

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

MAY 7, 2024

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
David Sylvanowicz, Field Manager

Regular Meeting Agenda

Tuesday, May 7, 2024 – 4:00 p.m.

- 1. Roll Call**
- 2. Consent Agenda**
 - A. Approval of the April 2, 2024 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. Presentation of the Fiscal Year 2025 Budget
 - B. Westchase Ownership Map - Trail Concept
- 7. Field Manager's Report**
- 8. Supervisors' Requests**
- 9. Adjournment**

*The next workshop meeting is scheduled for May 21, 2024 and the next regular meeting is scheduled for June 4, 2024.

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

Meeting Location:
Westchase HOA Board Room
10049 Parley Drive
Tampa, FL. 33626

Second Order of Business

2A.

<p style="text-align: right;">Page 1</p> <p>IN RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: MONTHLY BOARD MEETING DATE: April 2, 2024 TIME: 4:00 p.m. PLACE: Maureen Gauzza Regional Library Community Room 11211 Countryway Boulevard Tampa, Florida</p> <p>REPORTED BY: Sarah Parker Notary Public State of Florida at Large</p>	<p style="text-align: right;">Agenda Page #5 Page 3</p> <p style="text-align: center;">I N D E X</p> <table> <tr> <th></th><th>PAGE</th></tr> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td>Meeting called to order 5</td></tr> <tr><td>4</td><td>Roll call 5</td></tr> <tr><td>5</td><td>Consent Agenda 5</td></tr> <tr><td>6</td><td>Motion to approve 5</td></tr> <tr><td>7</td><td>Motion passes 6</td></tr> <tr><td>8</td><td>Audience comments 6</td></tr> <tr><td>9</td><td>Off-leash dog discussion 6</td></tr> <tr><td>10</td><td>Permit for tree removal 16</td></tr> <tr><td>11</td><td>Motion for tree removal 21</td></tr> <tr><td>12</td><td>Motion passes 22</td></tr> <tr><td>13</td><td>Pool Easement discussion 26</td></tr> <tr><td>14</td><td>Motion to install a sign at park 34</td></tr> <tr><td>15</td><td>Motion passes 34</td></tr> <tr><td>16</td><td>Motion to install a sign at other parks 34</td></tr> <tr><td>17</td><td>Motion passes 35</td></tr> <tr><td>18</td><td>Engineer's Report 36</td></tr> <tr><td>19</td><td>Roads in Harbor Links 36</td></tr> <tr><td>20</td><td>Possible trail locations 38</td></tr> <tr><td>21</td><td></td></tr> <tr><td>22</td><td></td></tr> <tr><td>23</td><td></td></tr> <tr><td>24</td><td></td></tr> <tr><td>25</td><td></td></tr> </table>		PAGE	1		2		3	Meeting called to order 5	4	Roll call 5	5	Consent Agenda 5	6	Motion to approve 5	7	Motion passes 6	8	Audience comments 6	9	Off-leash dog discussion 6	10	Permit for tree removal 16	11	Motion for tree removal 21	12	Motion passes 22	13	Pool Easement discussion 26	14	Motion to install a sign at park 34	15	Motion passes 34	16	Motion to install a sign at other parks 34	17	Motion passes 35	18	Engineer's Report 36	19	Roads in Harbor Links 36	20	Possible trail locations 38	21		22		23		24		25	
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<p style="text-align: right;">Page 2</p> <p>1 APPEARANCES: 2 WESTCHASE COMMUNITY DEVELOPMENT 3 DISTRICT BOARD MEMBERS: 4 Greg Chesney, Vice Chairman 5 Christopher Barrett, Assistant Secretary 6 James Wimsatt, Assistant Secretary 7 Reggie Gillis, Supervisor 8 Also present: 9</p> <p>10 INFRAMARK: 11 Andrew P. Mendenhall, District Manager 12</p> <p>13 DISTRICT ATTORNEY: 14 Erin McCormick 15</p> <p>16 DISTRICT ENGINEER: 17 Robert Dvorak 18</p> <p>19 WESTCHASE STAFF: 20 Doug Mays 21 David Sylvanowicz 22 23 24 25</p>	<p style="text-align: right;">Page 4</p> <table> <tr><td>1</td><td>Attorney's Report 39</td></tr> <tr><td>2</td><td>Vertex/Florida Gas legal action 39</td></tr> <tr><td>3</td><td>Manager's Report 44</td></tr> <tr><td>4</td><td>Budget discussion 44</td></tr> <tr><td>5</td><td>West Park Village update 46</td></tr> <tr><td>6</td><td>Field Manager's Report 52</td></tr> <tr><td>7</td><td>West Park Village Improvement Project 52</td></tr> <tr><td>8</td><td>Corn hole 53</td></tr> <tr><td>9</td><td>Motion to approve corn hole 55</td></tr> <tr><td>10</td><td>Motion approved 56</td></tr> <tr><td>11</td><td>Trash can replacement 56</td></tr> <tr><td>12</td><td>Motion to replace trash cans 63</td></tr> <tr><td>13</td><td>Motion passes 64</td></tr> <tr><td>14</td><td>Tree requests 65</td></tr> <tr><td>15</td><td>Signs project 68</td></tr> <tr><td>16</td><td>Street sweepers discussion 70</td></tr> <tr><td>17</td><td>Residents pulling vines 73</td></tr> <tr><td>18</td><td>Supervisor's Comments 82</td></tr> <tr><td>19</td><td>Motion to adjourn 84</td></tr> <tr><td>20</td><td>Motion passes 84</td></tr> <tr><td>21</td><td></td></tr> <tr><td>22</td><td></td></tr> <tr><td>23</td><td></td></tr> <tr><td>24</td><td></td></tr> <tr><td>25</td><td></td></tr> </table>	1	Attorney's Report 39	2	Vertex/Florida Gas legal action 39	3	Manager's Report 44	4	Budget discussion 44	5	West Park Village update 46	6	Field Manager's Report 52	7	West Park Village Improvement Project 52	8	Corn hole 53	9	Motion to approve corn hole 55	10	Motion approved 56	11	Trash can replacement 56	12	Motion to replace trash cans 63	13	Motion passes 64	14	Tree requests 65	15	Signs project 68	16	Street sweepers discussion 70	17	Residents pulling vines 73	18	Supervisor's Comments 82	19	Motion to adjourn 84	20	Motion passes 84	21		22		23		24		25			
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<p>1 The transcript of Westchase Community 2 Development District Monthly Board Meeting, on the 3 2nd day of April, 2024, at the Maureen Gauzza 4 Library, Community Room, 11211 Countryway Boulevard, 5 Tampa, Florida, beginning at 4:00 p.m., reported by 6 Sarah Parker, Notary Public, State of Florida. 7 * * * * *</p> <p>8 MR. CHESNEY: Okay. My name is 9 Greg Chesney, and I'm calling to order the 10 Tuesday, April 2nd, 2024, Westchase Community 11 Development District meeting. Let the record 12 reflect that all supervisors are present except 13 for Matt, our chairman. And I will move to the 14 consent agenda. 15 Do I have a motion for consent agenda? 16 MR. WIMSATT: Motion to approve. 17 MR. CHESNEY: Do I have a second? 18 MR. GILLIS: I second. 19 MR. CHESNEY: All in favor, signify by 20 saying, "aye." 21 (All members signify in the affirmative.) 22 MR. CHESNEY: Approved. Audience comments 23 is number three. That explains why you're all 24 here. All right. So who would like to go 25 first? Is there a genuine -- is there a</p>	<p>1 this group has moved over to the New Parke side. 2 My goal is to bring it to your attention and to 3 request consideration of signage that off-leash 4 dogs are not permitted. And we have an example 5 from the west park -- 6 MR. CHESNEY: Are they Westchase residents; 7 do they walk there? 8 MR. DEANGELIS: Most likely. Yeah, it 9 might be some drive-ins from outside. 10 WOMAN: Yeah, they're mostly residents. 11 MR. CHESNEY: Isn't it the restriction to 12 have your dog leashed? 13 MULTIPLE PEOPLE: It's a county law. 14 MS. BLACKBURN: I have a statement, because 15 this is my dog that was in the WOW magazine. 16 He's a little Yorkie -- 17 MR. CHESNEY: Can you hold on? He still 18 has the floor, so I'll let you talk, but you 19 have to state your name and address. 20 I was just going to ask Doug a question 21 about the park first and maybe help us along. 22 MR. MAYS: It's a park on Belgrave -- 23 actually, it's on New Parke Drive and Millbank. 24 MR. BARRETT: Is this the one with the two 25 white swings?</p>
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<p>1 collective reason why you guys are here? 2 Because I came in late to this chairman thing. 3 (Motion passes.) 4 MR. DEANGELIS: Just stand and speak? 5 MR. CHESNEY: Sure. And you need to state 6 your name and your address. 7 MR. DEANGELIS: Robert DeAngelis, 8 10133 Belgrave Road, West Park Village. And I'm 9 here really to bring to the attention of the 10 board off-leash dogs in the park area on 11 New Parke Road near the circle, and just make 12 you aware that there's a regular group meeting 13 there in the afternoons with seven to 10 dogs of 14 all sizes, but large dogs. 15 I don't know if I need to share with you, 16 but there's concerns about people walking by, 17 people being injured, other dogs being injured, 18 and possible liability issues. But the real 19 reason to be here is probably to request that 20 there's a sign, or some signage put up. I don't 21 think it's legal within Hillsborough County or 22 under the CDC rules for there to be dogs. 23 There's recently been signage put up on the 24 Green Hills side where there were similar dogs 25 off-leash over the last year, so it seems like</p>	<p>1 MULTIPLE PEOPLE: Yes. 2 WOMAN: About 5:00 to 6:30 every day. This 3 has happened on and off over the past few years. 4 MR. CHESNEY: Once again, unfortunately he 5 still has the floor. This is a formal meeting, 6 unlike a workshop; so we have to be a little bit 7 more formal about it. So why don't we just -- 8 you continue answering Chris's question. 9 MR. BARRETT: I got it. 10 MR. CHESNEY: You got it. Is there any 11 signage there now, Doug? 12 MR. MAYS: Nothing there now. We have some 13 signage; we are just waiting on direction to 14 where we should put it if it gets approved by 15 the board, which I'm sure it will since they put 16 another in the park over at Green Links Drive. 17 There's two signs over there. One entering the 18 bridge, and one in their park. 19 MR. WIMSATT: What do the signs say? 20 MR. MAYS: They talk about the county 21 ordinance. 22 MR. DEANGELIS: It says, "No parking on the 23 grass," at the top, and then, "Pick up after 24 your pets," "Control them on a leash," and then 25 it cites Hillsborough County ordinance 0026,</p>

<p style="text-align: right;">Page 9</p> <p>1 sections 10 and 14. I have a photograph of it.</p> <p>2 MR. CHESNEY: Okay. All you're asking for</p> <p>3 is signage? Do I have a motion for the signage?</p> <p>4 MR. WIMSATT: Should we listen to the rest</p> <p>5 of the comments, or --</p> <p>6 MR. CHESNEY: If you guys want to hear --</p> <p>7 have your voice heard, but sure. I tend to cut</p> <p>8 to the chase a lot, my apologies, but if someone</p> <p>9 else wants to go?</p> <p>10 MS. BLACKBURN: I wanted to talk.</p> <p>11 MR. CHESNEY: Name and address?</p> <p>12 MS. BLACKBURN: I'm Deanne Blackburn, and</p> <p>13 I've been living at 10008 Parley Drive for eight</p> <p>14 years. And we've never had this problem, but it</p> <p>15 started this year where people think that this</p> <p>16 park, this little grassy area, is another</p> <p>17 free-playing park for their dogs.</p> <p>18 So on February 23rd at 7:00 p.m., I was</p> <p>19 walking my dog, Molly, by The Greens at Belgrave</p> <p>20 and New Parke. I routinely walk there every</p> <p>21 evening because there's a trash can there, and</p> <p>22 we always walked around there to deposit my</p> <p>23 pet's waste bags. Out of nowhere comes a dog</p> <p>24 off-leash. It was still before Daylight Savings</p> <p>25 Time. Came running at my dog.</p>	<p style="text-align: right;">Agenda Page #7 Page 11</p> <p>1 starting to work their way to this park on</p> <p>2 Belgrave and New Parke, and pretty soon they'll</p> <p>3 be at the park in West Park Village with</p> <p>4 Montague there.</p> <p>5 They'll probably be there, so maybe want to</p> <p>6 consider putting the signs up there, too, and</p> <p>7 just covering our parks, unfortunately, because</p> <p>8 they just keep moving from spot to spot.</p> <p>9 MR. CHESNEY: Are they there at a given</p> <p>10 time?</p> <p>11 MS. GRENAO: Deb Grenao, 10034 Parley</p> <p>12 Drive. Is it okay? Okay, yes. It's become</p> <p>13 daily. A few years ago, there was a couple</p> <p>14 warnings a week and things got raised, and then</p> <p>15 it kind of settled down, so now it's turning</p> <p>16 into a daily occurrence around 5:00, 5:15 to</p> <p>17 6:30. Mostly large dogs, labs and larger. A</p> <p>18 couple of them are very aggressive.</p> <p>19 I've personally -- before they got run out</p> <p>20 of the Village Green, I was chased from across</p> <p>21 the Village Green, an 80-plus-pound Labrador</p> <p>22 charged me, and I got into it with the</p> <p>23 homeowner.</p> <p>24 My representation here today is two points.</p> <p>25 One, as a homeowner, because it's becoming a</p>
<p style="text-align: right;">Page 10</p> <p>1 She jerked away from the dog. I had to</p> <p>2 take her to the vet three days later because she</p> <p>3 was walking on three legs. I have a vet bill</p> <p>4 here for a couple hundred dollars that I had to</p> <p>5 pay, and I think it's very unfair that we can't</p> <p>6 even walk our dogs around this little area.</p> <p>7 I've been avoiding it now. She had to go</p> <p>8 on antibiotics, receive a shot for her pain, and</p> <p>9 put on home rest for two weeks. My little</p> <p>10 Yorkshire Terrier. So this is a sad state when</p> <p>11 you can't even use your own neighborhood.</p> <p>12 MR. CHESNEY: I'm sorry that that happened,</p> <p>13 really. And I'm sorry I rushed it. That</p> <p>14 definitely should be heard.</p> <p>15 MS. BLACKBURN: That's okay, but I really</p> <p>16 feel that you need to know that these dogs</p> <p>17 off-leash are hurting other dogs, and they might</p> <p>18 even hurt some people in the neighborhood, too.</p> <p>19 MR. CHESNEY: Maybe as a -- are you going</p> <p>20 to suggest what I think you're going to suggest?</p> <p>21 MR. MAYES: I'd suggest putting the signs</p> <p>22 up, but it seems like from what I'm hearing,</p> <p>23 it's the same group. Since the signs went up in</p> <p>24 West Park Village, or in the Village Greens,</p> <p>25 they've just moved to another area. So they're</p>	<p style="text-align: right;">Page 12</p> <p>1 larger and larger gathering, and nobody wants to</p> <p>2 break up a dogfight. Can you even imagine 80/90</p> <p>3 pound dogs? I'm an animal lover; I hate to see</p> <p>4 it.</p> <p>5 But my second thing is from a liability</p> <p>6 standpoint. I'm president of my sub</p> <p>7 association. We don't own tangible properties,</p> <p>8 we don't own buildings like the WCA or the CDD,</p> <p>9 but we maintain general liability insurance,</p> <p>10 which is about 75 percent of my premium every</p> <p>11 year recommended by my HOA attorney to cover us</p> <p>12 for nuisance claims of which dog bites would.</p> <p>13 Because he informed us when we were trying</p> <p>14 to save some money on our budget, and, "Do we</p> <p>15 have to have liability?"</p> <p>16 He said, "No, but as soon as an active</p> <p>17 injury attorney sees an HOA, even though you</p> <p>18 don't own buildings, you don't have a presence,</p> <p>19 they're going to sue the HOA." So I would think</p> <p>20 bringing this to your attention and having this</p> <p>21 happen, it opens up risk and liability for the</p> <p>22 CDD as well as the WCA, because there's plenty</p> <p>23 of liability insurance there.</p> <p>24 Additionally, I've lived here for 20 years.</p> <p>25 I can't count how many times the board and/or</p>

<p style="text-align: right;">Page 13</p> <p>1 the CDD have voted down an official dog park, 2 because nobody wants to maintain it, nobody 3 wants to pay for the maintenance of it, and 4 people don't want the liability issue. So I 5 think we can't ignore it. A sign is great, 6 because then, you know, if it becomes a problem, 7 I think we need to also engage our Hillsborough 8 County Sheriff community officer, potentially. 9 If they don't address it -- animal control, 10 but we need to address it, because ignoring it 11 is not going to solve the problem it's opening 12 up for us for a lot of liability, and all it 13 takes is one. I don't want to see a dog when 14 I'm running down that street, and nobody drives 15 30 miles an hour in this neighborhood, I don't 16 want to see a dog get hit. I don't want to see 17 a kid get bit. I don't want to see anybody try 18 to entertain breaking up a fight between two 19 280-pound Labradors. 20 So there's a lot more than just, you know, 21 people feeling cranky because there's an 22 unofficial dog park going on. It's getting too 23 large to be managed. 24 MR. CHESNEY: Well, I think we can have the 25 deputies maybe go out and just meet this group</p>	<p style="text-align: right;">Agenda Page #8 Page 15</p> <p>1 all the way to Davis Island, you know, for that 2 dog park, or go all the way over to Palm Harbor 3 and John Chestnut, but there are local, you 4 know, protected, safe, both for the animal as 5 well as the participants, and that's the main 6 thing. It's not just folks. It's also 7 protecting the animals. 8 MR. CHESNEY: And just so you know, we have 9 looked at adding a dog park to our amenities 10 over the years. It's just we've struggled where 11 to put it, because we have limited amount of 12 space, but I know there's a number of people on 13 this board that would love to have a dog park. 14 MR. BARRETT: The district, before I came 15 on here, they were actually looking at the base 16 of West Park Village and Montague Street, that 17 strip along the railroad track, but residents 18 moved in -- 19 MS. GRENAO: Well, it's back open. 20 MR. BARRETT: It's back on sale? 21 MS. GRENAO: Oh, I was thinking of the one 22 the town -- 23 (Multiple people speaking at the same 24 time.) 25 MR. BARRETT: That was where the district</p>
<p style="text-align: right;">Page 14</p> <p>1 and explain that there's been numerous 2 complaints and that they need to leash the dogs. 3 Can you take care of that, Doug -- excuse 4 me. I've got to look this way. 5 MR. SYLVANOWICZ: It's 19 years of habit. 6 I understand. 7 MS. MCCORMICK: Because the CDD doesn't 8 have any police power, so we have to rely on -- 9 MS. GRENAO: Yeah, that's why I said -- 10 MR. SYLVANOWICZ: I was going to say you 11 just put the signs up. That gives us the power, 12 if our off-duties go through, they can point to 13 the sign. And if I'm not mistaken, they can 14 call the dog officer and say there's a sign in 15 the park and they're still there. 16 MS. GRENAO: And maybe we can also partner 17 with the WOW or something and let people know 18 there are nearby dog parks. There was a posting 19 the other day about, "Hey, does anybody want to 20 meet up for a group? I took my dog to the dog 21 park around Town & Country, and there was 22 nobody there." He had nobody to play with. 23 It's like, okay, well, we have 10 dogs 24 there ready to play, you know? So maybe people 25 aren't familiar. They think they have to drive</p>	<p style="text-align: right;">Page 16</p> <p>1 was going to put a dog park, but a resident 2 caught wind of it and purchased it. 3 MS. GRENAO: As we all know, we can't 4 please everybody all the time. It's tough in 5 our neighborhood. Thank you, appreciate it. 6 MR. CHESNEY: And is there anybody else on 7 a dog issue; and then, if so, is there another 8 audience issue? 9 MS. SMITH: Do I come up and say this now, 10 or no? 11 MR. MAYS: If you want to get out of here 12 early. 13 MR. CHESNEY: That's what I was trying to 14 do, just trying to move it along. 15 MS. SMITH: Sally Smith, 9859 Bridgeton 16 Drive in Stonebridge. I applied for a permit 17 and have received a permit to remove a street 18 tree, because it has broken up -- well, the 19 roots -- it's a dangerous root area to be able 20 to walk out to the driveway, and then the 21 driveway is all torn up due to this tree. But I 22 do have the permit; I have all of the 23 information from the county. 24 MR. MAYS: You have two permits in your 25 file on two addresses side-by-side for that</p>

