

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

JULY 2, 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, July 2, 2024 – 4:00 p.m.

- 1. Roll Call**
- 2. Consent Agenda**
 - A. Approval of the June 4, 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. Fiscal Year 2025 Budget
- 7. Field Manager's Report**
- 8. Supervisors' Requests**
- 9. Adjournment**

*The next workshop meeting is scheduled for July 16, 2024 and the next regular meeting is scheduled for August 6, 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.

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: June 4, 2024

TIME: 4:05 p.m. - 6:05 p.m.

PLACE: Maureen Gauzza Regional Library
Community Room A
11211 Countryway Boulevard
Tampa, Florida 33626

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

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APPEARANCES:
WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT BOARD MEMBERS:

Matthew Lewis, Chairman
Greg Chesney, Vice Chairman
Jim Wimsatt
Reggie Gillis

ALSO PRESENT:
INFRAMARK:
Andy Mendenhall, District Manager
DISTRICT ATTORNEY:

Erin McCormick
WESTCHASE STAFF:
David Sylvanowicz
Sonny Whyte

DISTRICT ENGINEER:

Stephen Brletic

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<div>1 The transcript of Westchase Community</div> <div>2 Development District Board Meeting, on the 4th day</div> <div>3 of June, 2024, at the Maureen Gauzza Regional</div> <div>4 Library, 11211 Countryway Boulevard, Community Room</div> <div>5 A, Tampa, Florida, beginning at 4:00 p.m., reported</div> <div>6 by Whitlie Grace Cullipher, Notary Public in and for</div> <div>7 the State of Florida at Large.</div> <div>8 * * * * *</div> <div>9 CHAIRMAN LEWIS: Good afternoon,</div> <div>10 everybody. This is the Westchase CDD meeting</div> <div>11 for Tuesday, June 4th, 2024. It is 4:00 p.m.</div> <div>12 Let the record reflect that we have three</div> <div>13 supervisors currently present; Jim Wimsatt will</div> <div>14 be late and Chris Barrett will not be here. I</div> <div>15 believe he's on vacation.</div> <div>16 We do have our attorney, staff and our</div> <div>17 manager onsite -- or at the meeting. And we do</div> <div>18 have our engineer, too. I'm sorry, I forgot</div> <div>19 that. I was thinking Robert, but Stephen's</div> <div>20 here to fill in.</div> <div>21 Okay. With that, I will move to approve</div> <div>22 the consent agenda. Do we have a second?</div> <div>23 MR. GILLIS: Seconded.</div> <div>24 CHAIRMAN LEWIS: All right. Seconded by</div> <div>25 Reggie.</div>	<div>1 homes respond to the survey that we sent out,</div> <div>2 about 40 that didn't. Of the ones that</div> <div>3 responded, we had about 80 percent in favor,</div> <div>4 about 20 percent not in favor of it; but we</div> <div>5 needed 78 homes that would represent the</div> <div>6 majority for our neighborhood as yeses; proof</div> <div>7 that they are affirmative they want to do this.</div> <div>8 We actually have only received 72 up to</div> <div>9 this point, it's about seven weeks, and we --</div> <div>10 we just got two more yeses within the last hour</div> <div>11 since I sent another update to the</div> <div>12 neighborhood; but I wanted to let you know that</div> <div>13 at this point in time, after seven weeks, I</div> <div>14 can't tell you that we definitely have, with</div> <div>15 certainty, the majority of the homeowners in</div> <div>16 Radcliffe that would support the installation</div> <div>17 and the costs associated with the cameras, so</div> <div>18 I'm going to try to tail off the effort.