pledge of Allegiance</td><td style="text-align: right;">5</td></tr> <tr> <td>Consent agenda</td><td style="text-align: right;">6</td></tr> <tr> <td>Motion to accept</td><td style="text-align: right;">7</td></tr> <tr> <td>(Motion passes)</td><td style="text-align: right;">7</td></tr> <tr> <td>Audience comments</td><td style="text-align: right;">7</td></tr> <tr> <td>Consideration of lighting service proposal</td><td style="text-align: right;">7</td></tr> <tr> <td>Motion to accept</td><td style="text-align: right;">8</td></tr> <tr> <td>(Motion passes)</td><td style="text-align: right;">9</td></tr> <tr> <td>Engineer's Report</td><td style="text-align: right;">9</td></tr> <tr> <td>Survey update</td><td style="text-align: right;">9</td></tr> <tr> <td>Attorney's Report</td><td style="text-align: right;">13</td></tr> <tr> <td>West Park Village project update</td><td style="text-align: right;">13</td></tr> <tr> <td>Cell Tower update</td><td style="text-align: right;">32</td></tr> <tr> <td>Discussion about issues with Joint Legislative Auditing Committee</td><td style="text-align: right;">34</td></tr> <tr> <td>Manager's Report</td><td style="text-align: right;">40</td></tr> <tr> <td>Landscape RFP discussion</td><td style="text-align: right;">41</td></tr> <tr> <td>Acceptance of financial audit for fiscal year 2022</td><td style="text-align: right;">57</td></tr> <tr> <td>Motion to approve</td><td style="text-align: right;">57</td></tr> <tr> <td>(Motion passes)</td><td style="text-align: right;">60</td></tr> <tr> <td>Field Manger's Report</td><td style="text-align: right;">61</td></tr> <tr> <td>Motion for Crosscreek Environmental to do repairs</td><td style="text-align: right;">63</td></tr> <tr> <td>Motion to approve</td><td style="text-align: right;">63</td></tr> <tr> <td>(Motion passes)</td><td style="text-align: right;">64</td></tr> <tr> <td>Motion to approve Provista sod</td><td style="text-align: right;">67</td></tr> <tr> <td>(Motion passes)</td><td style="text-align: right;">69</td></tr> <tr> <td>Discussion about picnic tables in Glendcliff Park</td><td style="text-align: right;">69</td></tr> <tr> <td>Supervisor's requests</td><td style="text-align: right;">74</td></tr> <tr> <td>Motion to adjourn</td><td style="text-align: right;">78</td></tr> <tr> <td>(Motion passes)</td><td style="text-align: right;">78</td></tr> <tr> <td>Adjournment</td><td style="text-align: right;">79</td></tr> </table>		PAGE	Meeting called to order	5	Roll Call	5	Pledge of Allegiance	5	Consent agenda	6	Motion to accept	7	(Motion passes)	7	Audience comments	7	Consideration of lighting service proposal	7	Motion to accept	8	(Motion passes)	9	Engineer's Report	9	Survey update	9	Attorney's Report	13	West Park Village project update	13	Cell Tower update	32	Discussion about issues with Joint Legislative Auditing Committee	34	Manager's Report	40	Landscape RFP discussion	41	Acceptance of financial audit for fiscal year 2022	57	Motion to approve	57	(Motion passes)	60	Field Manger's Report	61	Motion for Crosscreek Environmental to do repairs	63	Motion to approve	63	(Motion passes)	64	Motion to approve Provista sod	67	(Motion passes)	69	Discussion about picnic tables in Glendcliff Park	69	Supervisor's requests	74	Motion to adjourn	78	(Motion passes)	78	Adjournment	79
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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 (via telephone) Greg Chesney, Vice Chairman Jim Wimsatt Christopher Barrett Reggie Gillis</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>DISTRICT ENGINEER:</p> <p>Robert Dvorak</p> <p>ALSO PRESENT: Karen Ring</p>	<p style="text-align: right;">Page 4</p>																																																																		

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<p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 7th day 3 of March, 2023, at the Maureen Gauzza Regional 4 Library, 11211 Countryway Boulevard, Community Room 5 A, Tampa, Florida, beginning at 4:05 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. I'm going to 10 go ahead and call the meeting to order. Today 11 is March 7th, 2023, 4:00 p.m., and this is the 12 Westchase Community Development District 13 meeting for March. 14 I guess we'll start off with the Pledge 15 of Allegiance with our portable flag. 16 (The Pledge of Allegiance was recited.) 17 CHAIRMAN LEWIS: All right. I guess I 18 should find a way and put it up higher. Right? 19 It's been sitting in my truck for about three 20 months. I just forgot it the last time. So -- 21 All right. So we will start off with 22 roll call. Let the record reflect that all 23 supervisors are present, as well as staff and 24 attorney and engineer and manager. 25 MR. MAYS: Somebody is missing. Mr.</p>	<p>1 Any discussion, any questions? 2 (No response.) 3 CHAIRMAN LEWIS: All right. So all in 4 favor to approve? 5 (All board members signify in the 6 affirmative.) 7 CHAIRMAN LEWIS: Passes to four to zero. 8 (Motion passes.) 9 CHAIRMAN LEWIS: Okay. 10 Audience comments. Good afternoon, 11 everybody. Would anybody like to say anything, 12 have any questions? 13 MR. MAURER: I will introduce myself. My 14 name is Jack Maurer, WCA Board of Directors. 15 Just in case -- well, I am going to be at all 16 of these meetings because I'm trying to learn. 17 That's what I need to do and that's fine. So 18 -- 19 CHAIRMAN LEWIS: Well, welcome, Jack, 20 again. Good to see you. 21 Okay. If there is nothing from the 22 audience, then we'll move to number four, which 23 is a consideration of lighting service pole. 24 MR. MENDENHALL: Yeah. So just as a 25 reference point, there was a resident, I guess,</p>
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<p>1 Barrett's not here. 2 CHAIRMAN LEWIS: Oh, shoot. Yeah where 3 is Chris? 4 MR. CHESNEY: Probably just late because 5 he has to drive and he doesn't get out of 6 school until like -- I think -- 7 CHAIRMAN LEWIS: I did the math wrong. I 8 was looking at Andy thinking he was a 9 supervisor. 10 Sorry about that. Yeah, so let the 11 record reflect that only four of the five 12 supervisors are here. This is like the third 13 time me, as an engineer, I can't do math. I 14 think I got a vote wrong one time. Did I say 15 that of the record? 16 All right. Hopefully, you'll let me 17 slide okay. Okay. Well, we'll hope that Mr. 18 Barrett can show up. 19 Looking now for a motion on the consent 20 agenda. 21 MR. CHESNEY: So moved. 22 CHAIRMAN LEWIS: Okay. And do we have a 23 second? 24 MR. WIMSATT: Second. 25 CHAIRMAN LEWIS: All right.</p>	<p>1 who had reached out to TECO and was interested 2 in getting a light pole, which TECO was okay 3 with. I guess they probably looked into it or 4 looked into the area, but they would need the 5 district's approval in order to do that. 6 CHAIRMAN LEWIS: Okay. Well, there is 7 Mr. Barrett there. Let the record -- 8 MR. CHESNEY: It's one light pole? 9 MR. MENDENHALL: Yes. 10 MR. CHESNEY: So moved. 11 CHAIRMAN LEWIS: Okay. Do we have -- 12 I'll second it. 13 Any discussion? 14 (No response.) 15 CHAIRMAN LEWIS: Let me let Mr. -- let 16 the record reflect that Chris Barrett is now 17 present. 18 MR. BARRETT: Sorry, this was the 19 earliest that I could get here. 20 CHAIRMAN LEWIS: That's okay. I actually 21 had voted you in, that we were already all 22 here, but then I recognized that you and Andy 23 are not the same person. 24 So we have a motion on the floor and 25 accepted and discussion going on about the</p>

<p style="text-align: right;">Page 9</p> <p>1 light pole that was requested by the resident.</p> <p>2 MR. MENDENHALL: And just as a reference</p> <p>3 point, as they mentioned in their e-mail if you</p> <p>4 had a chance to see it, there was no additional</p> <p>5 costs for, you know, having to underground it</p> <p>6 or anything like that. It's back in an</p> <p>7 alleyway and the only additional costs would be</p> <p>8 the actual light, you know, per month; the</p> <p>9 monthly pole and the charge that goes along</p> <p>10 with it.</p> <p>11 CHAIRMAN LEWIS: Do you have any</p> <p>12 questions or comments about that?</p> <p>13 MR. BARRETT: No, I saw it in the packet.</p> <p>14 CHAIRMAN LEWIS: All right.</p> <p>15 Put it to vote. All in favor?</p> <p>16 (All board members signify in the</p> <p>17 affirmative.)</p> <p>18 CHAIRMAN LEWIS: Passes five to zero.</p> <p>19 (Motion passes.)</p> <p>20 CHAIRMAN LEWIS: Very good. Thank you,</p> <p>21 Andy.</p> <p>22 MR. MENDENHALL: Sure.</p> <p>23 CHAIRMAN LEWIS: Moving on to engineer's</p> <p>24 report.</p> <p>25 Robert?</p>	<p style="text-align: right;">Agenda Page #7 Page 11</p> <p>1 was something about an intersection and you</p> <p>2 could -- you had mentioned something about ways</p> <p>3 to have people stop there and --</p> <p>4 MR. BARRETT: I think it was parking and</p> <p>5 line of the --</p> <p>6 MR. MAYS: Parking issues on the corners.</p> <p>7 MR. DVORAK: Right.</p> <p>8 MR. MAYS: And by the fire hydrants.</p> <p>9 MR. DVORAK: Yeah, so the -- well, the</p> <p>10 discussion was that you've -- you can handle</p> <p>11 that by pavement markings and signage, but when</p> <p>12 you look at how much street parking is going</p> <p>13 on, if you took away the spaces at the end of</p> <p>14 every intersection in there, the residents are</p> <p>15 going to lose a huge amount of on-street</p> <p>16 parking that is currently being used every --</p> <p>17 CHAIRMAN LEWIS: Okay.</p> <p>18 MR. DVORAK: -- basically, every day or</p> <p>19 night from when what -- you know, from what it</p> <p>20 looks like. So we really didn't make a</p> <p>21 decision on what to do with it; but clearly,</p> <p>22 like from just me walking around there, you can</p> <p>23 see it -- they are so far up to the edge, you</p> <p>24 know, up to the corner that the sight distance</p> <p>25 is impacted.</p>
<p style="text-align: right;">Page 10</p> <p>1 MR. DVORAK: Just at the last meeting,</p> <p>2 you guys authorized the survey to be performed</p> <p>3 for the park improvement project. Field work</p> <p>4 was completed last week and the surveyor will</p> <p>5 be sending me the mapping. She'll take a look</p> <p>6 at it and it will be finalized by the end of</p> <p>7 the week, so I'll pass it off to Sonny and get</p> <p>8 it to the architect to get the design started,</p> <p>9 and that's really the only update I had.</p> <p>10 CHAIRMAN LEWIS: One thing I had in the</p> <p>11 notes from the last meeting minutes was I think</p> <p>12 you and Doug were going to go out and take a</p> <p>13 look at that manhole in Stonebridge. The</p> <p>14 gentleman had been here requesting -- did you</p> <p>15 get a chance to --</p> <p>16 MR. DVORAK: We did not. We were talking</p> <p>17 about that before the meeting. We were going</p> <p>18 to put it on the list for the upcoming month.</p> <p>19 CHAIRMAN LEWIS: Okay. That's good. And</p> <p>20 then there was another one about you mentioned</p> <p>21 the intersection of Marchmont and Welbeck, and</p> <p>22 reading through the minutes, I don't remember</p> <p>23 -- I was on the phone and I couldn't quite</p> <p>24 tell, but in the meeting minutes, I didn't see</p> <p>25 that there was any kind of a resolution. There</p>	<p style="text-align: right;">Page 12</p> <p>1 If it was vegetation, for example, like</p> <p>2 your line of sight -- you know, you're not</p> <p>3 allowed to plant anything 18 inches or higher</p> <p>4 kind of thing and they've got cars like right</p> <p>5 up there, so it is difficult to see oncoming</p> <p>6 pedestrians or bicyclists and even cars in some</p> <p>7 instances. But I think the loss of parking</p> <p>8 could be a real issue in there because -- let's</p> <p>9 say you get six cars on the street lined up,</p> <p>10 you know, parallel parked and you lose two, one</p> <p>11 on each end. You know, you're losing 30 or --</p> <p>12 30 or some spaces kind of a thing.</p> <p>13 MR. GILLIS: Yeah. Well, ironically, I</p> <p>14 used to live right where you're talking about,</p> <p>15 right -- on Welbeck, and if you take that</p> <p>16 parking away, the only place for people to park</p> <p>17 there is behind their house, and the garage is</p> <p>18 there or on the street in front of them. If</p> <p>19 you're running back and forth, there is just</p> <p>20 nowhere else to go, so you'd literally be</p> <p>21 telling people to park down the street away</p> <p>22 from their house if we take those spaces away.</p> <p>23 MR. DVORAK: Mm-hmm.</p> <p>24 CHAIRMAN LEWIS: Oh, okay. I mean, I</p> <p>25 don't know if we're aware of any accidents or</p>

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<p>1 anything through there. So --</p> <p>2 MR. DVORAK: Yeah, I think it originated</p> <p>3 from some complaints from folks inside the --</p> <p>4 inside that neighborhood, you know, that they</p> <p>5 had -- maybe there was a close call. I don't</p> <p>6 know, they didn't -- they just said that it</p> <p>7 seemed like it was an issue and so we took a</p> <p>8 look at it.</p> <p>9 CHAIRMAN LEWIS: Okay.</p> <p>10 Okay. Well, we'll just leave it alone</p> <p>11 for now unless there is anybody else that wants</p> <p>12 to mention anything or bring anything up. I</p> <p>13 was trying to -- I was reading through the</p> <p>14 minutes trying to -- and I didn't see any kind</p> <p>15 of finality on that subject. So --</p> <p>16 All right. Robert, well, I guess if</p> <p>17 that's all you've got, thank you very much and</p> <p>18 we'll move to Erin.</p> <p>19 MS. McCORMICK: Okay. So I have a few</p> <p>20 things. I have been at a meeting that Ivey</p> <p>21 Clinton was also at a couple of weeks ago, so</p> <p>22 she and I -- she kind of caught me up on some</p> <p>23 of the issues that were going -- being</p> <p>24 discussed regarding the West Park Village</p> <p>25 project, and so I don't know if you want to --</p>	<p>1 it and then maybe field management staff</p> <p>2 coordinating those various contractors that</p> <p>3 would be working on the project.</p> <p>4 I think the -- you know, under the</p> <p>5 bidding threshold requirements, if a project is</p> <p>6 over \$300,000, the total estimated cost of the</p> <p>7 construction project, then you go through an</p> <p>8 RFP process, and so I guess the question is</p> <p>9 going to be whether we're envisioning doing</p> <p>10 this as one construction project or whether</p> <p>11 it's going to be done as different components</p> <p>12 that would be done separately.</p> <p>13 CHAIRMAN LEWIS: Well, I think -- and if</p> <p>14 you want to chime in, go ahead.</p> <p>15 MR. CHESNEY: Well, at the workshop, we</p> <p>16 kind of delineated -- I think there were three</p> <p>17 sections, Doug, that we had worked out. Like a</p> <p>18 landscape contractor we thought was necessary.</p> <p>19 I don't remember the specifics, but one,</p> <p>20 someone for the bell tower. We thought --</p> <p>21 there was a certain segment that Doug and Sonny</p> <p>22 thought they could order things like benches</p> <p>23 and things, and there was a third one -- oh,</p> <p>24 the electrician for the --</p> <p>25 MR. MAYS: Right.</p>
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<p>1 if you want to discuss that now or if that's --</p> <p>2 I don't see anything on the agenda that's</p> <p>3 related to the project for the bell tower and</p> <p>4 the fountain.</p> <p>5 She had -- she had initially been talking</p> <p>6 to me about, you know, questions that she had</p> <p>7 about how the project was going to be bid going</p> <p>8 forward and what the requirements were going to</p> <p>9 be for that and -- because, you know, I think</p> <p>10 they are at the point, from what she explained</p> <p>11 to me, where they are putting together like the</p> <p>12 design and the bid package for -- or the</p> <p>13 package for going out and moving forward with</p> <p>14 contracting for the project. And so the</p> <p>15 questions that she had were, you know, because</p> <p>16 of the total estimated cost of the project and</p> <p>17 whether this was going to trigger bidding</p> <p>18 requirements of having to go through a</p> <p>19 competitive bid, and so she and I had a follow-</p> <p>20 up call today and did kind of a Teams meeting</p> <p>21 where she showed me the plan for it, and I</p> <p>22 guess I just want to -- what she said was that,</p> <p>23 you know, the board's been looking at doing</p> <p>24 this and, you know, having different</p> <p>25 contractors that would do different pieces of</p>	<p>1 MR. CHESNEY: -- and a fountain guy, but</p> <p>2 they are all distinct contractors and we</p> <p>3 thought they could bid them all separately or</p> <p>4 deal with them all separately. You can deal</p> <p>5 with the legal part, but --</p> <p>6 MS. McCORMICK: Yeah. Well, I mean --</p> <p>7 MR. CHESNEY: But you understand the</p> <p>8 delineation?</p> <p>9 MS. McCORMICK: Yeah, I do, but in</p> <p>10 talking to Ivey, I'm not sure that these can</p> <p>11 actually be stand-alone projects or if they are</p> <p>12 going to have to be coordinated as one</p> <p>13 construction project because -- for example,</p> <p>14 like the site work, if there is site clearing</p> <p>15 that needs to be done, it's going to have to be</p> <p>16 done in coordination with the drainage work</p> <p>17 that needs to be done and in coordination with</p> <p>18 the landscaping for the project that's going to</p> <p>19 be done.</p> <p>20 Now, the bell tower, that's more of a</p> <p>21 project, it sounds like, where it's mostly like</p> <p>22 repairs and maintenance work that's being done</p> <p>23 on it and then maybe some upgrades to it, but</p> <p>24 that seems like a pretty small piece of the</p> <p>25 overall project with --</p>



<p style="text-align: right;">Page 17</p> <p>1 MR. CHESNEY: Yeah, I think it was  2 40,000. Well, we weren't trying to -- she -- I  3 don't have my big long thing with me. Yeah,  4 here. So you'll see the amounts here and some  5 are over -- yeah --  6 MS. McCORMICK: It's about a million  7 dollars.  8 MR. CHESNEY: Right, it's about a million  9 total, but I guess the thing is we didn't want  10 to deal with a GC. We thought we were  11 comfortable with bidding out the segments on  12 our own. That's what we were trying to avoid.  13 We're not trying to avoid bidding thresholds.  14 MS. McCORMICK: Bidding thresholds,  15 right.  16 MR. CHESNEY: Yeah.  17 MS. McCORMICK: Okay. All right. So --  18 and so I guess the issue is going to be if  19 there is not a GC, a general contractor, or  20 construction manager that is managing the  21 project, you know, typically, there's, I guess,  22 pros and cons of having a construction manager  23 that would coordinate the whole project, but --  24 you know, from the standpoint of liability  25 issues and protection of the district, I mean,</p>	<p style="text-align: right;">Agenda Page #9 Page 19</p> <p>1 from Doug that -- and correct me if I'm wrong,  2 but, you know, you felt pretty comfortable  3 doing that from when you guys had done that  4 other project.  5 MR. MAYS: Oh, yeah, we've done it  6 before. Yeah.  7 MS. McCORMICK: And I was trying to  8 remember, too, with the three -- we had three  9 separate parts in that case, so it wasn't just  10 one, you know, development project, but it was  11 three discrete pieces; but I thought that we  12 actually did go through a bidding process with  13 one or two of the parks and then the other one  14 was below the bidding threshold.  15 MR. MENDENHALL: Not with a general  16 contractor.  17 MS. McCORMICK: Not with a general  18 contractor?  19 MR. MENDENHALL: Yeah, so they were  20 managed as --  21 MR. CHESNEY: And I know you've been  22 around, but the time before that -- this most  23 recent park renovation --  24 MS. McCORMICK: Right.  25 MR. CHESNEY: -- that park renovation, we</p>
<p style="text-align: right;">Page 18</p> <p>1 there's a lot of things that you can build into  2 the construction contract process with a GC  3 that we wouldn't be able to do if we don't do  4 that.  5 So -- you know, if something goes wrong,  6 you typically have the construction manager  7 that you can then look back to, you know, to  8 have been responsible for doing those checks as  9 you're going through the process and if you  10 don't have that general contractor, then, you  11 know, if there's issues that come up with the  12 scheduling or with the quality of the work  13 that's performed or an issue that comes to  14 light after the project is completed, then you  15 don't have that person that was responsible.  16 CHAIRMAN LEWIS: Yeah, so one thing we  17 talked about at the workshop -- and I did -- I  18 got to remember that you weren't there -- is  19 kind of what Greg brought up; is just trying to  20 save an enormous cost that can go along with  21 those guys and gals and, you know, making sure  22 that Doug was comfortable to do that.  23 I think we -- we kind of parted back to  24 the playgrounds and what we did at the parks  25 and I think there was some comfort level</p>	<p style="text-align: right;">Page 20</p> <p>1 did use a GC, a design build --  2 MS. McCORMICK: Right, right.  3 MR. CHESNEY: -- and if you recall, I  4 said, "We'll never do that again," because it  5 was very expensive and they screwed us.  6 MS. McCORMICK: Well, I mean, I --  7 they're -- you know, I guess the GC, you know,  8 they are, of course, paying an amount and  9 you're paying for that, but there can be a lot  10 of work in coordinating a project like this,  11 too. So --  12 MR. CHESNEY: Yeah, and to be clear, the  13 part I was referring to was on the design side.  14 They hosed us.  15 MS. McCORMICK: Right.  16 MR. CHESNEY: This time, we don't have  17 that issue because we hired Ivey separately.  18 MS. McCORMICK: Yeah, but I mean -- I  19 guess -- you know, I want to make sure that the  20 board understands how much work will follow to  21 staff if they take on this role and also, you  22 know, what you would be giving up in the way of  23 protections for the district by not having  24 somebody that would be stepping into that role.  25 CHAIRMAN LEWIS: Understood.</p>