<p style="text-align: right;">Page 17</p> <p>1 issue and the one next door.</p> <p>2 MS. SMITH: I don't know if the next door</p> <p>3 has gotten the permit yet.</p> <p>4 MR. MAYS: I don't know what permit, or</p> <p>5 what they've got --</p> <p>6 MR. SYLVANOWICZ: You're Sally at 59?</p> <p>7 MS. SMITH: I'm Sally. Yeah.</p> <p>8 Can I reach over you, pass through you? I</p> <p>9 don't know how you want me to do that, sorry.</p> <p>10 MR. BARRETT: I'm sorry, did you say 59 or</p> <p>11 63?</p> <p>12 MR. SYLVANOWICZ: 59.</p> <p>13 MS. SMITH: I'm 59.</p> <p>14 MR. MAYS: That's the one that me and</p> <p>15 Robert looked at.</p> <p>16 Robert, do you remember going to look at</p> <p>17 that one?</p> <p>18 MR. DVORAK: It's got the storm drain.</p> <p>19 MS. SMITH: We have the storm drain, so</p> <p>20 that was my other question. We also have the</p> <p>21 storm drain in our driveway, which is the only</p> <p>22 one in Westchase. And it looks like there's</p> <p>23 some kind of moveage from when you guys were</p> <p>24 there last springtime?</p> <p>25 MR. SYLVANOWICZ: We looked at it a month</p>	<p style="text-align: right;">Agenda Page #9 Page 19</p> <p>1 MS. SMITH: So your thought is that the</p> <p>2 moveage or whatever, the -- I don't know how to</p> <p>3 call it -- say that the storm drain is moved, or</p> <p>4 whatever it's caused, is from the tree?</p> <p>5 MR. DVORAK: Yeah, the tree. Correct.</p> <p>6 MR. MAYS: Concrete movement, not storm</p> <p>7 drain.</p> <p>8 MR. CHESNEY: Those are two separate</p> <p>9 issues. Let's just focus on the tree and</p> <p>10 permit, and that's what she has.</p> <p>11 MS. SMITH: Just for questions for the</p> <p>12 future, can I put something in for the storm</p> <p>13 drain area? Is that a different request?</p> <p>14 MR. WIMSATT: What do you mean "put</p> <p>15 something in" for it?</p> <p>16 MS. SMITH: Well, if we're saying the tree</p> <p>17 is causing the damage in the driveway by the</p> <p>18 storm drain, do I need to do something different</p> <p>19 in reference to the storm drain and the concrete</p> <p>20 around that? Because if the tree is causing it,</p> <p>21 the city or the county owns the tree, the county</p> <p>22 owns the storm drain.</p> <p>23 Who's responsible for the -- obviously, the</p> <p>24 county is responsible for the storm drain and</p> <p>25 the concrete around the storm drain.</p>
<p style="text-align: right;">Page 18</p> <p>1 ago in your driveway, yeah.</p> <p>2 MS. SMITH: What did you notice a month</p> <p>3 ago? We haven't looked at it -- I mean, we</p> <p>4 haven't looked at the lift.</p> <p>5 MR. CHESNEY: Are you guys going to ask</p> <p>6 David -- see, I didn't say Doug -- any questions</p> <p>7 on this, or do I need to?</p> <p>8 MS. SMITH: I know the pictures that I sent</p> <p>9 did not include pictures of the storm drain,</p> <p>10 because it was related to the tree, but if I</p> <p>11 need to send pictures of the storm drain, I can</p> <p>12 do that.</p> <p>13 MR. WIMSATT: It's in one of them.</p> <p>14 MR. DVORAK: I mean, Doug and I looked at</p> <p>15 that storm drain probably a year ago, right?</p> <p>16 And we did pull the lid. I didn't see anything</p> <p>17 related to the storm drain that would be causing</p> <p>18 anything to be happening with the driveway at</p> <p>19 the time. And we relayed that to the board at</p> <p>20 the time, but that was a long time ago. We can</p> <p>21 go out and look at it again if you want me to.</p> <p>22 But to me, it looked like the damage was</p> <p>23 coming from the tree. If it's the one I'm</p> <p>24 thinking of, that's the one they're requesting</p> <p>25 to have removed.</p>	<p style="text-align: right;">Page 20</p> <p>1 MR. WIMSATT: Well, the county is</p> <p>2 responsible for the driveway. I don't know.</p> <p>3 MS. SMITH: The county is responsible</p> <p>4 for -- I'm sorry, say that again.</p> <p>5 MR. MAYS: It's not the county; it's the</p> <p>6 CDD --</p> <p>7 MS. MCCORMICK: And this is on Bridgeton</p> <p>8 Drive. The right-of-way is owned by the CDD.</p> <p>9 If this is the issue I remember us talking about</p> <p>10 a while ago -- was it your husband that was here</p> <p>11 that came and spoke about it?</p> <p>12 MS. SMITH: Yeah.</p> <p>13 MS. MCCORMICK: So we had talked about the</p> <p>14 fact that the CDD doesn't address issues with</p> <p>15 driveways that are on private property, and</p> <p>16 that's where I think most of the issue with the</p> <p>17 driveway was, on the private property. With</p> <p>18 respect to the -- you know, the portion that's</p> <p>19 in the right-of-way, the apron of the driveway,</p> <p>20 that would be something that is on CDD property,</p> <p>21 but we still don't do repairs to driveways,</p> <p>22 typically.</p> <p>23 MR. CHESNEY: Did it cause the damage to</p> <p>24 the driveway?</p> <p>25 MR. WIMSATT: I think we rejected the</p>

<p style="text-align: right;">Page 21</p> <p>1 request last year.</p> <p>2 MR. CHESNEY: So once again, I'm not sure.</p> <p>3 I thought we started with the tree, so my job is</p> <p>4 to bring order.</p> <p>5 MS. SMITH: Well, the tree is the cause of</p> <p>6 all the problems.</p> <p>7 MR. DVORAK: That's what it looked like to</p> <p>8 us.</p> <p>9 MR. MAYS: It's definitely the tree. What</p> <p>10 else would it be? There's nothing over there.</p> <p>11 MR. CHESNEY: We have a tree permit, so do</p> <p>12 I have an interest in -- well, looking here</p> <p>13 should we remove the tree?</p> <p>14 MR. WIMSATT: I'll make a motion for</p> <p>15 discussion purposes to allow the tree to be</p> <p>16 removed.</p> <p>17 MR. CHESNEY: That's a motion. Do I have a</p> <p>18 second?</p> <p>19 MR. GILLIS: Second.</p> <p>20 MR. CHESNEY: Reggie seconds it. So we</p> <p>21 have a motion to allow -- to approve the tree</p> <p>22 permit that was provided to us by staff.</p> <p>23 What further discussion, what questions do</p> <p>24 we have?</p> <p>25 MR. WIMSATT: I don't have any further</p>	<p style="text-align: right;">Agenda Page #10 Page 23</p> <p>1 get in the business of replacing people's</p> <p>2 aprons, because it's their property and they</p> <p>3 signed a document stating -- or at least the</p> <p>4 original homeowner -- that we'll take</p> <p>5 responsibility for going over the easement, the</p> <p>6 property owned by you.</p> <p>7 MS. SMITH: Where would I find that</p> <p>8 information? Because I've looked through all of</p> <p>9 my paperwork, and I cannot find anything.</p> <p>10 MS. MCCORMICK: I don't know if it would be</p> <p>11 a recorded document, but there may be something</p> <p>12 in the county's permit, or in the permit files.</p> <p>13 I don't know.</p> <p>14 MR. BARRETT: Because I know I do recall</p> <p>15 signing one for mine, but I don't know -- see, I</p> <p>16 also have the sewer, like yours, right at the</p> <p>17 end of my driveway, and I think it was related</p> <p>18 to that. And I don't have a storm drain in it,</p> <p>19 but I think it was related to that. So my guess</p> <p>20 is if you did a search of this property, you</p> <p>21 would find a signed thing acknowledging, Look,</p> <p>22 if this needs to be repaired, it's on the</p> <p>23 homeowner.</p> <p>24 MS. MCCORMICK: Well, we do that now for</p> <p>25 like if somebody is installing pavers, they</p>
<p style="text-align: right;">Page 22</p> <p>1 questions.</p> <p>2 MR. CHESNEY: And it's staff's</p> <p>3 recommendation that we remove the tree?</p> <p>4 MR. SYLVANOWICZ: Yeah. If it makes you</p> <p>5 feel any better, the amount of oaks in that</p> <p>6 neighborhood historically are going down, and</p> <p>7 there's quite a lot of crape myrtles in there</p> <p>8 now.</p> <p>9 MR. CHESNEY: Any further discussion?</p> <p>10 All in favor of accepting the tree permit</p> <p>11 signify by saying, "aye."</p> <p>12 (Board members signify in the affirmative.)</p> <p>13 MR. CHESNEY: Passes. Okay. We'll take</p> <p>14 care of it. David will help with the tree.</p> <p>15 (Motion passes.)</p> <p>16 MR. BARRETT: The other issue with the</p> <p>17 apron is that when you watch your home, more</p> <p>18 than likely -- because all of our driveways go</p> <p>19 over commonly-held areas. Like mine goes over a</p> <p>20 county permit, so you end up basically signing</p> <p>21 an easement that puts you responsible for</p> <p>22 anything on the apron, because it's crossing</p> <p>23 someone else's property technically.</p> <p>24 So that's, I think, one of the things that</p> <p>25 led us to say this is not -- we don't want to</p>	<p style="text-align: right;">Page 24</p> <p>1 agree to be responsible for the pavers. But</p> <p>2 with respect to the driveway, I mean, that would</p> <p>3 be a huge undertaking doing that, and the CDD</p> <p>4 has just not taken responsibility for doing</p> <p>5 that.</p> <p>6 So -- and you know, again, it seemed like</p> <p>7 in the instance of your property, when it was</p> <p>8 looked at by the staff, it was more the private</p> <p>9 driveway portion that had the cracks in it, and</p> <p>10 not the area that is in the actual right-of-way.</p> <p>11 MS. SMITH: It's both. The majority of it</p> <p>12 is in the middle of -- above the apron, but</p> <p>13 there is also cracks going --</p> <p>14 MS. MCCORMICK: Well, I think if you did</p> <p>15 want to do -- undertake repairs to the portion</p> <p>16 of the driveway that's within the CDD's</p> <p>17 property, I'm sure that the CDD would entertain</p> <p>18 a request to go ahead and do that, since it is</p> <p>19 on our property.</p> <p>20 And then as Chris was just alluding to, we</p> <p>21 would probably just as part of that process, as</p> <p>22 we've done with other homeowners, require that</p> <p>23 they sign an agreement that they're going to be</p> <p>24 responsible for the future maintenance of it.</p> <p>25 MS. SMITH: So I just need to put in a</p>

<p style="text-align: right;">Page 25</p> <p>1 request for someone to look at the apron to 2 determine --</p> <p>3 MS. MCCORMICK: Yeah. You would probably 4 get a contractor that's going to do the work on 5 the driveway as well as in the apron area, and 6 then we have an application that you fill out, 7 and you provide just a sketch, or the survey of 8 your property that shows the area that's going 9 to be repaired. And then the district would go 10 ahead and consider that for approval.</p> <p>11 So Sonny is typically the one that handles 12 starting that process and providing you with the 13 documents, and you can get that from her, and 14 then it will come to me for review and sign-off, 15 and it actually isn't even something that the 16 board sees, typically.</p> <p>17 MS. SMITH: Okay. Thank you.</p> <p>18 MR. CHESNEY: You good?</p> <p>19 MS. SMITH: I'm good.</p> <p>20 MR. CHESNEY: Good. I'm glad, because I 21 felt like I started off rough.</p> <p>22 MS. SMITH: You did, but now I have a 23 better understanding as to what I need to do, so 24 I need to go talk to Sonny.</p> <p>25 MR. CHESNEY: Any other resident audience</p>	<p style="text-align: right;">Agenda Page #11 Page 27</p> <p>1 easement that the CDD has. Does it encroach on 2 the utility easement?</p> <p>3 MS. JAMES: It does. There's three 4 easements total. We had Hillsborough County 5 look at it. So there's a TECO easement, there's 6 the CDD easement, and then there's a very old 7 GTE. Remember the days when we had land lines? 8 It's crazy.</p> <p>9 MR. CHESNEY: And Hillsborough County 10 approved the encroachment?</p> <p>11 MR. DVORAK: They're asking us to vacate 12 the easement so that they can build this.</p> <p>13 MS. JAMES: Yeah. So Hillsborough County 14 was okay with it.</p> <p>15 MR. CHESNEY: Hillsborough County was okay 16 with vacating their easement?</p> <p>17 MS. JAMES: Well, they don't have an 18 easement. Hillsborough County has no easement. 19 The Westchase CDD has the easement.</p> <p>20 MR. CHESNEY: Or TECO?</p> <p>21 MS. JAMES: TECO, yeah.</p> <p>22 MR. CHESNEY: Is TECO okay with vacating 23 their easement?</p> <p>24 MS. JAMES: Waiting on their approval. I 25 think everyone is saying they want you first;</p>
<p style="text-align: right;">Page 26</p> <p>1 comments at this time?</p> <p>2 MS. JAMES: I don't know if mine is a 3 comment, or it's a request.</p> <p>4 MR. CHESNEY: Well, let's just knock it 5 out.</p> <p>6 MS. JAMES: Okay. Jillian James, 7 9617 Royce Drive. It's the pool easement 8 vacatemen issue.</p> <p>9 MR. CHESNEY: That's actually on here.</p> <p>10 MS. JAMES: Is it later down?</p> <p>11 MR. CHESNEY: Do I have a staff 12 recommendation?</p> <p>13 MR. SYLVANOWICZ: We have to look at it.</p> <p>14 MR. DVORAK: I haven't looked at it in 15 person, but I mean, what they're proposing, from 16 what I saw, Sonny forwarded it to me, was part 17 of a permanent pool structure and a cabana-type 18 structure?</p> <p>19 MS. JAMES: No, it's not. We're leaving 20 the gazebo up, it's all the shade we have back 21 there, so the pool is coming off that, but 22 either way, no matter where we put that pool, 23 it's still going to encroach on the easement.</p> <p>24 MR. DVORAK: So it's a pool, in-ground pool 25 encroaching into a 20-foot wall and landscape</p>	<p style="text-align: right;">Page 28</p> <p>1 everyone is saying they want this person first.</p> <p>2 MR. CHESNEY: So I'll help with this. So 3 historically, we -- I can't think of ever -- 4 we've ever vacated an easement on this board. I 5 would suggest starting with TECO and seeing what 6 they do, but it would be very unusual for us to, 7 especially if it's on a wall.</p> <p>8 Do we have pictures?</p> <p>9 MS. JAMES: It's not on a wall. It's way 10 off the wall. So on Royce Drive -- I live on 11 Royce, it backs up to Linebaugh, so there's a 12 that brick wall. And then we currently have, 13 because there was a huge drainage issue, we have 14 the land excavated, and we have a retaining wall 15 off of it. So when we did the specks, our pool 16 guy made sure it complied with all the 17 Hillsborough County regulations to be off that 18 fence.</p> <p>19 The only thing is that it's right through 20 the middle of our turf, is this land easement, 21 and so I guess it's on that whole street.</p> <p>22 There's been four or five other people on our 23 street that have put pools in that have this 24 easement through it, from what I've heard.</p> <p>25 MR. CHESNEY: We've never approved an</p>

<p style="text-align: right;">Page 29</p> <p>1 easement.</p> <p>2 MR. MAY: I'm thinking they go pretty far</p> <p>3 back, and we actually want to take a look over</p> <p>4 there and see where the easement was, because if</p> <p>5 you look at the property lines for those pools</p> <p>6 that were built I think by the builder when the</p> <p>7 houses were built. They have got those pools</p> <p>8 right on the edge of the line.</p> <p>9 MS. JAMES: Ours would not be. Ours is</p> <p>10 well off the back, because we already have -- so</p> <p>11 the brick wall on Linebaugh, we already have a</p> <p>12 3 feet area where there's land, and then we have</p> <p>13 a retaining wall, and then we have a huge space</p> <p>14 of turf right now. So --</p> <p>15 MR. CHESNEY: Vacating it, I imagine --</p> <p>16 once again, there's no pictures, just a drawing.</p> <p>17 So it's challenging for us to understand.</p> <p>18 MS. JAMES: I have a picture. Will it help</p> <p>19 to look at it? No, not really?</p> <p>20 MR. CHESNEY: Well, I guess I was just</p> <p>21 trying to point out that we're not going to give</p> <p>22 up our ability to get back there, so I'm just</p> <p>23 trying to help you think through like maybe the</p> <p>24 design of your pool maybe could be rearranged.</p> <p>25 MS. JAMES: There's no way. The way the</p>	<p style="text-align: right;">Agenda Page #12 Page 31</p> <p>1 MR. CHESNEY: How about this? I think the</p> <p>2 best thing to do is -- have you seen this</p> <p>3 before?</p> <p>4 MS. MCCORMICK: No, I need to look at the</p> <p>5 plat, because it's hard to see.</p> <p>6 MR. CHESNEY: I think you should maybe have</p> <p>7 a conversation with Erin, and see if there is</p> <p>8 anything possible, but I'm just trying to keep</p> <p>9 your expectations realistic. I mean, we have</p> <p>10 not -- very, very, very, very limited</p> <p>11 encroachment on our easements, and I'm talking</p> <p>12 we've allowed a fence where we have the key</p> <p>13 occasionally.</p> <p>14 MS. MCCORMICK: What I can do, I can take a</p> <p>15 look at the property appraiser's information and</p> <p>16 the plat in the area --</p> <p>17 THE COURT REPORTER: I'm sorry, there's a</p> <p>18 lot of talking. I can't hear.</p> <p>19 MS. MCCORMICK: That's okay. What I was</p> <p>20 going to say is I can look at the plat, I can</p> <p>21 look at the property appraiser's information, I</p> <p>22 can look at the area, and I've got this sketch</p> <p>23 that shows I guess where the construction is,</p> <p>24 but I need to look at that other information.</p> <p>25 And then if you give me your contact</p>
<p style="text-align: right;">Page 30</p> <p>1 easement is is right in the middle, and there</p> <p>2 has been a pool put in probably three or four</p> <p>3 houses down in the past couple years. Whether</p> <p>4 they just didn't have a good pool person that</p> <p>5 actually did research into it -- but there's one</p> <p>6 probably three doors down on our left that has</p> <p>7 brand-new pool construction.</p> <p>8 Like I said, whether they just didn't do</p> <p>9 what they were supposed to do, but my pool guy,</p> <p>10 when he pulled the service, saw the land</p> <p>11 easement, sent it to Hillsborough County. The</p> <p>12 Hillsborough County real estate property</p> <p>13 specialist said, Here's the landscape wall</p> <p>14 20-foot easement -- developmental services of</p> <p>15 the CDD in your neighborhood.</p> <p>16 So there's no way, where this easement is</p> <p>17 in our backyard, there's no way from my -- I'm</p> <p>18 an attorney. From my opinion, there's no way</p> <p>19 anyone could come in that backyard and put</p> <p>20 something right through where our turf is. It's</p> <p>21 way off the wall.</p> <p>22 MR. CHESNEY: We don't maintain the</p> <p>23 easements for future buildings. It's just</p> <p>24 strictly for maintenance.</p> <p>25 MS. JAMES: Yeah. I mean --</p>	<p style="text-align: right;">Page 32</p> <p>1 information, I'll consult with Robert as needed,</p> <p>2 and then I can get with you.</p> <p>3 MS. JAMES: Okay. Do you want me to -- do</p> <p>4 you have -- I have business cards in my car.</p> <p>5 MR. BARRETT: That's the wall itself, and</p> <p>6 this goes right behind it.</p> <p>7 MS. JAMES: The pool is not right up</p> <p>8 against it though. If you look at, so --</p> <p>9 MR. CHESNEY: I think we're good for now.</p> <p>10 MR. BARRETT: The drawing illustrates</p> <p>11 something going right up to the edge of the</p> <p>12 wall. That's the wall itself, and this thing</p> <p>13 goes right up against it.</p> <p>14 MR. CHESNEY: Probably not right up against</p> <p>15 it.</p> <p>16 MS. JAMES: The pool is not right up</p> <p>17 against it, though. Like if you look at -- may</p> <p>18 I approach?</p> <p>19 MR. BARRETT: The drawing illustrates</p> <p>20 something going right up to the edge of the</p> <p>21 wall.</p> <p>22 MS. JAMES: Well, there's two walls, so</p> <p>23 that back is a retaining wall off the wall, if</p> <p>24 that makes sense. So that wall he's showing is</p> <p>25 not the wall on Linebaugh. That's actually our</p>