</div> <div>19 Basically, go past it from here. I can't say</div> <div>20 in the future whether we will or will not hit</div> <div>21 that mark, so I'll let you know if things do</div> <div>22 change; but right now, I would say, you know,</div> <div>23 the effort's suspended until further notice.</div> <div>24 Three questions for you. These are other</div> <div>25 fall-out items that have come from some of my</div>
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<div>1 Any discussion on this?</div> <div>2 (No response.)</div> <div>3 CHAIRMAN LEWIS: All right. All favor in</div> <div>4 favor for approval?</div> <div>5 (All board members signify in the</div> <div>6 affirmative.)</div> <div>7 CHAIRMAN LEWIS: Carries three to zero.</div> <div>8 (Motion passes.)</div> <div>9 CHAIRMAN LEWIS: Moving into audience</div> <div>10 comments. Good afternoon, everybody. If you</div> <div>11 have a comment, please --</div> <div>12 MR. HOLT: I do, yes. Eric Holt, 11916</div> <div>13 Keating Drive. I'm here in the capacity of the</div> <div>14 Radcliffe voting member this evening. I've got</div> <div>15 one update for the board and I've got three</div> <div>16 inquiries, which I'm happy to follow up with</div> <div>17 outside of the meeting based on your guidance</div> <div>18 here.</div> <div>19 Just real quickly, some of you may recall</div> <div>20 that we've been -- there's been a proposal to</div> <div>21 put up security cameras in Radcliffe, and part</div> <div>22 of my task was to try to get a survey out to my</div> <div>23 neighborhood to see whether they would stand</div> <div>24 and support this thing sort or not.</div> <div>25 As of this afternoon, I had about 60</div>	<div>1 residents, some of their requests. One -- and</div> <div>2 I can take a picture of it and forward it</div> <div>3 after -- but there's been some concerns</div> <div>4 expressed to me about the condition of our</div> <div>5 facade out in the front of our neighborhood,</div> <div>6 the brick facade. Basically, it's looking</div> <div>7 white weathered. It's turning kind of white</div> <div>8 and kind of chalky looking, and folks are</div> <div>9 wondering if there's anything we can do about</div> <div>10 that, whether it be a power-wash or whether it</div> <div>11 needs some sort of a finish, a coating, a paint</div> <div>12 or something to freshen up and make it look</div> <div>13 like the brick that it was intended.</div> <div>14 These are all things I will send --</div> <div>15 unless you advise differently, I'm going to</div> <div>16 follow up with an e-mail.</div> <div>17 MS. WHYTE: Thank you.</div> <div>18 MR. HOLT: Just putting it on your radar.</div> <div>19 The other thing that people have asked about --</div> <div>20 and this isn't just recently, but over the</div> <div>21 years, wondering whether it's possible to</div> <div>22 install a water fountain in our Radcliffe pond</div> <div>23 out front. We have the aerators, but again,</div> <div>24 based on your guidance, how we approach that --</div> <div>25 similar to the cameras -- I'd like to</div>