<p style="text-align: right;">Page 21</p> <p>1 MS. McCORMICK: And then the other issue,  2 too, and I -- she and I had just a short time  3 to talk, but the way that the competitive  4 bidding statute is set up is that if you do a  5 project and you are proposing to do it as a  6 opposed to going through the process of hiring  7 an outside contractor; that you're using staff  8 or employees to do the project, then there's  9 kind of a very structured detailed process that  10 you have to go through by statute if you do  11 work in house or you use your internal staff or  12 employees to do the construction process and it  13 involves -- you have to do public notice and  14 have a public hearing and make a formal  15 determination that is in the best interest of  16 the district to have the work be done by staff  17 rather than by an outside contractor and you  18 have to go through like a formalized financial  19 analysis, too, but that may not be the case in  20 this particular --</p> <p>21 MR. CHESNEY: Yeah, we're -- because  22 we're not talking about us doing the work,  23 we're just talking about controlling the  24 bidding, but if -- I mean, we can do it both  25 ways. Right? We can bid the project and then</p>	<p style="text-align: right;">Agenda Page #10 Page 23</p> <p>1 typically do is an RFP, and I don't know if  2 there is going to be one company that would be  3 able to do the entire project. I would think  4 from talking to Ivey, probably not, so it's  5 going to be a scenario where you have a general  6 contractor that's able, for example, to do some  7 components of the work, but then they are going  8 to be hiring subcontractors to do the other  9 components of the work.</p> <p>10 MR. CHESNEY: I mean, the impression I  11 got from Ivey, though, was there was three or  12 four contractors that we would be needed, so I  13 didn't see the point of the -- I mean --</p> <p>14 MS. McCORMICK: Well, but again, I mean,  15 if you higher three or four different  16 contractors, somebody has got to coordinate and  17 make sure that what one guy is doing doesn't  18 conflict with what the other guy is doing and  19 that might be a heavy lift for, you know,  20 whoever is taking on that role.</p> <p>21 CHAIRMAN LEWIS: Yeah, I mean, agreed and  22 I think that's something that we talked about  23 at the workshop and Doug, if there's, at any  24 point, you feel like, yeah, this is maybe too  25 much, you know, let us know.</p>
<p style="text-align: right;">Page 22</p> <p>1 do it separately, but I think we already know  2 how that might flow.</p> <p>3 MS. McCORMICK: Well, I think that --  4 from what I understood from talking to Ivey,  5 this project -- like doing it as separate  6 pieces is really going to have to be  7 coordinated so that these different pieces --  8 like the landscaping and the drainage and the  9 site work and the fountains all have to be  10 coordinated, so it's really more one  11 construction project as opposed to discrete  12 construction projects that we're doing and  13 you're going to want to do the entire thing at  14 one time.</p> <p>15 You're not going to, for example, do the  16 fountains two months from now and then do the  17 landscaping next year. You're going to -- I  18 think you're going to want this to be one  19 project.</p> <p>20 So if it's one project, then when you're  21 looking at what the cost of it is, you take the  22 entire cost of the project, which is that one  23 million dollars. So we're certainly outside of  24 the bidding threshold amount. So I think in  25 that case, then you do -- for example, what we</p>	<p style="text-align: right;">Page 24</p> <p>1 MR. MAYS: It's a little more than, you  2 know, the last couple of projects, but to me,  3 it sounds like Ivey would rather go, you know,  4 the contractor way, you know, get a GC on this  5 job and it sounds like Erin thinks we should.  6 So --</p> <p>7 MS. McCORMICK: I don't know. I don't  8 want to put words in Ivey's mouth because I  9 think you guys had the workshop with her and  10 then, you know, she and I were talking  11 afterwards and I wasn't in -- I didn't know  12 everything that had transpired at the workshop,  13 so when she was had filling me, I said, "Okay.  14 Well, I want to at least have a conversation  15 with the board about this tonight," because --  16 you know, I want to put my two cents in.</p> <p>17 MR. CHESNEY: Well, we weren't trying to  18 get around the bidding thresholds, if that's  19 what you're concerned about.</p> <p>20 MS. McCORMICK: Yeah, yeah, I know. No,  21 it's more of the how this is all going to be  22 coordinated to make sure that there aren't  23 unanticipated issues that come up.</p> <p>24 CHAIRMAN LEWIS: You mentioned a minute  25 ago, I think, or you alluded to it, but is</p>

<p style="text-align: right;">Page 25</p> <p>1 there a way to put an RFP out there for both,  2 you know? I mean, can we put a bid out there  3 -- I guess if we're going to put it out there,  4 we're going to put it out there for a GC to bid  5 on it. Right?  6 MS. McCORMICK: Well, I think we're going  7 to do a request for proposals and it's based on  8 the design that Ivey comes up with. And so  9 just based on her experience, she said it's not  10 likely that there is one contractor out there  11 that would be able to do all of these different  12 parts; that would be able to do the drainage,  13 the landscaping, the fountains. So you're  14 going to, just by necessity, be in a situation  15 where there is going to be a contractor that's  16 going to have to be hiring subcontractors to do  17 different components.  18 CHAIRMAN LEWIS: And if we didn't go that  19 route, we could -- again, not to try to escape  20 any bidding thresholds, but we would bid it as  21 little pieces. Right? So --  22 MS. McCORMICK: I think what you would do  23 is you would -- you would separately contract  24 with -- well, again, I mean, that gets back to  25 the issue of we've got one construction project</p>	<p style="text-align: right;">Agenda Page #11 Page 27</p> <p>1 either.  2 MR. WIMSATT: Yeah, I know. I'm just  3 kind of curious as to -- you say it needs to be  4 coordinated and understood. Practically,  5 everything needs to be coordinated. Is there  6 like a requirement under the bidding statute,  7 that everything has to be coordinated and  8 that's why it has to be done as one contract?  9 MS. McCORMICK: Well, the way that the  10 statute says, if you look at a construction  11 project and what the estimated cost of the  12 project is --  13 MR. WIMSATT: Yep.  14 MS. McCORMICK: -- and so really it  15 depends on how we're defining the construction  16 project and if we're looking at this as we're  17 going to, you know, do individual pieces -- I  18 mean, for example, if you had three different  19 parts and you said, "We're going to do  20 improvements to this park, we're going to do  21 improvements to this park," it's easy to say  22 these are three separate parks --  23 MR. WIMSATT: Yeah.  24 MS. McCORMICK: -- but in this case, you  25 know, it seems like everything is all being</p>
<p style="text-align: right;">Page 26</p> <p>1 here. So -- and it's all got to be  2 coordinated, so you can't break up a contract,  3 you know, if it really needs to all proceed as  4 one project.  5 CHAIRMAN LEWIS: I don't know if I'm  6 hearing that we can break it up. So --  7 MR. CHESNEY: Well, I don't know. Why  8 don't we wait until Ivey comes back? I mean,  9 she was waiting on the survey anyways before  10 she gave us a final --  11 MS. McCORMICK: Ivey was?  12 MR. CHESNEY: Yeah, because --  13 MS. McCORMICK: Yeah. And she and I can  14 have -- I mean, like I said, we've had two  15 conversations about this and I hadn't had a  16 chance to talk to the board about it, so I can  17 follow up with her now and if there is any  18 additional information you want me to think  19 about that will help me when I am trying to  20 figure out how we proceed with this, you know,  21 share it with me now or call me and we can talk  22 about it, as well.  23 CHAIRMAN LEWIS: I mean, Jim, do you have  24 any comments or thoughts on which way to go or  25 -- you actually weren't at the workshop,</p>	<p style="text-align: right;">Page 28</p> <p>1 designed as one project and is being timed to  2 go forward as one project. So it's --  3 MR. WIMSATT: No, I get that part of it.  4 I guess my question is like we're putting out  5 for bid. Can we say, "Okay. Here's this  6 project that we're doing, here's the overall  7 project."  8 MS. McCORMICK: Right.  9 MR. WIMSATT: We need bids from  10 landscapers, we need bids from electricians, we  11 need bids from whatever the --  12 MR. CHESNEY: Yeah, she identified like  13 three areas.  14 MR. WIMSATT: -- a bid from whoever the  15 contractor is --  16 MS. McCORMICK: Right.  17 MR. WIMSATT: -- and say that overall --  18 like, "Hey, we're putting this up for bid, but  19 we want bids from people who do electrical for  20 this project, people who do landscaping for  21 this project, people that do drainage for this  22 project."  23 MS. McCORMICK: Right.  24 MR. WIMSATT: Do we put a bid out -- do  25 we put a proposal out for that and then get</p>

<p style="text-align: right;">Page 29</p> <p>1 bids in and then say, "Okay. We like guy A 2 from electrical, guy A from landscaping and guy 3 D for drainage." 4 MS. McCORMICK: Yeah, I think the 5 question is going to be who is going to 6 coordinate then those three people -- 7 MR. WIMSATT: Doug. 8 MS. McCORMICK: -- because then we would 9 really need three separate RFPs or we would 10 just get proposals and not go through the 11 competitive bidding process and the problem 12 with that -- you know, the issues with that are 13 kind of what I had talked about. I mean, who 14 -- you know, then, you don't have somebody 15 that's responsible for -- that's an outside 16 party, a third party that is going to, you 17 know, be responsible for if there's issues that 18 come up or conflicts that come up between the 19 contractors and Doug is going to have to be the 20 one that is is refereeing that and if something 21 goes wrong, then, you know, we don't have that 22 privity with a separate party to look to. 23 MR. WIMSATT: Yeah. 24 CHAIRMAN LEWIS: And that's kind of the 25 way I was trying to ask my question, so I'm</p>	<p style="text-align: right;">Agenda Page #12 Page 31</p> <p>1 multiple contractors for each park because we 2 had a plumber that dealt with the restroom 3 stuff, we had the surface of the park that was 4 -- there was bids and then we had -- we even 5 picked different companies, I think, for the -- 6 MR. CHESNEY: For the park -- 7 MR. BARRETT: -- playground equipment. 8 MR. MAYS: Mm-hmm. 9 MR. BARRETT: So it wasn't consistent 10 from one park to the next and so that's -- 11 MR. MAYS: That's right. 12 MR. BARRETT: I mean, they ended up 13 saving a huge amount of money and we gave Doug 14 a nice bonus. 15 MR. MAYS: You did. 16 MR. CHESNEY: Sonny, too. Yep, we did. 17 CHAIRMAN LEWIS: Well, I see it, too, as 18 one site so I am just trying to -- Reggie, did 19 you have anything to add or -- 20 MR. GILLIS: I just -- from the workshop, 21 it seemed like Ivey said that she was going to 22 research and see if there were any companies 23 out there who could do it all. It sounds like 24 there weren't. 25 So -- yeah, I think we just move on from</p>
<p style="text-align: right;">Page 30</p> <p>1 glad you said that. 2 MR. WIMSATT: Yeah, I was thinking the 3 same thing as you. 4 CHAIRMAN LEWIS: Yes. 5 Chris? 6 MR. BARRETT: Yeah, just my 7 recollection -- correct me if I'm wrong -- 8 those three different -- we didn't really bid 9 the parks project as three different projects. 10 We actually bid components of those -- and you 11 still coordinated -- like we had the playground 12 installer and then we had the surface and then 13 we had all the plumbing in restroom. 14 So you, ultimately, did a similar thing 15 in terms of multiple contractors that were -- 16 that submitted bids for the different 17 components at individual parks. Am I correct? 18 MR. MAYS: Yes. 19 MS. McCORMICK: But we had three -- 20 MR. MAYS: Three separate contractors. 21 MS. McCORMICK: -- separate contractors 22 for three parks. So we had one contractor for 23 each park. 24 CHAIRMAN LEWIS: Yeah. 25 MR. BARRETT: Right. Well, and we had</p>	<p style="text-align: right;">Page 32</p> <p>1 deciding what to do since there isn't. 2 CHAIRMAN LEWIS: Right. 3 MR. GILLIS: It seems -- I -- it sounds 4 like we've done it before. It sure sounds like 5 we probably could do it again. I understand 6 the potential of multiple bidding processes and 7 trying to avoid that. I learned that, too, but 8 it sounds like we could do it without a general 9 contractor, it sounds like. I'm not positive. 10 I think the missing person here is Ivey. 11 MR. WIMSATT: Mm-hmm. 12 CHAIRMAN LEWIS: Yeah, I think Greg had 13 mentioned that let's wait and get some more 14 information from her. I think she is supposed 15 to go over some stuff and then we'll go from 16 there. If we need to have another workshop on 17 it, we can do that, too, if that will help. 18 MS. McCORMICK: Okay. Good, good. Okay. 19 The second thing is I just wanted to let 20 you know I talked with Allen about the status 21 of the easement and the permit for the cell 22 tower and it sounds like the easement is very 23 close to getting done and the permit, as well, 24 they are moving forward with and he was 25 optimistic about when they're going to be doing</p>

<p style="text-align: right;">Page 33</p> <p>1 the permitting process, as well.</p> <p>2 He had sent me the revised legal</p> <p>3 description for the leased premises. They've</p> <p>4 included now the retention pond in the leased</p> <p>5 premises. He prepared the third amendment to</p> <p>6 the lease agreement and that includes the</p> <p>7 extensions of time and all of those things have</p> <p>8 already been approved by the board, so now that</p> <p>9 we've gotten the revised documents, it's just a</p> <p>10 matter of getting the third amendment executed.</p> <p>11 We also talked about the recording of a</p> <p>12 memorandum of agreement, which is the issue</p> <p>13 that I talked to the board about last month,</p> <p>14 and he hasn't sent me that or prepared it yet</p> <p>15 because he said, you know, my understanding was</p> <p>16 that you want to wait until we're getting ready</p> <p>17 to start construction and I said, "Yes," you</p> <p>18 know, that's what the board had agreed to; but</p> <p>19 I said if you want to send me the memorandum of</p> <p>20 lease agreement, then at least I can review it</p> <p>21 and if we need to make any changes to it, we</p> <p>22 can do that now, you know, so it's not causing</p> <p>23 any delay with the start of construction. So</p> <p>24 he said he would get that to me in the next</p> <p>25 couple of days.</p>	<p style="text-align: right;">Agenda Page #13 Page 35</p> <p>1 Inframark, but we didn't have the opportunity</p> <p>2 to, you know, coordinate with the auditor</p> <p>3 general and with the Joint Legislative Auditing</p> <p>4 Committee because we didn't know about this</p> <p>5 issue.</p> <p>6 So the bottom line is that we have an</p> <p>7 e-mail now from the Joint Legislative Auditing</p> <p>8 Committee that the auditor general has all of</p> <p>9 the information that he would need and no</p> <p>10 further action is going to be taken, and I've</p> <p>11 also sent a correspondence to the Joint</p> <p>12 Legislative Auditing Committee asking that I be</p> <p>13 copied on any information or future</p> <p>14 correspondence to the district, and they said</p> <p>15 that they would do that.</p> <p>16 So that's just to let you know what has</p> <p>17 happened with that, and Andy, if you have</p> <p>18 anything to add on that.</p> <p>19 MR. MENDENHALL: Yeah. I mean, in</p> <p>20 speaking with our financial area -- I guess</p> <p>21 they've come up with this before. We basically</p> <p>22 mail off the documents to them. We did that</p> <p>23 last March. They reach out saying, "They</p> <p>24 didn't get" -- it was a checklist item that</p> <p>25 they were looking for that had the date on it</p>
<p style="text-align: right;">Page 34</p> <p>1 CHAIRMAN LEWIS: So are they still on</p> <p>2 schedule for -- I think it was for a June</p> <p>3 start?</p> <p>4 MS. McCORMICK: Yeah, they haven't asked</p> <p>5 for a further date, so that was the last</p> <p>6 extension that we granted to them.</p> <p>7 And then the vulture agreement is</p> <p>8 proceeding. That's been executed. There was</p> <p>9 an issue that came up with -- that I've been</p> <p>10 talking -- or working with Andy and with</p> <p>11 Stephen Bloom with Inframark on. This has been</p> <p>12 a very confusing issue, but the Joint</p> <p>13 Legislative Auditing Committee had sent -- to</p> <p>14 the wrong registered agent back in October -- a</p> <p>15 letter and they had designated the wrong</p> <p>16 individual, and so because it wasn't sent to</p> <p>17 the registered agent for the district, it</p> <p>18 wasn't until we got some follow-up</p> <p>19 correspondence and e-mail on March 2nd that</p> <p>20 came to Sonny and to Inframark that we knew</p> <p>21 that the Joint Legislative Auditing Committee</p> <p>22 had made a determination that some information</p> <p>23 from the 2021 audit had not been provided to</p> <p>24 the auditor general.</p> <p>25 It had, in fact, been provided by</p>	<p style="text-align: right;">Page 36</p> <p>1 that they -- basically, they look at the date</p> <p>2 on there to see if we've complied with turning</p> <p>3 it in on time; even though they have the other</p> <p>4 documents, that is what's turned in, and then</p> <p>5 the e-mail we got this March said that they had</p> <p>6 been trying to reach us, that sort of thing,</p> <p>7 and we found an e-mail that we sent them in May</p> <p>8 when they first asked for it, where we had sent</p> <p>9 them electronically the info.</p> <p>10 So not sure exactly -- not sure how they</p> <p>11 got -- they had somebody as the registered</p> <p>12 agent that wasn't me, wasn't Erin, wasn't</p> <p>13 anybody associated with Westchase. So -- but</p> <p>14 seems to be okay now.</p> <p>15 CHAIRMAN LEWIS: Good. Yeah, that was an</p> <p>16 interesting phone call between Erin and I the</p> <p>17 other day. I was a little bit nervous. So --</p> <p>18 MR. MENDENHALL: Well, yeah, especially</p> <p>19 the way they phrase it in the e-mail, it's a</p> <p>20 little bit overwhelming. So --</p> <p>21 CHAIRMAN LEWIS: For sure. Okay.</p> <p>22 All right. Erin, what else you got?</p> <p>23 MS. McCORMICK: That's all I have.</p> <p>24 CHAIRMAN LEWIS: That's all you got?</p> <p>25 MS. McCORMICK: Yep.</p>