<p style="text-align: right;">Page 33</p> <p>1 retaining wall that we put in to address likely 2 drainage issues in the backyard, which was 3 approved. Does that make sense? 4 MS. MCCORMICK: If you want to take my 5 card, then you can get in touch with me. 6 MS. JAMES: So is it easier to get the two 7 other easement -- easements figured out first 8 and then bring it back? 9 MR. WIMSATT: If you can get TECO to do 10 something -- 11 MR. CHESNEY: If you can get TECO, we 12 struggle with TECO. 13 MR. WIMSATT: We would love your advice. 14 MS. JAMES: Okay. So Ms. McCormick, do you 15 want -- what do you need from me? 16 MS. MCCORMICK: Just if you'll send me your 17 contact information by e-mail, and I'll take a 18 look at this, and then we can talk. 19 MS. JAMES: All right. 20 MR. WIMSATT: Do we need a motion for the 21 park? 22 MR. CHESNEY: We skipped over it. 23 MR. WIMSATT: I move to install a sign as 24 discussed with the dog on leashes and city 25 ordinances and don't park on the grass, similar</p>	<p style="text-align: right;">Agenda Page #13 Page 35</p> <p>1 MR. WIMSATT: Second. 2 MR. CHESNEY: Seconded. 3 All in favor signify by saying, "aye." 4 (All members signify in the affirmative.) 5 Motion passes four to zero. 6 (Motion passes.) 7 MS. MCCORMICK: Can I just -- so there's 8 three parks total? 9 MR. CHESNEY: Yes. All right. Fantastic. 10 MR. BARRETT: Erin, on your lead, do we 11 need to look at other pools that she says are in 12 the easement, or would you just let that go and 13 not open that can of worms? 14 MR. DVORAK: It seems odd that something 15 was permitted and constructed less than a couple 16 of years ago. 17 MS. MCCORMICK: It might not be an issue. 18 I mean, if they were to have constructed within 19 the CDD's easement area, I would think that 20 would be an issue for them when they go to sell 21 the property. 22 MR. WIMSATT: There's two at the end. 23 MR. CHESNEY: Yeah, but there's still -- 24 MR. WIMSATT: 9711, 9719 -- 25 MR. CHESNEY: But that looks pretty far</p>
<p style="text-align: right;">Page 34</p> <p>1 to the one that's been put in the other park -- 2 should we do both parks -- for both parks that 3 we've discussed in this meeting, the one 4 [indiscernible] and the one they're going to 5 move at, and Doug is nodding his head like he 6 knows what I'm talking about, so I'm sure he 7 does. 8 MR. GILLIS: Second. 9 MR. CHESNEY: All in favor of putting up 10 some dog signs? 11 (All members signify in the affirmative.) 12 MR. CHESNEY: Passes four to zero. 13 (Motion passes.) 14 MR. CHESNEY: I'm sorry about that. Now 15 I'm in the groove now everyone is gone. 16 Any other audience comments? 17 You guys? You just came just for fun? 18 MR. ANDERSON: Just came to watch. 19 MR. BARRETT: Could I make an additional? 20 That there's another park that they will likely 21 move to if we put a sign in that one, and it's 22 the park right across from where Brian Ross used 23 to live, and it's a pretty big park. So I'd 24 like to actually make a motion to then also 25 include that park and put signage as well.</p>	<p style="text-align: right;">Page 36</p> <p>1 back. 2 (Multiple people speaking at once.) 3 MR. CHESNEY: Well, you know, you've 4 watched me on this board. I historically see 5 it, wait to see if something happens. If they 6 got a permit, let it go through. 7 MR. BARRETT: I just didn't know if we had 8 some kind of legal obligation to protect the 9 easement, to act if you're informed. 10 MR. CHESNEY: We heard about it, but we 11 don't know about it for sure. Just because 12 someone walks in and claims that -- 13 MR. BARRETT: Well, I'd rather hear that 14 from the attorney. 15 MR. CHESNEY: Would you not agree? 16 MS. MCCORMICK: At this point, we don't 17 really know the facts, or you know, the 18 circumstances. 19 MR. BARRETT: Sounds cool. I'm good with 20 it now. 21 MR. CHESNEY: All right. Engineer's 22 report. 23 MR. DVORAK: Just a couple updates. Greg, 24 you asked if we talked about looking at the 25 roads in Harbor Links to see where they stood in</p>

<p style="text-align: right;">Page 37</p> <p>1 relation to the past recommendation. We had 2 slid them up to one to three years, and that's 3 going to stand. 4 The way they are right now is we're getting 5 to one point where the aggregate is starting to 6 break off to the areas where it's cracked, and 7 there's going to be water seeping in and getting 8 in the base of the road, so the one to 9 three-year window still stands. 10 MR. CHESNEY: So Andy, I was given this 11 book last week that I've perused. I need to get 12 with you about some of these numbers at some 13 point before next month. 14 MR. MENDENHALL: Sounds good. 15 MR. CHESNEY: Sonny already called me and 16 told me that's what you said to her. 17 MR. DVORAK: Well, did you want to look at 18 another area? She said that you had mentioned 19 getting together with our guy to come and take a 20 look at another area somewhere. 21 MR. CHESNEY: Why don't you let me go 22 through these first. I will say that it does 23 look like a problem. I'm not sure why it's a 24 problem, but it does look like it's a potential 25 problem, but nothing insurmountable.</p>	<p style="text-align: right;">Agenda Page #14 Page 39</p> <p>1 that type of project. And that's all I had. 2 MR. CHESNEY: Thank you. 3 Erin? 4 MS. MCCORMICK: Yeah, so I do have an 5 issue, and Robert may want to chime in on this, 6 too, but it has to do with the cell tower. And 7 so Vertex had contacted me last week about the 8 status of what is going on and what they are 9 encountering with respect to Florida Gas 10 Transmission, because they received a bill from 11 Florida Gas for about \$311,000 for repairs that 12 Florida Gas is saying that it had to undertake 13 as a result of its pipeline and the initiation 14 of construction that was done by Vertex. 15 So Alan told me he's now hired a 16 construction lawyer who is planning to file for 17 injunctive relief in court this week. And so 18 Matt and Robert and I had a discussion about 19 this, and I sent a request for some documents to 20 Alan related to what was going on. 21 Specifically, you know, getting copies of any 22 stop order that has been received for this. 23 There was a whole list of items, but the 24 construction permits for the project, any claim 25 that has been made by Florida Gas, et cetera.</p>
<p style="text-align: right;">Page 38</p> <p>1 MR. DVORAK: Right. And then the only 2 other thing I had was at the workshop we're 3 going to put together an exhibit that shows some 4 of the trail locations, which I was going to 5 tell you that we were going to have for the next 6 workshop. So we're working on it. 7 MR. CHESNEY: I don't know about you guys, 8 but I think -- I just briefly mentioned that 9 with a couple people, and they're very excited. 10 MR. WIMSATT: The running community alone 11 would lose their mind. 12 MR. CHESNEY: Yeah, we're going to be a 13 hero if that works. 14 MR. BARRETT: I don't know if you're just 15 thinking north of Linebaugh, but if there's a 16 way to kind of do some kind of connectivity, it 17 doesn't have to be all at once, but down through 18 south [indiscernible.] I know the golf course 19 is kind of in the way. 20 MR. DVORAK: Yeah, I did. There's a lot 21 you can do. Practically go from one end of the 22 community to the other kind of thing. 23 MR. CHESNEY: So no pressure. 24 MR. DVORAK: It's a thing, you guys with 25 your long-term planning approach, this would be</p>	<p style="text-align: right;">Page 40</p> <p>1 And I got a text from Alan as I was driving out 2 here today, because I had asked him if there was 3 any way he could be at the meeting tonight, 4 because I thought there might be questions that 5 it would be helpful for him to be here to 6 address from the board, and he had a conflict. 7 He was giving a presentation somewhere else 8 tonight, but he did say that he would make 9 himself available for a Teams call with whoever, 10 or we could set up another time for him to talk 11 to the board if the board wanted that as well. 12 But my understanding just from Alan, and I 13 don't think we've had any follow-up discussions 14 with anybody from Florida Gas at this point, is 15 that he had a different attorney that was 16 working on an agreement with Florida Gas that 17 was going to let them go forward with the 18 construction, and they had that pretty much 19 negotiated, but then they got this bill from 20 Florida Gas for \$311,000. 21 So I did ask Andy to just let our insurance 22 carrier know what was going on. I mean, 23 according to Alan, at this point they haven't 24 received any formal claim by Florida Gas about 25 this matter. You know, as you know, we also had</p>

Page 41	Agenda Page #15 Page 43
<p>1 approved the fourth amendment for the</p> <p>2 construction of this cell tower a couple</p> <p>3 meetings ago, and that was to allow them to</p> <p>4 proceed with the construction.</p> <p>5 I think the end date was June of this year,</p> <p>6 so that hasn't been signed by Vertex yet just</p> <p>7 because he and I have not gotten together. It</p> <p>8 had been signed by Matt, but I told Alan</p> <p>9 yesterday, you know, I wanted to share all this</p> <p>10 information with the board before I delivered</p> <p>11 the amendment to him.</p> <p>12 MR. CHESNEY: Is Vertex asking us for</p> <p>13 anything at this time?</p> <p>14 MS. MCCORMICK: Just that they want a copy</p> <p>15 of the amendment that extends their time to</p> <p>16 complete the construction, because their</p> <p>17 attorney wants to use that argument of</p> <p>18 irreparable harm if they're not allowed to go</p> <p>19 forward with the construction.</p> <p>20 MR. CHESNEY: All right. Any questions for</p> <p>21 Erin? Okay. Keep going.</p> <p>22 MS. MCCORMICK: So keep going, okay. I am</p> <p>23 planning on meeting with Alan to provide that</p> <p>24 amendment. And unless there's anything</p> <p>25 different that the board wants to do at this</p>	<p>1 thing. In other words, if they made the request</p> <p>2 and those utilities were all marked out there, I</p> <p>3 guess there's a chance that you weren't able to</p> <p>4 see where the markings were or something like</p> <p>5 that. I don't know, but it seems like a weird</p> <p>6 technicality.</p> <p>7 MS. MCCORMICK: Yeah. I mean, there was an</p> <p>8 issue about whether or not Florida Gas is saying</p> <p>9 they actually did any excavation and if they</p> <p>10 were supposed to, because according to Alan what</p> <p>11 they did is they removed some top dirt and then</p> <p>12 they put down gravel, and Florida Gas is taking</p> <p>13 the position that that constituted excavation.</p> <p>14 MR. CHESNEY: Once again, it's really not</p> <p>15 our problem.</p> <p>16 MR. WIMSATT: At the moment.</p> <p>17 MS. MCCORMICK: So that's pretty much the</p> <p>18 update that I have at this point and wanted to</p> <p>19 let the board know that.</p> <p>20 MR. CHESNEY: So they haven't asked like,</p> <p>21 they're still paying our lease payments?</p> <p>22 MS. MCCORMICK: They're still paying our</p> <p>23 lease payments. And the one thing that Alan did</p> <p>24 say is that if for some reason the district --</p> <p>25 because they're putting a lot of money into</p>
Page 42	Page 44
<p>1 point, we told him that it had been approved by</p> <p>2 the board.</p> <p>3 MR. CHESNEY: It's their problem. I mean,</p> <p>4 not their -- it is their problem. I mean,</p> <p>5 they're the responsible party. I mean, we're</p> <p>6 just the --</p> <p>7 MS. MCCORMICK: Yeah. Well -- and their</p> <p>8 contractor was actually the one that was on the</p> <p>9 site that was responsible for contacting the</p> <p>10 utility.</p> <p>11 Robert, they did tell me that the</p> <p>12 contractor had contacted 811 prior to -- you</p> <p>13 know, prior to the construction starting, but</p> <p>14 you're supposed to do that within 30 days, and</p> <p>15 maybe they were like 35 days before; so there</p> <p>16 was a little bit of an issue there with the</p> <p>17 utility.</p> <p>18 MR. DVORAK: That seems like an odd excuse.</p> <p>19 I mean, really, you're supposed to do it 24 to</p> <p>20 48 hours or something like that.</p> <p>21 MS. MCCORMICK: Forty-eight hours prior?</p> <p>22 MR. DVORAK: Forty-eight hours before,</p> <p>23 technically. But my point is that nothing -- I</p> <p>24 mean, you go out two weeks in advance, what's</p> <p>25 going to change in that window of time kind of</p>	<p>1 this, or they're putting some money into it</p> <p>2 right now in legal fees, so it's based on the</p> <p>3 idea that they are going to be proceeding with</p> <p>4 the project.</p> <p>5 MR. CHESNEY: Business can be tough. You</p> <p>6 have anything else?</p> <p>7 MS. MCCORMICK: That's it.</p> <p>8 MR. CHESNEY: Perfect. Manager's report.</p> <p>9 MR. MENDENHALL: I don't have too much</p> <p>10 today, except for, as you all might remember, we</p> <p>11 always present the budget in April of every</p> <p>12 year. So this is more or less the first look at</p> <p>13 it. As Greg alluded to, he had some items that</p> <p>14 are related to the budget. Obviously, road</p> <p>15 stuff, and then there's some individual village</p> <p>16 stuff that I'll probably also [indiscernible] as</p> <p>17 long as the board is okay with that.</p> <p>18 And then the idea would be that we don't --</p> <p>19 the copy that we sent over off to the county,</p> <p>20 the high-water mark, that happens on June 4th.</p> <p>21 So we actually have a couple months to kind of</p> <p>22 get some answers to questions and see if we have</p> <p>23 items we have to look more into, and then</p> <p>24 ultimately, you'll have your public hearing and</p> <p>25 the adoption of the budget on August 6th. So</p>

<p style="text-align: right;">Page 45</p> <p>1 we've got some time, basically, is what it comes 2 down to.</p> <p>3 But no real big -- I don't think any big 4 surprises for the budget this year except for 5 just kind of fine-tuning some of our long-range 6 stuff, which is related to the roads, of course. 7 And then, in addition, if you guys have any 8 project-based stuff for either this year, or I 9 say this year -- this budget season, 2025, or if 10 you have anything for the long term.</p> <p>11 Obviously, I know you guys talk about those 12 sort of things in your workshops, but you know, 13 if we can generate any sort of a list of 14 anything we need to make sure we account for, 15 now is the time to really start thinking about 16 that, and definitely get those sort of things in 17 by that June budget that we get sent off to the 18 county.</p> <p>19 So that was really my main item. Of 20 course, as I always say, if you have questions 21 on the budget right now, even though it's early, 22 I'm happy to go into any details and depth that 23 you might want to, but again, you'll have 24 basically four months to kind of talk about 25 this. That was the budget.</p>	<p style="text-align: right;">Agenda Page #16 Page 47</p> <p>1 assessments has impacted this year's budget, 2 like are we on a --</p> <p>3 MR. BARRETT: The assessment table is at 4 the very end of the budget.</p> <p>5 MR. CHESNEY: Yeah, but what I'm looking at 6 is its impact on this year's current expenses. 7 Like do you know what our projected surplus is, 8 or is it still --</p> <p>9 MR. MENDENHALL: It's probably still a 10 little bit too early to accurately say that. We 11 can certainly get an idea. So for example, we 12 can look at what your standard, typical monthly 13 charges are, and we can get some ideas. When it 14 gets a little bit hazier, would be project-based 15 stuff.</p> <p>16 So if you do some project stuff later in 17 the year, a little bit harder to project that 18 unless we can say we know the end cost. Look at 19 West Park Village as one idea. We're getting 20 started on that now. Those expenses are going 21 to come in, so a little bit of a mystery, but I 22 will say each month we're getting a month's 23 worth of actuals.</p> <p>24 So by the time, even June, we're going to 25 have two additional months of actuals, so we'll</p>
<p style="text-align: right;">Page 46</p> <p>1 The only other thing, West Park Village, we 2 had a good meeting onsite not too long ago. The 3 contractor is putting together basically a 4 weekly report. Right now, not much to it 5 because they're waiting on some permitting stuff 6 and that sort of thing, but I don't know if the 7 board is interested.</p> <p>8 I can forward that on to you as we receive 9 it each week, because it will start having 10 annual updates. I don't know how many of you 11 might get grabbed by your neighbors that know 12 you're on the board that might say, Hey, what's 13 going on at West Park Village, or when's it 14 going to be done? That sort of thing. But 15 these types of updates might help us with stuff 16 like that, and also keep you in the loop in 17 general.</p> <p>18 MR. WIMSATT: I'd like that.</p> <p>19 MR. MENDENHALL: I was going to say, I see 20 nodding heads, so if you don't want to look at 21 it, you can just ignore it, but I'm happy to 22 forward it out to you-all, and it should be 23 useful.</p> <p>24 MR. CHESNEY: Andy, do you have an easy way 25 to see how the impact and the increase of our</p>	<p style="text-align: right;">Page 48</p> <p>1 track a little bit better. We do have an 2 attorney record the case to get some idea if 3 we're on track. And I always look at it and 4 just do the percentage basis, right? We're this 5 many months in, it should equal this percent of 6 the various line items if we just do the simple 7 divide by 12, so we can get a rough look.</p> <p>8 You guys are usually ahead of the budget. 9 Your staff does really good at keeping costs 10 down.</p> <p>11 MR. CHESNEY: Last year was pretty close, 12 but then we had a 12 percent bump-up.</p> <p>13 MR. MENDENHALL: Logically, that should 14 provide some buffer for you, and I haven't heard 15 anything that was unusual this year, unexpected 16 cost or anything, so.</p> <p>17 MR. CHESNEY: Okay. And then I noticed our 18 collections are at 94 percent. When is the tax 19 sale?</p> <p>20 MR. MENDENHALL: So the tax sale usually 21 happens in June, I believe. So they would hold 22 it on the court steps, somebody buys it as an 23 investment, and then you wind up getting your 24 remittments a while after that. At this point, 25 it could just be some late payers.</p>

<p style="text-align: right;">Page 49</p> <p>1 MR. CHESNEY: It seems higher this year 2 than in most recent years. 3 MR. MENDENHALL: And that's why I say that 4 that's surprising me to see that it's not at 5 98 percent. So to me, that probably signifies 6 some late payers, and by the time we get our 7 next financials, it may be more than we 8 typically see, which is pretty close to 9 100 percent. 10 I could be wrong, but I mean, at least when 11 I look at other districts, if I were to see, you 12 know, in the low to mid-90s in a number of 13 districts, I would say there's some trend going 14 on here, things are different, but I'm not 15 seeing that. 16 MR. CHESNEY: [Inaudible.] 17 MR. MENDENHALL: Well, I just think you 18 have -- if you think about it, especially when I 19 compare you to other districts, the amount of 20 income you have is much larger; so the ability 21 for those to be paying late, it happens. And 22 it's a higher ratio that it could happen with. 23 MR. BARRETT: Where did we leave off with 24 the sidewalks at the workshop? Did we decide 25 just to try not to even budget it, or we were</p>	<p style="text-align: right;">Agenda Page #17 Page 51</p> <p>1 make sure there's a placeholder, because let's 2 say we do look at this intermixing of 3 neighborhoods and it's a budget item that's far 4 more than we think? 5 We need something to compare it against and 6 not just say that's a great idea when there's 7 two or three other things that might be great 8 ideas, too, and try to put this in the budget. 9 MR. CHESNEY: The sidewalks, if I 10 understand it, we would set up an account for 11 the neighborhoods that we don't already have 12 sidewalk accounts, so basically the county ones 13 can do it. That's what you were suggesting? 14 MR. GILLIS: Yeah. 15 MR. CHESNEY: So we could always set up the 16 accounts and not fund them, too. 17 MR. WIMSATT: Yep. 18 MR. GILLIS: Because right now we don't 19 have those kinds of accounts in those 20 neighborhoods. 21 MR. CHESNEY: And the ones we do, after 22 looking at his report, they're all in deficit, 23 which is why I have this binder. 24 All right. Doug -- excuse me, David. 25 Silly.</p>
<p style="text-align: right;">Page 50</p> <p>1 going to do a placeholder? 2 MR. GILLIS: I thought we talked about 3 looking at it more holistically. 4 MR. DVORAK: There was a few things. One 5 was do we want to do sidewalks, or the county 6 initiating their -- 7 MR. WIMSATT: -- pushing theirs off until 8 2025 -- 9 MR. DVORAK: They're pushing theirs off, so 10 should we wait? 11 MR. BARRETT: -- do we still want to 12 [indiscernible], so that we can do it at the end 13 of 2025 if the county does it early in 2025? 14 MR. CHESNEY: I would not suggest -- well, 15 I guess it wouldn't matter, because there are 16 neighborhoods that are impacted anyways. I 17 don't have an opinion on it. We don't have to 18 decide that now. 19 MR. BARRETT: I know. I just don't want it 20 to get lost, and there may be something that 21 comes out of Robert's trail system that we also 22 want to think about throwing in. 23 MR. GILLIS: That's what I was going to get 24 at. We talked about it at workshop. I think we 25 just throw it on the agenda in the workshop and</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. SYLVANOWICZ: Nineteen years. 2 MR. CHESNEY: Yes. 3 MR. SYLVANOWICZ: I just want to thank the 4 board, and I also want to thank Doug, and take 5 this moment just to say that he really has been 6 showing me the ropes and showing me the 7 community. I really don't believe the 8 transition, for as smooth as it has gone, would 9 happen if he didn't take such ownership in the 10 community that he's been managing for 19 years, 11 so thank you, Doug. 12 I'm going to start with West Park Village, 13 the improvement project. We have removed 14 benches and trash cans. We have removed -- we 15 had a contractor remove the brick wall to save 16 the bricks, since it's used throughout the 17 community. 18 We thought Monday of last week was going to 19 be when they put up the fence to surround. I 20 think they're delayed, and they're waiting for 21 permits as was commented. So we are trying to 22 save as much as we can from that. For example, 23 today a pool filter, or for the fountain to be 24 used at another fountain. And Doug managed, and 25 we moved the four medjool palms into the next</p>