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<div>1 understand if it's feasible, what the options</div> <div>2 or costs would be associated with it and if the</div> <div>3 CDD would be willing to consider it if the</div> <div>4 neighborhood was in support of it; and I guess</div> <div>5 depending on the cost of something like that</div> <div>6 would be whether I feel it was important, from</div> <div>7 my perspective, to get an affirmative vote from</div> <div>8 the neighbors or not. If you have a quick</div> <div>9 answer now, I'm happy to take it --</div> <div>10 CHAIRMAN LEWIS: Well, no. I was just</div> <div>11 going to ask because we did the other two</div> <div>12 within the last five years --</div> <div>13 MS. WHYTE: We did -- we -- when we</div> <div>14 explored -- a while back, when we explored</div> <div>15 those water fountains, we don't have a potable</div> <div>16 waterline there. We don't have a meter, we</div> <div>17 don't have anything that runs through there,</div> <div>18 and I think that was one of the reasons --</div> <div>19 because that was something that we explored.</div> <div>20 I'd have to go back in our notes --</div> <div>21 MR. CHESNEY: We're talking about a</div> <div>22 fountain or are we --</div> <div>23 MR. HOLT: A fountain.</div> <div>24 CHAIRMAN LEWIS: No, he's talking about a</div> <div>25 fountain like -- not a water fountain.</div>	<div>1 on how it would look, but that's one of the</div> <div>2 reasons why we didn't look there.</div> <div>3 MR. HOLT: Again, just to be clear, I'm</div> <div>4 following up on neighborhood requests as I</div> <div>5 promised I would to see what's feasible and</div> <div>6 what's not. It's not a personal crusade of my</div> <div>7 own. And then it's a small thing, it may -- if</div> <div>8 you could tell me that I should just make a</div> <div>9 request with the county directly, but we've got</div> <div>10 two cul-de-sacs in our neighborhood. One of</div> <div>11 them has a sign that says "No outlet," as you</div> <div>12 enter into it, and the other one has a sign</div> <div>13 that says, "Dead end," and I've actually got a</div> <div>14 resident who said, "Can we change that from</div> <div>15 'Dead end' to 'No outlet'?"</div> <div>16 MS. WHYTE: County.</div> <div>17 CHAIRMAN LEWIS: That's a county issue.</div> <div>18 MR. HOLT: Straight to the county, okay.</div> <div>19 I didn't know if you all had any involvement</div> <div>20 with that.</div> <div>21 CHAIRMAN LEWIS: Because you -- you don't</div> <div>22 have a gate. Right?</div> <div>23 MR. HOLT: No.</div> <div>24 CHAIRMAN LEWIS: Yeah.</div> <div>25 MR. HOLT: Okay. That was it. Thank</div>
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<div>1 MS. WHYTE: Oh, a fountain, fountain.</div> <div>2 MR. HOLT: Yes, with the pretty colors</div> <div>3 and lights and --</div> <div>4 MS. WHYTE: We did explore a water</div> <div>5 fountain, though, just in case you wanted to</div> <div>6 know that.</div> <div>7 MR. HOLT: Oh, no, but that's funny</div> <div>8 because I was like, "Who would drink out of the</div> <div>9 pond?"</div> <div>10 MS. WHYTE: We never explored it because</div> <div>11 we have -- the cost of it. I mean, most</div> <div>12 fountains run between 25 to 30,000, and then</div> <div>13 you've got the additional costs of the</div> <div>14 electricity, which is extremely expensive.</div> <div>15 MR. HOLT: Yeah, I don't know if the</div> <div>16 neighborhood would be willing to -- but -- but</div> <div>17 ultimately, if it's feasible, but it would be</div> <div>18 the cost, I can start getting feedback. I</div> <div>19 would suspect that's a lot for everybody for a</div> <div>20 fountain, but that's helpful.</div> <div>21 MR. CHESNEY: I will say on the fountain,</div> <div>22 I think we considered that lake for a fountain</div> <div>23 when we put in the other one, but we thought</div> <div>24 that it wasn't as visible because of the tunnel</div> <div>25 and it elevates above. So -- I could be wrong</div>	<div>1 you.</div> <div>2 CHAIRMAN LEWIS: All right. Thanks,</div> <div>3 Eric. Any other --</div> <div>4 MS. LENTZ: Yes.</div> <div>5 CHAIRMAN LEWIS: Hi.</div> <div>6 MS. LENTZ: How are you?</div> <div>7 CHAIRMAN LEWIS: Good.</div> <div>8 MS. LENTZ: Allison Lentz, 9863 Bridgeton</div> <div>9 Drive. I've resubmitted a second ARC request</div> <div>10 regarding a tree to be removed from my front</div> <div>11 yard. The first request was declined, but when</div> <div>12 I filled out the application, I had no prior</div> <div>13 knowledge of what this tree did before I bought</div> <div>14 the property, and I found out -- actually at</div> <div>15 this meeting -- the tree that's in my front</div> <div>16 yard had done extensive damage to the sewer</div> <div>17 line and the homeowner had to spend like four</div> <div>18 or five thousand dollars fixing it, so I want</div> <div>19 to add that to this second request to find out</div> <div>20 where we are in the process of trying to get it</div> <div>21 approved with you guys.</div> <div>22 I've already pay for the permit out of my</div> <div>23 pocket. Stonebridge has approved it. I'd like</div> <div>24 this tree down because from what I understand,</div> <div>25 sewer was backing up in the house and I -- it</div>