<p style="text-align: right;">Page 37</p> <p>1 CHAIRMAN LEWIS: Okay. Andy, before we  2 go to you, I think we have a gentleman here  3 with Ms. Pittman's office.  4 MR. JUMAN: Yes, thank you very much.  5 Thank you, Colonel Gillis, for allowing me and  6 everyone else. I am the district aide for --  7 THE REPORTER: I am so sorry to  8 interrupt. Can you please tell me your name  9 for the record? I am sorry.  10 MR. JUMAN: Glenn Juman, G-l-e-n-n, two  11 N's, J-u-m-a-n. Okay. Well, thank you very  12 much everyone. Basically, just to let you  13 know, we're here just to listen to here your  14 concerns. I am from -- I'm the district aide  15 for District 65 for Florida Conference  16 Congressional State House. The representative  17 is -- as you probably know -- is Karen Pittman,  18 and our headquarters is in Channelside. So  19 took me some time to get here. Every quarter  20 mile there was probably an accident. I don't  21 know, I -- anyway, it is what it is, but -- and  22 get a move on.  23 So the short of it is we're here to  24 listen. We're not here to get involved. We're  25 apolitical. We're not here for who is what.</p>	<p style="text-align: right;">Agenda Page #14 Page 39</p> <p>1 CHAIRMAN LEWIS: I'm sure he'll get a  2 card to you.  3 MR. JUMAN: I had a card, too. The  4 problem is, we're trying to get a phone number  5 and Frontier -- I don't even know what to say  6 with them. We've been waiting for two months,  7 so we don't want to make cards that are pretty  8 and nice and cost us money, so we want to wait  9 until the number is set.  10 Having said that, I should be down this  11 week. Other than that, is there any questions  12 for me?  13 CHAIRMAN LEWIS: Anybody?  14 (No response.)  15 MR. GILLIS: I just want to make it  16 clear, one of my neighbors -- I don't know this  17 gentleman from Adam, but he -- one of my  18 neighbors introduced that I'm on the board now  19 that's -- so he contacted me. I just wanted to  20 make that clear that this is how --  21 MR. JUMAN: Yes.  22 CHAIRMAN LEWIS: Okay.  23 MR. JUMAN: Yes, thank you, sir. Turns  24 out, he's an Army Colonel, too and I'm actually  25 -- I just got selected for the colonel's list.</p>
<p style="text-align: right;">Page 38</p> <p>1 We just want to hear what your concerns are,  2 what do you want us to do, because we have the  3 ability to help with many different things,  4 whatever it may be. If there's issues with  5 utilities, if there's issues -- whatever you --  6 you are our constituents for Florida State  7 House and that's all we want, is to just hear  8 your concerns, sit in on your meetings. We're  9 not here to give input, we're not here to get  10 into anything; just what do you want us to do.  11 Please feel free to e-mail us anytime. I  12 would like to attend your events and look and  13 see what you got going on and we're doing this  14 to everyone. So it's not only specific to your  15 HOA organization, it's many different  16 organizations. If we have events or we have  17 anything that we would like -- we would send it  18 through to -- to who would we send it to? I'd  19 like to send my official e-mail to someone. I  20 know Colonel Gillis has it.  21 CHAIRMAN LEWIS: Sure, you can send it to  22 Andy. He's our district manager, Andy  23 Mendenhall.  24 MR. JUMAN: Thank you very much.  25 MR. MENDENHALL: Sure thing.</p>	<p style="text-align: right;">Page 40</p> <p>1 I transferred reserve, but I was active duty  2 for many years. I'm an intel officer. Don't  3 run away from me. (Inaudible.) So -- been in  4 all the wars many time, like the colonel,  5 probably. I don't -- so there is no  6 connection. I apologize, sir.  7 MR. GILLIS: No worries.  8 MR. JUMAN: Yeah, he was just referred to  9 me or referred like, "Hey, you can attend this  10 and depending on what you guys say." So --  11 CHAIRMAN LEWIS: Okay.  12 MR. JUMAN: Is that okay, sir?  13 MR. MENDENHALL: Absolutely.  14 MR. JUMAN: Okay. And please feel free  15 -- I will give you an e-mail, I will give you  16 all the information -- contact us. You have  17 utilities, you have friends in our district.  18 We can only do our district. If you have  19 things you want to get done in your HOA, things  20 that you want the representative to push to the  21 governor or push to -- whatever. If you like  22 him, you hate him, whatever. We're apolitical.  23 We expect him to do his job and hold everybody  24 accountable.  25 Thank you very much for your time.</p>

<p style="text-align: right;">Page 41</p> <p>1 CHAIRMAN LEWIS: Yeah, thank you for  2 coming out. I appreciate it.  3 All right. Andy, moving on your to your  4 report.  5 MR. MENDENHALL: Yeah, just a couple of  6 things. The first item, the preliminary  7 timeline for the landscape RFP, you all should  8 have had a chance to see that. So that was --  9 it came from Paul Woods and OLM, and if you  10 have a chance to look at it, it essentially  11 lays out just to give you an idea of where  12 we're at now. Essentially, the RFP, as it is,  13 has been created. Of course, if you all have  14 any changes that you would like -- I know staff  15 has worked with Paul on doing any updates, that  16 sort of thing. So this is a kind of the final  17 look where you, as board members, if you have  18 any changes, we need to get that across to  19 them.  20 It did come in today, so I recognize  21 that everyone probably has not seen it yet. It  22 makes it a little difficult, so if everyone  23 just wants to scan it right now and tell me any  24 changes. But no, I -- and I will also mention,  25 I talked to Paul prior to this meeting, so he</p>	<p style="text-align: right;">Agenda Page #15 Page 43</p> <p>1 of the vendors that respond and then, you know,  2 essentially, we will look at that and develop  3 the ranking of the respondents and really  4 determine which folks are able to bid.  5 So as he lists here, that is a top five  6 ranking, and that would be done at the April  7 meeting. So let's just assume you get ten  8 bidders and some of them are completely off the  9 mark, they wouldn't be able to do the job, you  10 would assume that that would kind of surface  11 with this process and then ultimately, you get  12 those top five people who then would move on to  13 the next step, which involves -- and we do this  14 all the time. We have a site visit where they  15 are required to be there, understand the  16 project, ask questions, those sort of things,  17 and we document that so that once we leave that  18 pre-bid meeting, everybody gets a memo that  19 says, "Here is what was discussed, here is the  20 questions that were asked." Everybody gets the  21 same info, basically.  22 So they leave that meeting, they have the  23 RFP document, which of course, has your bid  24 specifications and all the finer details of how  25 they are supposed to submit things and they</p>
<p style="text-align: right;">Page 42</p> <p>1 did say if there are any general questions  2 about any whole process, he is available kind  3 of on standby and we can call him.  4 So process-wise, we have the RFP that OLM  5 edited and if there is any changes, we make  6 that. The next steps from there is we  7 basically advertise for the request for  8 qualifications. A little bit different from  9 the last time we did this or the last couple of  10 times we did this whereas previously, we kind  11 of did it as one package deal where we had,  12 for lack of better words, an RFQ or kind of a  13 screening sheet, if you will, where we asked  14 some prequalification questions and they came  15 along with the bids themselves. So we kind of  16 had, "Okay. Let's see who is qualified," and  17 here is the bids and, you know, got to the  18 point where you financially make the decision.  19 So this -- this is separated, basically.  20 So if you look at the timeline, you'll see that  21 the first thing is we do a request for  22 qualifications. There's a document that Paul  23 has. He is going to be e-mailing that across,  24 and it is that prequalification type of  25 document, which we'll get information from each</p>	<p style="text-align: right;">Page 44</p> <p>1 have a timeline to basically go through -- go  2 through the community, go through the document,  3 put together their proposals, and it looks like  4 here that the -- at least on timeline, the  5 requirement for delivery of those proposals is  6 May 7th, which the idea there is, obviously,  7 get it back to the boards.  8 So you can review it, potentially do a  9 workshop, if you wanted, and then ultimately,  10 the final decision would be made at your June  11 meeting.  12 Again, these dates can be flexible if you  13 need more time or if you want to move quicker.  14 We just -- you know, we can kind of pivot as  15 needed. Obviously, once we establish things  16 through advertisements, there is -- you know,  17 those aspects, there's no flexibility on,  18 but, you know, when you come down to it and  19 you're making these decisions, of course, you  20 have the opportunity to schedule extra  21 meetings, you know, workshops, those sorts of  22 things, to further discuss.  23 One thing I did want to mention, the one  24 outstanding question that we have that I told  25 Paul I would bring up to you all is in the</p>

<p style="text-align: right;">Page 45</p> <p>1 current bid document, there is a prohibition  2 against using glyphosate, Roundup. That was  3 something that was put in a few years ago.  4 There was concerns from residents, as well as I  5 believe board members, to some of the negative  6 aspects of glyphosate, so Paul did want me to  7 mention that. That is a unique thing. He  8 doesn't have it with any other properties that  9 are working with OLM and he wanted to point out  10 that that does cost -- for that component of  11 any contract, the cost of alternative products  12 are about three times the cost of glyphosate,  13 so he wanted me to mention it.  14 Obviously, you can keep it the same, you  15 can change it, that's the board's decision, but  16 he wanted to give that point of reference of  17 how other districts handle it and also, the  18 potential impact from a cost perspective.  19 CHAIRMAN LEWIS: Well -- Greg, did you  20 have a question?  21 MR. CHESNEY: Well, I had one very small  22 question. I noticed that on the dates on here,  23 the bid opening date is May 7th, which is a  24 Sunday, and I didn't want you guys to have to  25 come in on a Sunday, so you might want to</p>	<p style="text-align: right;">Agenda Page #16 Page 47</p> <p>1 would have a public hearing on it. I thought  2 that was the case. It could be that that  3 wouldn't apply in the case of landscape  4 maintenance, but -- so I would like to talk to  5 Paul because I'm assuming that they've done  6 this process with other CDDs, too?  7 MR. MENDENHALL: I have not -- so I have  8 not seen it, again, in this way of breaking it  9 out into two separate components. Where I've  10 seen it before is similar to what we've one in  11 the past where -- and we do -- we establish a  12 criteria, like a lot of other of these sort of  13 ranking bids and -- you know --  14 MS. McCORMICK: Right, but you just do it  15 based on ranking. It's not in a formal  16 prequalification or -- I mean, the issue would  17 be if you said somebody isn't qualified and  18 they said, "Well" -- you know, they wanted to  19 challenge your determination that they are not  20 qualified and they said what -- you know, you  21 didn't adopt these criteria in a public  22 hearing, and you're required to do that by  23 statute. I mean, that's what I would be  24 concerned about.  25 MR. MENDENHALL: Yeah.</p>
<p style="text-align: right;">Page 46</p> <p>1 relook at that.  2 MR. MENDENHALL: Oh, I was going just  3 going to have Paul handle that or -- I will --  4 MR. CHESNEY: And it says it's going to  5 be at the WCA office or -- or whatever office  6 it says.  7 CHAIRMAN LEWIS: Parley.  8 MR. MENDENHALL: We will definitely have  9 him change that because I don't know that --  10 MR. CHESNEY: Yeah, it says the WCA  11 office conference room and I don't even think  12 that's open on Sundays.  13 MR. MENDENHALL: Probably not.  14 CHAIRMAN LEWIS: So I guess -- did you  15 have something you wanted to say or --  16 MS. McCORMICK: Yeah, so I -- I think I  17 want to talk to Paul about this before it gets  18 finalized because my understanding was if you  19 do a prequalification process, the board  20 actually has to adopt the criteria that its  21 using to pre-qualify bidders.  22 So for example, if you wanted to require  23 that a company had to do like at least five  24 million dollars of business, that would be one  25 of your prequalification criteria and then you</p>	<p style="text-align: right;">Page 48</p> <p>1 MR. CHESNEY: Well, it says here -- I  2 mean, we're supposed to do that like today, but  3 we don't even have them. So --  4 MR. MENDENHALL: Correct, yeah, and  5 that's the challenge. That's what I was going  6 to say, the document that he's going to provide  7 is really what you would wind up using because  8 it'll have here is the five things and does  9 this work for everybody and then obviously, we  10 can advertise as such and if you need to hold a  11 public hearing -- I mean, to be honest with  12 you, from my perspective, having done this for  13 a long time, I don't know that the bid process  14 really necessitates that because you can do a  15 ranking process at the end.  16 So it's a little bit different. When we  17 were doing this 16 years ago, ten years ago, we  18 would wind up getting 15 landscapers bidding  19 and you really had to weed through, you know,  20 Joe's Lawn Company that, you know, is obviously  21 not qualified to do a job like this.  22 In recent years, those numbers have gone  23 done some and generally speaking, number one,  24 we know between myself, Paul, Doug, we know the  25 companies. So you generally know if, number</p>



<p style="text-align: right;">Page 49</p> <p>1 one, you're getting qualified companies; but</p> <p>2 secondarily, you always have that point when</p> <p>3 you receive the actual bids, you can do a</p> <p>4 ranking and scoring process at that point,</p> <p>5 which it accomplishes the same thing. You</p> <p>6 know, if you have somebody rank number one,</p> <p>7 somebody rank number ten, you're not going to</p> <p>8 pick number ten. So if it's Joe's Lawn</p> <p>9 Company, it doesn't really matter that they</p> <p>10 can't do the job because they are probably not</p> <p>11 going to score high enough to get the job.</p> <p>12 That being said, I am not OLM, so -- and</p> <p>13 this is kind of their process. I just wanted</p> <p>14 to give that additional input because we do</p> <p>15 have a little bit of a challenge. Greg brings</p> <p>16 up a good point: Without that criteria right</p> <p>17 now, it's tough to kind of make that decision.</p> <p>18 CHAIRMAN LEWIS: Yeah. I mean, we won't</p> <p>19 be able to make another one until next month.</p> <p>20 So --</p> <p>21 MR. MENDENHALL: Correct.</p> <p>22 MR. CHESNEY: So all of this seems off.</p> <p>23 CHAIRMAN LEWIS: Yeah, unless we -- oh,</p> <p>24 go ahead, Doug.</p> <p>25 MR. MAYS: No, I just wanted to add to</p>	<p style="text-align: right;">Agenda Page #17 Page 51</p> <p>1 for, you know, evaluating and doing the</p> <p>2 pre-bid.</p> <p>3 You can do all of that at a workshop.</p> <p>4 Again, I think -- it's a good point, you're --</p> <p>5 it's almost like this is, to me, a month before</p> <p>6 you would make those types of decisions because</p> <p>7 I don't necessarily think you have the info to</p> <p>8 make the decision right now.</p> <p>9 CHAIRMAN LEWIS: Well, and I think -- and</p> <p>10 I like that idea because I definitely feel --</p> <p>11 we can make the recommendations or somebody</p> <p>12 could make a motion based on kind of what Doug</p> <p>13 was saying earlier because I feel pretty</p> <p>14 comfortable with that. With any other changes,</p> <p>15 though, I don't think we're ready for that</p> <p>16 unless you guys disagree. So -- give me one</p> <p>17 second.</p> <p>18 So I think if we were to move forward and</p> <p>19 not take any action tonight, if we were to</p> <p>20 maybe schedule a workshop for later this month</p> <p>21 and be ready at the next meeting. I mean, I</p> <p>22 think that would still fit this timeline.</p> <p>23 MR. WIMSATT: Yeah.</p> <p>24 MS. McCORMICK: Especially if you're</p> <p>25 taking out the RFQ step and you're just going</p>
<p style="text-align: right;">Page 50</p> <p>1 it. I think Paul, what he was after, too, to</p> <p>2 try to get the scope of work set, he was under</p> <p>3 the impression that the board would need to</p> <p>4 vote to take the trees out of the contract,</p> <p>5 take the mulch out of the contract, whether you</p> <p>6 want to use Roundup or not, saving the cost</p> <p>7 there, because he wanted to make sure that</p> <p>8 stuff is approved because he is trying to write</p> <p>9 the scope of work still.</p> <p>10 MR. MENDENHALL: Correct, and I agree</p> <p>11 with you completely, Doug. That is another</p> <p>12 thing that, ultimately, these changes -- what</p> <p>13 -- essentially, a product of tonight should be</p> <p>14 a motion by the board to accept the RFP</p> <p>15 document as amended or with any changes that</p> <p>16 you would make this evening.</p> <p>17 I don't know if -- you know, again,</p> <p>18 having just received that, I don't know that</p> <p>19 you would be prepared to do that. You,</p> <p>20 certainly, from -- from my perspective, you</p> <p>21 certainly could have that as a workshop item,</p> <p>22 discuss it at the workshop and then at the next</p> <p>23 meeting, you could say, "Hey, we discussed</p> <p>24 these five items. Here is our final decision,"</p> <p>25 and even so, talk about, you know, criteria</p>	<p style="text-align: right;">Page 52</p> <p>1 to do it as a request for proposal, that's</p> <p>2 going to cut down the timing of --</p> <p>3 MR. MENDENHALL: Well, it does, yes.</p> <p>4 That will give you a little bit of that buffer</p> <p>5 because you'll cut out that whole first step,</p> <p>6 which is a few weeks. Right? You know,</p> <p>7 getting them to fill it out, turn it in and --</p> <p>8 now, that being said -- and I'll defer to Erin</p> <p>9 from the legal perspective -- I would still</p> <p>10 recommend that your evaluation at the end of</p> <p>11 all of this is done by a scoring or ranking</p> <p>12 process that -- and we've used them in other</p> <p>13 districts, so we have templates, I'm sure.</p> <p>14 Erin does, as well. And I don't know that OLM</p> <p>15 necessarily cares about that specific process</p> <p>16 because it is driven by what, legally, you can</p> <p>17 do and how you set that up. It would just be</p> <p>18 an item that you kind of add to the, you know,</p> <p>19 timeline and how it's being done.</p> <p>20 CHAIRMAN LEWIS: Okay.</p> <p>21 MR. BARRETT: (Inaudible.) And also make</p> <p>22 sure that we have copies of these templates so</p> <p>23 that we know --</p> <p>24 MR. MAYS: Yeah. She can't hear you, Mr.</p> <p>25 Barrett.</p>

<p style="text-align: right;">Page 53</p> <p>1 MR. BARRETT: Oh, I am sorry. I just  2 asked him to make sure that Paul Woods is at  3 that workshop and also that Andy provide us the  4 templates for the different ranking  5 possibilities; that we could talk about them  6 with Paul at that workshop.  7 MR. MENDENHALL: Yeah, and Paul is  8 familiar because the one -- I'll say it's the  9 common ranking sheet that I've seen. It's got  10 the most common evaluations. He's been  11 involved with that at two districts that we did  12 this for recently, and they are large-scale  13 projects. So -- and I will obviously CC Erin  14 and have her give the legal muster.  15 CHAIRMAN LEWIS: Okay. Sonny, if you  16 could -- maybe looking at the 21st, if that  17 works for everybody? I know we're a little bit  18 premature on the workshop schedule, but --  19 MR. WIMSATT: It's on there.  20 CHAIRMAN LEWIS: Perfect.  21 Sir, did you have a question?  22 MR. HALL: I just wanted to -- my name is  23 Mark Hall, sorry. I wanted to ask about the --  24 one of the projects was an oak tree removal on  25 the boulevards throughout the neighborhoods.</p>	<p style="text-align: right;">Agenda Page #18 Page 55</p> <p>1 Mays, our field manager, if you had any other  2 ideas or if you, you know, wanted any other  3 input. But no, not -- unless another  4 supervisor speaks up, we're not looking to do a  5 wholesale removal of trees.  6 MR. HALL: All right.  7 MR. BARRETT: No, I think that that idea  8 would receive a whole lot of opposition.  9 MR. HALL: Right, yeah. That's what I  10 was kind of wondering because, I mean, word  11 on the street is that you all were going to  12 start -- within the next five years -- removing  13 small parts at a time or something like that.  14 It was kind of what --  15 CHAIRMAN LEWIS: What street was that?  16 MR. HALL: It's just word out on the --  17 We talk to a lot of companies and --  18 CHAIRMAN LEWIS: Rhetorical question.  19 Okay. I appreciate that. So -- anything  20 else?  21 MR. HALL: That's it.  22 CHAIRMAN LEWIS: Okay. All right. Well,  23 thank you.  24 Okay. So in terms of that and there's  25 really no action we need to take tonight --</p>
<p style="text-align: right;">Page 54</p> <p>1 Something that's kind of being put around.  2 CHAIRMAN LEWIS: No, not a full-scale oak  3 tree removal, not in Westchase.  4 MR. HALL: Oh, okay. That's what -- I  5 was going to kind of input some information.  6 We've tried to reach out to the CDD and  7 Westchase that removing the trees wouldn't  8 solve the issue that's happening. Typically,  9 the root systems cause an acidic dive in the  10 soil and deplete organic matter and by removing  11 the tree, it won't resolve the problems. It's  12 very extensive. You would still have to treat  13 the ground, as well. The ground would need to  14 be pH buffered out, as well as organic matter  15 added back into it with live soil and  16 treatments. That would actually solve the  17 problem without removing the trees at a  18 fraction of the price.  19 I was just putting that out there because  20 a lot of landscape companies have heard that  21 the Westchase CDD was looking to remove oak  22 trees and just thinking that that really  23 wouldn't solve anything. So --  24 CHAIRMAN LEWIS: Yeah, I appreciate that.  25 I would probably put you in touch with Doug</p>	<p style="text-align: right;">Page 56</p> <p>1 MR. MENDENHALL: No.  2 CHAIRMAN LEWIS: -- we will make sure  3 that we schedule that for the 21st.  4 MR. MENDENHALL: Yeah, I'll talk to Paul.  5 While I'm sitting here, I can e-mail out the  6 criteria and I will also make sure it's on the  7 agenda for the 21st and that sort of thing.  8 CHAIRMAN LEWIS: Okay. All right.  9 Doug, any comments from you on that at  10 this point or just wait until the workshop?  11 MR. MAYS: No, just like I said, Paul was  12 wanting some answers on a couple of things so  13 he could get that thing going, and he did want  14 me to mention to you that all the districts --  15 all the people that he manages or OLM inspects,  16 that Davey is really the only one that has a  17 policy to not use the Roundup. All the other  18 companies are still doing it on all their  19 properties.  20 He just told me, you know, don't believe  21 all the hype you hear about Roundup, but he did  22 want to make sure that that was had one of the  23 things you guys cleared up because that will be  24 another considerable saving for the community.  25 CHAIRMAN LEWIS: Okay. Well, three</p>