<p style="text-align: right;">Page 53</p> <p>1 area.</p> <p>2 MR. BARRETT: They look really great, by</p> <p>3 the way.</p> <p>4 MR. SYLVANOWICZ: They look great.</p> <p>5 Unfortunately, they're going to have the</p> <p>6 ponytail look for a while just to keep them</p> <p>7 safe, but they're green, and they're getting</p> <p>8 watered, and they're going to look great.</p> <p>9 Staying on that topic, you have something</p> <p>10 in there in reference to cornhole, a concrete</p> <p>11 cornhole thing that Sonny put in.</p> <p>12 MR. BARRETT: Where would those go?</p> <p>13 MR. SYLVANOWICZ: Near the ping-pong</p> <p>14 tables.</p> <p>15 MR. BARRETT: And the bean bags would be</p> <p>16 concrete as well?</p> <p>17 MR. SYLVANOWICZ: That was one of our</p> <p>18 comments, was that people would have to provide</p> <p>19 their own.</p> <p>20 MR. CHESNEY: I'll fund the original ones</p> <p>21 before they get stolen.</p> <p>22 MR. BARRETT: No, I like the idea. Do</p> <p>23 people use the ping-pong tables?</p> <p>24 MR. MAYS: There was a group of people</p> <p>25 there today.</p>	<p style="text-align: right;">Agenda Page #18 Page 55</p> <p>1 the trash cans. Okay.</p> <p>2 MR. SYLVANOWICZ: I've kind of jumped</p> <p>3 around. I'll get the right rhythm here.</p> <p>4 MR. CHESNEY: So you're suggesting we do</p> <p>5 them now as opposed to --</p> <p>6 MR. SYLVANOWICZ: I think during the</p> <p>7 improvement, yeah.</p> <p>8 MR. MAYS: With the park, with the garbage</p> <p>9 cans.</p> <p>10 MR. CHESNEY: I guess I'm looking for a</p> <p>11 timing. That's what I'm trying to --</p> <p>12 MR. BARRETT: When do you want them</p> <p>13 approved? Today, or --</p> <p>14 MR. SYLVANOWICZ: No, not necessarily.</p> <p>15 MR. CHESNEY: I'll make the motion to do</p> <p>16 it.</p> <p>17 MR. WIMSATT: I'll second it.</p> <p>18 MR. CHESNEY: He seconds it.</p> <p>19 MR. GILLIS: Which one is this before I</p> <p>20 actually look at the budget?</p> <p>21 MR. CHESNEY: Any discussion about them?</p> <p>22 Because we have a motion on the floor. I'm</p> <p>23 looking at you because you were asking the</p> <p>24 questions.</p> <p>25 MR. BARRETT: No, I'm just waiting for the</p>
<p style="text-align: right;">Page 54</p> <p>1 MR. CHESNEY: I don't think we actually</p> <p>2 needed two, but there's people that use them</p> <p>3 consistently.</p> <p>4 MR. BARRETT: I like the cornhole idea.</p> <p>5 MR. CHESNEY: Yeah, it's fantastic.</p> <p>6 MR. MAYS: I think they work on the other</p> <p>7 side of the medjools, kind of around in that</p> <p>8 area. The palms we just put in.</p> <p>9 MR. CHESNEY: I think they'll be a bigger</p> <p>10 hit. It's easier to play cornhole than ping-</p> <p>11 pong.</p> <p>12 MR. MAYS: Everybody carries around eight</p> <p>13 bags in their pockets, right?</p> <p>14 MR. CHESNEY: I mean, Irish 31 should get</p> <p>15 some bags.</p> <p>16 MR. SYLVANOWICZ: Bring your ID, you get a</p> <p>17 whole bag.</p> <p>18 MR. BARRETT: Ten dollars, it would be</p> <p>19 yours.</p> <p>20 MR. CHESNEY: So is that a request, or is</p> <p>21 that part of the park?</p> <p>22 MR. SYLVANOWICZ: It might be in your</p> <p>23 Dropbox, is their -- there's a proposal in</p> <p>24 there.</p> <p>25 MR. CHESNEY: I thought we were still on</p>	<p style="text-align: right;">Page 56</p> <p>1 vote.</p> <p>2 MR. CHESNEY: All in favor by saying,</p> <p>3 "aye."</p> <p>4 (All members signify in the affirmative.)</p> <p>5 MR. CHESNEY: All right. Passes four to</p> <p>6 zero.</p> <p>7 (Motion passes.)</p> <p>8 MR. MAYS: I don't know if Sonny's got the</p> <p>9 garbage cans on there. Does she have them on</p> <p>10 there, too?</p> <p>11 MR. SYLVANOWICZ: Yeah. So that's the next</p> <p>12 one, is that we're required to replace some</p> <p>13 trash cans.</p> <p>14 MR. MAYS: And the garbage cans she's</p> <p>15 talking about are the ones throughout the</p> <p>16 community, because there's quite a few of them</p> <p>17 that have rusted up pretty bad and need to be</p> <p>18 replaced. We've got 50-something cans out</p> <p>19 there, and she's only asking for 12, because I</p> <p>20 think that's how many we need to replace, about</p> <p>21 a dozen of them.</p> <p>22 MR. BARRETT: I'll make the motion to</p> <p>23 replace those.</p> <p>24 MR. WIMSATT: I'll second it.</p> <p>25 MR. CHESNEY: Okay. All in favor signify</p>

<p style="text-align: right;">Page 57</p> <p>1 by saying, "Aye." 2 (All members signify in the affirmative.) 3 MR. CHESNEY: Okay. Perfect. 4 MR. SYLVANOWICZ: Let's discuss. So that 5 came up as a resident -- or group of residents 6 got together, and I have a letter that was 7 forwarded to our office. It was in reference to 8 mainly the yellow ones, which have showable 9 stains, and you know, it's visible. You don't 10 see them on the blue ones. We kind of went and 11 looked at all of them and really it's just the 12 yellow ones. 13 We put up two bids. One is the original 14 installer, or the original canopy creator, but 15 the contractor in 2016 when they installed them 16 got them from this Apollo Canopy Sunshades. So 17 we started there, and they're the \$75,000 one. 18 The next one was from someone that was more 19 local, had done some work in the district in the 20 past. And I think in that proposal, there was 21 less that was provided. I think the hardware 22 was reused, and we can save on labor if we 23 wanted to install it ourselves. 24 We've entertained many things with it, many 25 discussions driving around the truck. Can they</p>	<p style="text-align: right;">Agenda Page #19 Page 59</p> <p>1 being replaced? 2 MR. SYLVANOWICZ: No, all of them. The 3 proposal was for all six. 4 MR. CHESNEY: Are you suggesting the color 5 should stay the same? 6 MR. SYLVANOWICZ: No, from both opinions it 7 was to go with a dark -- like a dark blue or a 8 green. We entertained just replacing the yellow 9 ones to get that bid to see what that would look 10 like, but you'd never be able to match it to the 11 blue that's been up there for whatever. It 12 would be a different blue, so maybe you go with 13 a different color, but a dark color. 14 MR. CHESNEY: Okay. And the total -- you 15 were looking for was \$74,913. 16 MR. SYLVANOWICZ: That's for Apollo 17 Sunshades. That's replacing all of them, 18 installing them, updating them. That's all new 19 hardware. 20 MR. CHESNEY: The other one is more 21 expensive and includes -- 22 MR. SYLVANOWICZ: -- reusing the hardware, 23 yeah. 24 MR. CHESNEY: Okay. Is this something we 25 want to do currently? Reggie --</p>
<p style="text-align: right;">Page 58</p> <p>1 be washed; can they be cleaned; are they 2 serviceable? Doug and car washers did at one 3 point try to clean them, but without really 4 getting up there and over them, and they're 5 quite high, and that's a man lifter, and yeah. 6 It poses a lot of problems. 7 Also there are a couple holes maybe the 8 size of a hockey puck, if not smaller. One in 9 the yellow one, one in a blue one from a 10 previous storm, a stick. It's probably fine. 11 It's not like it's going to continue to rip and 12 whatnot. They've been that way for a long time, 13 I hear. So let's see what else my notes might 14 have. Yeah, they're still serving their 15 purpose. It's just the yellow ones don't. 16 MR. BARRETT: Do they look bad? 17 MR. SYLVANOWICZ: The yellow ones you can 18 see the stain. The blue ones don't show any of 19 the stains. Whether or not it's because they're 20 just not showing it and that's what they all 21 look like, or the yellow ones have faded and 22 stained because of the color, because it went 23 with the dragon serpentine thing that's in 24 there. 25 MR. BARRETT: So only the yellow ones are</p>	<p style="text-align: right;">Page 60</p> <p>1 MR. GILLIS: This is Glendiff, right? 2 If they're in bad shape, they're in bad 3 shape. I mean, the question is this is really 4 -- we talked about an unfunding requirement that 5 isn't budgeted for, but if the budget seems to 6 be able to withstand it, I don't see a reason 7 not to. 8 MR. WIMSATT: Yeah, they don't look great. 9 They look pretty bad. They do not look good. I 10 don't think they're something you want to take a 11 picture of as a showcase of the neighborhood. 12 MR. GILLIS: How long did they last this 13 time? 14 MR. SYLVANOWICZ: We went back in the 15 pictures, and it was 2016 when that was put up. 16 MR. MAYS: Eight years. 17 MR. CHESNEY: Historically when we've done 18 it, we usually go through and do a whole 19 refresh. Doug usually patches things up in 20 between. So this is a little bit unusual to 21 replace something, but we've never had these 22 before. 23 MR. SYLVANOWICZ: I think it's a little 24 tough with the height and the size of them, 25 because I know he said during storms, he's taken</p>

<p style="text-align: right;">Page 61</p> <p>1 down the ones at Baybridge, and even at --</p> <p>2 MR. CHESNEY: Well, we don't have to decide</p> <p>3 anything now. It's just something.</p> <p>4 MR. MAYS: They're getting close.</p> <p>5 MS. MCCORMICK: Do we know what the</p> <p>6 warrant -- are there warranties that go with</p> <p>7 these, or do we know --</p> <p>8 MR. MAYS: I don't think there -- if there</p> <p>9 was, it was a short-term warranty, I would</p> <p>10 imagine, but after eight years, weather --</p> <p>11 MS. MCCORMICK: I'm just thinking about for</p> <p>12 the new company that's installing them, that we</p> <p>13 would want to make sure that we get warranties.</p> <p>14 MR. SYLVANOWICZ: We can certainly check on</p> <p>15 it.</p> <p>16 MS. MCCORMICK: Do we have an agreement</p> <p>17 with them in our standard format?</p> <p>18 MR. BARRETT: So how many residents have</p> <p>19 requested the replacement?</p> <p>20 MR. SYLVANOWICZ: This was a letter that</p> <p>21 was generated by the Glenclyff community,</p> <p>22 correct me if I'm wrong. It was an e-mail that</p> <p>23 came in like my first week or two.</p> <p>24 MR. BARRETT: So it's a bunch of</p> <p>25 Glenclyffers.</p>	<p style="text-align: right;">Agenda Page #20 Page 63</p> <p>1 their stuff?</p> <p>2 MR. CHESNEY: Make a motion.</p> <p>3 MR. BARRETT: This is killing me. I can't</p> <p>4 believe I'm making a motion to spend this much</p> <p>5 money, but yeah. I also don't want to be</p> <p>6 responsible for someone saying, Well, we took --</p> <p>7 I'll make the motion to replace them.</p> <p>8 MR. GILLIS: I'll second.</p> <p>9 MR. CHESNEY: I have one question. I was</p> <p>10 going to ask you the question, no offense.</p> <p>11 Should we be doing this now?</p> <p>12 MR. MAYS: What I was going to say is I</p> <p>13 have one more vendor we can look at, so tell us</p> <p>14 not to exceed the lowest bid there, and we'll</p> <p>15 see if we can get somebody a little cheaper.</p> <p>16 MR. BARRETT: That makes me feel better.</p> <p>17 You can lie to me afterward.</p> <p>18 MR. MAYS: It's pretty much the same</p> <p>19 material, whichever company we use. They all</p> <p>20 use the same canopy-type material. It's heavy-</p> <p>21 duty stuff.</p> <p>22 MR. BARRETT: So I do remember -- let's</p> <p>23 just go with the dark color, because I have a</p> <p>24 good memory, and I remember mentioning, "I think</p> <p>25 that's a bad idea to go with yellow. You're</p>
<p style="text-align: right;">Page 62</p> <p>1 MR. SYLVANOWICZ: Yeah, and there was a</p> <p>2 bunch of stuff on it, and we took care of most,</p> <p>3 if not all, of the line items. That was the one</p> <p>4 that we were getting bids on to see. Plus, it's</p> <p>5 noticeable; and plus, we commented on it. Plus,</p> <p>6 me being new to the community commented on it.</p> <p>7 I was like, "Can we power wash that?"</p> <p>8 And he's like, "Nice try."</p> <p>9 MR. BARRETT: So you agree it looks bad?</p> <p>10 MR. SYLVANOWICZ: It's noticeable and when</p> <p>11 you go through the rest of the community and</p> <p>12 how --</p> <p>13 MR. BARRETT: -- nice it is.</p> <p>14 MR. SYLVANOWICZ: -- pristine it is.</p> <p>15 MR. BARRETT: I just think this is</p> <p>16 something -- the one thing I never want to be is</p> <p>17 I don't want to be that neighborhood that starts</p> <p>18 nickel-and-diming things and we look like the</p> <p>19 second-rate neighborhood while some other</p> <p>20 neighborhood looks like they take care of their</p> <p>21 stuff better.</p> <p>22 And I don't want to spend this money at</p> <p>23 all, but at the same time, I don't want someone</p> <p>24 to drive by that park and say, What's wrong</p> <p>25 with Westchase? Why don't they take care of</p>	<p style="text-align: right;">Page 64</p> <p>1 going to regret it down the road." And now</p> <p>2 we're at the tomb of 74,000. So let's please</p> <p>3 make sure we get it right.</p> <p>4 MR. CHESNEY: Since we're on the record,</p> <p>5 I'll have you know it's because Mark Ragusa</p> <p>6 wanted it to look different on that side of</p> <p>7 Westchase.</p> <p>8 MR. BARRETT: Let's send the bill to Mark.</p> <p>9 Anyway, so I'll make the motion to replace</p> <p>10 them.</p> <p>11 MR. CHESNEY: All right. Any further</p> <p>12 discussion?</p> <p>13 All in favor of the motion, signify by</p> <p>14 saying "Aye."</p> <p>15 (All members signify in the affirmative.)</p> <p>16 (Motion passes.)</p> <p>17 MR. BARRETT: Should we amend it to do the</p> <p>18 maximum amount?</p> <p>19 MR. SYLVANOWICZ: We'll get a third bid and</p> <p>20 see where we're at.</p> <p>21 MR. BARRETT: That was the intent of my</p> <p>22 motion.</p> <p>23 MR. CHESNEY: Thank you, guys. Anything</p> <p>24 else, David?</p> <p>25 MR. BARRETT: There's a few tree requests</p>

<p style="text-align: right;">Page 65</p> <p>1 on there.</p> <p>2 MR. SYLVANOWICZ: Well, there's one we</p> <p>3 dealt with, 9863 --</p> <p>4 MR. BARRETT: If there's no permit, I don't</p> <p>5 want to deal with it.</p> <p>6 MR. SYLVANOWICZ: I have the permit. It's</p> <p>7 the tree that's right next to the woman, Sally,</p> <p>8 9859, that was here. So if you want to look at</p> <p>9 it.</p> <p>10 MR. WIMSATT: Remove both of those trees</p> <p>11 then.</p> <p>12 MR. BARRETT: This is the -- this is 9863</p> <p>13 tree that you're asking us to look at now?</p> <p>14 MR. SYLVANOWICZ: Is what?</p> <p>15 MR. MAYS: Yes.</p> <p>16 MR. SYLVANOWICZ: You're looking at 9863.</p> <p>17 MR. BARRETT: I just don't see in that</p> <p>18 picture the driveway uplifted. Like I see it</p> <p>19 cracking, like the high part in the middle, how</p> <p>20 it's -- so I don't see how the tree in the</p> <p>21 middle is actually causing that.</p> <p>22 Am I misunderstanding something? Do you</p> <p>23 want to take a look at this picture?</p> <p>24 MR. MAYS: You're right.</p> <p>25 MR. SYLVANOWICZ: You're asking my opinion</p>	<p style="text-align: right;">Agenda Page #21 Page 67</p> <p>1 movement on this. Don't we have to tell them</p> <p>2 though?</p> <p>3 MS. MCCORMICK: I mean, you can just say it</p> <p>4 wasn't approved by the board at tonight's</p> <p>5 meeting, but you don't have to take a formal</p> <p>6 motion.</p> <p>7 MR. MAYS: There's a spot on the</p> <p>8 application where you put "request not approved"</p> <p>9 and we turn it into the HOA, and they send them</p> <p>10 a letter. Even though Matt Rice, he put his</p> <p>11 signature on there to approve it, because that</p> <p>12 category says "CDD and/or subcommittee</p> <p>13 chairman."</p> <p>14 "And/or," so there's two spots for</p> <p>15 signatures. His signature can go on there and</p> <p>16 approve it or disapprove it, either way. And</p> <p>17 then we have to sign or put "disapprove it" next</p> <p>18 to it, so I don't know which one oversees who.</p> <p>19 MR. WIMSATT: We'll deny it.</p> <p>20 MS. MCCORMICK: It should be approved -- I</p> <p>21 mean, the form should be clear that it needs the</p> <p>22 CDD.</p> <p>23 MR. SYLVANOWICZ: Well, it's two</p> <p>24 signatures.</p> <p>25 MR. MAYS: Look at the way it's worded.</p>
<p style="text-align: right;">Page 66</p> <p>1 on driveways? It looks like everybody else's</p> <p>2 driveway. That one.</p> <p>3 MR. DVORAK: They all have the same</p> <p>4 longitudinal cracks.</p> <p>5 MR. BARRETT: You can see the uplift in the</p> <p>6 other driveway with the tree, but here I'm just</p> <p>7 saying, look, this is a driveway that's</p> <p>8 settling. I don't think it's related to the</p> <p>9 tree, so I'm not willing to make a motion for</p> <p>10 this one, because I don't think the tree is</p> <p>11 doing this. Because it goes all the way up to</p> <p>12 the garage door.</p> <p>13 That's just -- I think that -- well, the</p> <p>14 problem with these driveways is they did not --</p> <p>15 I have a crack -- what do they call them in</p> <p>16 engineering where they put the kind of prefault</p> <p>17 crack down the middle of these things to keep</p> <p>18 them from doing this?</p> <p>19 MR. MAYS: Expansion joint.</p> <p>20 MR. BARRETT: And this is why this is</p> <p>21 happening.</p> <p>22 MR. DVORAK: It's called a relief joint,</p> <p>23 and it's mainly so it does that in a control</p> <p>24 right in that area.</p> <p>25 MR. CHESNEY: Okay. So I don't hear any</p>	<p style="text-align: right;">Page 68</p> <p>1 MR. WIMSATT: It's bad. That form needs to</p> <p>2 change.</p> <p>3 MR. CHESNEY: Is there anything else on</p> <p>4 your report? I see one other document, but I</p> <p>5 can't get it to come up.</p> <p>6 MR. BARRETT: David, can you ask the WCA to</p> <p>7 change the form so we don't run into this issue</p> <p>8 again?</p> <p>9 MR. SYLVANOWICZ: Okay.</p> <p>10 MR. WIMSATT: Subassociation for</p> <p>11 architectural --</p> <p>12 MR. MAYS: It should be with us, the CDD.</p> <p>13 MR. WIMSATT: I think it's supposed to be</p> <p>14 with the architectural committee only if that's</p> <p>15 required as well. It's an "and," not an "or."</p> <p>16 MS. MCCORMICK: I can mark this up for</p> <p>17 David and Doug and send it to you with the</p> <p>18 request for the change.</p> <p>19 MR. SYLVANOWICZ: Okay. Last thing I have</p> <p>20 is that we're just in the beginning stages. We</p> <p>21 met with John Maurice Signs; myself, Sonny,</p> <p>22 and John. And this was in reference to the four</p> <p>23 monument signs at Countryway and Linebaugh,</p> <p>24 switching over to 2-centimeter thick, black</p> <p>25 marble with titanium gold-raised letters,</p>