<p style="text-align: right;">Page 13</p> <p>1 was a mess when I bought it, but I spent 2 \$160,000 fixing this house up and I had no idea 3 that the sewer line was backing up into the 4 house because of the tree. So -- and that's a 5 live oak tree. It belongs in a park, not 6 somebody's front yard. That's going to get 7 real big. 8 CHAIRMAN LEWIS: And you were 9863 9 Bridgeton. Right? Is that what -- 10 MS. LENTZ: Yeah. 11 CHAIRMAN LEWIS: Okay. I -- we do have 12 that on the agenda to talk about in our package 13 for this. We did have a follow-up. I was 14 looking at this and there was a -- a Red Cap 15 Sewer, Plumbing and Air -- 16 MS. LENTZ: Yes. 17 CHAIRMAN LEWIS: -- but it had a 18 different name. It had a Kaye -- 19 MS. LENTZ: Kaye Tipton or something, 20 I -- 21 MR. SYLVANOWICZ: Previous homeowner. 22 MS. LENTZ: That's the homeowner before 23 -- 24 CHAIRMAN LEWIS: So that's the previous 25 homeowner?</p>	<p style="text-align: right;">Agenda Page #8 Page 15</p> <p>1 again? 2 MS. LENTZ: 9863 Bridgeton Drive. 3 MR. CHESNEY: That's -- this is 79 on 4 mine. 5 CHAIRMAN LEWIS: Oh, this was 9859. 6 Okay. 7 MR. SYLVANOWICZ: It's both in there. 8 CHAIRMAN LEWIS: Are they both in there? 9 Sorry. 10 MR. SYLVANOWICZ: Yeah, it's two 11 different -- 12 MR. CHESNEY: The one I'm looking at says 13 the 9879. 14 MS. LENTZ: 9863 is -- 15 MR. SYLVANOWICZ: 9863, there is 9859 and 16 -- 17 MR. CHESNEY: Oh, I see. You're right. 18 MR. SYLVANOWICZ: -- and then I think 19 what you're talking about, that's on the level 20 one. 21 MS. WHYTE: That's on the additional 22 trees list. 23 MR. SYLVANOWICZ: Yep. 24 CHAIRMAN LEWIS: Yeah, they had come back 25 and basically said that the tree was in -- from</p>
<p style="text-align: right;">Page 14</p> <p>1 MS. LENTZ: Previous owner, but that -- 2 that was not disclosed to me when I bought it. 3 CHAIRMAN LEWIS: Okay. I was just trying 4 to understand between -- I knew your name was 5 on the agenda -- application to have the tree 6 removed and -- 7 MS. LENTZ: Yes, I actually closed on it 8 in September, but I didn't move in until 9 February, but it wasn't disclosed to me and I 10 just -- I'm really concerned about this because 11 it's just -- it's underground and -- and it's 12 expensive and I just want this addressed, so -- 13 CHAIRMAN LEWIS: Yeah, I think -- also, 14 let the record reflect that supervisor Jim 15 Wimsatt just attended. Good afternoon. 16 MR. WIMSATT: Good afternoon. 17 CHAIRMAN LEWIS: We did have our arborist 18 look at this and I was looking at this earlier. 19 I believe they said the tree was in pretty good 20 shape. I think that's what we had told you 21 when -- 22 MS. LENTZ: My tree or Sally's or both or 23 -- 24 CHAIRMAN LEWIS: I believe it was -- 25 MR. CHESNEY: What was your address</p>	<p style="text-align: right;">Page 16</p> <p>1 what I read, and somebody can interject if they 2 have a different opinion -- but that it was in 3 pretty good -- pretty good shape. I mean, I -- 4 having understood now what was going on, we'll 5 go ahead and -- well, I'll make a motion to 6 approve the removal of 9863. 7 Again, the costs would be on the 8 homeowner if this gets approved. It -- I'll 9 just throw it out there as a motion. So -- 10 MS. LENTZ: What about the replacing of a 11 tree that's supposed to go there? I mean, are 12 you guys saying -- 13 CHAIRMAN LEWIS: Our policy -- and we 14 established this -- or not established this, 15 but we confirmed it at the last meeting -- that 16 the policy is that we will -- whether you're 17 behind a gate or not behind a gate, the cost to 18 remove the tree is on the homeowner. The CDD 19 will donate the tree and installment as a 20 replacement. 21 MS. LENTZ: I appreciate it. As soon as 22 you guys can give me a "Yes" or a "No." So -- 23 MR. CHESNEY: So the recommendation was 24 to root prune it. 25 CHAIRMAN LEWIS: Correct.</p>