<p style="text-align: right;">Page 57</p> <p>1 times, if that's the case.</p> <p>2 MR. BARRETT: But to be clear, the hype</p> <p>3 was actually some studies that showed a</p> <p>4 significant elevated cause of cancer for people</p> <p>5 who apply Roundup. So that has me concerned.</p> <p>6 I don't want to just dismiss it as hype. I</p> <p>7 would actually like some time to look into that</p> <p>8 myself.</p> <p>9 CHAIRMAN LEWIS: Well, I think -- at</p> <p>10 least my thought would be this is maybe a</p> <p>11 discussion we have at the workshop. I mean,</p> <p>12 we're more than welcome to bring it up and talk</p> <p>13 about it now if you'd like or anybody, but I</p> <p>14 guess in the back of my mind, a lot of those</p> <p>15 issues we could try to work out at the workshop</p> <p>16 and be ready for April.</p> <p>17 Okay. Sir, if you don't mind, I want to</p> <p>18 keep going. If you got anything, we can talk</p> <p>19 about it at the end, if that's okay?</p> <p>20 MR. HALL: Sure. No worries.</p> <p>21 CHAIRMAN LEWIS: All right. Anything</p> <p>22 more on the landscape RFP process?</p> <p>23 MR. MENDENHALL: Nope.</p> <p>24 CHAIRMAN LEWIS: Okay. I think you're --</p> <p>25 were you done?</p>	<p style="text-align: right;">Agenda Page #19 Page 59</p> <p>1 comment about the audit report.</p> <p>2 CHAIRMAN LEWIS: Sure.</p> <p>3 MR. CHESNEY: So I always like to point</p> <p>4 out every year, this is the easiest and best</p> <p>5 document to figure out the financial position</p> <p>6 of the district. You'll notice that our</p> <p>7 combined beginning fund balance is currently</p> <p>8 5.8 million, approximately, and an increase of</p> <p>9 222,000. Quite frankly, I don't know how Doug</p> <p>10 and Sonny continue to do this, squeeze</p> <p>11 essentially a profit out of our -- out of our</p> <p>12 operations. That's without a change in</p> <p>13 assessments in -- I can't even remember the</p> <p>14 last time we changed the assessments, 12, 14</p> <p>15 years.</p> <p>16 So that is a healthy fund balance since</p> <p>17 our budget is probably now under three -- well,</p> <p>18 I don't even know what our budget is anymore,</p> <p>19 our operating budget, but that's good.</p> <p>20 So what that does is allows us the</p> <p>21 flexibility to spend a million dollars on a</p> <p>22 park and not sweat it; not be that concerned</p> <p>23 about, you know, landscape bids. This is a</p> <p>24 great position to be in, so we should all take</p> <p>25 a pat on the back.</p>
<p style="text-align: right;">Page 58</p> <p>1 MR. MENDENHALL: No, I had one more</p> <p>2 thing. The other item I had was the acceptance</p> <p>3 of the financial audit for fiscal year 2022.</p> <p>4 That was included in the meeting package, so</p> <p>5 there was no issues or comments or questions on</p> <p>6 the audit. Basically, the only thing that is</p> <p>7 new to it or that you'll see going forward</p> <p>8 that's recorded in it is the land lease</p> <p>9 agreement and the funds that come in from that.</p> <p>10 Just kind of a new thing that's tracked on the</p> <p>11 audit, but there were no findings or</p> <p>12 recommendations with it and -- just reading</p> <p>13 some of the notes here -- and no matters that</p> <p>14 were discussed by the auditor or brought to</p> <p>15 their attention and no financial emergency</p> <p>16 conditions.</p> <p>17 So basically, it's what you want out of</p> <p>18 your audit and if the board is so inclined,</p> <p>19 we're just looking for an approval this</p> <p>20 evening.</p> <p>21 CHAIRMAN LEWIS: Okay. I'll make a</p> <p>22 motion to approve the audit report as is.</p> <p>23 MR. GILLIS: Second.</p> <p>24 CHAIRMAN LEWIS: Seconded by Mr. Gillis.</p> <p>25 MR. CHESNEY: I'd like to make one</p>	<p style="text-align: right;">Page 60</p> <p>1 MR. BARRETT: Thank you, Doug.</p> <p>2 CHAIRMAN LEWIS: Yeah, I don't know why</p> <p>3 I'm patting Chris and Greg, but thank you, Doug</p> <p>4 and Sonny.</p> <p>5 MR. CHESNEY: He's too far away. But</p> <p>6 really, that is an amazing thing to continue.</p> <p>7 I don't even understand how you did it this</p> <p>8 year, but -- yeah.</p> <p>9 MR. MAYS: I thought I was little too far</p> <p>10 down this year. So --</p> <p>11 CHAIRMAN LEWIS: Nice job.</p> <p>12 All right. Andy, thank you very much.</p> <p>13 MR. MENDENHALL: Yeah, that's it. Yep.</p> <p>14 CHAIRMAN LEWIS: Okay. Excellent.</p> <p>15 Doug, field manager's report.</p> <p>16 MR. MAYS: Just got a couple of things.</p> <p>17 We didn't --</p> <p>18 MR. WIMSATT: We didn't vote.</p> <p>19 CHAIRMAN LEWIS: Oh, we did not take the</p> <p>20 vote.</p> <p>21 MR. MENDENHALL: Yeah, there was a motion</p> <p>22 and a second.</p> <p>23 CHAIRMAN LEWIS: Dang it. I missed that.</p> <p>24 All in favor?</p> <p>25 (All board members signify in the</p>

<p style="text-align: right;">Page 61</p> <p>1 affirmative.)</p> <p>2 CHAIRMAN LEWIS: Passes five to zero.</p> <p>3 (Motion passes.)</p> <p>4 CHAIRMAN LEWIS: Thank you very much.</p> <p>5 MR. WIMSATT: No problem.</p> <p>6 CHAIRMAN LEWIS: Man, I'm slipping.</p> <p>7 All right. Go ahead, Doug.</p> <p>8 MR. MAYS: We just got a couple of</p> <p>9 things. We did get a second bid for the lake</p> <p>10 erosion repairs that we talked about a couple</p> <p>11 of months ago. I can still get a third bid,</p> <p>12 but it's been difficult trying to find a third</p> <p>13 person that has this type of material that does</p> <p>14 it this way. A couple of the companies that</p> <p>15 I've called -- and even have done it for us</p> <p>16 before -- have gone out of business, so as you</p> <p>17 can see by the information that Sonny sent you</p> <p>18 guys on Dropbox, that the secondary bid is for</p> <p>19 the same -- I think it was a total of -- one</p> <p>20 was 740 square feet and the new one that I had</p> <p>21 it on was 225 square feet. It came to over a</p> <p>22 106,000, almost \$107,000, I think it is, for</p> <p>23 that bid from a company called Solitude Lake</p> <p>24 Management, and then our original bid when I</p> <p>25 added the additional 225 square feet, his total</p>	<p style="text-align: right;">Agenda Page #20 Page 63</p> <p>1 needed. So they'll put new soil, plus use</p> <p>2 existing soil.</p> <p>3 CHAIRMAN LEWIS: Okay. And then that --</p> <p>4 you answered my question. I was trying to</p> <p>5 understand why we had two separate bids from</p> <p>6 Solitude, but you mentioned you added some</p> <p>7 square footage.</p> <p>8 MR. MAYS: Yeah, two different locations.</p> <p>9 CHAIRMAN LEWIS: Okay.</p> <p>10 MR. BARRETT: Thank you for the extra</p> <p>11 bid.</p> <p>12 MR. MAYS: Sure.</p> <p>13 CHAIRMAN LEWIS: Okay. Do we have a</p> <p>14 motion to approve -- or excuse me. Yeah, a</p> <p>15 motion to move forward with one of these?</p> <p>16 MR. WIMSATT: I'll move to move forward</p> <p>17 with the less expensive -- what was the name of</p> <p>18 it again?</p> <p>19 MR. MAYS: Crosscreek Environmental.</p> <p>20 MR. WIMSATT: Crosscreek Environmental.</p> <p>21 CHAIRMAN LEWIS: Do we have a second?</p> <p>22 MR. CHESNEY: I'll second it.</p> <p>23 CHAIRMAN LEWIS: All right.</p> <p>24 Any other discussion, questions?</p> <p>25 (No response.)</p>
<p style="text-align: right;">Page 62</p> <p>1 bid together with the original 740 square feet</p> <p>2 came to a total of almost 51,000.</p> <p>3 So that's -- one of the reasons I went</p> <p>4 with that company is because we used them</p> <p>5 before and that's why I usually -- sometimes, I</p> <p>6 will try to solicit three, but if I can only</p> <p>7 get a couple or if I can get one, I usually get</p> <p>8 it from a previous company, and that's what we</p> <p>9 did here, and I -- the reason I'm pushing it is</p> <p>10 because it's dry season and we can get on their</p> <p>11 schedule as soon as possible because we</p> <p>12 definitely want to do it while the water is</p> <p>13 low, while the ponds are down.</p> <p>14 So my recommendation is the second</p> <p>15 company for \$50,880, Crosscreek Environmental</p> <p>16 is the name of company, if Mr. Barrett is okay</p> <p>17 with just two bids.</p> <p>18 CHAIRMAN LEWIS: And Doug, so -- just</p> <p>19 remind maybe everybody here. That Crosscreek</p> <p>20 -- what they are proposing to do is to take</p> <p>21 some of the dirt from inside the pond, they put</p> <p>22 it in that material and create like a burrito,</p> <p>23 so to speak and then --</p> <p>24 MR. MAYS: Yes, and they also add some of</p> <p>25 their new soil, too, depending on how much is</p>	<p style="text-align: right;">Page 64</p> <p>1 CHAIRMAN LEWIS: All right.</p> <p>2 All in favor?</p> <p>3 (All board members signify in the</p> <p>4 affirmative.)</p> <p>5 CHAIRMAN LEWIS: Motion passes five to</p> <p>6 zero.</p> <p>7 (Motion passes.)</p> <p>8 MR. MAYS: And the second thing I have is</p> <p>9 I walked the Village Greens Community with the</p> <p>10 voting member, along with Mr. Barrett. We</p> <p>11 walked it together with the voting member over</p> <p>12 there and he had some concerns in the parks and</p> <p>13 in the community itself on some things that we</p> <p>14 should have taken care of before. One of them</p> <p>15 was we finally got the light. I mean, the new</p> <p>16 post. Sonny got the new posts in. Sometimes</p> <p>17 stuff takes a little longer and people don't</p> <p>18 have patience for it, but we finally got the</p> <p>19 new posts put in with new pedestals and</p> <p>20 everything.</p> <p>21 So that part of the job is completed, but</p> <p>22 during our walkthrough, he had -- Mr. Lloyd had</p> <p>23 some comments and things that he would like us</p> <p>24 to look into taking care of, and one of the big</p> <p>25 ones was in the park itself, which is in front</p>

<p style="text-align: right;">Page 65</p> <p>1 of -- right as soon as you drive into that  2 community, that Bermuda is as old as the  3 community and it's got some -- a lot of bad  4 areas. It's got a lot of mixed soil, mixed --  5 I mean sods together.  6 It's very difficult to treat Bermuda, as  7 we've talked about before, so I went to the sod  8 company we use and went ahead and got a bid to  9 do the whole park. We can piece it, but I  10 don't think it's going to look right and he  11 doesn't, either. He doesn't think it'll blend.  12 Plus, piecing it, we would have to piece it  13 with more Bermuda, and his concerns on that,  14 too, are -- right now, I don't know how they've  15 done it, but somebody has acquired all the  16 Bermuda that's available in the state of  17 Florida until April, sometime in April. He  18 can't even get Bermuda because they promised it  19 somewhere.  20 I don't know who is developing a  21 community or building ten golf courses or  22 whatever it is, but they are taking all the  23 Bermuda. So he has a hard time getting -- he's  24 not saying he can't, he's just saying he can't  25 get it now. So the other two options -- and</p>	<p style="text-align: right;">Agenda Page #21 Page 67</p> <p>1 provista at the \$1.05, which is \$13,125, and  2 that would make that community very happy to  3 resod that park.  4 CHAIRMAN LEWIS: Okay.  5 I'll move to go with your recommendation  6 for the provista.  7 MR. GILLIS: I have comments.  8 CHAIRMAN LEWIS: If you don't mind, let's  9 second it so we can discuss.  10 MR. CHESNEY: I'll second it.  11 CHAIRMAN LEWIS: Okay.  12 MR. CHESNEY: Now, go ahead.  13 MR. GILLIS: Well, my comments are -- I  14 was going to wait until later, but to me, this  15 is a perfect example of the projects that I  16 would like to see us look at more long term.  17 That's one park. There's a bunch of parks in  18 our neighborhoods that need stuff like this.  19 One of the projects that I'm going to take on  20 is look longer term at some of the broader  21 projects that we -- and get more of the  22 community involved with looking at those things  23 and then trying to take a little more holistic  24 look at what we do with them because -- and  25 I'll refer you to Greg's financial report.</p>
<p style="text-align: right;">Page 66</p> <p>1 we've done this in one of the other parks, a  2 little smaller -- we change it to St. Augustine  3 and that park seems to be holding up well. The  4 kids play on it all the time and it seems to be  5 holding up well. St. Augustine is a little  6 easier to manage.  7 So I got an estimate for St. Augustine,  8 as you can see in this thing, and I also got  9 one for this new St. Augustine breed that's  10 called provista. The good thing about provista  11 is it's Roundup or a glyphosate-tolerant grass,  12 so you can actually spray Roundup on this grass  13 and it won't kill the grass, but it will kill  14 the Bermuda turf that grows wild in a lot of  15 homes and a lot of the sod that we have in this  16 community, being so close to the golf course.  17 So he's recommending that and it's  18 actually only 15 cents a square foot more, but  19 if we go to Bermuda -- well, for instance,  20 Bermuda is 1.35 a square. The provista is  21 \$1.05 and the St. Augustine itself is 90 and  22 that's a -- based on 12,500 square feet of sod  23 for that entire park. It would make that park  24 look lush.  25 My recommendation would be to go with the</p>	<p style="text-align: right;">Page 68</p> <p>1 It's great that 12, 14 years of not raising  2 assessments, but this community was developed  3 by a developer.  4 Twenty-five, 30 years later, there's a  5 lot of things that we should be looking at  6 changing based on -- and I could name a number  7 of them. During the workshop, we talked about  8 landscaping. The golf course, I know a lot of  9 -- you know, we refer back and forth, but that  10 was built by a developer. The developer's  11 clubhouse, for example, can't build but one  12 thing at a time. There is lots of things like  13 that, if we look at them a little more  14 holistic, we'd probably get a lot more  15 community input. I think we might look at more  16 longer-term projects. I think that our fields,  17 for example, many of them -- we've got a lot --  18 years ago it was soccer. Now it's flag  19 football. Kids are looking for places to do  20 things in parks, and maybe it's grass, but  21 maybe it's redoing some irrigation system so  22 they are not swamps every time it rains, and  23 those things are bigger projects that might  24 require us to take a harder look and make a  25 bigger investment in them.</p>

<p style="text-align: right;">Page 69</p> <p>1 So just in -- in general terms, I think</p> <p>2 we need to look a little more long term and</p> <p>3 holistically at projects like that.</p> <p>4 CHAIRMAN LEWIS: Good point.</p> <p>5 MR. WIMSATT: Yep.</p> <p>6 CHAIRMAN LEWIS: All right.</p> <p>7 We have a motion on the table. Any other</p> <p>8 comments or questions?</p> <p>9 MR. CHESNEY: The motion is for the --</p> <p>10 whatever, the --</p> <p>11 CHAIRMAN LEWIS: The provista.</p> <p>12 MR. CHESNEY: Thank you.</p> <p>13 CHAIRMAN LEWIS: Correct.</p> <p>14 All right. All in favor motion?</p> <p>15 (All board members signify in the</p> <p>16 affirmative.)</p> <p>17 CHAIRMAN LEWIS: All right. Motion</p> <p>18 passes five to zero.</p> <p>19 (Motion passes.)</p> <p>20 MR. BARRETT: Thank you for doing that,</p> <p>21 Doug.</p> <p>22 MR. MAYS: Yes, sir.</p> <p>23 Sonny, do you have anything?</p> <p>24 MS. WHYTE: Two things. I know last</p> <p>25 month, we talked about the benches in west park</p>	<p style="text-align: right;">Agenda Page #22 Page 71</p> <p>1 MR. MAYS: Well, one of them needs to go</p> <p>2 over there, yes.</p> <p>3 MS. WHYTE: They're exactly like the ones</p> <p>4 that we have in the pavilions that curve under</p> <p>5 and they can be tied down and stuff.</p> <p>6 Now, in your Dropbox today, I sent you a</p> <p>7 couple of catalogs, just for future reference</p> <p>8 when you have nothing else to do. Dumor is</p> <p>9 where we get our products from, our vendor.</p> <p>10 That's one catalog for any potential ones for</p> <p>11 West Park Village. I sent another website that</p> <p>12 you might want to review and just browse</p> <p>13 through. They have similar products to Dumor.</p> <p>14 They look similar. From what I've seen on</p> <p>15 their pricing, they are not quite as expensive</p> <p>16 as Dumor, so you might want to just review and</p> <p>17 see if there's anything that potentially you --</p> <p>18 you know, for West Park Village, you know, when</p> <p>19 we start looking, just to give you some ideas</p> <p>20 for when you -- like I said, when you have</p> <p>21 nothing else to do.</p> <p>22 Am I okay to go ahead with these five</p> <p>23 picnic tables?</p> <p>24 CHAIRMAN LEWIS: Yes.</p> <p>25 MS. WHYTE: Okay. Perfect. The other</p>
<p style="text-align: right;">Page 70</p> <p>1 -- in Glenciff park and you both -- the board</p> <p>2 approved five. I did get my price and they</p> <p>3 have gone up considerably to the last time we</p> <p>4 purchased benches. I have five benches, picnic</p> <p>5 tables. If anybody remembers, I just got it,</p> <p>6 so I -- it's -- I think it's uploaded in your</p> <p>7 -- it should be in your Dropbox. They were --</p> <p>8 for a total of five benches and shipping them</p> <p>9 all is \$22,317. I didn't have time to go back,</p> <p>10 but I'm pretty sure we didn't spend that much</p> <p>11 the last time. But everything has gone up</p> <p>12 considerably and I understand that, I just</p> <p>13 wanted you guys -- you had approved it, but I</p> <p>14 wanted to give you the opportunity, before we</p> <p>15 signed it, to let you know what the cost of</p> <p>16 it is.</p> <p>17 MR. BARRETT: And those are for</p> <p>18 Glenciff?</p> <p>19 MS. WHYTE: They -- as far as I know --</p> <p>20 Doug, three of them are for Glenciff?</p> <p>21 MR. MAYS: Three for Glenciff and a</p> <p>22 couple for Baybridge, yes.</p> <p>23 MS. WHYTE: Yes.</p> <p>24 MR. BARRETT: And they're the ones like</p> <p>25 on the walking trails, is that what --</p>	<p style="text-align: right;">Page 72</p> <p>1 thing that you guys were -- to not exceed</p> <p>2 \$33,000 for the signage for Harbor Links. I</p> <p>3 got them at 17,000. They are on order. They</p> <p>4 expect them to be about six to eight weeks max,</p> <p>5 and hopefully that will be true, but they've</p> <p>6 been signed.</p> <p>7 At that point, we did two in Saville Rowe</p> <p>8 that needed to be done. They are blistering</p> <p>9 and you can barely read the Saville Rowe signs.</p> <p>10 There's only two of those signs in there and I</p> <p>11 spoke to the property manager and those are on</p> <p>12 order, as well.</p> <p>13 CHAIRMAN LEWIS: Sonny, remind us how</p> <p>14 long it would take to install?</p> <p>15 MS. WHYTE: About six to eight weeks.</p> <p>16 CHAIRMAN LEWIS: That's the order or is</p> <p>17 that the install?</p> <p>18 MS. WHYTE: He said six to eight weeks.</p> <p>19 CHAIRMAN LEWIS: Oh, okay.</p> <p>20 MS. WHYTE: I'm not holding -- well, I</p> <p>21 should hold him to it, but the last time, it</p> <p>22 took a year and a half with productions and</p> <p>23 with deliveries and all of that stuff for the</p> <p>24 Greens. It was a long process.</p> <p>25 CHAIRMAN LEWIS: Okay.</p>