<p style="text-align: right;">Page 69</p> <p>1 keeping the font very similar, the same logo.</p> <p>2 We don't have power in that area, but the</p> <p>3 way that it is sold is that -- the way that gold</p> <p>4 is, and I guess a couple areas have done similar</p> <p>5 things, is that it would really update that main</p> <p>6 intersection, and start there to see if that's</p> <p>7 what we like, if the pricing is right, and then</p> <p>8 tackle other areas. Whether it's the entrance</p> <p>9 at Hillsborough or down on Sheldon.</p> <p>10 So we're waiting for proposals for a bid,</p> <p>11 but he also wants to get us a -- what it's going</p> <p>12 to look like, what that letter is going to look</p> <p>13 like, what that granite is going to look like,</p> <p>14 so that you guys can see what we're talking</p> <p>15 about, and have some sort of rendering of it.</p> <p>16 MR. CHESNEY: I'm going to go back to</p> <p>17 Reggie's suggestion throughout this. Was that</p> <p>18 something that was directed? Like I don't</p> <p>19 remember exactly how that got pushed onto your</p> <p>20 plate.</p> <p>21 MR. SYLVANOWICZ: Pushed on our plate, the</p> <p>22 signs going up and down Countryway are breaking,</p> <p>23 cracked, they're bubbling. So we are having</p> <p>24 those done, repainted just within our</p> <p>25 maintenance budget, and that's going to be</p>	<p style="text-align: right;">Agenda Page #22 Page 71</p> <p>1 see a display, have him bring it out, test it,</p> <p>2 show you what it does, they can do that anytime</p> <p>3 you guys would like. But it's something you</p> <p>4 might want to consider one of these days.</p> <p>5 MR. CHESNEY: What are we talking about?</p> <p>6 MR. MAYS: Street sweepers.</p> <p>7 MR. CHESNEY: No, how much.</p> <p>8 MR. BARRETT: \$100,000.</p> <p>9 MR. CHESNEY: What do we pay, though?</p> <p>10 MR. MAYS: Two-hundred-something thousand.</p> <p>11 It's something long term. There's cities out</p> <p>12 there that are smaller than Westchase that have</p> <p>13 them. We could use them a lot more this year.</p> <p>14 This year was a crazy year.</p> <p>15 MR. CHESNEY: Especially with all the</p> <p>16 pollen.</p> <p>17 MR. MAYS: Right. I think you've budgeted</p> <p>18 six or seven cleanings, and they're about 3,000</p> <p>19 apiece; so about \$20,000 a year for street</p> <p>20 sweeping alone. And you can do it probably</p> <p>21 another six times. So if you dealt with that,</p> <p>22 you would be at 40,000, and if you keep that</p> <p>23 machine for five years, you're at 200,000 anyway</p> <p>24 if you did it as much as you should.</p> <p>25 But the machine will last you a lot longer</p>
<p style="text-align: right;">Page 70</p> <p>1 happening soon. We're just trying to get the</p> <p>2 paint right.</p> <p>3 And then that was something that we wanted</p> <p>4 to look at to see what that would cost to update</p> <p>5 them since there are -- my understanding is that</p> <p>6 they're the developer's original signs.</p> <p>7 MR. CHESNEY: Okay. Got it. And these</p> <p>8 pictures of these date palms --</p> <p>9 MR. MAYS: Those are the medjool palms that</p> <p>10 got moved.</p> <p>11 MR. CHESNEY: Oh, those are the ones that</p> <p>12 got moved that was in the beginning. All right.</p> <p>13 Thank you.</p> <p>14 MR. SYLVANOWICZ: Did you want to say</p> <p>15 anything else?</p> <p>16 MR. MAYS: Just bringing your attention</p> <p>17 again, I know you didn't talk much about it, but</p> <p>18 I want to make it one more time. Let you know</p> <p>19 that the community, they -- we keep them pretty</p> <p>20 clean with street sweepers, but if this</p> <p>21 community has its own street sweeper, we could</p> <p>22 do a lot more cleaning and keep a lot of that</p> <p>23 debris out of these ponds by using a street</p> <p>24 sweeper a little more often.</p> <p>25 So at any time if you guys would like to</p>	<p style="text-align: right;">Page 72</p> <p>1 than five years. That machine will last you 20</p> <p>2 years maintained properly. So it just seems</p> <p>3 this city, as big as it is, one of these days</p> <p>4 you guys are going to want to consider to think</p> <p>5 about keeping it a little cleaner, because we</p> <p>6 get a lot of calls wondering why their streets</p> <p>7 are not cleaned, you know, continuously just</p> <p>8 about.</p> <p>9 You can do it certain times a year, and</p> <p>10 then a week later, not even that sometimes, two</p> <p>11 or three days later, they need to be done again.</p> <p>12 So I mean -- and it would keep pollen and leaves</p> <p>13 out of our ponds and out of our lakes, because</p> <p>14 we've got buildup in some of these ponds. I've</p> <p>15 got a \$7,000 bid just to clean up the leaves</p> <p>16 that are built-up in front of one of the storm</p> <p>17 drains. So it would benefit the community, to</p> <p>18 me, in the long run.</p> <p>19 MR. CHESNEY: I would like to see it. I</p> <p>20 think that is something we could add to our</p> <p>21 long-range plan.</p> <p>22 MR. GILLIS: To me, I just keep hearing the</p> <p>23 same thing over and over again. I think it</p> <p>24 should be on the agenda item during the</p> <p>25 workshops. We can always come up with reasons</p>

<p style="text-align: right;">Page 73</p> <p>1 not to spend money, but if you look at it like 2 this, more collectively, you'll figure out ways 3 that make sense. 4 Sometimes it might not sound economically 5 smart, but that's five years. Also, the 6 community would look much better the entire 7 time, so I think we should have things like that 8 and try to put them against one another and look 9 at them a little more. And I think we're about 10 to get -- anyway. 11 MR. CHESNEY: Yeah, I think that's a great 12 idea, Doug. We ignored it before, I'm sorry. 13 MR. MAYS: That's all right. It's an 14 expensive item, and I would understand -- 15 MR. BARRETT: We're spending \$74,000 for a 16 bunch of pieces of cloth. 17 MR. CHESNEY: Exactly. 18 MR. MAYS: And I have one more thing I want 19 to bring to your attention and see how you feel 20 about this. We've got a community where we've 21 got a couple of residents that like to go around 22 and do conservation sometimes. The conservation 23 itself, like on the edge of the road that we 24 maintain and keep plants pushed back, they like 25 to pull the vines and just keep the neighborhood</p>	<p style="text-align: right;">Agenda Page #23 Page 75</p> <p>1 and it's kind of upsetting other people. So 2 it's one of those catch-22s, that you don't know 3 what to do. Me, myself, thinks the best thing 4 is to remove it, but on the other hand, it's 5 like it's just going to grow back; but maybe 6 these people like to go out all the time to do 7 this kind of cleanup. 8 There are people like that. We have people 9 who walk this community all the time with 10 garbage pickers, you know, picking up the 11 garbage that the landscape company doesn't get 12 it all. You know, it's the day of the garbage 13 truck, and you know what happens on Tuesdays and 14 Fridays around here. We've got so much extra 15 garbage all over the road, we've got residents 16 that just want to go around and keep the place 17 clean, too. 18 So I'm just not sure how to address this 19 one. I mean, the couple that -- I told him not 20 to touch it right now and let me get 21 clarification. He called me yesterday and said, 22 "So what did the board say?" 23 I'm like, "The board meeting is tomorrow. 24 Let me bring it to their attention." 25 WOMAN: Call me back tomorrow.</p>
<p style="text-align: right;">Page 74</p> <p>1 clean in certain spots. 2 But we've got other residents who are 3 telling me them they don't want them to touch 4 it, because it's just going to come back, or 5 it's blowing their view. You know, they don't 6 want to see the back of your house, you know, 7 that kind of stuff. 8 So we kind of got put in the middle of 9 something the other day where the community 10 residents were out there doing their good deed, 11 I thought, but then the residents that were 12 across the street from them got upset with them. 13 So I had to handle it in a way of, Let me get 14 more clarification as to what legally can be 15 done. 16 I can understand both sides of the coin 17 there. These people want to see it done, and 18 nice and clean, and the vines can kill plant 19 material. They can kill these palmettos. They 20 can climb up pine trees and kill pine trees when 21 they get up at the top to them. So we've got a 22 couple of people who like to make sure this 23 doesn't happen. 24 Now, when you do that, you pull the vines 25 off, now you're exposing the house a little bit,</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. MAYS: So I just would like -- on 2 something like this, I told David, "This is 3 where sometimes it's a small thing, but bring it 4 to the board's attention and either they'll make 5 a decision on it, or they'll tell you, Just 6 handle it the best way you feel." 7 But it's kind of one of those, I don't want 8 to upset them, but I don't want to upset them 9 either. How do you deal with that? So we are 10 looking for direction on something like that. 11 MR. GILLIS: Well, there's a similar but 12 bigger issue associated with this centered 13 around the golf course. So the golf course was 14 given money supposedly to remove some Brazilian 15 peppers around the golf course in various 16 places, and I know the residents in The Greens 17 were pretty upset when a lot of that was removed 18 down the side of Linebaugh. 19 And frankly, much of it is supposed to go 20 down the right side of that same hole, but those 21 houses will be more exposed when they do. What 22 I'm telling you is, one way or the other, we're 23 going to have to address this, because these are 24 pervasive plants that are supposed to be removed 25 because they do a lot of damage in some way, one</p>

<p style="text-align: right;">Page 77</p> <p>1 way or the other. And I think we're going to</p> <p>2 have to face the fact that when they get</p> <p>3 removed, they're going to expose houses, or</p> <p>4 change views.</p> <p>5 And it's kind of part of change. I mean,</p> <p>6 it just is, just like it filled up. So my</p> <p>7 thought is if it's a plant or something that's</p> <p>8 not naturally supposed to be there, I'm not sure</p> <p>9 why we would discourage having it removed.</p> <p>10 MR. WIMSATT: My thought is if they're out</p> <p>11 there removing invasive plants or plants that</p> <p>12 are going to, like you said, choke off other</p> <p>13 plants, I would consider that commendable that</p> <p>14 they're doing that, not necessarily a detriment.</p> <p>15 MR. CHESNEY: I don't think anyone on this</p> <p>16 board would disagree with that.</p> <p>17 MR. SYLVANOWICZ: I think in this situation</p> <p>18 what we looked at and did a little research on</p> <p>19 the vine, it's native, but it is -- we're all</p> <p>20 familiar with it. It chokes off the other</p> <p>21 plants and doesn't look as neat and clean. I</p> <p>22 think we have to get a little clarity on whose</p> <p>23 property it was and whose it wasn't, because we</p> <p>24 got in between he-said, she-said.</p> <p>25 MR. BARRETT: Could we split the -- can we</p>	<p style="text-align: right;">Agenda Page #24 Page 79</p> <p>1 right to do that.</p> <p>2 MR. CHESNEY: Well, I think a better way to</p> <p>3 handle it would be for it to be scheduled,</p> <p>4 maybe. Mildly supervised, you know, so it's not</p> <p>5 just a regular thing. So it could be you know,</p> <p>6 on Tuesdays, we're going to clear these areas</p> <p>7 out.</p> <p>8 MR. SYLVANOWICZ: For clarity, and only</p> <p>9 because I pose this question because these</p> <p>10 residents did, they said that they would have</p> <p>11 more support and they could organize more</p> <p>12 community support to kind of better the</p> <p>13 community in doing this and it's their</p> <p>14 exercise and they enjoy making the community</p> <p>15 look nicer.</p> <p>16 Is that what you're referring to? Like a</p> <p>17 scheduled community Saturday morning pick the</p> <p>18 vines and everybody show up?</p> <p>19 MR. CHESNEY: Yeah, more like that.</p> <p>20 MR. SYLVANOWICZ: And you're not meaning a</p> <p>21 scheduled thing where we send out -- we pay</p> <p>22 extra for the landscapers to do it or we send</p> <p>23 out our staff to do it?</p> <p>24 MR. CHESNEY: I think the residents can</p> <p>25 still do it, but I think Erin has a point, is</p>
<p style="text-align: right;">Page 78</p> <p>1 plant something else there that will preserve</p> <p>2 the privacy?</p> <p>3 MR. SYLVANOWICZ: It's a conservation area,</p> <p>4 so it has the palmettos. So it has other stuff</p> <p>5 there. What they're doing is they're pulling</p> <p>6 off the surface vines. They did it at</p> <p>7 Keswick Forest. It looked fine, but what we</p> <p>8 were finding is they were doing it in front of a</p> <p>9 few neighbors' houses on conservation land, but</p> <p>10 then we realized they were more doing it on</p> <p>11 another piece of property that wasn't CDD. They</p> <p>12 said they had permission from the people; the</p> <p>13 neighbors said they didn't. So everyone paused</p> <p>14 and we just will figure it out.</p> <p>15 MS. MCCORMICK: I was just going to say we</p> <p>16 do need to be careful, particularly if it's</p> <p>17 conservation area. We've got people that aren't</p> <p>18 trained maintenance staff that are going in</p> <p>19 there and removing vegetation, because they</p> <p>20 might be very well-intended, but they might take</p> <p>21 out something that would not be permitted.</p> <p>22 And it could cause a big issue for the CDD,</p> <p>23 and it is our property that we're ultimately</p> <p>24 responsible for. So from that standpoint, I</p> <p>25 would be hesitant about granting residents the</p>	<p style="text-align: right;">Page 80</p> <p>1 that -- because I know the vines they're picking</p> <p>2 off, and they do. They'll kill the pine trees</p> <p>3 and they'll kill a lot of the vegetation, but</p> <p>4 they should be somewhat mildly monitored.</p> <p>5 I mean, we don't want to discourage our</p> <p>6 residents from doing a good deed, but yeah. You</p> <p>7 know, I don't know how you want to structure</p> <p>8 that, or even if you do.</p> <p>9 MR. SYLVANOWICZ: Supervise.</p> <p>10 MR. WIMSATT: Mildly.</p> <p>11 MR. MAYS: I think I've got a way of how we</p> <p>12 can take care of it without upsetting other</p> <p>13 residents, and basically it's just checking with</p> <p>14 other residents before they start doing it, and</p> <p>15 talk to people. Don't just go in there and</p> <p>16 start doing it.</p> <p>17 Talk to the residents that it might affect,</p> <p>18 the ones that live straight across from them,</p> <p>19 because we've had other areas that were done,</p> <p>20 and it affected other people that were down the</p> <p>21 road. Now they've got to see the back of the</p> <p>22 house when they haven't seen the back of</p> <p>23 anybody's house for years.</p> <p>24 That can be a little upsetting to people.</p> <p>25 They're a little picky, whatever the case may</p>

<p style="text-align: right;">Page 81</p> <p>1 be; but if we discuss it with the community like</p> <p>2 you had said, make it more structured,</p> <p>3 supervised, and talk to the residents about it,</p> <p>4 it's possible.</p> <p>5 MR. BARRETT: And maybe when you pull</p> <p>6 invasives like that, when you helped me with</p> <p>7 pulling the Brazilian pepper, everything else</p> <p>8 came in around it that wasn't competing with it.</p> <p>9 So whatever short-term downside, you may end up</p> <p>10 getting other growth that's kind of likeable and</p> <p>11 will solve that visibility thing.</p> <p>12 MR. MAYS: That's what that one couple</p> <p>13 tried to tell the other couple. Eventually, all</p> <p>14 this palmetto is not going to be laying down</p> <p>15 now, it's going to stand up; but their side is,</p> <p>16 No, it's going to come back in another few</p> <p>17 months. But any way, I think we can come up</p> <p>18 with a supervised way to handle it in the</p> <p>19 future, so thank you.</p> <p>20 MR. CHESNEY: Anything else?</p> <p>21 MR. SYLVANOWICZ: I'm good.</p> <p>22 MR. CHESNEY: Awesome. Supervisor's</p> <p>23 comments.</p> <p>24 Chris?</p> <p>25 MR. BARRETT: No.</p>	<p style="text-align: right;">Agenda Page #25 Page 83</p> <p>1 go with that project, but then again, there can</p> <p>2 be two or three other ways to do the same thing,</p> <p>3 or less.</p> <p>4 MR. CHESNEY: Yeah, I wasn't trying to</p> <p>5 change what you wanted. I just thought some way</p> <p>6 that we see it on a regular basis, collect it.</p> <p>7 MR. GILLIS: Well, if we use that one form</p> <p>8 and we say, Only at workshops, we're using those</p> <p>9 things, and it becomes part of the record, we'll</p> <p>10 have something to look at each month, and go</p> <p>11 from there and not -- it doesn't go away. It's</p> <p>12 more or less a progress report. They're never</p> <p>13 going to be -- unless you have a firm decision,</p> <p>14 all the decisions should be made here and the</p> <p>15 workshops should be the place in which we</p> <p>16 continue to work through those.</p> <p>17 The only thing that I think is in question</p> <p>18 is what mechanism do you use? If we agree that</p> <p>19 we're going to do that during the workshops,</p> <p>20 that's the process. It's just what thing do you</p> <p>21 use to bring it forward?</p> <p>22 MR. CHESNEY: Okay. Good luck.</p> <p>23 MR. GILLIS: I'll try it again the next</p> <p>24 workshop. At least the golf course one, and I</p> <p>25 think the green space one, too. I keep hearing</p>
<p style="text-align: right;">Page 82</p> <p>1 MR. CHESNEY: Reggie?</p> <p>2 MR. GILLIS: Just on the workshop agenda,</p> <p>3 I'd like to add discussing some of these</p> <p>4 projects again. Golf course in particular,</p> <p>5 green space. I'm going to try to get a start.</p> <p>6 MR. CHESNEY: David, do you have some</p> <p>7 thoughts of how to track this? Do you</p> <p>8 understand what Reggie is kind of getting toward</p> <p>9 here? We come up with these ideas, like the</p> <p>10 street sweeper, something like that, maybe some</p> <p>11 kind of master document, I guess. I don't know,</p> <p>12 Reggie might have some ideas.</p> <p>13 MR. GILLIS: I thought about making a</p> <p>14 proposal to use this form we've been trying to</p> <p>15 use, but I think it would be better to use it a</p> <p>16 few times for everybody to get an idea of what</p> <p>17 I'm trying to get to, and make adjustments to it</p> <p>18 before we formalize and say, This is the form</p> <p>19 I'm going to use.</p> <p>20 If it's a project above \$100,000, you've</p> <p>21 got to come in with something like that. More</p> <p>22 than anything else to make people forced to have</p> <p>23 options and not just come in with, Hey, this is</p> <p>24 the way I want it done. And at least thought</p> <p>25 through, like Doug mentioned, we were ready to</p>	<p style="text-align: right;">Page 84</p> <p>1 that over and over again as well.</p> <p>2 MR. WIMSATT: I think we should. I can</p> <p>3 draft something up, a proposal for that one.</p> <p>4 Nothing.</p> <p>5 MR. CHESNEY: Okay, me neither.</p> <p>6 All right. Motion to adjourn? So moved.</p> <p>7 MR. GILLIS: Second.</p> <p>8 MR. CHESNEY: All in favor, say "aye."</p> <p>9 (All members signify in the affirmative.)</p> <p>10 (Motion passes.)</p> <p>11 (At 5:31 p.m., the proceedings concluded.)</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

1 REPORTER'S CERTIFICATE

2 I, Sarah Parker, certify that I was
3 authorized to and did stenographically report the
4 foregoing hearing; and that the transcript is a true
5 and complete record of my stenographic notes.

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

12 DATED this December 21, 2023.
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Greg Chesney, Vice Chairman

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21 Sarah Parker
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2B.

**Westchase
Community Development District**

Financial Report

March 31, 2024

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

March 31, 2024

Balance Sheet

March 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
ASSETS							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lease Receivable	495,087	-	-	-	-	-	-
Interest/Dividend Receivables	2,478	-	-	-	-	-	-
Due From Other Funds	5,486,866	400,586	13,378	2,290	61,568	430,961	73,780
Investments:							
Money Market Account	-	-	-	-	-	-	-
Deposits	3,232	667	3,030	20	-	8,120	853
TOTAL ASSETS	\$ 5,987,663	\$ 401,253	\$ 16,408	\$ 2,310	\$ 61,568	\$ 439,081	\$ 74,633
LIABILITIES							
Accounts Payable	\$ 67,090	\$ 1,969	\$ -	\$ 200	\$ -	\$ 22,047	\$ -
Accrued Expenses	2,284	600	2,040	37	-	5,944	629
Sales Tax Payable	251	5	-	5	-	33	3
Deferred Revenue	498,082	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	567,707	2,574	2,040	242	-	28,024	632
FUND BALANCES							
Nonspendable:							
Deposits	3,232	667	3,030	20	-	8,120	853
Restricted for:							
Capital Projects	-	-	-	-	-	-	-
Assigned to:							
Operating Reserves	653,255	9,327	4,371	-	1,278	-	3,165
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	141,077	-	2,048	13,072	231,156	45,021
Unassigned:	4,201,438	247,608	6,967	-	47,218	171,781	24,962
TOTAL FUND BALANCES	\$ 5,419,956	\$ 398,679	\$ 14,368	\$ 2,068	\$ 61,568	\$ 411,057	\$ 74,001
TOTAL LIABILITIES & FUND BALANCES	\$ 5,987,663	\$ 401,253	\$ 16,408	\$ 2,310	\$ 61,568	\$ 439,081	\$ 74,633

Balance Sheet

March 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
ASSETS						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 837,114	\$ 837,114
Lease Receivable	-	-	-	-	-	495,087
Interest/Dividend Receivables	-	-	-	-	-	2,478
Due From Other Funds	148,214	28,317	285,869	702,198	-	7,634,027
Investments:						
Money Market Account	-	-	-	-	6,796,913	6,796,913
Deposits	14,572	765	-	-	-	31,259
TOTAL ASSETS	\$ 162,786	\$ 29,082	\$ 285,869	\$ 702,198	\$ 7,634,027	\$ 15,796,878
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,306
Accrued Expenses	11,625	558	-	-	-	23,717
Sales Tax Payable	-	-	-	-	-	297
Deferred Revenue	-	-	-	-	-	498,082
Due To Other Funds	-	-	-	-	7,634,027	7,634,027
TOTAL LIABILITIES	11,625	558	-	-	7,634,027	8,247,429
FUND BALANCES						
Nonspendable:						
Deposits	14,572	765	-	-	-	31,259
Restricted for:						
Capital Projects	-	-	-	702,198	-	702,198
Assigned to:						
Operating Reserves	361	1,289	3,751	-	-	676,797
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	89,680	18,993	135,159	-	-	1,178,237
Unassigned:	46,548	7,477	146,959	-	-	4,900,958
TOTAL FUND BALANCES	\$ 151,161	\$ 28,524	\$ 285,869	\$ 702,198	\$ -	\$ 7,549,449
TOTAL LIABILITIES & FUND BALANCES	\$ 162,786	\$ 29,082	\$ 285,869	\$ 702,198	\$ 7,634,027	\$ 15,796,878