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<p>1 MR. CHESNEY: No picture of this one?</p> <p>2 MR. GILLIS: I saw in the arborist's</p> <p>3 report --</p> <p>4 MR. WIMSATT: So the arborist did not</p> <p>5 recommend removing it?</p> <p>6 CHAIRMAN LEWIS: I don't think they</p> <p>7 really said that. I think they just said that</p> <p>8 it's in good shape, but they did recommend root</p> <p>9 pruning. So --</p> <p>10 MR. WIMSATT: Okay.</p> <p>11 CHAIRMAN LEWIS: -- if we don't have a</p> <p>12 second in that, you know, then obviously, there</p> <p>13 is another -- another motion.</p> <p>14 MR. GILLIS: Is this -- where would the</p> <p>15 --</p> <p>16 CHAIRMAN LEWIS: It's about halfway down</p> <p>17 there.</p> <p>18 MR. CHESNEY: I'm sorry, what was the</p> <p>19 address?</p> <p>20 CHAIRMAN LEWIS: She was 9863.</p> <p>21 MR. SYLVANOWICZ: I have it right here if</p> <p>22 you need to look at it.</p> <p>23 MR. CHESNEY: I keep looking at 69. Let</p> <p>24 me look at it from there. I'm just looking at</p> <p>25 the driveway. That's the way my mind works.</p>	<p>1 --</p> <p>2 MR. SYLVANOWICZ: So the arborist looked</p> <p>3 at the general health of the tree and the</p> <p>4 effects of what it did. He did indicate that</p> <p>5 that driveway is being lifted. The driveway at</p> <p>6 59 was getting broken up into pieces, and I</p> <p>7 think when -- two months ago, when that was</p> <p>8 approved, that was taken into consideration. I</p> <p>9 did not measure or I didn't -- two months ago,</p> <p>10 we didn't look at the effects on her driveway,</p> <p>11 but Mark did indicate that there was change</p> <p>12 and, you know, the -- the actual roots are</p> <p>13 still present. The sewer line is there. You</p> <p>14 know, sewer lines can -- I'm sure the new sewer</p> <p>15 line that went in in 2017 is probably a little</p> <p>16 bit more robust than it was when the roots came</p> <p>17 into it or knocked it off or caused damage.</p> <p>18 You have two right there. They are in</p> <p>19 good health on the arborist's standpoint. When</p> <p>20 you look at them, they look good, but where</p> <p>21 they are located does cause -- does have an</p> <p>22 effect on those pieces of property, and then if</p> <p>23 you go a little bit further into that report --</p> <p>24 because that was the request of the board last</p> <p>25 month, was to do a -- kind of a synopsis of the</p>
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<p>1 Sorry. So would it not be reasonable for us to</p> <p>2 root prune it for her?</p> <p>3 MS. WHYTE: We don't have the equipment</p> <p>4 for that, do we?</p> <p>5 MR. CHESNEY: I'll just second the</p> <p>6 motion. How about that?</p> <p>7 CHAIRMAN LEWIS: Okay. So we have --</p> <p>8 MR. CHESNEY: That way we can have an</p> <p>9 actual discussion.</p> <p>10 CHAIRMAN LEWIS: Okay. Any -- any</p> <p>11 comments or --</p> <p>12 MR. CHESNEY: So like on this one -- so</p> <p>13 our idea is we have this arborist that we paid</p> <p>14 this report for, but I mean, what -- what --</p> <p>15 what do we do?</p> <p>16 MR. SYLVANOWICZ: Well, he --</p> <p>17 MS. LENTZ: But I don't -- do they have</p> <p>18 knowledge --</p> <p>19 CHAIRMAN LEWIS: Hold on, everybody. One</p> <p>20 at a time. I want to remind everybody to</p> <p>21 please raise your hand so we keep it orderly.</p> <p>22 MS. LENTZ: I'm sorry.</p> <p>23 CHAIRMAN LEWIS: That's okay. Thank you.</p> <p>24 Go ahead.</p> <p>25 MR. CHESNEY: I'm just asking him -- so</p>	<p>1 rest of the community. Most of the community</p> <p>2 is getting switched over to the crape myrtles,</p> <p>3 which we all know are softer and easier on the</p> <p>4 sidewalks, driveways and sewer lines.</p> <p>5 MR. WIMSATT: I mean, I'll just --</p> <p>6 MR. CHESNEY: Because he recommends 69,</p> <p>7 it looks like, to be removed.</p> <p>8 MR. SYLVANOWICZ: So yeah, he didn't like</p> <p>9 the way that was pruned at one point because I</p> <p>10 think someone independent probably had someone</p> <p>11 come in and just do a root pruning to make it</p> <p>12 look good.</p> <p>13 I mean, not a root pruning, they cropped</p> <p>14 it. So -- and that's not recommended by our</p> <p>15 arborist because it makes it less stable and</p> <p>16 safe, actually. There is quite a science that</p> <p>17 I've been learning from Mark about all --</p> <p>18 MR. WIMSATT: I mean, I'll just point out</p> <p>19 the 9859 Bridgeton Drive, he does point out</p> <p>20 that Hillsborough County would likely support</p> <p>21 the removal of the tree due to driveway</p> <p>22 damage --</p> <p>23 MR. CHESNEY: Of 59?</p> <p>24 MR. WIMSATT: -- and it's much -- yeah,</p> <p>25 and it's much closer than this one.</p>