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<p>1 MS. WHYTE: Everybody had vendor issues, 2 and they still do, but they assured me they 3 have all of their supplies in house and this is 4 where they're, you know -- 5 CHAIRMAN LEWIS: Excellent. 6 MS. WHYTE: But that's all I've got for 7 now. 8 CHAIRMAN LEWIS: Thank you for doing 9 that. Just curious, just to Reggie's point, 10 how many years did we get out of those other 11 picnic tables? Do you know? 12 MR. MAYS: They were put in when I got 13 here 18 years ago. 14 CHAIRMAN LEWIS: Okay. 15 MR. MAYS: So -- we put them together and 16 put them in. Yeah. 17 MS. WHYTE: Yeah, some of them are still 18 -- 19 CHAIRMAN LEWIS: Well, we got our money's 20 worth. Right? 21 MR. MAYS: Yeah, there's some of them 22 that are still going. So -- 23 CHAIRMAN LEWIS: Okay. Well -- 24 MR. BARRETT: I know that you guys -- 25 there was an issue with someone kind of falling</p>	<p>1 Augustine grows on thatch with runners. If 2 that runner breaks in three spots, the whole 3 runner dies out. I deal with that all the time 4 with customers. I'm happy to replace those 5 areas. Like just generally, walking on them 6 two times a week in one direction to get the 7 trash can. After a month, it'll leave a trail 8 there, so St. Augustine is -- it's great for 9 looking at. I would probably stick around for 10 that Bermuda, if I were you. Bermuda kind of 11 grows about an inch up underneath the ground 12 and whatever there's a breach in that St. 13 Augustine, that Bermuda is going to pop through 14 and I mean, with your idea -- what you're 15 saying is the Roundup will kill that Bermuda 16 grass that's coming through and the Vistapro 17 will still live, but again, it does require a 18 lot more nutrients to uptake it. 19 I'm not sure what the company is -- we 20 all have to follow Pinellas County guidelines 21 in this area with nitrogen restrictions from 22 June 1st to October 1st, which would be greatly 23 needed for that Vistapro in order to survive 24 and thrive. Again, if there is ever a breach 25 in it, Bermuda grass pops and overwhelm it and</p>
Page 74	Page 76
<p>1 through a bench or there was a bench that was 2 partially collapsed. Am I -- 3 MR. MAYS: Yes. 4 MR. BARRETT: Have you gone through and 5 made sure that everything is -- 6 MR. MAYS: Yes, I changed them all. 7 MR. BARRETT: I figured you had, but I 8 didn't want -- 9 MR. MAYS: That is how we know we need 10 five. Three of them rusted bad and two of them 11 are still standard, but they need to be 12 replaced before somebody does fall through. 13 CHAIRMAN LEWIS: Okay. Thank you guys 14 very much. 15 All right. Next thing is supervisor's 16 requests. Actually, before we do that, the 17 gentleman had another question or comment? 18 MR. HALL: Yeah, it was just about the 19 St. Augustine grass. I specialize in grass. 20 So in a heavy trafficked area, you definitely 21 do not want to go with St. Augustine. Vistapro 22 being one of the most touchy of the St. 23 Augustine varieties out there, it requires a 24 little more nitrogen than the others. 25 To kind of give you an idea, St.</p>	<p>1 end up taking over. 2 So you also want to make sure the ground 3 is stable before you put down any kind of sod. 4 It's an investment, so have your pH checked 5 through, and if you try to put new sod down on 6 ground that's not ready to accept it, the roots 7 kind of go in about a quarter inch and curl 8 back up and then that whole area dies out 9 within the next four months. 10 So I'm just trying to, you know -- you're 11 talking about spending 12 -- covering 12,000 12 square feet almost, that's kind of a big area 13 with heavy traffic. So -- 14 CHAIRMAN LEWIS: Well, thank you. 15 MR. HALL: And I am not a part of your 16 community. I was just here to talk about the 17 oak trees. So -- 18 CHAIRMAN LEWIS: Understood. Thank you. 19 Moving on to supervisor's requests. We 20 will start with Jim. 21 MR. WIMSATT: Nothing. 22 CHAIRMAN LEWIS: All right. Chris? 23 MR. BARRETT: Good. 24 CHAIRMAN LEWIS: Nothing. 25 Reggie?</p>

<p style="text-align: right;">Page 77</p> <p>1 MR. GILLIS: I thought I'd just -- I'm  2 not sure exactly how the project might go or  3 this thing that I have in mind of trying to  4 work through -- looking at long term and seeing  5 what we have now, if that requires parts at a  6 workshop or can some of that work be done  7 outside with community residents? You know, I  8 want to work through that, but that's a project  9 I definitely want to take on because I think  10 it's overdue.  11 CHAIRMAN LEWIS: Yeah, I think -- you  12 know, there has been a little bit of discussion  13 by the board before your being on the board  14 with other supervisors before over the last  15 couple of years with just kind of general  16 landscape, and I know it's not necessarily  17 landscaping you're talking about, but just  18 landscape upgrades to entrances, entrance  19 signs. I know we've actually recently talked  20 about it at the end of last year. I think  21 that's actually a really good workshop  22 discussion.  23 MR. WIMSATT: Yeah.  24 CHAIRMAN LEWIS: So that way, we can kind  25 of openly, freely talk about it and --</p>	<p style="text-align: right;">Agenda Page #24 Page 79</p> <p>1 A motion to adjourn.  2 MR. WIMSATT: Second.  3 CHAIRMAN LEWIS: All in favor?  4 (All board members signify in the  5 affirmative.)  6 CHAIRMAN LEWIS: Great, let's get out of  7 here.  8 (Motion passes.)  9 (At 5:15 p.m., all proceedings were  10 concluded.)  11  12  13  14  15  16 <hr/>Matthew Lewis, Chairman  17  18  19  20  21  22  23  24  25</p>
<p style="text-align: right;">Page 78</p> <p>1 MR. WIMSATT: Kind of refresh.  2 CHAIRMAN LEWIS: Yeah.  3 MR. CHESNEY: And just in general, how  4 we've operated as a board is like a board  5 member kind of handles a project. So Matt's  6 been handling the cell phone towers. You know,  7 in different -- you know, so that's kind of how  8 we break it apart. That way, we don't have  9 the Sunshine rules and then we bring it back to  10 the board.  11 MR. GILLIS: That's what I was wondering.  12 CHAIRMAN LEWIS: Yeah, and if it's  13 something you felt like you needed to work with  14 the voting member or the WCA, that's always  15 something we can do. Jack is obviously  16 attending all of our meetings now, so, you  17 know, things like that could cross the line.  18 So --  19 MR. GILLIS: Okay.  20 CHAIRMAN LEWIS: All good, nothing else?  21 MR. GILLIS: All good.  22 CHAIRMAN LEWIS: Greg?  23 MR. CHESNEY: Nope.  24 CHAIRMAN LEWIS: All right. I don't have  25 anything, either.</p>	<p style="text-align: right;">Page 80</p> <p>1 REPORTER'S CERTIFICATE  2  3 STATE OF FLORIDA:  4 COUNTY OF HILLSBOROUGH:  5  6 I, Whitlie Grace Cullipher, certify that I  7 was authorized to and did stenographically report  8 the foregoing proceedings and that the transcript is  9 a true and complete record of my stenographic notes.  10 I further certify that I am not a relative,  11 employee, attorney or counsel of any of the  12 parties, nor am I a relative or employee of any of  13 the parties' attorney or counsel connected with the  14 action, nor am I financially interested in the  15 action.  16 DATED March 24, 2023.  17  18  19  20  21  22  23  24  25</p>



**2B.**

**Westchase  
Community Development District**

*Financial Report*

*February 28, 2023*

**Prepared by**



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**Westchase  
Community Development District**

**Financial Statements**

**(Unaudited)**

**February 28, 2023**

**Balance Sheet**  
February 28, 2023

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
<b>ASSETS</b>							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lease Receivable	501,464	-	-	-	-	-	-
Interest/Dividend Receivables	2,510	-	-	-	-	-	-
Due From Other Funds	5,354,757	396,395	21,627	8,256	54,534	470,485	89,833
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	6,111	-	-	-	-	-	-
Deposits	4,095	667	3,030	20	-	8,120	853
<b>TOTAL ASSETS</b>	<b>\$ 5,868,937</b>	<b>\$ 397,062</b>	<b>\$ 24,657</b>	<b>\$ 8,276</b>	<b>\$ 54,534</b>	<b>\$ 478,605</b>	<b>\$ 90,686</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 40,176	\$ 3,707	\$ 2,004	\$ 35	\$ -	\$ 10,340	\$ 4,454
Accrued Taxes Payable	61	-	-	-	-	-	-
Sales Tax Payable	180	-	-	-	-	29	-
Deferred Revenue	518,981	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>559,398</b>	<b>3,707</b>	<b>2,004</b>	<b>35</b>	<b>-</b>	<b>10,369</b>	<b>4,454</b>
<b>FUND BALANCES</b>							
<b>Nonspendable:</b>							
Prepaid Items	6,111	-	-	-	-	-	-
Deposits	4,095	667	3,030	20	-	8,120	853
<b>Restricted for:</b>							
Capital Projects	-	-	-	-	-	-	-
<b>Assigned to:</b>							
Operating Reserves	650,613	9,452	4,371	242	1,278	29,570	3,190
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	123,994	-	7,979	12,733	281,569	42,066
<b>Unassigned:</b>	<b>4,086,689</b>	<b>259,242</b>	<b>15,252</b>	<b>-</b>	<b>40,523</b>	<b>148,977</b>	<b>40,123</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 5,309,539</b>	<b>\$ 393,355</b>	<b>\$ 22,653</b>	<b>\$ 8,241</b>	<b>\$ 54,534</b>	<b>\$ 468,236</b>	<b>\$ 86,232</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 5,868,937</b>	<b>\$ 397,062</b>	<b>\$ 24,657</b>	<b>\$ 8,276</b>	<b>\$ 54,534</b>	<b>\$ 478,605</b>	<b>\$ 90,686</b>

**Balance Sheet**  
February 28, 2023

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<b><u>ASSETS</u></b>						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 402,803	\$ 402,803
Lease Receivable	-	-	-	-	-	501,464
Interest/Dividend Receivables	-	-	-	-	-	2,510
Due From Other Funds	173,542	27,187	266,357	702,196	-	7,565,169
Investments:						
Money Market Account	-	-	-	-	7,162,366	7,162,366
Prepaid Items	-	-	-	-	-	6,111
Deposits	14,572	765	-	-	-	32,122
<b>TOTAL ASSETS</b>	<b>\$ 188,114</b>	<b>\$ 27,952</b>	<b>\$ 266,357</b>	<b>\$ 702,196</b>	<b>\$ 7,565,169</b>	<b>\$ 15,672,545</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 11,471	\$ 547	\$ 151	\$ -	\$ -	\$ 72,885
Accrued Taxes Payable	-	-	-	-	-	61
Sales Tax Payable	-	-	-	-	-	209
Deferred Revenue	-	-	-	-	-	518,981
Due To Other Funds	-	-	-	-	7,565,169	7,565,169
<b>TOTAL LIABILITIES</b>	<b>11,471</b>	<b>547</b>	<b>151</b>	<b>-</b>	<b>7,565,169</b>	<b>8,157,305</b>
<b><u>FUND BALANCES</u></b>						
<b>Nonspendable:</b>						
Prepaid Items	-	-	-	-	-	6,111
Deposits	14,572	765	-	-	-	32,122
<b>Restricted for:</b>						
Capital Projects	-	-	-	702,196	-	702,196
<b>Assigned to:</b>						
Operating Reserves	26,882	1,289	4,000	-	-	730,887
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	65,713	16,591	125,234	-	-	1,177,910
<b>Unassigned:</b>	<b>69,476</b>	<b>8,760</b>	<b>136,972</b>	<b>-</b>	<b>-</b>	<b>4,806,014</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 176,643</b>	<b>\$ 27,405</b>	<b>\$ 266,206</b>	<b>\$ 702,196</b>	<b>\$ -</b>	<b>\$ 7,515,240</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 188,114</b>	<b>\$ 27,952</b>	<b>\$ 266,357</b>	<b>\$ 702,196</b>	<b>\$ 7,565,169</b>	<b>\$ 15,672,545</b>

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

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	FEB-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 12,471	\$ 33,701	\$ 6,000	561.68%
Interest - Tax Collector	-	1,232	-	0.00%
Special Assmnts- Tax Collector	47,991	2,558,195	2,711,480	94.35%
Special Assmnts- Discounts	(1,014)	(100,635)	(108,459)	92.79%
Other Miscellaneous Revenues	-	968	-	0.00%
Pavilion Rental	2,171	8,818	4,000	220.45%
<b>TOTAL REVENUES</b>	<b>61,619</b>	<b>2,502,279</b>	<b>2,613,021</b>	<b>95.76%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	1,800	7,400	19,000	38.95%
FICA Taxes	138	566	1,454	38.93%
ProfServ-Engineering	1,500	11,300	53,500	21.12%
ProfServ-Legal Services	6,560	25,679	105,000	24.46%
ProfServ-Mgmt Consulting	10,311	51,556	123,734	41.67%
ProfServ-Recording Secretary	2,077	4,882	11,000	44.38%
Auditing Services	6,800	7,800	7,700	101.30%
Postage and Freight	41	254	1,200	21.17%
Insurance - General Liability	-	42,969	40,373	106.43%
Printing and Binding	37	121	300	40.33%
Legal Advertising	-	739	6,500	11.37%
Misc-Assessment Collection Cost	940	49,151	46,530	105.63%
Misc-Credit Card Fees	74	307	350	87.71%
Misc-Contingency	345	1,960	1,600	122.50%
Office Supplies	-	-	50	0.00%
Annual District Filing Fee	-	175	175	100.00%
<b>Total Administration</b>	<b>30,623</b>	<b>204,859</b>	<b>418,466</b>	<b>48.95%</b>
<b>Flood Control/Stormwater Mgmt</b>				
Contracts-Lake and Wetland	9,833	49,167	118,000	41.67%
Contracts-Fountain	905	3,760	8,100	46.42%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	-	6,196	27,280	22.71%
R&M-Fountain	-	4,895	6,000	81.58%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>10,738</b>	<b>64,018</b>	<b>174,380</b>	<b>36.71%</b>

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

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	FEB-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Right of Way</u></b>				
Payroll-Salaries	18,957	95,000	237,143	40.06%
Payroll-Benefits	7,322	48,662	95,834	50.78%
Payroll - Overtime	2,463	13,328	17,500	76.16%
Payroll - Bonus	-	10,000	35,883	27.87%
FICA Taxes	2,471	13,387	31,196	42.91%
ProfServ-Landscape Architect	1,868	6,971	-	0.00%
Contracts-Police	10,433	61,093	143,000	42.72%
Contracts-Other Services	1,630	8,150	19,560	41.67%
Contracts-Landscape	46,434	232,170	562,608	41.27%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	-	37,258	74,515	50.00%
Contracts-Road Cleaning	1,640	4,921	9,843	49.99%
Contracts-Security Alarms	-	160	671	23.85%
Contracts-Pest Control	48	240	576	41.67%
Fuel, Gasoline and Oil	1,686	4,953	13,000	38.10%
Communication - Teleph - Field	178	1,773	5,000	35.46%
Utility - General	2,066	10,771	23,275	46.28%
Utility - Reclaimed Water	-	1,854	10,000	18.54%
Insurance - General Liability	-	4,465	4,195	106.44%
R&M-General	336	14,589	42,500	34.33%
R&M-Equipment	1,528	4,337	8,000	54.21%
R&M-Grounds	-	53,831	53,400	100.81%
R&M-Irrigation	4,966	15,591	40,500	38.50%
R&M-Sidewalks	3,530	3,530	15,616	22.61%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	6,122	15,199	32,500	46.77%
R&M-Emergency & Disaster Relief	-	14,120	-	0.00%
Holiday Decoration	-	10,571	10,000	105.71%
Misc-Taxes (Streetlights)	-	41,039	34,077	120.43%
Misc-Contingency	-	4,895	5,000	97.90%
Office Supplies	26	265	3,500	7.57%
Cleaning Services	550	2,200	6,600	33.33%
Op Supplies - General	-	191	5,000	3.82%
Op Supplies - Uniforms	-	449	600	74.83%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	12	2,135	5,000	42.70%
Conference and Seminars	-	-	1,000	0.00%
<b>Total Right of Way</b>	<b>114,266</b>	<b>811,894</b>	<b>1,701,284</b>	<b>47.72%</b>



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

For the Period Ending February 28, 2023

<b>ACCOUNT DESCRIPTION</b>	<b>FEB-23 ACTUAL</b>	<b>YEAR TO DATE ACTUAL</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>Common Area</u></b>				
R&M-General	1,218	6,500	30,000	21.67%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	6,000	9,000	1,500	600.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	13,331	4,000	333.28%
Internet Services	612	3,060	7,391	41.40%
Park Improvements	-	5,020	272,700	1.84%
<b>Total Common Area</b>	<b>7,830</b>	<b>36,911</b>	<b>318,891</b>	<b>11.57%</b>
<b>TOTAL EXPENDITURES</b>	<b>163,457</b>	<b>1,117,682</b>	<b>2,613,021</b>	<b>42.77%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(101,838)	1,384,597	-	0.00%
Net change in fund balance	<u>\$ (101,838)</u>	<u>\$ 1,384,597</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>3,924,942</b>	<b>3,924,942</b>	
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 5,309,539</u></b>	<b><u>\$ 3,924,942</u></b>	

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

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	FEB-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 1,136	\$ 3,028	\$ 500	605.60%
Special Assmnts- Tax Collector	994	52,964	56,138	94.35%
Special Assmnts- Discounts	(21)	(2,084)	(2,246)	92.79%
Gate Bar Code/Remotes	-	65	-	0.00%
<b>TOTAL REVENUES</b>	<b>2,109</b>	<b>53,973</b>	<b>54,392</b>	<b>99.23%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	19	1,018	1,123	90.65%
Misc-Credit Card Fees	-	2	15	13.33%
<b>Total Administration</b>	<b>19</b>	<b>1,020</b>	<b>1,138</b>	<b>89.63%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	336	1,502	3,300	45.52%
Electricity - Streetlights	618	2,964	5,500	53.89%
Insurance - General Liability	-	1,999	1,878	106.44%
R&M-General	2,994	10,574	19,700	53.68%
R&M-Gate	-	1,439	5,794	24.84%
Reserve - Roadways	-	-	17,082	0.00%
<b>Total Right of Way</b>	<b>3,948</b>	<b>18,478</b>	<b>53,254</b>	<b>34.70%</b>
<b>TOTAL EXPENDITURES</b>	<b>3,967</b>	<b>19,498</b>	<b>54,392</b>	<b>35.85%</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,858)	34,475	-	0.00%
Net change in fund balance	<u>\$ (1,858)</u>	<u>\$ 34,475</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>358,880</b>	<b>358,880</b>	
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 393,355</b></u>	<u><b>\$ 358,880</b></u>	

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

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	FEB-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 51	\$ 136	\$ 150	90.67%
Special Assmnts- Tax Collector	320	17,036	18,057	94.35%
Special Assmnts- Discounts	(7)	(670)	(722)	92.80%
<b>TOTAL REVENUES</b>	<b>364</b>	<b>16,502</b>	<b>17,485</b>	<b>94.38%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	6	327	361	90.58%
<b>Total Administration</b>	<b>6</b>	<b>327</b>	<b>361</b>	<b>90.58%</b>
<b>Right of Way</b>				
R&M-Streetlights	2,004	9,524	17,124	55.62%
<b>Total Right of Way</b>	<b>2,004</b>	<b>9,524</b>	<b>17,124</b>	<b>55.62%</b>
<b>TOTAL EXPENDITURES</b>	<b>2,010</b>	<b>9,851</b>	<b>17,485</b>	<b>56.34%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(1,646)	6,651	-	0.00%
Net change in fund balance	\$ (1,646)	\$ 6,651	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>16,002</b>	<b>16,002</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 22,653</b>	<b>\$ 16,002</b>	