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	MAR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 11,608	\$ 61,213	\$ 26,000	235.43%
Interest - Tax Collector	-	3,664	-	0.00%
Special Assmnts- Tax Collector	36,631	2,933,406	3,067,021	95.64%
Special Assmnts- Discounts	(392)	(114,941)	(122,681)	93.69%
Other Miscellaneous Revenues	-	2,515	-	0.00%
Pavilion Rental	2,949	9,546	4,000	238.65%
TOTAL REVENUES	50,796	2,895,403	2,974,340	97.35%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	3,000	9,600	19,000	50.53%
FICA Taxes	230	734	1,454	50.48%
ProfServ-Engineering	2,560	23,460	53,500	43.85%
ProfServ-Legal Services	6,673	45,669	105,000	43.49%
ProfServ-Mgmt Consulting	10,311	61,867	123,734	50.00%
ProfServ-Recording Secretary	795	5,559	11,000	50.54%
Auditing Services	-	7,800	7,900	98.73%
Postage and Freight	43	260	600	43.33%
Insurance - General Liability	-	56,469	42,969	131.42%
Printing and Binding	-	42	300	14.00%
Legal Advertising	-	2,387	6,500	36.72%
Misc-Assessment Collection Cost	725	56,369	58,840	95.80%
Misc-Credit Card Fees	118	385	750	51.33%
Misc-Contingency	-	2,027	1,600	126.69%
Office Supplies	-	-	25	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	24,455	272,803	433,347	62.95%
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	9,833	59,000	118,000	50.00%
Contracts-Fountain	905	4,410	8,820	50.00%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	-	1,465	26,560	5.52%
R&M-Fountain	-	189	6,000	3.15%
Total Flood Control/Stormwater Mgmt	10,738	65,064	174,380	37.31%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	MAR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	25,506	137,200	246,443	55.67%
Payroll-Benefits	9,703	57,349	95,834	59.84%
Payroll - Overtime	2,439	16,314	17,500	93.22%
Payroll - Bonus	-	18,500	35,883	51.56%
FICA Taxes	3,154	19,865	31,908	62.26%
ProfServ-Landscape Architect	946	20,388	-	0.00%
Contracts-Police	14,761	95,994	143,000	67.13%
Contracts-Other Services	1,630	9,780	19,560	50.00%
Contracts-Landscape	46,740	280,134	557,208	50.27%
Contracts-Mulch	-	75,000	147,592	50.82%
Contracts-Plant Replacement	29,999	59,999	74,515	80.52%
Contracts-Road Cleaning	3,266	8,164	9,843	82.94%
Contracts-Trees & Trimming	6,000	45,000	-	0.00%
Contracts-Security Alarms	160	321	671	47.84%
Contracts-Pest Control	50	246	576	42.71%
Fuel, Gasoline and Oil	2,248	7,243	13,000	55.72%
Communication - Teleph - Field	526	2,797	5,000	55.94%
Utility - General	2,365	16,072	23,275	69.05%
Utility - Reclaimed Water	322	3,169	10,000	31.69%
Insurance - General Liability	581	6,094	4,912	124.06%
R&M-General	3,919	22,977	42,500	54.06%
R&M-Equipment	-	8,854	8,000	110.68%
R&M-Grounds	1,173	53,490	52,150	102.57%
R&M-Irrigation	4,683	46,531	40,500	114.89%
R&M-Sidewalks	1,057	2,299	15,616	14.72%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	-	10,305	32,500	31.71%
Holiday Decoration	-	11,964	10,000	119.64%
Misc-Taxes (Streetlights)	-	31,753	41,039	77.37%
Misc-Contingency	102	102	341,247	0.03%
Office Supplies	35	104	3,500	2.97%
Cleaning Services	550	3,335	6,600	50.53%
Op Supplies - General	12	990	5,000	19.80%
Op Supplies - Uniforms	-	428	600	71.33%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	110	5,753	5,000	115.06%
Conference and Seminars	-	-	1,000	0.00%
Cap Outlay - Vehicles	56,542	56,542	-	0.00%
Total Right of Way	218,579	1,135,056	2,048,572	55.41%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	MAR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	7,169	22,251	30,000	74.17%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	1,242	1,200	103.50%
R&M-Grounds	-	-	1,500	0.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	1,398	4,000	34.95%
Internet Services	612	3,672	7,391	49.68%
Park Improvements	8,030	36,360	271,850	13.38%
Total Common Area	<u>15,811</u>	<u>64,923</u>	<u>318,041</u>	<u>20.41%</u>
TOTAL EXPENDITURES	269,583	1,537,846	2,974,340	51.70%
Excess (deficiency) of revenues Over (under) expenditures	<u>(218,787)</u>	<u>1,357,557</u>	<u>-</u>	<u>0.00%</u>
Net change in fund balance	<u>\$ (218,787)</u>	<u>\$ 1,357,557</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,062,399	4,062,399	
FUND BALANCE, ENDING		<u>\$ 5,419,956</u>	<u>\$ 4,062,399</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	MAR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1,046	\$ 5,517	\$ 500	1103.40%
Special Assmnts- Tax Collector	670	53,691	56,137	95.64%
Special Assmnts- Discounts	(7)	(2,104)	(2,245)	93.72%
Gate Bar Code/Remotes	65	65	-	0.00%
TOTAL REVENUES	1,774	57,169	54,392	105.11%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	13	1,032	1,123	91.90%
Misc-Credit Card Fees	3	3	15	20.00%
Total Administration	16	1,035	1,138	90.95%
Right of Way				
Communication - Teleph - Field	294	1,756	3,300	53.21%
Electricity - Streetlights	567	3,690	5,500	67.09%
Insurance - General Liability	-	2,468	1,878	131.42%
R&M-General	1,969	7,973	19,700	40.47%
R&M-Gate	2,026	6,302	5,794	108.77%
Reserve - Roadways	-	-	17,082	0.00%
Total Right of Way	4,856	22,189	53,254	41.67%
TOTAL EXPENDITURES	4,872	23,224	54,392	42.70%
Excess (deficiency) of revenues Over (under) expenditures	(3,098)	33,945	-	0.00%
Net change in fund balance	<u>\$ (3,098)</u>	<u>\$ 33,945</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		364,734	364,734	
FUND BALANCE, ENDING		<u>\$ 398,679</u>	<u>\$ 364,734</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	MAR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 28	\$ 149	\$ 150	99.33%
Special Assmnts- Tax Collector	216	17,270	18,057	95.64%
Special Assmnts- Discounts	(2)	(677)	(722)	93.77%
TOTAL REVENUES	242	16,742	17,485	95.75%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4	332	361	91.97%
Total Administration	4	332	361	91.97%
<u>Right of Way</u>				
R&M-Streetlights	2,020	12,095	17,124	70.63%
Total Right of Way	2,020	12,095	17,124	70.63%
TOTAL EXPENDITURES	2,024	12,427	17,485	71.07%
Excess (deficiency) of revenues Over (under) expenditures	(1,782)	4,315	-	0.00%
Net change in fund balance	<u>\$ (1,782)</u>	<u>\$ 4,315</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		10,053	10,053	
FUND BALANCE, ENDING		<u>\$ 14,368</u>	<u>\$ 10,053</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	MAR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 11	\$ 57	\$ 80	71.25%
Special Assmnts- Tax Collector	108	8,653	9,047	95.64%
Special Assmnts- Discounts	(1)	(339)	(362)	93.65%
Gate Bar Code/Remotes	65	65	-	0.00%
TOTAL REVENUES	183	8,436	8,765	96.25%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	2	166	181	91.71%
Misc-Credit Card Fees	3	3	4	75.00%
Total Administration	5	169	185	91.35%
Right of Way				
Communication - Teleph - Field	165	990	1,800	55.00%
Insurance - General Liability	-	4,495	3,420	131.43%
R&M-General	200	2,708	1,500	180.53%
R&M-Gate	115	1,638	1,500	109.20%
R&M-Streetlights	32	193	360	53.61%
Total Right of Way	512	10,024	8,580	116.83%
TOTAL EXPENDITURES	517	10,193	8,765	116.29%
Excess (deficiency) of revenues Over (under) expenditures	(334)	(1,757)	-	0.00%
Net change in fund balance	\$ (334)	\$ (1,757)	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,825	3,825	
FUND BALANCE, ENDING		\$ 2,068	\$ 3,825	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	MAR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 160	\$ 842	\$ 150	561.33%
Special Assmnts- Tax Collector	66	5,280	5,520	95.65%
Special Assmnts- Discounts	(1)	(207)	(221)	93.67%
TOTAL REVENUES	225	5,915	5,449	108.55%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	1	101	110	91.82%
Total Administration	1	101	110	91.82%
<u>Right of Way</u>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	339	0.00%
Total Right of Way	-	-	5,339	0.00%
TOTAL EXPENDITURES	1	101	5,449	1.85%
Excess (deficiency) of revenues Over (under) expenditures	224	5,814	-	0.00%
Net change in fund balance	\$ 224	\$ 5,814	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		55,754	55,754	
FUND BALANCE, ENDING		\$ 61,568	\$ 55,754	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	MAR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 687	\$ 3,625	\$ 700	517.86%
Special Assmnts- Tax Collector	4,853	388,647	406,350	95.64%
Special Assmnts- Discounts	(52)	(15,229)	(16,254)	93.69%
Other Miscellaneous Revenues	-	250	-	0.00%
Gate Bar Code/Remotes	387	1,650	-	0.00%
TOTAL REVENUES	5,875	378,943	390,796	96.97%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	96	7,468	8,126	91.90%
Misc-Credit Card Fees	16	69	80	86.25%
Total Administration	112	7,537	8,206	91.85%
Right of Way				
Contracts-Security Services	20,486	123,432	240,977	51.22%
Contracts-Pest Control	20	100	240	41.67%
Communication - Teleph - Field	167	1,002	2,100	47.71%
Insurance - General Liability	-	1,673	1,273	131.42%
R&M-General	9,099	36,752	20,000	183.76%
R&M-Gate	516	4,319	10,000	43.19%
R&M-Streetlights	5,859	34,977	66,000	53.00%
Reserve - Roadways	-	-	42,000	0.00%
Total Right of Way	36,147	202,255	382,590	52.86%
TOTAL EXPENDITURES	36,259	209,792	390,796	53.68%
Excess (deficiency) of revenues				
Over (under) expenditures	(30,384)	169,151	-	0.00%
Net change in fund balance	<u>\$ (30,384)</u>	<u>\$ 169,151</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		241,906	241,906	
FUND BALANCE, ENDING		\$ 411,057	\$ 241,906	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	MAR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 200	\$ 1,057	\$ 200	528.50%
Special Assmnts- Tax Collector	192	15,357	16,056	95.65%
Special Assmnts- Discounts	(2)	(602)	(642)	93.77%
Gate Bar Code/Remotes	32	32	-	0.00%
TOTAL REVENUES	422	15,844	15,614	101.47%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4	295	321	91.90%
Misc-Credit Card Fees	1	1	10	10.00%
Total Administration	5	296	331	89.43%
Right of Way				
Communication - Teleph - Field	121	726	1,500	48.40%
Insurance - General Liability	-	507	386	131.35%
R&M-General	-	5,916	1,000	591.60%
R&M-Gate	115	572	3,792	15.08%
R&M-Streetlights	636	3,755	5,650	66.46%
Reserve - Roadways	-	-	2,955	0.00%
Total Right of Way	872	11,476	15,283	75.09%
TOTAL EXPENDITURES	877	11,772	15,614	75.39%
Excess (deficiency) of revenues Over (under) expenditures	(455)	4,072	-	0.00%
Net change in fund balance	<u>\$ (455)</u>	<u>\$ 4,072</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		69,929	69,929	
FUND BALANCE, ENDING		<u>\$ 74,001</u>	<u>\$ 69,929</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	MAR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 300	\$ 1,584	\$ -	0.00%
Special Assmnts- Tax Collector	1,509	120,823	126,326	95.64%
Special Assmnts- Discounts	(16)	(4,734)	(5,053)	93.69%
TOTAL REVENUES	1,793	117,673	121,273	97.03%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	30	2,322	2,527	91.89%
Total Administration	30	2,322	2,527	91.89%
Right of Way				
R&M-General	-	-	2,044	0.00%
R&M-Streetlights	11,473	69,767	105,000	66.44%
Reserve - Roadways	-	-	11,702	0.00%
Total Right of Way	11,473	69,767	118,746	58.75%
TOTAL EXPENDITURES	11,503	72,089	121,273	59.44%
Excess (deficiency) of revenues Over (under) expenditures	(9,710)	45,584	-	0.00%
Net change in fund balance	<u>\$ (9,710)</u>	<u>\$ 45,584</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		105,577	105,577	
FUND BALANCE, ENDING		<u>\$ 151,161</u>	<u>\$ 105,577</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	MAR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 70	\$ 369	\$ 90	410.00%
Special Assmnts- Tax Collector	93	7,439	7,778	95.64%
Special Assmnts- Discounts	(1)	(292)	(311)	93.89%
TOTAL REVENUES	162	7,516	7,557	99.46%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	2	143	156	91.67%
Total Administration	2	143	156	91.67%
<u>Right of Way</u>				
R&M-Streetlights	558	3,317	4,999	66.35%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	558	3,317	7,401	44.82%
TOTAL EXPENDITURES	560	3,460	7,557	45.79%
Excess (deficiency) of revenues Over (under) expenditures	(398)	4,056	-	0.00%
Net change in fund balance	\$ (398)	\$ 4,056	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		24,468	24,468	
FUND BALANCE, ENDING		\$ 28,524	\$ 24,468	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	MAR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 754	\$ 3,978	\$ 500	795.60%
Special Assmnts- Tax Collector	304	24,338	25,447	95.64%
Special Assmnts- Discounts	(3)	(954)	(1,018)	93.71%
TOTAL REVENUES	1,055	27,362	24,929	109.76%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	6	468	509	91.94%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	6	468	519	90.17%
<u>Right of Way</u>				
Insurance - General Liability	-	679	517	131.33%
R&M-General	-	-	4,543	0.00%
R&M-Drainage	-	-	2,625	0.00%
R&M-Gate	1,196	2,547	5,000	50.94%
Internet Services	117	702	1,800	39.00%
Reserve - Roadways	-	-	9,925	0.00%
Total Right of Way	1,313	3,928	24,410	16.09%
TOTAL EXPENDITURES	1,319	4,396	24,929	17.63%
Excess (deficiency) of revenues Over (under) expenditures	(264)	22,966	-	0.00%
Net change in fund balance	\$ (264)	\$ 22,966	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		262,903	262,903	
FUND BALANCE, ENDING		\$ 285,869	\$ 262,903	

**Westchase
Community Development District**

Supporting Schedules

March 31, 2024

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

					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				\$ 3,737,739 100%	\$ 3,067,021 82.06%	\$ 56,137 1.50%	\$ 18,057 0.48%	\$ 9,047 0.24%
11/08/23	\$ 37,136	\$ 1,919	\$ 758	\$ 39,813	\$ 32,669	\$ 598	\$ 192	\$ 96
11/17/23	320,046	13,609	6,532	340,186	279,141	5,109	1,643	823
11/22/23	367,912	15,643	7,508	391,063	320,889	5,873	1,889	947
12/05/23	312,320	13,280	6,374	331,974	272,403	4,986	1,604	804
12/07/23	1,969,565	83,746	40,195	2,093,505	1,717,837	31,442	10,114	5,067
12/15/23	190,000	7,906	3,878	201,783	165,574	3,031	975	488
01/05/24	75,455	2,375	1,540	79,370	65,128	1,192	383	192
02/06/24	50,417	1,122	1,029	52,568	43,135	790	254	127
03/05/24	43,281	477	883	44,642	36,631	670	216	108
TOTAL	3,366,131	140,077	68,697	3,574,904	2,933,406	53,691	17,270	8,653
% COLLECTED					96%	96%	96%	96%
TOTAL O/S					162,835	133,615	2,446	787
								394

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

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 0.15%	\$ 406,350 10.87%	\$ 16,056 0.43%	\$ 126,326 3.38%	\$ 7,778 0.21%	\$ 25,447 0.68%
11/08/23	\$ 59	\$ 4,328	\$ 171	\$ 1,346	\$ 83	\$ 271
11/17/23	502	36,983	1,461	11,497	708	2,316
11/22/23	578	42,515	1,680	13,217	814	2,662
12/05/23	490	36,091	1,426	11,220	691	2,260
12/07/23	3,092	227,596	8,993	70,755	4,356	14,253
12/15/23	298	21,937	867	6,820	420	1,374
01/05/24	117	8,629	341	2,683	165	540
02/06/24	78	5,715	226	1,777	109	358
03/05/24	66	4,853	192	1,509	93	304
TOTAL	5,280	388,647	15,357	120,823	7,439	24,338
% COLLECTED	96%	96%	96%	96%	96%	96%
TOTAL O/S	240	17,703	699	5,503	339	1,109

Sixth Order of Business

6A

WESTCHASE
Community Development District

Annual Operating Budget
FY 2025

Version: #2
Preliminary Budget updated 4/29/24

Prepared by:



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Westchase

Community Development District

Operating Budget

FY 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	FY 2024	THRU 3/31/24	APR- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 6,649	\$ 118,577	\$ 26,000	\$ 61,213	\$ 61,549	\$ 122,762	\$ 26,000
Interest - Tax Collector	23	1,472	-	3,664	-	3,664	1,500
Lease Revenue	3,483	20,899	-	-	20,899	20,899	20,899
Special Assmnts- Tax Collector	2,695,263	2,711,482	3,067,021	2,933,406	133,615	3,067,021	3,043,872
Special Assmnts- Discounts	(100,243)	(99,121)	(122,681)	(114,941)	-	(114,941)	(121,755)
Other Miscellaneous Revenues	8,611	10,274	-	2,515	-	2,515	-
Pavilion Rental	13,428	16,969	4,000	9,546	-	9,546	4,000
Insurance Reimbursements	18,467	-	-	-	-	-	-
TOTAL REVENUES	2,645,681	2,780,552	2,974,340	2,895,403	216,063	3,111,466	2,974,516

EXPENDITURES*Administrative*

P/R-Board of Supervisors	16,800	18,200	19,000	9,600	7,000	16,600	19,000
FICA Taxes	1,285	1,392	1,454	734	536	1,270	1,454
ProfServ-Engineering	84,868	52,508	53,500	23,460	23,589	47,049	53,500
ProfServ-Legal Services	77,868	83,152	105,000	45,669	45,920	91,589	105,000
ProfServ-Mgmt Consulting Serv	120,130	123,734	123,734	61,867	61,867	123,734	128,683
ProfServ-Recording Secretary	10,938	11,166	11,000	5,559	5,590	11,149	11,000
Auditing Services	7,700	9,800	7,900	7,800	-	7,800	7,800
Postage and Freight	600	6,920	600	260	261	521	600
Insurance - General Liability	40,157	42,969	42,969	56,469	-	56,469	62,116
Printing and Binding	262	212	300	42	258	300	300
Legal Advertising	6,092	7,418	6,500	2,387	2,400	4,787	6,500
Misc-Assessmnt Collection Cost	31,559	31,537	58,840	56,369	2,672	59,041	60,877
Misc-Credit Card Fees	468	590	750	385	387	772	750
Misc-Contingency	1,500	3,006	1,600	2,027	2,038	4,065	1,600
Office Supplies	-	167	25	-	25	25	25
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	400,402	392,946	433,347	272,803	153,343	426,146	459,380

Flood Control/Stormwater

Contracts-Lake and Wetland	118,000	118,000	118,000	59,000	68,833	127,833	118,000
Contracts-Fountain	7,710	8,820	8,820	4,410	5,315	9,725	8,820
R&M-Aquascaping	26,445	5,200	15,000	-	15,000	15,000	15,000
R&M-Drainage	25,937	46,551	26,560	1,465	20,000	21,465	26,560
R&M-Fountain	7,294	8,866	6,000	189	5,500	5,689	6,000
R&M-Lake Erosion	-	-	-	-	-	-	-
Total Flood Control/Stormwater	185,386	187,437	174,380	65,064	114,648	179,712	174,380

Right of Way

Payroll-Salaries	225,740	246,657	246,443	137,200	109,243	246,443	258,765
Payroll-Benefits	132,603	138,805	95,834	57,349	38,485	95,834	95,834
Payroll - Overtime	25,667	31,859	17,500	16,314	1,186	17,500	17,500
Payroll - Bonus	9,500	10,000	35,883	18,500	17,383	35,883	35,883
FICA Taxes	30,650	33,086	31,908	19,865	12,043	31,908	32,850
Prof-Landscape Architect	4,007	25,640	-	20,388	10,000	30,388	-
Contracts-Police	153,731	158,905	143,000	95,994	96,521	192,515	160,000
Contracts-Other Services	17,930	22,560	19,560	9,780	9,780	19,560	19,560
Contracts-Landscape	557,208	557,208	557,208	280,134	277,074	557,208	557,208