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

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	FEB-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 32	\$ 86	\$ 65	132.31%
Special Assmnts- Tax Collector	103	5,512	5,842	94.35%
Special Assmnts- Discounts	(2)	(217)	(234)	92.74%
<b>TOTAL REVENUES</b>	<b>133</b>	<b>5,381</b>	<b>5,673</b>	<b>94.85%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	2	106	117	90.60%
Misc-Credit Card Fees	-	-	4	0.00%
<b>Total Administration</b>	<b>2</b>	<b>106</b>	<b>121</b>	<b>87.60%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	155	775	1,800	43.06%
Insurance - General Liability	-	3,291	3,092	106.44%
R&M-General	-	2,525	1,500	168.33%
R&M-Gate	-	392	1,500	26.13%
R&M-Streetlights	35	168	360	46.67%
Reserve - Roadways	-	-	2,550	0.00%
<b>Total Right of Way</b>	<b>190</b>	<b>7,151</b>	<b>10,802</b>	<b>66.20%</b>
<b>TOTAL EXPENDITURES</b>	<b>192</b>	<b>7,257</b>	<b>10,923</b>	<b>66.44%</b>
Excess (deficiency) of revenues Over (under) expenditures	(59)	(1,876)	(5,250)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	-	-	(5,250)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(5,250)</b>	<b>0.00%</b>
Net change in fund balance	\$ (59)	\$ (1,876)	\$ (5,250)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>10,117</b>	<b>10,117</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 8,241</b>	<b>\$ 4,867</b>	

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

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	FEB-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 156	\$ 415	\$ 150	276.67%
Special Assmnts- Tax Collector	98	5,208	5,520	94.35%
Special Assmnts- Discounts	(2)	(205)	(221)	92.76%
<b>TOTAL REVENUES</b>	<b>252</b>	<b>5,418</b>	<b>5,449</b>	<b>99.43%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	2	100	110	90.91%
<b>Total Administration</b>	<b>2</b>	<b>100</b>	<b>110</b>	<b>90.91%</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>2</b>	<b>100</b>	<b>5,449</b>	<b>1.84%</b>
Excess (deficiency) of revenues Over (under) expenditures	250	5,318	-	0.00%
Net change in fund balance	\$ 250	\$ 5,318	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>49,216</b>	<b>49,216</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 54,534</b>	<b>\$ 49,216</b>	

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

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	FEB-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 1,004	\$ 2,677	\$ 500	535.40%
Special Assmnts- Tax Collector	6,092	324,728	344,186	94.35%
Special Assmnts- Discounts	(129)	(12,774)	(13,767)	92.79%
Gate Bar Code/Remotes	356	1,293	-	0.00%
<b>TOTAL REVENUES</b>	<b>7,323</b>	<b>315,924</b>	<b>330,919</b>	<b>95.47%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	119	6,239	6,884	90.63%
Misc-Credit Card Fees	14	45	80	56.25%
<b>Total Administration</b>	<b>133</b>	<b>6,284</b>	<b>6,964</b>	<b>90.24%</b>
<b>Right of Way</b>				
Contracts-Security Services	-	75,931	176,200	43.09%
Contracts-Pest Control	-	80	240	33.33%
Communication - Teleph - Field	167	835	2,100	39.76%
Insurance - General Liability	-	1,116	1,049	106.39%
R&M-General	4,714	44,127	21,760	202.79%
R&M-Gate	5,652	9,576	10,000	95.76%
R&M-Streetlights	5,707	27,068	52,000	52.05%
Reserve - Roadways	-	-	65,945	0.00%
<b>Total Right of Way</b>	<b>16,240</b>	<b>158,733</b>	<b>329,294</b>	<b>48.20%</b>
<b>TOTAL EXPENDITURES</b>	<b>16,373</b>	<b>165,017</b>	<b>336,258</b>	<b>49.07%</b>
Excess (deficiency) of revenues Over (under) expenditures	(9,050)	150,907	(5,339)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	-	-	(5,339)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(5,339)</b>	<b>0.00%</b>
Net change in fund balance	\$ (9,050)	\$ 150,907	\$ (5,339)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>317,329</b>	<b>317,329</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 468,236</b>	<b>\$ 311,990</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	FEB-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 255	\$ 678	\$ 200	339.00%
Special Assmnts- Tax Collector	284	15,148	16,056	94.34%
Special Assmnts- Discounts	(6)	(596)	(642)	92.83%
<b>TOTAL REVENUES</b>	<b>533</b>	<b>15,230</b>	<b>15,614</b>	<b>97.54%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	6	291	321	90.65%
Misc-Credit Card Fees	-	-	10	0.00%
<b>Total Administration</b>	<b>6</b>	<b>291</b>	<b>331</b>	<b>87.92%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	121	605	1,500	40.33%
Insurance - General Liability	-	411	386	106.48%
R&M-General	-	5,225	1,000	522.50%
R&M-Gate	-	-	3,792	0.00%
R&M-Streetlights	604	2,883	5,650	51.03%
Reserve - Roadways	-	-	2,955	0.00%
<b>Total Right of Way</b>	<b>725</b>	<b>9,124</b>	<b>15,283</b>	<b>59.70%</b>
<b>TOTAL EXPENDITURES</b>	<b>731</b>	<b>9,415</b>	<b>15,614</b>	<b>60.30%</b>
Excess (deficiency) of revenues Over (under) expenditures	(198)	5,815	-	0.00%
Net change in fund balance	\$ (198)	\$ 5,815	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>80,417</b>	<b>80,417</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 86,232</b>	<b>\$ 80,417</b>	

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

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	FEB-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 381	\$ 1,017	\$ -	0.00%
Special Assmnts- Tax Collector	2,236	119,184	126,326	94.35%
Special Assmnts- Discounts	(47)	(4,689)	(5,053)	92.80%
<b>TOTAL REVENUES</b>	<b>2,570</b>	<b>115,512</b>	<b>121,273</b>	<b>95.25%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	44	2,290	2,527	90.62%
<b>Total Administration</b>	<b>44</b>	<b>2,290</b>	<b>2,527</b>	<b>90.62%</b>
<b>Right of Way</b>				
R&M-General	-	-	2,044	0.00%
R&M-Streetlights	11,471	53,802	105,000	51.24%
Reserve - Roadways	-	3,142	11,702	26.85%
<b>Total Right of Way</b>	<b>11,471</b>	<b>56,944</b>	<b>118,746</b>	<b>47.95%</b>
<b>TOTAL EXPENDITURES</b>	<b>11,515</b>	<b>59,234</b>	<b>121,273</b>	<b>48.84%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(8,945)	56,278	-	0.00%
Net change in fund balance	\$ (8,945)	\$ 56,278	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>120,365</b>	<b>120,365</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 176,643</b>	<b>\$ 120,365</b>	



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

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	FEB-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 73	\$ 193	\$ 90	214.44%
Special Assmnts- Tax Collector	138	7,338	7,778	94.34%
Special Assmnts- Discounts	(3)	(289)	(311)	92.93%
<b>TOTAL REVENUES</b>	<b>208</b>	<b>7,242</b>	<b>7,557</b>	<b>95.83%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	3	141	156	90.38%
<b>Total Administration</b>	<b>3</b>	<b>141</b>	<b>156</b>	<b>90.38%</b>
<b>Right of Way</b>				
R&M-Streetlights	547	2,608	4,999	52.17%
Reserve - Roadways	-	-	2,402	0.00%
<b>Total Right of Way</b>	<b>547</b>	<b>2,608</b>	<b>7,401</b>	<b>35.24%</b>
<b>TOTAL EXPENDITURES</b>	<b>550</b>	<b>2,749</b>	<b>7,557</b>	<b>36.38%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(342)	4,493	-	0.00%
Net change in fund balance	\$ (342)	\$ 4,493	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>22,912</b>	<b>22,912</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 27,405</b>	<b>\$ 22,912</b>	

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

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	FEB-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 773	\$ 2,058	\$ 500	411.60%
Special Assmnts- Tax Collector	450	24,008	25,447	94.35%
Special Assmnts- Discounts	(10)	(944)	(1,018)	92.73%
<b>TOTAL REVENUES</b>	<b>1,213</b>	<b>25,122</b>	<b>24,929</b>	<b>100.77%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	9	461	509	90.57%
Misc-Credit Card Fees	-	-	10	0.00%
<b>Total Administration</b>	<b>9</b>	<b>461</b>	<b>519</b>	<b>88.82%</b>
<b>Right of Way</b>				
Insurance - General Liability	-	470	442	106.33%
R&M-General	-	500	4,543	11.01%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	190	1,025	5,000	20.50%
Internet Services	268	736	1,500	49.07%
Reserve - Roadways	-	-	9,925	0.00%
<b>Total Right of Way</b>	<b>458</b>	<b>2,731</b>	<b>24,410</b>	<b>11.19%</b>
<b>TOTAL EXPENDITURES</b>	<b>467</b>	<b>3,192</b>	<b>24,929</b>	<b>12.80%</b>
Excess (deficiency) of revenues Over (under) expenditures	746	21,930	-	0.00%
Net change in fund balance	\$ 746	\$ 21,930	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>244,276</b>	<b>244,276</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 266,206</b>	<b>\$ 244,276</b>	

**Westchase  
Community Development District**

**Supporting Schedules**

**February 28, 2023**

**Non-Ad Valorem Special Assessments  
(Hillsborough County Tax Collector - Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2023**

					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				\$ 3,316,832 100%	\$ 2,711,482 81.75%	\$ 56,138 1.69%	\$ 18,057 0.54%	\$ 5,842 0.18%
11/03/22	\$ 31,779	\$ 1,651	\$ 649	\$ 34,078	\$ 27,859	\$ 577	\$ 186	\$ 60
11/17/22	251,491	10,692	5,132	267,315	218,528	4,524	1,455	471
11/21/22	287,501	12,207	5,867	305,575	249,805	5,172	1,664	538
11/29/22	394,338	16,766	8,048	419,152	342,653	7,094	2,282	738
12/07/22	1,519,355	64,553	31,007	1,614,915	1,320,180	27,333	8,792	2,844
12/14/22	324,949	13,363	6,632	344,944	281,989	5,838	1,878	608
01/04/23	80,369	2,630	1,640	84,639	69,191	1,433	461	149
02/06/23	56,315	1,241	1,149	58,705	47,991	994	320	103
<b>TOTAL</b>	<b>2,946,096</b>	<b>123,102</b>	<b>60,124</b>	<b>3,129,323</b>	<b>2,558,195</b>	<b>52,964</b>	<b>17,036</b>	<b>5,512</b>
% COLLECTED					94%	94%	94%	94%
<b>TOTAL O/S</b>					<b>187,509</b>	<b>153,287</b>	<b>3,174</b>	<b>1,021</b>
								<b>330</b>

**Non-Ad Valorem Special Assessments**  
**(Hillsborough County Tax Collector - Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2023**

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 10.38%	\$ 16,056 0.48%	\$ 126,326 3.81%	\$ 7,778 0.23%	\$ 25,447 0.77%
11/03/22	\$ 57	\$ 3,536	\$ 165	\$ 1,298	\$ 80	\$ 261
11/17/22	445	27,739	1,294	10,181	627	2,051
11/21/22	509	31,709	1,479	11,638	717	2,344
11/29/22	698	43,495	2,029	15,964	983	3,216
12/07/22	2,688	167,579	7,817	61,506	3,787	12,390
12/14/22	574	35,795	1,670	13,138	809	2,646
01/04/23	141	8,783	410	3,224	198	649
02/06/23	98	6,092	284	2,236	138	450
<b>TOTAL</b>	<b>5,208</b>	<b>324,728</b>	<b>15,148</b>	<b>119,184</b>	<b>7,338</b>	<b>24,008</b>
% COLLECTED	94%	94%	94%	94%	94%	94%
<b>TOTAL O/S</b>	<b>312</b>	<b>19,458</b>	<b>908</b>	<b>7,142</b>	<b>440</b>	<b>1,439</b>

## **Sixth Order of Business**

**6A.**

**WESTCHASE CDD  
LANDSCAPE MAINTENANCE BID PROCESS  
TIMELINE FOR CDD  
Revised 3-27-23 **rev in yellow****

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<u>DATE</u>	<u>TASK</u>
<u>1-30-23</u>	OLM to receive signed Agreement for Services.
<u>2-21-2023</u>	OLM representative to meet with District Management representatives to review site, define scope of work and compile first draft of landscape maintenance specifications and Qualification Statement EXHIBIT" J" document.
<u>2-22-2023</u>	OLM to send first draft of timeline to District Manager for approval.
<u>3-8-2023</u>	OLM to receive, from District staff, revisions/mark-up of landscape maintenance specifications.
<u>3-21-2023</u>	WESTCHASE CDD Board Workshop
<u>3-27-2023</u>	Conference call with Chair, Counsel, District Manager, Field Manager and OLM to confirm revisions.
<u>4-4-2023</u>	WESTCHASE CDD BOARD approval of standards and specifications for landscape maintenance with a Continuance until 4/18/23 to confirm qualified bidders. This will be done prior to the Workshop.
<u>4-5-2023</u>	District Manager to advertise for Landscape Maintenance REQUEST FOR QUALIFICATION per Statute or District rules of procurement.
<u>4-5/14-2023</u>	District Manager to distribute to respondents (prospective bidders) the Request for Qualification document for reply by respondents. Respondents will send <b>electronic copy by email to <a href="mailto:cdd@westchasecdd.com">cdd@westchasecdd.com</a></b> .
<u>4/17/2023</u>	District Manager, Field Manager, District Administrator ,and/or Board Member Rep and OLM to meet to confirm Qualification Statements are complete with a list for Board approval at 3:30pm at WESTCHASE CDD Office (Doug and Sonny's office).
<u>4/18/2023</u>	<b>Board Workshop: Continuation of Board meeting to accept Qualified Bidder List.</b>
<u>4/19/2023</u>	<b>CDD to send RFP to approved qualified bidders. Any disqualified bidders should be notified by CDD in writing or by electronic copy per District rules.</b>
<u>4-24-2023</u>	Bidders to meet on site to conduct Mandatory Pre-Bid Meeting and Standards and Specifications review with District Staff and OLM. ( Meeting time 10:00am, Location W C A Swim and Tennis Center).
<u>5-5-2023</u>	<b>Proposal Submittal, Public Bid Opening and Read-Out, 2:00p.m. at InfraMark Office. District Manager will provide OLM with the bids for completion of the Bid Summary.</b>
<u>5-11-2023</u>	OLM to provide Bid Summary to District Manager for distribution and review.
<u>5-16-2023</u>	<b>Board Workshop: review budget impact and appropriation information.</b>
<u>6-6-2023</u>	Board to vote for new contract award at regular scheduled meeting.
<u>11-1-2023</u>	Start date for WESTCHASE CDD landscape Maintenance contract.

Approved:

Date:



**6C.**

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

***Annual Operating Budget***  
**Fiscal Year 2024**

**Version 1 - Proposed Budget**  
**(Modified 3/29/23)**

Prepared by:



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## **Westchase**

Community Development District

## **Operating Budget**

Fiscal Year 2024

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU FEB-2023	MAR- SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 9,391	\$ 6,650	\$ 6,000	\$ 33,701	\$ 47,181	\$ 80,882	\$ 6,000
Interest - Tax Collector	93	23	-	1,232	-	1,232	-
Lease Revenue	-	3,483	-	-	-	-	-
Special Assmnts- Tax Collector	2,617,206	2,695,263	2,711,480	2,558,195	153,285	2,711,480	2,742,729
Special Assmnts- Discounts	(97,599)	(100,243)	(108,459)	(100,635)	-	(100,635)	(109,709)
Other Miscellaneous Revenues	3,920	8,611	-	968	-	968	-
Pavilion Rental	5,454	13,428	4,000	8,818	-	8,818	4,000
Insurance Reimbursements	-	18,467	-	-	-	-	-
TOTAL REVENUES	2,538,465	2,645,682	2,613,021	2,502,279	200,466	2,702,745	2,643,020
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	12,200	16,800	19,000	7,400	7,000	14,400	19,000
FICA Taxes	1,056	1,285	1,454	566	536	1,102	1,454
ProfServ-Dissemination Agent	2,000	-	-	-	-	-	-
ProfServ-Engineering	68,687	84,868	53,500	11,300	3,767	15,067	53,500
ProfServ-Legal Services	127,255	77,868	105,000	25,679	12,840	38,519	105,000
ProfServ-Mgmt Consulting Serv	116,858	120,130	123,734	51,556	72,179	123,734	123,734
ProfServ-Recording Secretary	7,836	10,938	11,000	4,882	6,835	11,717	11,000
Auditing Services	7,500	7,700	7,700	7,800	-	7,800	7,900
Postage and Freight	1,271	600	1,200	254	756	1,010	1,200
Insurance - General Liability	39,182	40,157	40,373	42,969	-	42,969	43,466
Printing and Binding	236	262	300	121	179	300	300
Legal Advertising	8,802	6,092	6,500	739	5,761	6,500	6,500
Misc-Assessmnt Collection Cost	29,832	31,559	46,530	49,151	3,066	52,217	54,855
Misc-Credit Card Fees	193	468	350	307	430	737	350
Misc-Contingency	-	1,500	1,600	1,960	100	2,060	1,600
Office Supplies	-	-	50	-	50	50	50
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	423,083	400,402	418,466	204,859	113,497	318,355	430,084
Flood Control/Stormwater							
Contracts-Lake and Wetland	118,000	118,000	118,000	49,167	68,833	118,000	118,000
Contracts-Fountain	7,020	7,710	8,100	3,760	5,060	8,820	8,820
R&M-Aquascaping	15,043	26,445	15,000	-	15,000	15,000	15,000
R&M-Drainage	33,026	25,937	27,280	6,196	21,084	27,280	27,280
R&M-Fountain	30,183	7,294	6,000	4,895	6,853	11,748	6,000
R&M-Lake Erosion	-	-	-	-	-	-	-
Total Flood Control/Stormwater	203,272	185,386	174,380	64,018	116,830	180,848	175,100

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
			BUDGET	THRU	MAR-	PROJECTED	BUDGET
			FY 2023	FEB-2023	SEP-2023	FY 2023	FY 2024
<i>Right of Way</i>							
Payroll-Salaries	229,542	225,740	237,143	95,000	151,443	246,443	246,443
Payroll-Benefits	90,878	132,603	95,834	48,662	89,390	138,052	95,834
Payroll - Overtime	23,946	25,667	17,500	13,328	18,659	31,987	17,500
Payroll - Bonus	11,000	9,500	35,883	10,000	25,883	35,883	35,883
FICA Taxes	30,073	30,650	31,196	13,387	16,113	29,500	31,908
Prof-Landscape Architect	-	4,007	-	6,971	-	6,971	-
Contracts-Police	142,222	153,731	143,000	61,093	83,031	144,124	143,000
Contracts-Other Services	19,560	17,930	19,560	8,150	11,410	19,560	19,560
Contracts-Landscape	569,101	557,208	562,608	232,170	325,038	557,208	562,608
Contracts-Mulch	147,592	147,592	147,592	73,796	73,796	147,592	147,592
Contracts-Plant Replacement	55,799	74,515	74,515	37,258	37,257	74,515	74,515
Contracts-Road Cleaning	8,749	7,556	9,843	4,921	4,922	9,843	9,843
Contracts-Security Alarms	673	668	671	160	481	641	641
Contracts-Pest Control	576	576	576	240	336	576	576
Fuel, Gasoline and Oil	12,560	15,492	13,000	4,953	8,934	13,887	13,000
Communication - Teleph - Field	5,078	4,923	5,000	1,773	2,482	4,255	5,000
Utility - General	24,766	27,067	23,275	10,771	10,330	21,101	23,275
Utility - Reclaimed Water	7,725	5,438	10,000	1,854	8,146	10,000	10,000
Insurance - General Liability	3,722	3,814	4,195	4,465	-	4,465	4,912
R&M-General	26,252	41,623	42,500	14,589	27,911	42,500	42,500
R&M-Equipment	11,236	7,990	8,000	4,337	3,663	8,000	8,000
R&M-Grounds	125,837	127,421	53,400	53,831	75,363	129,194	53,400
R&M-Irrigation	39,754	37,292	40,500	15,591	25,827	41,418	40,500
R&M-Sidewalks	7,819	7,467	15,616	3,530	12,086	15,616	15,616
R&M-Signage	3,175	1,180	6,000	-	6,000	6,000	6,000
R&M-Walls and Signage	22,344	39,972	32,500	15,199	26,279	41,478	32,500
R&M-Emergency & Disaster Relief	-	-	-	14,120			
Misc-Holiday Decor	17,177	3,702	10,000	10,571	-	10,571	10,000
Misc-Taxes (Streetlights)	34,076	34,076	34,077	41,039	-	41,039	41,039
Misc-Contingency	1,354	3,114	5,000	4,895	3,000	7,895	5,000
Office Supplies	2,398	3,639	3,500	265	3,235	3,500	3,500
Cleaning Services	6,804	6,618	6,600	2,200	3,850	6,050	6,600
Op Supplies - General	2,138	4,074	5,000	191	4,809	5,000	5,000
Op Supplies - Uniforms	315	339	600	449	151	600	600
Supplies - Misc.	-	429	600	-	600	600	600
Subscriptions and Memberships	3,195	4,484	5,000	2,135	2,349	4,484	5,000
Conference and Seminars	-	-	1,000	-	1,000	1,000	1,000
<i>Total Right of Way</i>	<b>1,687,436</b>	<b>1,768,097</b>	<b>1,701,284</b>	<b>811,894</b>	<b>1,063,775</b>	<b>1,861,549</b>	<b>1,718,945</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Proposed Budget

			ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	ACTUAL	BUDGET	THRU	MAR-	PROJECTED	BUDGET
ACCOUNT DESCRIPTION	FY 2021	FY 2022	FY 2023	FEB-2023	SEP-2023	FY 2023	FY 2024
Common Area							
R&M-General	28,596	56,443	30,000	6,500	9,100	15,600	30,000
R&M-Boardwalks	-	-	700	-	700	700	700
R&M-Brick Pavers	-	-	1,200	-	1,200	1,200	1,200
R&M-Grounds	2,212	-	1,500	9,000	12,600	21,600	1,500
R&M-Signage	-	-	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	1,468	2,975	4,000	13,331	18,663	31,994	4,000
Misc-Internet Services	7,345	7,354	7,391	3,060	4,284	7,344	7,391
Impr - Park	-	-	272,700	5,020	-	5,020	272,700
Impr - Landscape	55,590	-	-	-	-	-	-
Total Common Area	95,211	66,772	318,891	36,911	47,947	84,858	318,891
TOTAL EXPENDITURES	2,409,002	2,420,657	2,613,021	1,117,682	1,342,050	2,445,611	2,643,020
Excess (deficiency) of revenues							
Over (under) expenditures	129,463	225,025	-	1,384,597	(1,141,583)	257,135	-
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	129,462	225,025	-	1,384,597	(1,141,583)	257,135	-
FUND BALANCE, BEGINNING	3,570,455	3,699,917	3,924,942	3,924,942	-	3,924,942	4,182,077
FUND BALANCE, ENDING	\$ 3,699,917	\$ 3,924,942	\$ 3,924,942	\$ 5,309,539	\$ (1,141,583)	\$ 4,182,077	\$ 4,182,077

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 4,182,077
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
<b>Total Funds Available (Estimated) - 9/30/24</b>	<b>4,182,077</b>

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

Deposits	\$ 4,095
Subtotal	<u>4,095</u>

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	660,755 <sup>(1)</sup>
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	<u>502,031</u>
Subtotal	<u>1,222,786</u>

<b>Total Allocation of Available Funds</b>	<b>1,226,881</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 2,955,196</u></b>
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(1) Represents approximately 3 months of budgeted expenditures.



**Budget Narrative**  
Fiscal Year 2024

**REVENUES**

**Interest-Investments**

The District earns interest on the monthly average collected balance residing in their money market account.

**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 from 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 \$100 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 \$135 hourly appearance fee, \$7.25 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 2024**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 \$650 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 2024**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**

\$6,000 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 contributions to 401(k) @ 6% of salary, Health Insurance coverage, and Workers' Compensation premiums.

**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 and Ubiquity Profit Sharing distributions 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 \$74,515 per year for seasonal plant installation per contract specifications.

**Budget Narrative**  
Fiscal Year 2024**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.

# WESTCHASE

Community Development District

General Fund - 001

## Budget Narrative Fiscal Year 2024

### 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 daily 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 2024**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.

**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 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB-2023	PROJECTED MAR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ 919	\$ 321	\$ 500	\$ 3,028	\$ 4,239	\$ 7,267	\$ 500
Special Assmnts- Tax Collector	56,138	56,138	56,138	52,964	3,174	56,138	56,480
Special Assmnts- Discounts	(2,093)	(2,088)	(2,246)	(2,084)	-	(2,084)	(2,259)
Gate Bar Code/Remotes	258	196	-	65	-	65	-
<b>TOTAL REVENUES</b>	<b>55,222</b>	<b>54,567</b>	<b>54,392</b>	<b>53,973</b>	<b>7,413</b>	<b>61,386</b>	<b>54,720</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	640	657	1,123	1,018	63	1,081	1,130
Misc-Credit Card Fees	10	6	15	2	-	2	15
<b>Total Administrative</b>	<b>650</b>	<b>663</b>	<b>1,138</b>	<b>1,020</b>	<b>63</b>	<b>1,083</b>	<b>1,145</b>
<i>Right of Way</i>							
Communication - Teleph - Field	3,050	3,958	3,300	1,502	2,103	3,605	3,300
Electricity - Streetlighting	5,403	9,423	5,500	2,964	4,508	7,472	5,500
Insurance - General Liability	1,665	1,707	1,878	1,999	-	1,999	2,199
R&M-General	21,299	29,213	19,700	10,574	1,000	11,574	19,700
R&M-Gate	5,566	13,717	5,794	1,439	300	1,739	5,794
Reserve - Roadways	-	-	17,082	-	-	-	17,083
<b>Total Right of Way</b>	<b>36,983</b>	<b>58,018</b>	<b>53,254</b>	<b>18,478</b>	<b>7,911</b>	<b>26,389</b>	<b>53,576</b>
<b>TOTAL EXPENDITURES</b>	<b>37,633</b>	<b>58,681</b>	<b>54,392</b>	<b>19,498</b>	<b>7,974</b>	<b>27,472</b>	<b>54,720</b>
Excess (deficiency) of revenues							
Over (under) expenditures	17,589	(4,114)	-	34,475	(561)	33,914	-
<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	17,589	(4,114)	-	34,475	(561)	33,914	-
<b>FUND BALANCE, BEGINNING</b>	<b>345,405</b>	<b>362,994</b>	<b>358,880</b>	<b>358,880</b>	<b>-</b>	<b>358,880</b>	<b>392,794</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 362,994</b>	<b>\$ 358,880</b>	<b>\$ 358,880</b>	<b>\$ 393,355</b>	<b>\$ (561)</b>	<b>\$ 392,794</b>	<b>\$ 392,794</b>

**Exhibit "B"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 392,794
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	17,083
<b>Total Funds Available (Estimated) - 9/30/24</b>	<b>409,878</b>

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

Deposits	\$ 667
Subtotal	667

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating	9,409 <sup>(1)</sup>
Reserves - Roadways Prior Years	123,994
Reserves - Roadways FY 2023	17,082
Reserves - Roadways FY 2024	17,083
Subtotal	158,159

<b>Total Allocation of Available Funds</b>	<b>168,235</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 241,643</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2026	2 Years Remaining
Anticipated Replacement Costs	\$ 168,000.00	
Anticipated Reserve	\$ 168,000.00	



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB-2023	PROJECTED MAR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ 58	\$ 19	\$ 150	\$ 136	190	\$ 326	\$ 150
Special Assmnts- Tax Collector	18,057	18,057	18,057	17,036	1,021	18,057	18,057
Special Assmnts- Discounts	(673)	(672)	(722)	(670)	-	(670)	(722)
<b>TOTAL REVENUES</b>	<b>17,442</b>	<b>17,404</b>	<b>17,485</b>	<b>16,502</b>	<b>1,211</b>	<b>17,713</b>	<b>17,485</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	206	211	361	327	20	347	361
<b>Total Administrative</b>	<b>206</b>	<b>211</b>	<b>361</b>	<b>327</b>	<b>20</b>	<b>347</b>	<b>361</b>
<i>Right of Way</i>							
R&M-Streetlights	18,228	22,157	17,124	9,524	14,028	23,552	17,124
<b>Total Right of Way</b>	<b>18,228</b>	<b>22,157</b>	<b>17,124</b>	<b>9,524</b>	<b>14,028</b>	<b>23,552</b>	<b>17,124</b>
<b>TOTAL EXPENDITURES</b>	<b>18,434</b>	<b>22,368</b>	<b>17,485</b>	<b>9,851</b>	<b>14,048</b>	<b>23,899</b>	<b>17,485</b>
Excess (deficiency) of revenues Over (under) expenditures	(992)	(4,964)	-	6,651	(12,837)	(6,186)	-
<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	(992)	(4,964)	-	6,651	(12,837)	(6,186)	-
<b>FUND BALANCE, BEGINNING</b>	<b>21,958</b>	<b>20,966</b>	<b>16,002</b>	<b>16,002</b>	<b>-</b>	<b>16,002</b>	<b>9,816</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 20,966</b>	<b>\$ 16,002</b>	<b>\$ 16,002</b>	<b>\$ 22,653</b>	<b>\$ (12,837)</b>	<b>\$ 9,816</b>	<b>\$ 9,816</b>

**Exhibit "C"**

## Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2024	\$ 9,816
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
<b>Total Funds Available (Estimated) - 9/30/24</b>	<b>9,816</b>

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

Deposits	\$ 3,030
Subtotal	<u>3,030</u>

***Assigned Fund Balance***

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

<b>Total Allocation of Available Funds</b>	<b><u>7,401</u></b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 2,415</u></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 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB-2023	PROJECTED MAR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ 65	\$ 15	\$ 65	\$ 86	\$ 120	\$ 206	\$ 65
Special Assmnts- Tax Collector	5,842	5,842	5,842	5,512	330	5,842	9,276
Special Assmnts- Discounts	(218)	(217)	(234)	(217)	-	(217)	(371)
Gate Bar Code/Remotes	65	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>5,754</b>	<b>5,640</b>	<b>5,673</b>	<b>5,381</b>	<b>450</b>	<b>5,831</b>	<b>8,970</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	67	68	117	106	7	113	186
Misc-Credit Card Fees	2	-	4	-	-	-	4
<b>Total Administrative</b>	<b>69</b>	<b>68</b>	<b>121</b>	<b>106</b>	<b>7</b>	<b>113</b>	<b>190</b>
<i>Right of Way</i>							
Communication - Teleph - Field	1,799	1,827	1,800	775	1,050	1,825	1,800
Insurance - General Liability	2,743	2,811	3,092	3,291	-	3,291	3,620
R&M-General	-	3,566	1,500	2,525	1,000	3,525	1,500
R&M-Gate	1,655	4,381	1,500	392	1,108	1,500	1,500
R&M-Streetlights	289	364	360	168	210	378	360
Capital Outlay	6,185	-	-	-	-	-	-
Reserve - Roadways	-	-	2,550	-	-	-	-
<b>Total Right of Way</b>	<b>12,671</b>	<b>12,949</b>	<b>10,802</b>	<b>7,151</b>	<b>3,368</b>	<b>10,519</b>	<b>8,780</b>
<b>TOTAL EXPENDITURES</b>	<b>12,740</b>	<b>13,017</b>	<b>10,923</b>	<b>7,257</b>	<b>3,375</b>	<b>10,632</b>	<b>8,970</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(6,986)	(7,377)	(5,250)	(1,876)	(2,924)	(4,800)	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	(5,250)	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(5,250)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(6,986)	(7,377)	(5,250)	(1,876)	(2,924)	(4,800)	-
<b>FUND BALANCE, BEGINNING</b>	<b>24,480</b>	<b>17,494</b>	<b>10,117</b>	<b>10,117</b>	<b>-</b>	<b>10,117</b>	<b>5,317</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 17,494</b>	<b>\$ 10,117</b>	<b>\$ 4,867</b>	<b>\$ 8,241</b>	<b>\$ (2,924)</b>	<b>\$ 5,317</b>	<b>\$ 5,317</b>

**Exhibit "D"**

## Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2024	\$ 5,317
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
<b>Total Funds Available (Estimated) - 9/30/24</b>	<b>5,317</b>

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

Deposits	\$ 20
Subtotal	<u>20</u>

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	0 <sup>(1)</sup>
Reserves - Roadways Prior Years	7,979
Reserves - Roadways FY 2023	-
Reserves - Roadways FY 2024	-
Subtotal	<u>7,979</u>

<b>Total Allocation of Available Funds</b>	<b><u>7,999</u></b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u><u>\$ (2,683)</u></u></b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2029	5 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 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB-2023	PROJECTED MAR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ 99	\$ 39	\$ 150	\$ 415	\$ 581	\$ 996	\$ 150
Special Assmnts- Tax Collector	6,807	5,520	5,520	5,208	312	5,520	5,520
Special Assmnts- Discounts	(254)	(205)	(221)	(205)	-	(205)	(221)
<b>TOTAL REVENUES</b>	<b>6,652</b>	<b>5,354</b>	<b>5,449</b>	<b>5,418</b>	<b>893</b>	<b>6,311</b>	<b>5,449</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	78	65	110	100	6	106	110
<b>Total Administrative</b>	<b>78</b>	<b>65</b>	<b>110</b>	<b>100</b>	<b>6</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>78</b>	<b>65</b>	<b>5,449</b>	<b>100</b>	<b>5,006</b>	<b>5,106</b>	<b>5,449</b>
Excess (deficiency) of revenues Over (under) expenditures	6,574	5,289	-	5,318	(4,113)	1,205	-
<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	6,574	5,289	-	5,318	(4,113)	1,205	-
<b>FUND BALANCE, BEGINNING</b>	<b>37,353</b>	<b>43,927</b>	<b>49,216</b>	<b>49,216</b>	<b>-</b>	<b>49,216</b>	<b>50,421</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 43,927</b>	<b>\$ 49,216</b>	<b>\$ 49,216</b>	<b>\$ 54,534</b>	<b>\$ (4,113)</b>	<b>\$ 50,421</b>	<b>\$ 50,421</b>

**Exhibit "E"**

## Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2024	\$ 50,421
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	339
<b>Total Funds Available (Estimated) - 9/30/24</b>	<b>50,760</b>

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

Operating Reserves - First Quarter Operating Capital	\$ 1,278 <sup>(1)</sup>
Reserves - Roadways Prior Years	12,733
Reserves - Roadways FY 2023	339
Reserves - Roadways FY 2024	339
Subtotal	<u>13,411</u>
<b>Total Allocation of Available Funds</b>	<b>14,689</b>

<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 36,071</u></b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2032	8 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 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB-2023	PROJECTED MAR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ 957	\$ 291	\$ 500	\$ 2,677	\$ 3,748	\$ 6,425	\$ 500
Special Assmnts- Tax Collector	300,625	344,186	344,186	324,728	19,458	344,186	344,186
Special Assmnts- Discounts	(11,211)	(12,801)	(13,767)	(12,774)	-	(12,774)	(13,767)
Gate Bar Code/Remotes	2,912	3,078	-	1,293	-	1,293	-
Insurance Reimbursements	-	13,290	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>293,283</b>	<b>348,044</b>	<b>330,919</b>	<b>315,924</b>	<b>23,206</b>	<b>339,130</b>	<b>330,919</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	3,427	4,030	6,884	6,239	389	6,628	6,884
Misc-Credit Card Fees	103	115	80	45	49	94	80
<b>Total Administrative</b>	<b>3,530</b>	<b>4,145</b>	<b>6,964</b>	<b>6,284</b>	<b>438</b>	<b>6,722</b>	<b>6,964</b>
<i>Right of Way</i>							
Contracts-Security Services	190,671	221,851	176,200	75,931	106,303	182,234	183,000
Contracts-Pest Control	240	240	240	80	160	240	240
Communication - Teleph - Field	2,108	2,096	2,100	835	1,265	2,100	2,100
Insurance - General Liability	931	954	1,049	1,116	-	1,116	1,228
R&M-General	43,021	56,175	21,760	44,127	1,000	45,127	21,760
R&M-Gate	17,028	15,054	10,000	9,576	2,000	11,576	10,000
R&M-Streetlights	51,470	60,037	52,000	27,068	39,900	66,968	62,628
Reserve - Roadways	-	-	43,000	-	-	-	43,000
<b>Total Right of Way</b>	<b>305,469</b>	<b>356,407</b>	<b>306,349</b>	<b>158,733</b>	<b>150,628</b>	<b>309,361</b>	<b>323,956</b>
<b>TOTAL EXPENDITURES</b>	<b>308,999</b>	<b>360,552</b>	<b>313,313</b>	<b>165,017</b>	<b>151,067</b>	<b>316,084</b>	<b>330,919</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(15,716)	(12,508)	17,606	150,907	(127,861)	23,046	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	17,606	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>17,606</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(15,716)	(12,508)	17,606	150,907	(127,861)	23,046	-
<b>FUND BALANCE, BEGINNING</b>	<b>345,553</b>	<b>329,837</b>	<b>317,329</b>	<b>317,329</b>	<b>-</b>	<b>317,329</b>	<b>340,375</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 329,837</b>	<b>\$ 317,329</b>	<b>\$ 334,935</b>	<b>\$ 468,236</b>	<b>\$ (127,861)</b>	<b>\$ 340,375</b>	<b>\$ 340,375</b>

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

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2024	\$ 340,375
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	43,000
<b>Total Funds Available (Estimated) - 9/30/24</b>	<b>383,375</b>

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

Deposits	\$ 8,120
Subtotal	<u>8,120</u>

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	71,980 <sup>(1)</sup>
Reserves - Roadways Prior Years	281,569
Reserves - Roadways FY 2023	43,000
Reserves - Roadways FY 2024	43,000
Subtotal	<u>367,569</u>

<b>Total Allocation of Available Funds</b>	<b>447,668</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ (64,293)</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	\$ 1,044,939.60	
Anticipated Reserve Balance	\$ 1,044,939.60	



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB-2023	PROJECTED MAR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ 184	\$ 67	\$ 200	\$ 678	\$ 949	\$ 1,627	\$ 275
Special Assmnts- Tax Collector	16,152	16,056	16,056	15,148	908	16,056	16,056
Special Assmnts- Discounts	(602)	(597)	(642)	(596)	-	(596)	(642)
Gate Bar Code/Remotes	266	65	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>16,000</b>	<b>15,591</b>	<b>15,614</b>	<b>15,230</b>	<b>1,857</b>	<b>17,087</b>	<b>15,689</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	184	188	321	291	18	309	321
Misc-Credit Card Fees	7	-	10	-	-	-	10
<b>Total Administrative</b>	<b>191</b>	<b>188</b>	<b>331</b>	<b>291</b>	<b>18</b>	<b>309</b>	<b>331</b>
<i>Right of Way</i>							
Communication - Teleph - Field	1,505	1,499	1,500	605	847	1,452	1,500
Insurance - General Liability	343	351	386	411	-	411	452
R&M-General	415	-	1,000	5,225	1,000	6,225	1,010
R&M-Gate	837	3,163	3,792	-	3,792	3,792	3,791
R&M-Streetlights	5,405	6,342	5,650	2,883	4,228	7,111	5,650
Reserve - Roadways	-	-	2,955	-	-	-	2,955
<b>Total Right of Way</b>	<b>8,505</b>	<b>11,355</b>	<b>15,283</b>	<b>9,124</b>	<b>9,867</b>	<b>18,991</b>	<b>15,358</b>
<b>TOTAL EXPENDITURES</b>	<b>8,696</b>	<b>11,543</b>	<b>15,614</b>	<b>9,415</b>	<b>9,885</b>	<b>19,300</b>	<b>15,689</b>
Excess (deficiency) of revenues Over (under) expenditures	7,304	4,048	-	5,815	(8,028)	(2,213)	-
Net change in fund balance	7,304	4,048	-	5,815	(8,028)	(2,213)	-
<b>FUND BALANCE, BEGINNING</b>	<b>69,065</b>	<b>76,369</b>	<b>80,417</b>	<b>80,417</b>	<b>-</b>	<b>80,417</b>	<b>78,204</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 76,369</b>	<b>\$ 80,417</b>	<b>\$ 80,417</b>	<b>\$ 86,232</b>	<b>\$ (8,028)</b>	<b>\$ 78,204</b>	<b>\$ 78,204</b>

**Exhibit "G"**

## Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2024	\$ 78,204
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	2,955
<b>Total Funds Available (Estimated) - 9/30/24</b>	<b>81,159</b>

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

Deposits	\$ 853
Subtotal	853

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	3,184 <sup>(1)</sup>
Reserves - Roadways Prior Years	42,066
Reserves - Roadways FY 2023	2,955
Reserves - Roadways FY 2024	2,955
Subtotal	47,976

<b>Total Allocation of Available Funds</b>	<b>52,012</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 29,146</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2031	7 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 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB-2023	PROJECTED MAR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Interest - Investments	\$ 3	\$ 108	\$ -	\$ 1,017	\$ 1,424	\$ 2,441	\$ 1,000
Special Assmnts- Tax Collector	235,000	126,326	126,326	119,184	7,142	126,326	160,454
Special Assmnts- Discounts	(8,763)	(4,698)	(5,053)	(4,689)	-	(4,689)	(6,418)
<b>TOTAL REVENUES</b>	<b>226,240</b>	<b>121,736</b>	<b>121,273</b>	<b>115,512</b>	<b>8,566</b>	<b>124,078</b>	<b>155,036</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	2,679	1,479	2,527	2,290	143	2,433	3,209
<b>Total Administrative</b>	<b>2,679</b>	<b>1,479</b>	<b>2,527</b>	<b>2,290</b>	<b>143</b>	<b>2,433</b>	<b>3,209</b>
<i>Right of Way</i>							
R&M-General	-	-	2,044	-	2,044	2,044	2,044
R&M-Streetlights	102,880	122,641	105,000	53,802	80,297	134,099	135,000
Reserve - Roadways	-	-	11,702	3,142	-	3,142	14,783
<b>Total Right of Way</b>	<b>102,880</b>	<b>122,641</b>	<b>118,746</b>	<b>56,944</b>	<b>82,341</b>	<b>139,285</b>	<b>151,827</b>
<b>TOTAL EXPENDITURES</b>	<b>105,559</b>	<b>124,120</b>	<b>121,273</b>	<b>59,234</b>	<b>82,484</b>	<b>141,718</b>	<b>155,036</b>
Excess (deficiency) of revenues							
Over (under) expenditures	120,681	(2,384)	-	56,278	(73,918)	(17,640)	-
<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	120,681	(2,384)	-	56,278	(73,918)	(17,640)	-
<b>FUND BALANCE, BEGINNING</b>	<b>2,068</b>	<b>122,749</b>	<b>120,365</b>	<b>120,365</b>	<b>-</b>	<b>120,365</b>	<b>102,725</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 122,749</b>	<b>\$ 120,365</b>	<b>\$ 120,365</b>	<b>\$ 176,643</b>	<b>\$ (73,918)</b>	<b>\$ 102,725</b>	<b>\$ 102,725</b>

**Exhibit "H"**

Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 102,725
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	14,783
<b>Total Funds Available (Estimated) - 9/30/24</b>	<b>117,508</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits	\$ 14,572
Subtotal	14,572

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	13,880 <sup>(1)</sup>
Reserves - Roadways FY Prior Year	65,713
Reserves - Roadways FY 2023	8,560
Reserves - Roadways FY 2024	14,783
Subtotal	89,055

<b>Total Allocation of Available Funds</b>	<b>117,508</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ -</b>
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**Notes**

(1) Represents approximately 1 month of budgeted expenditures.