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED FY 2024	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU 3/31/24	APR- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
Contracts-Mulch	147,592	147,592	147,592	75,000	72,592	147,592	147,592
Contracts-Plant Replacement	74,515	93,144	74,515	59,999	14,516	74,515	74,515
Contracts-Road Cleaning	7,556	9,827	9,843	8,164	1,679	9,843	9,843
Contracts-Trees & Trimming	-	-	-	45,000	45,247	90,247	-
Contracts-Security Alarms	668	543	671	321	350	671	671
Contracts-Pest Control	576	583	576	246	330	576	576
Fuel, Gasoline and Oil	15,492	14,816	13,000	7,243	7,283	14,526	13,000
Communication - Teleph - Field	4,923	4,559	5,000	2,797	2,812	5,609	5,000
Utility - General	27,067	29,516	23,275	16,072	16,160	32,232	35,000
Utility - Reclaimed Water	5,438	6,766	10,000	3,169	3,186	6,355	10,000
Insurance - General Liability	3,814	4,465	4,912	6,094	-	6,094	6,703
R&M-General	41,623	31,542	42,500	22,977	19,523	42,500	42,500
R&M-Equipment	7,990	7,155	8,000	8,854	8,903	17,757	8,000
R&M-Grounds	127,421	129,528	52,150	53,490	53,784	107,274	125,000
R&M-Irrigation	37,292	33,896	40,500	46,531	28,000	74,531	40,500
R&M-Sidewalks	7,467	1,500	15,616	2,299	13,317	15,616	15,616
R&M-Signage	1,180	-	6,000	-	6,000	6,000	6,000
R&M-Walls and Signage	39,972	31,826	32,500	10,305	22,195	32,500	32,500
R&M-Emergency & Disaster Relief	-	14,120	-	-	-	-	-
Misc-Holiday Decor	3,702	10,571	10,000	11,964	-	11,964	10,000
Misc-Taxes (Streetlights)	34,076	41,039	41,039	31,753	-	31,753	41,039
Misc-Contingency	3,114	9,395	341,247	102	341,145	341,247	341,247
Office Supplies	3,639	1,201	3,500	104	3,396	3,500	3,500
Cleaning Services	6,618	6,626	6,600	3,335	3,265	6,600	6,600
Op Supplies - General	4,074	434	5,000	990	4,010	5,000	5,000
Op Supplies - Uniforms	339	591	600	428	172	600	600
Supplies - Misc.	429	-	600	-	600	600	600
Subscriptions and Memberships	4,484	2,830	5,000	5,753	-	5,753	5,000
Conference and Seminars	-	-	1,000	-	1,000	1,000	1,000
Cap Outlay - Vehicles	-	-	-	56,542	-	56,542	-
Cap Outlay	-	75,335	-	-	-	-	-
Total Right of Way	1,768,097	1,934,120	2,048,572	1,135,056	1,241,181	2,376,237	2,165,202
Common Area							
R&M-General	56,443	58,071	30,000	22,251	22,373	44,624	30,000
R&M-Boardwalks	-	-	700	-	-	-	700
R&M-Brick Pavers	-	-	1,200	1,242	1,249	2,491	1,200
R&M-Grounds	-	42,294	1,500	-	1,500	1,500	1,500
R&M-Signage	-	-	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	2,975	15,858	4,000	1,398	1,406	2,804	4,000
Misc-Internet Services	7,354	7,348	7,391	3,672	3,692	7,364	7,391
Impr - Park	-	5,020	271,850	36,360	36,560	72,920	129,362
Total Common Area	66,772	128,591	318,041	64,923	68,180	133,103	175,553
TOTAL EXPENDITURES	2,420,657	2,643,094	2,974,340	1,537,846	1,577,352	3,115,198	2,974,516
Excess (deficiency) of revenues							
Over (under) expenditures	225,024	137,458	-	1,357,557	(1,361,289)	(3,732)	-
FUND BALANCE, BEGINNING	3,699,918	3,924,941	4,062,399	4,062,399	-	4,062,399	4,058,667
FUND BALANCE, ENDING	\$ 3,924,941	\$ 4,062,399	\$ 4,062,399	\$ 5,419,956	\$ (1,361,289)	\$ 4,058,667	\$ 4,058,667

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 4,058,667
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	-
Total Funds Available (Estimated) - 9/30/2025	4,058,667

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

Deposits	\$ 3,232
Subtotal	<u>3,232</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	743,629 ⁽¹⁾
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	<u>502,031</u>
Subtotal	<u>1,305,660</u>

Total Allocation of Available Funds	1,308,892
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Total Unassigned (undesignated) Cash	<u>\$ 2,749,775</u>
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(1) Represents approximately 3 months of budgeted expenditures.

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for 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 on the rental of the District's pavilion and other amenities.

EXPENDITURES

Administrative

P/R-Board of Supervisors

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

Professional Services-Engineering

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

Professional Services-Legal Services

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

Professional Services-Management Consulting Services

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

Professional Services-Recording Secretary

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

Auditing Services

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

Postage and Freight

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

WESTCHASE

Community Development District

General Fund - 001

Budget Narrative
Fiscal Year 2025**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 2025

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

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

Right of Way

Payroll-Salaries

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

Payroll-Benefits

This represents 401(k) @ 6% of salary, Profit Sharing, Health Insurance and Workers' Compensation.

Payroll-Overtime

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

Payroll-Bonus

Annual bonuses given to field staff.

FICA Taxes

Taxes for the regular payroll, overtime, and bonus.

Contracts-Police

The District has an agreement with Hillsborough County Sheriff's Office to patrol the District property. The District also pays deputies a payroll based on the hours worked.

Contracts-Other Services

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

Contracts-Landscape

Fieldstone Landscape contract amount is \$46,740 per month for landscape maintenance services for the District.

Contracts-Mulch

Fieldstone Landscape contract amount is \$147,592 per year for bi-annual mulch application per contract specifications.

Contracts-Plant Replacement

Fieldstone Landscape contract amount is \$74,515 per year for seasonal plant installation per contract specifications.

WESTCHASE

Community Development District

General Fund - 001

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Right of Way** (continued)**Contracts-Road Cleaning**

Tampa Bay Junk Removal Company contract is \$3,265.66 per quarter. 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); *Charter Communications* (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 *Fieldstone Landscape* for the District.

R&M-Sidewalks

Planned repairs for the District sidewalks.

R&M-Signage

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

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Right of Way (continued)**R&M-Walls**

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

Miscellaneous-Holiday Decor

Seasonal decorations for the field property.

Miscellaneous-Taxes (Street Lights)

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

Miscellaneous-Contingency

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

Office Supplies

General office supplies that are needed for field operation.

Cleaning Services

The estimated amount is \$550 per month for the field office cleaning.

Operating Supplies - General

Supplies needed for District operation.

Operating Supplies - Uniforms

Uniforms for field employees.

Supplies - Miscellaneous

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

Subscriptions and Memberships

This is for memberships for the Non-Ad Valorem FASD membership \$4,000, WPV Pool permit \$150, Drop Box \$120, IONOS by 1&1, Sam's Club and BJ's and website.

Conferences and Seminars

Training for field staff.

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

Maintenance consists of pressure washing, cleaning, repainting, repair, and replacement to all District parks. Also, includes 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, Glencliff Park and West Park Village. The total linear footage is approximately 175".

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Common Area (Park & Recreation) (continued)**R&M-Brick Pavers**

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

R&M-Grounds

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

R&M-Signage

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

R&M-Walls

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

Miscellaneous-Internet Services

Charter Communications 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 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Mar-24	PROJECTED APR- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 321	\$ 9,361	\$ 500	\$ 5,517	\$ 5,517	\$ 11,034	\$ 500
Special Assmnts- Tax Collector	56,138	56,138	56,137	53,691	-	53,691	59,877
Special Assmnts- Discounts	(2,088)	(2,052)	(2,245)	(2,104)	-	(2,104)	(2,395)
Gate Bar Code/Remotes	196	162	-	65	-	65	-
TOTAL REVENUES	54,567	63,609	54,392	57,169	5,517	62,686	57,982
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	657	653	1,123	1,032	-	1,032	1,198
Misc-Credit Card Fees	6	6	15	3	-	3	15
Total Administrative	663	659	1,138	1,035	-	1,035	1,213
<i>Right of Way</i>							
Communication - Teleph - Field	3,958	3,761	3,300	1,756	2,016	3,772	3,300
Electricity - Streetlighting	9,423	7,112	5,500	3,690	4,062	7,752	5,500
Insurance - General Liability	1,707	1,999	1,878	2,468	-	2,468	2,714
R&M-General	29,213	27,358	19,700	7,973	7,973	15,946	19,700
R&M-Gate	13,717	16,867	5,794	6,302	1,500	7,802	5,794
Reserve - Roadways	-	-	17,082	-	-	-	19,762
Total Right of Way	58,018	57,097	53,254	22,189	15,551	37,740	56,770
TOTAL EXPENDITURES	58,681	57,756	54,392	23,224	15,551	38,775	57,982
Excess (deficiency) of revenues							
Over (under) expenditures	(4,114)	5,853	-	33,945	(10,034)	23,911	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(4,114)	5,853	-	33,945	(10,034)	23,911	-
FUND BALANCE, BEGINNING	362,995	358,881	364,734	364,734	-	364,734	388,645
FUND BALANCE, ENDING	\$ 358,881	\$ 364,734	\$ 364,734	\$ 398,679	\$ (10,034)	\$ 388,645	\$ 388,645

Exhibit "B"

Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 388,645
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	19,762
Total Funds Available (Estimated) - 9/30/2025	408,408

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

Deposits	\$ 667
Subtotal	667

Assigned Fund Balance

Operating Reserves - First Quarter Operating	9,555 ⁽¹⁾
Reserves - Roadways Prior Years	141,077
Reserves - Roadways FY 2024	17,082
Reserves - Roadways FY 2025	19,762
Subtotal	177,921

Total Allocation of Available Funds	188,143
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Total Unassigned (undesignated) Cash	\$ 220,265
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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 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Mar-24	PROJECTED APR- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 19	\$ 418	\$ 150	\$ 149	149	\$ 298	\$ 150
Special Assmnts- Tax Collector	18,057	18,057	18,057	17,270	787	18,057	26,744
Special Assmnts- Discounts	(672)	(660)	(722)	(677)	-	(677)	(1,070)
TOTAL REVENUES	17,404	17,815	17,485	16,742	936	17,678	25,824
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	211	210	361	332	16	348	535
Total Administrative	211	210	361	332	16	348	535
<i>Right of Way</i>							
R&M-Streetlights	22,157	23,554	17,124	12,095	12,480	24,575	25,000
Total Right of Way	22,157	23,554	17,124	12,095	12,480	24,575	25,000
TOTAL EXPENDITURES	22,368	23,764	17,485	12,427	12,496	24,923	25,535
Excess (deficiency) of revenues							
Over (under) expenditures	(4,964)	(5,949)	-	4,315	(11,560)	(7,245)	289
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	289
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	289
Net change in fund balance	(4,964)	(5,949)	-	4,315	(11,560)	(7,245)	289
FUND BALANCE, BEGINNING	20,966	16,002	10,053	10,053	-	10,053	2,808
FUND BALANCE, ENDING	\$ 16,002	\$ 10,053	\$ 10,053	\$ 14,368	\$ (11,560)	\$ 2,808	\$ 3,097

Exhibit "C"

Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 2,808
Net Change in Fund Balance - Fiscal Year 2025	289
Reserves - Fiscal Year 2025 Additions	-
Total Funds Available (Estimated) - 9/30/2025	3,097

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

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

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	- (1)
Subtotal	<u>-</u>

Total Allocation of Available Funds	<u>3,030</u>
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Total Unassigned (undesignated) Cash	<u>\$ 67</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Mar-24	PROJECTED APR- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 15	\$ 265	\$ 80	\$ 57	\$ 57	\$ 114	\$ 80
Special Assmnts- Tax Collector	5,842	5,842	9,047	8,653	394	9,047	16,487
Special Assmnts- Discounts	(217)	(214)	(362)	(339)	-	(339)	(659)
Gate Bar Code/Remotes	-	65	-	65	-	65	-
TOTAL REVENUES	5,640	5,958	8,765	8,436	451	8,887	15,907
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	68	68	181	166	8	174	330
Misc-Credit Card Fees	-	2	4	3	-	3	4
Total Administrative	68	70	185	169	8	177	334
<i>Right of Way</i>							
Communication - Teleph - Field	1,827	1,911	1,800	990	990	1,980	1,980
Insurance - General Liability	2,811	3,291	3,420	4,495	-	4,495	4,745
R&M-General	3,566	3,957	1,500	2,708	500	3,208	1,500
R&M-Gate	4,381	2,610	1,500	1,638	500	2,138	1,500
R&M-Streetlights	364	412	360	193	300	493	600
Reserve - Roadways	-	-	-	-	-	-	3,300
Total Right of Way	12,949	12,181	8,580	10,024	2,290	12,314	13,625
TOTAL EXPENDITURES	13,017	12,251	8,765	10,193	2,298	12,491	13,958
Excess (deficiency) of revenues							
Over (under) expenditures	(7,377)	(6,293)	-	(1,757)	(1,847)	(3,604)	1,949
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	1,949
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	1,949
Net change in fund balance	(7,377)	(6,293)	-	(1,757)	(1,847)	(3,604)	1,949
FUND BALANCE, BEGINNING	17,495	10,118	3,825	3,825	-	3,825	221
FUND BALANCE, ENDING	\$ 10,118	\$ 3,825	\$ 3,825	\$ 2,068	\$ (1,847)	\$ 221	\$ 2,170

Exhibit "D"

Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 221
Net Change in Fund Balance - Fiscal Year 2025	1,949
Reserves - Fiscal Year 2025 Additions	3,300
Total Funds Available (Estimated) - 9/30/2025	5,470

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

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

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	- (1)
Reserves - Roadways Prior Years	2,382
Reserves - Roadways FY 2024	-
Reserves - Roadways FY 2025	3,300
Subtotal	<u>5,682</u>

Total Allocation of Available Funds	5,702
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Total Unassigned (undesignated) Cash	<u>\$ (232)</u>
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Notes

(1) Operating reserves have been reduced to \$0.

Anticipated Replacement Year	2035	5 years remaining
Anticipated Replacement Costs	\$ 59,691.60	
Anticipated Reserve Balance	\$ 59,691.60	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Mar-24	PROJECTED APR- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 39	\$ 1,283	\$ 150	\$ 842	\$ 842	\$ 1,684	\$ 150
Special Assmnts- Tax Collector	5,520	5,520	5,520	5,280	240	5,520	6,052
Special Assmnts- Discounts	(205)	(202)	(221)	(207)	-	(207)	(242)
TOTAL REVENUES	5,354	6,601	5,449	5,915	1,082	6,997	5,960
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	65	64	110	101	5	106	121
Total Administrative	65	64	110	101	5	106	121
<i>Right of Way</i>							
R&M - General	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roadways	-	-	339	-	-	-	839
Total Right of Way	-	-	5,339	-	5,000	5,000	5,839
TOTAL EXPENDITURES	65	64	5,449	101	5,005	5,106	5,960
Excess (deficiency) of revenues							
Over (under) expenditures	5,289	6,537	-	5,814	(3,923)	1,891	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	5,289	6,537	-	5,814	(3,923)	1,891	-
FUND BALANCE, BEGINNING	43,928	49,217	55,754	55,754	-	55,754	57,645
FUND BALANCE, ENDING	\$ 49,217	\$ 55,754	\$ 55,754	\$ 61,568	\$ (3,923)	\$ 57,645	\$ 57,645

Exhibit "E"

Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 57,645
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	839
Total Funds Available (Estimated) - 9/30/2025	58,484

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

Operating Reserves - First Quarter Operating Capital	\$ 1,280 ⁽¹⁾
Reserves - Roadways Prior Years	13,072
Reserves - Roadways FY 2024	339
Reserves - Roadways FY 2025	839
Subtotal	<u>14,250</u>
Total Allocation of Available Funds	15,530

Total Unassigned (undesignated) Cash	<u>\$ 42,954</u>
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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 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Mar-24	PROJECTED APR- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 291	\$ 8,280	\$ 700	\$ 3,625	\$ 3,625	\$ 7,250	\$ 700
Special Assmnts- Tax Collector	344,186	344,186	406,350	388,647	17,703	406,350	446,405
Special Assmnts- Discounts	(12,801)	(12,582)	(16,254)	(15,229)	-	(15,229)	(17,856)
Gate Bar Code/Remotes	3,078	2,651	-	250	-	250	-
Insurance Reimbursements	13,290	-	-	1,650	-	1,650	-
TOTAL REVENUES	348,044	342,535	390,796	378,943	21,328	400,271	429,250
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	4,030	4,003	8,126	7,468	354	7,822	8,928
Misc-Credit Card Fees	115	101	80	69	-	69	80
Total Administrative	4,145	4,104	8,206	7,537	354	7,891	9,008
<i>Right of Way</i>							
Contracts-Security Services	221,851	230,065	240,977	123,432	125,022	248,454	240,977
Contracts-Pest Control	240	240	240	100	140	240	240
Communication - Teleph - Field	2,096	2,005	2,100	1,002	1,002	2,004	2,100
Insurance - General Liability	954	1,116	1,273	1,673	-	1,673	1,885
R&M-General	56,175	90,994	20,000	36,752	600	37,352	20,000
R&M-Gate	15,054	22,260	10,000	4,319	3,675	7,994	10,000
R&M-Streetlights	60,037	67,173	66,000	34,977	37,218	72,195	74,436
Reserve - Roadways	-	-	42,000	-	-	-	62,000
Total Right of Way	356,407	413,853	382,590	202,255	167,657	369,912	411,639
TOTAL EXPENDITURES	360,552	417,957	390,796	209,792	168,011	377,803	420,647
Excess (deficiency) of revenues							
Over (under) expenditures	(12,508)	(75,422)	-	169,151	(146,683)	22,468	8,603
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	8,603
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	8,603
Net change in fund balance	(12,508)	(75,422)	-	169,151	(146,683)	22,468	8,603
FUND BALANCE, BEGINNING	329,836	317,328	241,906	241,906	-	241,906	264,374
FUND BALANCE, ENDING	\$ 317,328	\$ 241,906	\$ 241,906	\$ 411,057	\$ (146,683)	\$ 264,374	\$ 272,977

Exhibit "F"

Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 264,374
Net Change in Fund Balance - Fiscal Year 2025	8,603
Reserves - Fiscal Year 2025 Additions	62,000
Total Funds Available (Estimated) - 9/30/2025	334,977

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

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

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital - (1)

Reserves - Roadways Prior Years	231,156
Reserves - Roadways FY 2024	42,000
Reserves - Roadways FY 2025	62,000
Subtotal	<u>335,156</u>

Total Allocation of Available Funds	343,276
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Total Unassigned (undesignated) Cash	<u><u>\$ (8,299)</u></u>
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Notes

(1) Operating reserve has been reduced to \$0.

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 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Mar-24	PROJECTED APR- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 67	\$ 2,097	\$ 200	\$ 1,057	\$ 1,057	\$ 2,114	\$ 200
Special Assmnts- Tax Collector	16,056	16,056	16,056	15,357	699	16,056	19,237
Special Assmnts- Discounts	(597)	(587)	(642)	(602)	-	(602)	(769)
Gate Bar Code/Remotes	65	-	-	32			-
TOTAL REVENUES	15,591	17,566	15,614	15,844	1,756	17,568	18,668
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	188	187	321	295	14	309	385
Misc-Credit Card Fees	-	-	10	1	-	1	10
Total Administrative	188	187	331	296	14	310	395
<i>Right of Way</i>							
Communication - Teleph - Field	1,499	1,453	1,500	726	726	1,452	1,500
Insurance - General Liability	351	411	386	507	-	507	386
R&M-General	-	6,987	1,000	5,916	500	6,416	1,000
R&M-Gate	3,163	11,835	3,792	572	200	772	3,792
R&M-Streetlights	6,342	7,182	5,650	3,755	3,870	7,625	7,740
Reserve - Roadways	-	-	2,955	-	-	-	3,855
Total Right of Way	11,355	27,868	15,283	11,476	5,296	16,772	18,273
TOTAL EXPENDITURES	11,543	28,055	15,614	11,772	5,310	17,082	18,668
Excess (deficiency) of revenues Over (under) expenditures	4,048	(10,489)	-	4,072	(3,554)	486	-
Net change in fund balance	4,048	(10,489)	-	4,072	(3,554)	486	-
FUND BALANCE, BEGINNING	76,370	80,418	69,929	69,929	-	69,929	70,415
FUND BALANCE, ENDING	\$ 80,418	\$ 69,929	\$ 69,929	\$ 74,001	\$ (3,554)	\$ 70,415	\$ 70,415

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 70,415
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	3,855
Total Funds Available (Estimated) - 9/30/2025	74,270

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

Deposits	\$ 853
Subtotal	853

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	3,703 ⁽¹⁾
Reserves - Roadways Prior Years	45,021
Reserves - Roadways FY 2024	2,955
Reserves - Roadways FY 2025	3,855
Subtotal	51,831

Total Allocation of Available Funds	56,387
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Total Unassigned (undesignated) Cash	\$ 17,883
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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 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Mar-24	PROJECTED APR- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
Interest - Investments	\$ 108	\$ 3,140	\$ -	\$ 1,584	\$ 1,584	\$ 3,168	\$ -
Special Assmnts- Tax Collector	126,326	126,326	126,326	120,823	5,503	126,326	176,696
Special Assmnts- Discounts	(4,698)	(4,618)	(5,053)	(4,734)	-	(4,734)	(7,068)
TOTAL REVENUES	121,736	124,848	121,273	117,673	7,087	124,760	169,628
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,479	1,469	2,527	2,322	110	2,432	3,534
Total Administrative	1,479	1,469	2,527	2,322	110	2,432	3,534
<i>Right of Way</i>							
R&M-General	-	-	2,044	-	2,044	2,044	2,044
R&M-Streetlights	122,641	135,025	105,000	69,767	72,174	141,941	144,348
Reserve - Roadways	-	3,142	11,702	-	-	-	19,702
Total Right of Way	122,641	138,167	118,746	69,767	74,218	143,985	166,094
TOTAL EXPENDITURES	124,120	139,636	121,273	72,089	74,328	146,417	169,628
Excess (deficiency) of revenues							
Over (under) expenditures	(2,384)	(14,788)	-	45,584	(67,241)	(21,657)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	32,662
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	32,662
Net change in fund balance	(2,384)	(14,788)	-	45,584	(67,241)	(21,657)	32,662
FUND BALANCE, BEGINNING	122,749	120,365	105,577	105,577	-	105,577	83,920
FUND BALANCE, ENDING	\$ 120,365	\$ 105,577	\$ 105,577	\$ 151,161	\$ (67,241)	\$ 83,920	\$ 116,582

Exhibit "H"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 83,920
Net Change in Fund Balance - Fiscal Year 2025	32,662
Reserves - Fiscal Year 2025 Additions	19,702
Total Funds Available (Estimated) - 9/30/2025	136,284

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	\$ 14,572
Subtotal	<u>14,572</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	- (1)
Reserves - Roadways FY Prior Year	89,680
Reserves - Roadways FY 2024	11,702
Reserves - Roadways FY 2025	19,702
Subtotal	<u>121,083</u>

Total Allocation of Available Funds	135,656
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Total Unassigned (undesignated) Cash	<u>\$ 628</u>
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Notes

(1) Operating reserves have been reduced to \$0.