Anticipated Replacement Year	2029	5 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 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB-2023	PROJECTED MAR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ 48	\$ 18	\$ 90	\$ 193	\$ 270	\$ 463	\$ 90
Special Assmnts- Tax Collector	7,778	7,778	7,778	7,338	440	7,778	7,778
Special Assmnts- Discounts	(290)	(289)	(311)	(289)	-	(289)	(311)
<b>TOTAL REVENUES</b>	<b>7,536</b>	<b>7,507</b>	<b>7,557</b>	<b>7,242</b>	<b>710</b>	<b>7,952</b>	<b>7,557</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	89	91	156	141	9	150	156
<b>Total Administrative</b>	<b>89</b>	<b>91</b>	<b>156</b>	<b>141</b>	<b>9</b>	<b>150</b>	<b>156</b>
<i>Right of Way</i>							
R&M-Streetlights	5,012	5,044	4,999	2,608	3,829	6,437	4,999
Reserve - Roadways	-	-	2,402	-	-	-	2,402
<b>Total Right of Way</b>	<b>5,012</b>	<b>5,044</b>	<b>7,401</b>	<b>2,608</b>	<b>3,829</b>	<b>6,437</b>	<b>7,401</b>
<b>TOTAL EXPENDITURES</b>	<b>5,101</b>	<b>5,135</b>	<b>7,557</b>	<b>2,749</b>	<b>3,838</b>	<b>6,587</b>	<b>7,557</b>
Excess (deficiency) of revenues Over (under) expenditures	2,435	2,372	-	4,493	(3,128)	1,365	-
<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	2,435	2,372	-	4,493	(3,128)	1,365	-
<b>FUND BALANCE, BEGINNING</b>	<b>18,105</b>	<b>20,540</b>	<b>22,912</b>	<b>22,912</b>	<b>-</b>	<b>22,912</b>	<b>24,277</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 20,540</b>	<b>\$ 22,912</b>	<b>\$ 22,912</b>	<b>\$ 27,405</b>	<b>\$ (3,128)</b>	<b>\$ 24,277</b>	<b>\$ 24,277</b>

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

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2024	\$ 24,277
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	2,402
<b>Total Funds Available (Estimated) - 9/30/24</b>	<b>26,679</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits	\$ 765
Subtotal	<u>765</u>

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	1,289 <sup>(1)</sup>
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Reserves - Roadways Prior Years	16,591
Reserves - Roadways FY 2023	2,402
Reserves - Roadways FY 2024	2,402
Subtotal	<u>21,395</u>

<b>Total Allocation of Available Funds</b>	<b>23,449</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 3,231</u></b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

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

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB-2023	PROJECTED MAR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ 563	\$ 199	\$ 500	\$ 2,058	\$ 2,881	\$ 4,939	\$ 500
Special Assmnts- Tax Collector	25,926	25,447	25,447	24,008	1,439	25,447	25,447
Special Assmnts- Discounts	(967)	(946)	(1,018)	(944)	-	(944)	(1,018)
Gate Bar Code/Remotes	226	226	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>25,748</b>	<b>24,926</b>	<b>24,929</b>	<b>25,122</b>	<b>4,320</b>	<b>29,442</b>	<b>24,929</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	296	298	509	461	29	490	509
Misc-Credit Card Fees	4	1	10	-	-	-	10
<b>Total Administrative</b>	<b>300</b>	<b>299</b>	<b>519</b>	<b>461</b>	<b>29</b>	<b>490</b>	<b>519</b>
<i>Right of Way</i>							
Insurance - General Liability	392	402	442	470	-	470	517
R&M-General	-	2,674	4,543	500	4,043	4,543	4,543
R&M-Drainage	1,805	-	3,000	-	3,000	3,000	2,625
R&M-Gate	6,326	2,989	5,000	1,025	3,975	5,000	5,000
Misc-Internet Services	1,453	1,438	1,500	736	1,030	1,766	1,800
Reserve - Roadways	-	-	9,925	-	-	-	9,925
<b>Total Right of Way</b>	<b>9,976</b>	<b>7,503</b>	<b>24,410</b>	<b>2,731</b>	<b>12,048</b>	<b>14,779</b>	<b>24,410</b>
<b>TOTAL EXPENDITURES</b>	<b>10,276</b>	<b>7,802</b>	<b>24,929</b>	<b>3,192</b>	<b>12,077</b>	<b>15,269</b>	<b>24,929</b>
Excess (deficiency) of revenues							
Over (under) expenditures	15,472	17,124	-	21,930	(7,757)	14,173	-
<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	15,472	17,124	-	21,930	(7,757)	14,173	-
<b>FUND BALANCE, BEGINNING</b>	<b>211,680</b>	<b>227,152</b>	<b>244,276</b>	<b>244,276</b>	<b>-</b>	<b>244,276</b>	<b>258,449</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 227,152</b>	<b>\$ 244,276</b>	<b>\$ 244,276</b>	<b>\$ 266,206</b>	<b>\$ (7,757)</b>	<b>\$ 258,449</b>	<b>\$ 258,449</b>

**Westchase  
Community Development District**

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 258,449
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	9,925
<b>Total Funds Available (Estimated) - 9/30/24</b>	<b>268,374</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	\$ 3,751 <sup>(1)</sup>
Reserves - Roadways Prior Years	125,234
Reserves - Roadways FY 2023	9,925
Reserves - Roadways FY 2024	9,925
Subtotal	145,084
<b>Total Allocation of Available Funds</b>	<b>148,835</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 119,539</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2033	9 Years remaining
Anticipated Replacement Costs	\$ 214,509.60	
Anticipated Reserve Balance	\$ 214,509.60	



## **Westchase**

Community Development District

### **Supporting Budget Schedules**

Fiscal Year 2024

## Comparison of Assessment Rates

### Fiscal Year 2024 vs. Fiscal Year 2023

Section	Name	Units	General Fund		Percent Change
			FY 2024	FY 2023	
104	Wycliffe	30	\$489.21	\$483.85	1.11%
110	Bennington	108	\$489.21	\$483.85	1.11%
110	Woodbay	163	\$489.21	\$483.85	1.11%
111	Berkley Square	122	\$347.48	\$343.12	1.27%
115	Glenfield	101	\$489.21	\$483.85	1.11%
117	Keswick Forest	64	\$489.21	\$483.85	1.11%
121	Shopping Center	9.9	\$15,132.71	\$14,956.79	1.18%
122	Shopping Center	7.24	\$15,132.71	\$14,956.79	1.18%
201	Glenclyff	48	\$489.21	\$483.85	1.11%
203	Harbor Links	109	\$489.21	\$483.85	1.11%
205	Harbor Links Estates	63	\$489.21	\$483.85	1.11%
211	The Enclave	108	\$489.21	\$483.85	1.11%
214	Saville Rowe	36	\$489.21	\$483.85	1.11%
225	Ayshire	49	\$489.21	\$483.85	1.11%
227	Cheshire	81	\$489.21	\$483.85	1.11%
229	Derbyshire	105	\$489.21	\$483.85	1.11%
123/125	Epic Properties	400	\$347.48	\$343.12	1.27%
221/223	Radcliffe	154	\$489.21	\$483.85	1.11%
231a	7/11	1.17	\$15,132.71	\$14,956.79	1.18%
231b	Primrose	1.27	\$15,132.71	\$14,956.79	1.18%
231c	Professional Center	1.82	\$15,132.71	\$14,956.79	1.18%
235/240	Professional Center	5.54	\$15,132.71	\$14,956.79	1.18%
Remax Real Estate	Remax Real Estate	0.53	\$15,132.71	\$14,956.79	1.18%
Golf Course	Golf Course	58	\$92.91	\$90.55	2.60%

## Comparison of Assessment Rates

### Fiscal Year 2024 vs. Fiscal Year 2023

Section	Name	Units	General Fund		Percent Change
			FY 2024	FY 2023	
302	Greensprings	60	\$489.21	\$483.85	1.11%
303	Greencrest	54	\$489.21	\$483.85	1.11%
304	Greenhedges	53	\$489.21	\$483.85	1.11%
305	Greenmont	41	\$489.21	\$483.85	1.11%
306	Greendale	59	\$489.21	\$483.85	1.11%
307	Greenpoint	153	\$489.21	\$483.85	1.11%
322	Village Green	10	\$489.21	\$483.85	1.11%
322	Village Green	67	\$489.21	\$483.85	1.11%
322	Village Green	13	\$489.21	\$483.85	1.11%
323	Westpark Village	77	\$489.21	\$483.85	1.11%
323	Westpark Village	10	\$489.21	\$483.85	1.11%
323	Westpark Village	38	\$489.21	\$483.85	1.11%
323	Westpark Village	37	\$489.21	\$483.85	1.11%
324	Westpark Village	22	\$489.21	\$483.85	1.11%
324	Westpark Village	22	\$489.21	\$483.85	1.11%
324	Westpark Village	24	\$489.21	\$483.85	1.11%
324	Westpark Village	40	\$489.21	\$483.85	1.11%
324	Westpark Village	6	\$489.21	\$483.85	1.11%
325A	Westpark Village	50	\$489.21	\$483.85	1.11%
326	Westpark Village	22	\$489.21	\$483.85	1.11%
326	Westpark Village	30	\$489.21	\$483.85	1.11%
326	Westpark Village	17	\$489.21	\$483.85	1.11%
326	David Weekly Homes	36	\$489.21	\$483.85	1.11%
Westchase Station	Westpark Village	38	\$489.21	\$483.85	1.11%
370	Castleford	69	\$489.21	\$483.85	1.11%
371	Stamford	61	\$489.21	\$483.85	1.11%
372	Baybridge	102	\$489.21	\$483.85	1.11%
373	Wakesbridge	86	\$489.21	\$483.85	1.11%
374	Abbotsford	40	\$489.21	\$483.85	1.11%
375	Chelmsford	100	\$489.21	\$483.85	1.11%
376	Brentford	85	\$489.21	\$483.85	1.11%
377	Kingsford	132	\$489.21	\$483.85	1.11%
378	Stockbridge	68	\$489.21	\$483.85	1.11%
411	Sturbridge	47	\$489.21	\$483.85	1.11%
412	Stonebridge	66	\$489.21	\$483.85	1.11%
414	Woodbridge	40	\$489.21	\$483.85	1.11%
430	Vineyards	120	\$489.21	\$483.85	1.11%

## Comparison of Assessment Rates

### Fiscal Year 2024 vs. Fiscal Year 2023

Section	Name	Units	General Fund		Percent Change
			FY 2024	FY 2023	
Cavendish	Cavendish	90	\$489.21	\$483.85	1.11%
Gables Residential III	Gables Residential III	615	\$347.48	\$343.12	1.27%
Arlington Park Condos	Arlington Park Condos	76	\$347.48	\$343.12	1.27%
Gables Commercial	<i>Gables Commercial</i>	0.94	\$15,132.71	\$14,956.79	1.18%
419	<i>Kids R Kids</i>	1.73	\$15,132.71	\$14,956.79	1.18%
446/1	<i>CVS</i>	1.42	\$15,132.71	\$14,956.79	1.18%
446/2	<i>Applebees</i>	1.04	\$15,132.71	\$14,956.79	1.18%
446/3	<i>Burger King</i>	1.69	\$15,132.71	\$14,956.79	1.18%
446/4	<i>Office</i>	2	\$15,132.71	\$14,956.79	1.18%
324C-5	Residential	51	\$489.21	\$483.85	1.11%
324C-6	Ave @ Westchase	1.74	\$15,132.71	\$14,956.79	1.18%
326D-3	Ave @ Westchase	0.57	\$15,132.71	\$14,956.79	1.18%
326D-4	Ave @ Westchase	3.24	\$15,132.71	\$14,956.79	1.18%
332	Morton Plant Mease	2.74	\$15,132.71	\$14,956.79	1.18%

## Comparison of Assessment Rates

### Fiscal Year 2024 vs. Fiscal Year 2023

Section	Name	Special Funds			Total Assessments per Unit		
		FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change
104	Wycliffe	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
110	Bennington	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
110	Woodbay	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
111	Berkley Square	\$0.00	\$0.00	n/a	\$347.48	\$343.12	1.27%
115	Glenfield	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
117	Keswick Forest	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
121	Shopping Center	\$0.00	\$0.00	n/a	\$15,132.71	\$14,956.79	1.18%
122	Shopping Center	\$0.00	\$0.00	n/a	\$15,132.71	\$14,956.79	1.18%
201	Glenclyff	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
203	Harbor Links	\$328.37	\$326.38	0.61%	\$817.58	\$810.23	0.91%
205	Harbor Links Estates	\$328.37	\$326.38	0.61%	\$817.58	\$810.23	0.91%
211	The Enclave	\$167.19	\$167.19	0.00%	\$656.40	\$651.04	0.82%
214	Saville Rowe	\$257.66	\$162.27	58.79%	\$746.86	\$646.11	15.59%
225	Ayshire	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
227	Cheshire	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
229	Derbyshire	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
123/125	Epic Properties	\$0.00	\$0.00	n/a	\$347.48	\$343.12	1.27%
221/223	Radcliffe	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
231a	7/11	\$1,295.77	\$1,295.68	0.01%	\$16,428.48	\$16,252.47	1.08%
231b	Primrose	\$1,295.77	\$1,295.68	0.01%	\$16,428.48	\$16,252.47	1.08%
231c	Professional Center	\$1,295.77	\$1,295.68	0.01%	\$16,428.48	\$16,252.47	1.08%
235/240	Professional Center	\$0.00	\$0.00	n/a	\$15,132.71	\$14,956.79	1.18%
Remax Real Estate	Remax Real Estate	\$0.00	\$0.00	n/a	\$15,132.71	\$14,956.79	1.18%
Golf Course	Golf Course	\$0.00	\$0.00	n/a	\$92.91	\$90.55	2.60%

## Comparison of Assessment Rates

### Fiscal Year 2024 vs. Fiscal Year 2023

Section	Name	Special Funds			Total Assessments per Unit		
		FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change
302	Greensprings	\$674.87	\$674.87	0.00%	\$1,164.08	\$1,158.72	0.46%
303	Greencrest	\$674.87	\$674.87	0.00%	\$1,164.08	\$1,158.72	0.46%
304	Greenhedges	\$674.87	\$674.87	0.00%	\$1,164.08	\$1,158.72	0.46%
305	Greenmont	\$674.87	\$674.87	0.00%	\$1,164.08	\$1,158.72	0.46%
306	Greendale	\$674.87	\$674.87	0.00%	\$1,164.08	\$1,158.72	0.46%
307	Greenpoint	\$674.87	\$674.87	0.00%	\$1,164.08	\$1,158.72	0.46%
322	Village Green	\$674.87	\$674.87	0.00%	\$1,164.08	\$1,158.72	0.46%
322	Village Green	\$674.87	\$674.87	0.00%	\$1,164.08	\$1,158.72	0.46%
322	Village Green	\$674.87	\$674.87	0.00%	\$1,164.08	\$1,158.72	0.46%
323	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
323	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
323	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
323	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
324	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
324	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
324	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
324	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
324	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
324	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
325A	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
326	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
326	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
326	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
326	David Weekly Homes	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
Westchase Station	Westpark Village	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
370	Castleford	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
371	Stamford	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
372	Baybridge	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
373	Wakesbridge	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
374	Abbotsford	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
375	Chelmsford	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
376	Brentford	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
377	Kingsford	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
378	Stockbridge	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
411	Sturbridge	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
412	Stonebridge	\$243.28	\$243.28	0.00%	\$732.49	\$727.13	0.74%
414	Woodbridge	\$0.00	\$0.00	n/a	\$489.21	\$483.85	1.11%
430	Vineyards	\$212.06	\$212.06	0.00%	\$701.26	\$695.91	0.77%

## Comparison of Assessment Rates

### Fiscal Year 2024 vs. Fiscal Year 2023

Section	Name	Special Funds			Total Assessments per Unit		
		FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change
Cavendish	Cavendish	\$287.04	\$225.98	27.02%	\$776.25	\$709.83	9.36%
Gables Residential III	Gables Residential III	\$0.00	\$0.00	n/a	\$347.48	\$343.12	1.27%
Arlington Park Condos	Arlington Park Condos	\$0.00	\$0.00	n/a	\$347.48	\$343.12	1.27%
Gables Commercial	<i>Gables Commercial</i>	\$0.00	\$0.00	n/a	\$15,132.71	\$14,956.79	1.18%
419	<i>Kids R Kids</i>	\$0.00	\$0.00	n/a	\$15,132.71	\$14,956.79	1.18%
446/1	<i>CVS</i>	\$0.00	\$0.00	n/a	\$15,132.71	\$14,956.79	1.18%
446/2	<i>Applebees</i>	\$0.00	\$0.00	n/a	\$15,132.71	\$14,956.79	1.18%
446/3	<i>Burger King</i>	\$0.00	\$0.00	n/a	\$15,132.71	\$14,956.79	1.18%
446/4	<i>Office</i>	\$0.00	\$0.00	n/a	\$15,132.71	\$14,956.79	1.18%
324C-5	Residential	\$152.50	\$152.50	0.00%	\$641.71	\$636.35	0.84%
324C-6	Ave @ Westchase	\$0.00	\$0.00	n/a	\$15,132.71	\$14,956.79	1.18%
326D-3	Ave @ Westchase	\$0.00	\$0.00	n/a	\$15,132.71	\$14,956.79	1.18%
326D-4	Ave @ Westchase	\$0.00	\$0.00	n/a	\$15,132.71	\$14,956.79	1.18%
332	Morton Plant Mease	\$0.00	\$0.00	n/a	\$15,132.71	\$14,956.79	1.18%