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 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Mar-24	PROJECTED APR- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 18	\$ 597	\$ 90	\$ 369	\$ 369	\$ 738	\$ 90
Special Assmnts- Tax Collector	7,778	7,778	7,778	7,439	339	7,778	7,778
Special Assmnts- Discounts	(289)	(284)	(311)	(292)	-	(292)	(311)
TOTAL REVENUES	7,507	8,091	7,557	7,516	708	8,224	7,557
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	91	90	156	143	7	150	156
Total Administrative	91	90	156	143	7	150	156
<i>Right of Way</i>							
R&M-Streetlights	5,044	6,445	4,999	3,317	3,408	6,725	4,999
Reserve - Roadways	-	-	2,402	-	-	-	2,402
Total Right of Way	5,044	6,445	7,401	3,317	3,408	6,725	7,401
TOTAL EXPENDITURES	5,135	6,535	7,557	3,460	3,415	6,875	7,557
Excess (deficiency) of revenues							
Over (under) expenditures	2,372	1,556	-	4,056	(2,707)	1,349	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	2,372	1,556	-	4,056	(2,707)	1,349	-
FUND BALANCE, BEGINNING	20,540	22,912	24,468	24,468	-	24,468	25,817
FUND BALANCE, ENDING	\$ 22,912	\$ 24,468	\$ 24,468	\$ 28,524	\$ (2,707)	\$ 25,817	\$ 25,817

Exhibit "I"

Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 25,817
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	2,402
Total Funds Available (Estimated) - 9/30/2025	28,219

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

Deposits	\$ 765
Subtotal	765

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	1,289 ⁽¹⁾
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Reserves - Roadways Prior Years	18,993
Reserves - Roadways FY 2024	2,402
Reserves - Roadways FY 2025	2,402
Subtotal	23,797

Total Allocation of Available Funds	25,851
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Total Unassigned (undesignated) Cash	\$ 2,369
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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 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Mar-24	PROJECTED APR- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 201	\$ 6,370	\$ 500	\$ 3,978	\$ 3,978	\$ 7,956	\$ 500
Special Assmnts- Tax Collector	25,447	25,447	25,447	24,338	1,109	25,447	27,287
Special Assmnts- Discounts	(946)	(930)	(1,018)	(954)	-	(954)	(1,091)
Gate Bar Code/Remotes	226	-	-	-	-	-	-
TOTAL REVENUES	24,928	30,887	24,929	27,362	5,087	32,449	26,696
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	298	296	509	468	22	490	546
Misc-Credit Card Fees	1	-	10	-	-	-	10
Total Administrative	299	296	519	468	22	490	556
<i>Right of Way</i>							
Insurance - General Liability	402	470	517	679	-	679	747
R&M-General	2,674	2,200	4,543	-	2,000	2,000	4,543
R&M-Drainage	-	-	2,625	-	1,500	1,500	2,625
R&M-Gate	2,989	7,741	5,000	2,547	1,000	3,547	5,000
Misc-Internet Services	1,438	1,555	1,800	702	702	1,404	1,800
Reserve - Roadways	-	-	9,925	-	-	-	11,425
Total Right of Way	7,503	11,966	24,410	3,928	5,202	9,130	26,140
TOTAL EXPENDITURES	7,802	12,262	24,929	4,396	5,224	9,620	26,696
Excess (deficiency) of revenues							
Over (under) expenditures	17,126	18,625	-	22,966	(137)	22,829	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	17,126	18,625	-	22,966	(137)	22,829	-
FUND BALANCE, BEGINNING	227,152	244,278	262,903	262,903	-	262,903	285,732
FUND BALANCE, ENDING	\$ 244,278	\$ 262,903	\$ 262,903	\$ 285,869	\$ (137)	\$ 285,732	\$ 285,732

Exhibit "J"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 285,732
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	11,425
Total Funds Available (Estimated) - 9/30/2025	297,157

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	\$ 3,818 ⁽¹⁾
Reserves - Roadways Prior Years	135,159
Reserves - Roadways FY 2024	9,925
Reserves - Roadways FY 2025	11,425
Subtotal	<u>156,509</u>
Total Allocation of Available Funds	160,327

Total Unassigned (undesignated) Cash	<u>\$ 136,830</u>
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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

FY 2025

Comparison of Assessment Rates

Fiscal Year 2025 vs. Fiscal Year 2024

Name	Units	General Fund			Special Funds			Total Assessments per Unit			
		FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change
Wycliffe	30	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Bennington	108	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Woodbay	163	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Berkley Square	122	\$374.75	\$382.91	-2.13%	\$0.00	\$0.00	n/a	\$374.75	\$382.91	-\$8.17	-2.13%
Glenfield	101	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Keswick Forest	64	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Shopping Center	9.9	\$18,499.56	\$17,645.42	4.84%	\$0.00	\$0.00	n/a	\$18,499.56	\$17,645.42	\$854.14	4.84%
Shopping Center	7.24	\$18,499.56	\$17,645.42	4.84%	\$0.00	\$0.00	n/a	\$18,499.56	\$17,645.42	\$854.14	4.84%
Glenclyff	48	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Harbor Links	109	\$524.27	\$539.65	-2.85%	\$348.12	\$326.38	6.66%	\$872.40	\$866.03	\$6.37	0.74%
Harbor Links Estates	63	\$524.27	\$539.65	-2.85%	\$348.12	\$326.38	6.66%	\$872.40	\$866.03	\$6.37	0.74%
The Enclave	108	\$524.27	\$539.65	-2.85%	\$247.63	\$167.19	48.11%	\$771.90	\$706.84	\$65.05	9.20%
Saville Rowe	36	\$524.27	\$539.65	-2.85%	\$457.96	\$251.30	82.24%	\$982.24	\$790.95	\$191.28	24.18%
Ayshire	49	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Cheshire	81	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Derbyshire	105	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Epic Properties	400	\$374.75	\$382.91	-2.13%	\$0.00	\$0.00	n/a	\$374.75	\$382.91	-\$8.17	-2.13%
Radcliffe	154	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
7/11	1.17	\$18,499.56	\$17,645.42	4.84%	\$1,420.66	\$1,295.77	9.64%	\$19,920.21	\$18,941.19	\$979.02	5.17%
Primrose	1.27	\$18,499.56	\$17,645.42	4.84%	\$1,420.66	\$1,295.77	9.64%	\$19,920.21	\$18,941.19	\$979.02	5.17%
Professional Center	1.82	\$18,499.56	\$17,645.42	4.84%	\$1,420.66	\$1,295.77	9.64%	\$19,920.21	\$18,941.19	\$979.02	5.17%
Professional Center	5.54	\$18,499.56	\$17,645.42	4.84%	\$0.00	\$0.00	n/a	\$18,499.56	\$17,645.42	\$854.14	4.84%
Remax Real Estate	0.53	\$18,499.56	\$17,645.42	4.84%	\$0.00	\$0.00	n/a	\$18,499.56	\$17,645.42	\$854.14	4.84%
Golf Course	58	\$98.83	\$94.11	5.02%	\$0.00	\$0.00	n/a	\$98.83	\$94.11	\$4.73	5.02%
Greensprings	60	\$524.27	\$539.65	-2.85%	\$875.30	\$796.76	9.86%	\$1,399.58	\$1,336.41	\$63.16	4.73%
Greencrest	54	\$524.27	\$539.65	-2.85%	\$875.30	\$796.76	9.86%	\$1,399.58	\$1,336.41	\$63.16	4.73%
Greenhedges	53	\$524.27	\$539.65	-2.85%	\$875.30	\$796.76	9.86%	\$1,399.58	\$1,336.41	\$63.16	4.73%
Greenmont	41	\$524.27	\$539.65	-2.85%	\$875.30	\$796.76	9.86%	\$1,399.58	\$1,336.41	\$63.16	4.73%
Greendale	59	\$524.27	\$539.65	-2.85%	\$875.30	\$796.76	9.86%	\$1,399.58	\$1,336.41	\$63.16	4.73%
Greenpoint	153	\$524.27	\$539.65	-2.85%	\$875.30	\$796.76	9.86%	\$1,399.58	\$1,336.41	\$63.16	4.73%
Village Green	10	\$524.27	\$539.65	-2.85%	\$875.30	\$796.76	9.86%	\$1,399.58	\$1,336.41	\$63.16	4.73%
Village Green	67	\$524.27	\$539.65	-2.85%	\$875.30	\$796.76	9.86%	\$1,399.58	\$1,336.41	\$63.16	4.73%
Village Green	13	\$524.27	\$539.65	-2.85%	\$875.30	\$796.76	9.86%	\$1,399.58	\$1,336.41	\$63.16	4.73%
Westpark Village	77	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
Westpark Village	10	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
Westpark Village	38	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
Westpark Village	37	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
Westpark Village	22	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
Westpark Village	22	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
Westpark Village	24	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%

Comparison of Assessment Rates

Fiscal Year 2025 vs. Fiscal Year 2024

Name	Units	General Fund			Special Funds			Total Assessments per Unit			
		FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change
Westpark Village	40	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
Westpark Village	6	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
Westpark Village	50	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
Westpark Village	22	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
Westpark Village	30	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
Westpark Village	17	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
David Weekly Homes	36	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
Westpark Village	38	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
Castleford	69	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Stamford	61	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Baybridge	102	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Wakesbridge	86	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Abbotsford	40	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Chelmsford	100	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Brentford	85	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Kingsford	132	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Stockbridge	68	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Sturbridge	47	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Stonebridge	66	\$524.27	\$539.65	-2.85%	\$291.47	\$243.28	19.81%	\$815.74	\$782.93	\$32.82	4.19%
Woodbridge	40	\$524.27	\$539.65	-2.85%	\$0.00	\$0.00	n/a	\$524.27	\$539.65	-\$15.38	-2.85%
Vineyards	120	\$524.27	\$539.65	-2.85%	\$227.39	\$212.06	7.23%	\$751.66	\$751.71	-\$0.04	-0.01%
Cavendish	90	\$524.27	\$539.65	-2.85%	\$316.09	\$225.98	39.87%	\$840.36	\$765.63	\$74.73	9.76%
Gables Residential III	615	\$374.75	\$382.91	-2.13%	\$0.00	\$0.00	n/a	\$374.75	\$382.91	-\$8.17	-2.13%
Arlington Park Condos	76	\$374.75	\$382.91	-2.13%	\$0.00	\$0.00	n/a	\$374.75	\$382.91	-\$8.17	-2.13%
Gables Commercial	0.94	\$18,499.56	\$17,645.42	4.84%	\$0.00	\$0.00	n/a	\$18,499.56	\$17,645.42	\$854.14	4.84%
Westchase Early Learning Center	1.73	\$18,499.56	\$17,645.42	4.84%	\$0.00	\$0.00	n/a	\$18,499.56	\$17,645.42	\$854.14	4.84%
CVS	1.42	\$18,499.56	\$17,645.42	4.84%	\$0.00	\$0.00	n/a	\$18,499.56	\$17,645.42	\$854.14	4.84%
Applebees	1.04	\$18,499.56	\$17,645.42	4.84%	\$0.00	\$0.00	n/a	\$18,499.56	\$17,645.42	\$854.14	4.84%
Burger King	1.69	\$18,499.56	\$17,645.42	4.84%	\$0.00	\$0.00	n/a	\$18,499.56	\$17,645.42	\$854.14	4.84%
Office	2	\$18,499.56	\$17,645.42	4.84%	\$0.00	\$0.00	n/a	\$18,499.56	\$17,645.42	\$854.14	4.84%
Residential	51	\$524.27	\$539.65	-2.85%	\$152.50	\$152.50	0.00%	\$676.77	\$692.15	-\$15.38	-2.22%
Ave @ Westchase	1.74	\$18,499.56	\$17,645.42	4.84%	\$0.00	\$0.00	n/a	\$18,499.56	\$17,645.42	\$854.14	4.84%
Ave @ Westchase	0.57	\$18,499.56	\$17,645.42	4.84%	\$0.00	\$0.00	n/a	\$18,499.56	\$17,645.42	\$854.14	4.84%
Ave @ Westchase	3.24	\$18,499.56	\$17,645.42	4.84%	\$0.00	\$0.00	n/a	\$18,499.56	\$17,645.42	\$854.14	4.84%
Morton Plant Mease	2.74	\$18,499.56	\$17,645.42	4.84%	\$0.00	\$0.00	n/a	\$18,499.56	\$17,645.42	\$854.14	4.84%

6B.

WESTCHASE COMMUNITY DEVELOPMENT
PEDESTRIAN INTERCONNECTIVITY CONCEPT

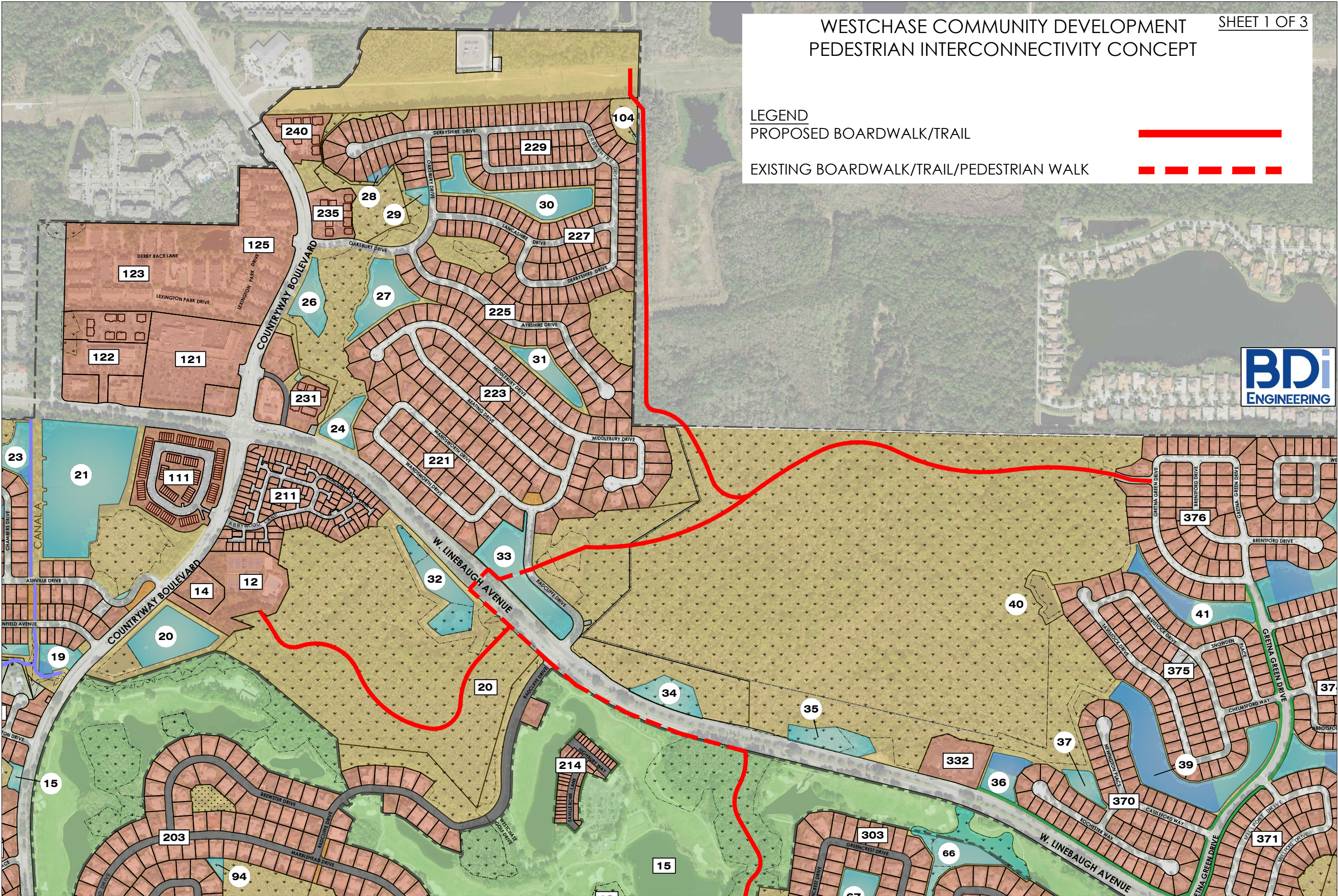
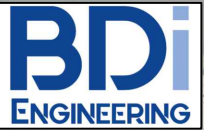
SHEET 1 OF 3

LEGEND

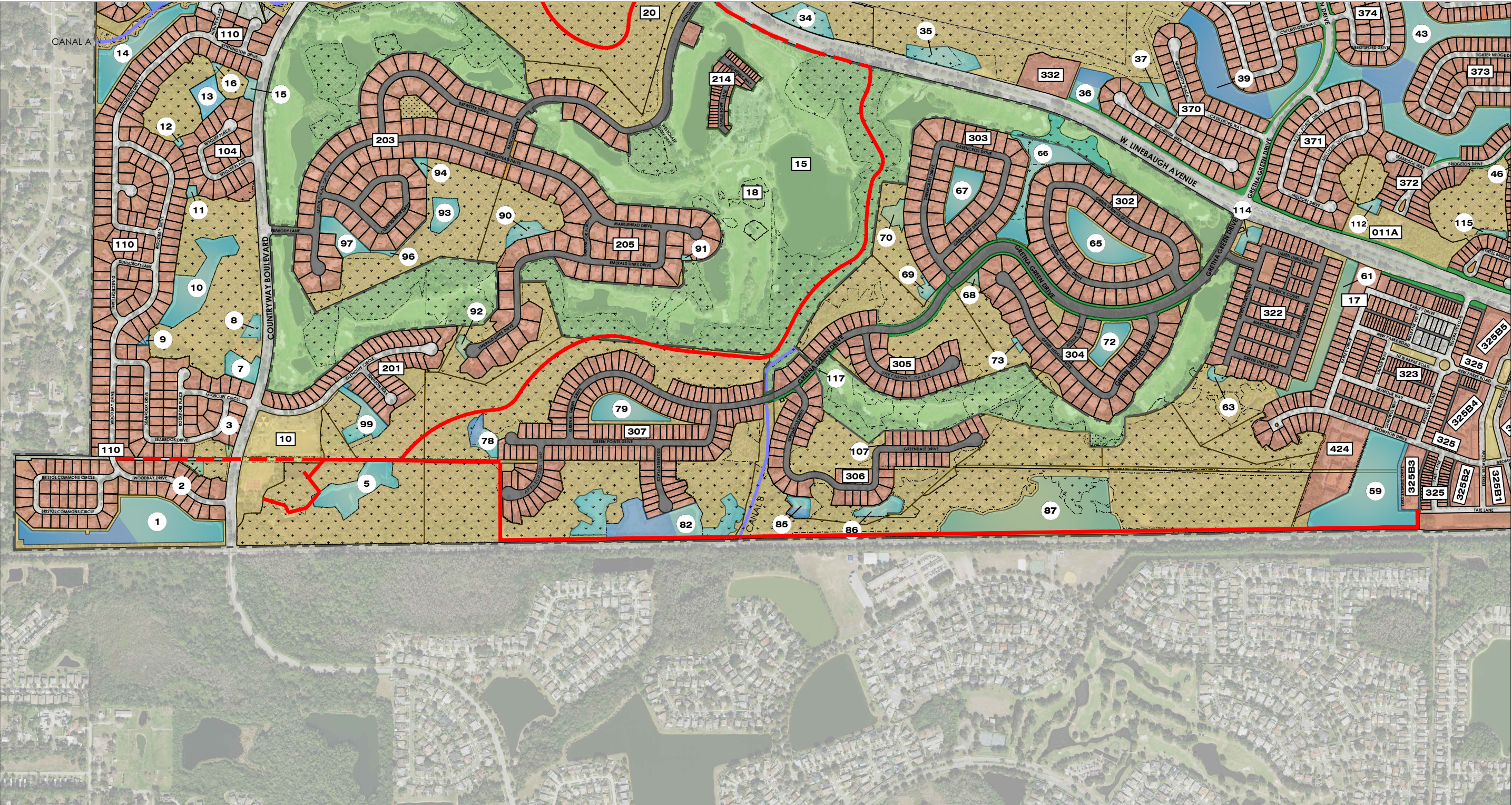
PROPOSED BOARDWALK/TRAIL



EXISTING BOARDWALK/TRAIL/PEDESTRIAN WALK



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2024/04/11 11:30 AM By: Stephen Briter



WESTCHASE COMMUNITY DEVELOPMENT
PEDESTRIAN INTERCONNECTIVITY CONCEPT

SHEET 2 OF 3

LEGEND

PROPOSED BOARDWALK/TRAIL



EXISTING BOARDWALK/TRAIL/PEDESTRIAN WALK