<p style="text-align: right;">Page 21</p> <p>1 MR. CHESNEY: Than 69? Because 69, he 2 comes out and -- 3 MR. WIMSATT: Well, what I'm saying is -- 4 well, 59 versus 63. 63 is this lady's we're 5 talking about. 6 MR. SYLVANOWICZ: Yeah, 59 you're okay 7 already. 8 MR. WIMSATT: I just wanted to -- I was 9 just making the contrast whereas at 59, he 10 specifically stated Hillsborough County would 11 support the removal. He did not say that on 12 63, he just mentions root pruning, not removal, 13 and so I think that's significant. 14 MR. SYLVANOWICZ: Mm-hmm. 15 MR. CHESNEY: Okay. So it's probably in 16 our -- can we root prune for her? Is that not 17 something -- 18 MR. WIMSATT: Does Mark do that? 19 MS. WHYTE: There is no sidewalk or 20 anything on that side. 21 MR. SYLVANOWICZ: Yeah, see, that's the 22 sticky with that is that there's no sidewalk, 23 it's the driveway. It's against the driveway, 24 so we would -- I think her concern would be the 25 sewer, too. Absent of any more knowledge with</p>	<p style="text-align: right;">Agenda Page #10 Page 23</p> <p>1 is that going to do anything? I mean, to me, 2 that's just going to maybe take the roots away 3 from -- 4 MR. SYLVANOWICZ: My understanding is 5 that it's going to take the roots away from 6 causing the damage to the sidewalk or the 7 driveway or the drain line. 8 CHAIRMAN LEWIS: Okay. 9 MR. GILLIS: And the -- it doesn't appear 10 anywhere in here that the arborist was made 11 aware of the issue with the sewer before, so he 12 did no assessment whatsoever -- 13 MR. SYLVANOWICZ: Correct. 14 MR. GILLIS: -- so any future would be 15 speculative at best about what would happen 16 since it's already been an issue once before. 17 MR. SYLVANOWICZ: Mm-hmm. 18 CHAIRMAN LEWIS: Okay. Any other 19 discussion? 20 (No response.) 21 CHAIRMAN LEWIS: Well, then -- oh, yes, 22 Erin? 23 MS. McCORMICK: I was just going to -- 24 from a legal perspective, if you do root 25 pruning and you're on the CDD property, I don't</p>
<p style="text-align: right;">Page 22</p> <p>1 Mark -- again, with the arborist and what he 2 would say, but if -- 3 MR. CHESNEY: He recommends root pruning. 4 I guess I'll just be blunt: Are we not going 5 to root prune it? I mean, it's our tree. 6 MR. SYLVANOWICZ: We can root prune it if 7 we -- 8 CHAIRMAN LEWIS: Well, let me -- 9 actually, let me back up. Did you have 10 something that you wanted to say? 11 MS. LENTZ: Uh -- 12 CHAIRMAN LEWIS: If not, then I was going 13 to continue to talk. 14 MS. LENTZ: I -- I forgot by now, but he 15 just said it was your -- your tree, Westchase? 16 MR. CHESNEY: I don't know if I said that 17 correctly. 18 MS. LENTZ: But if I -- if it needs to 19 come down, I am paying for it and it's you 20 all's tree? But that's okay, I'd like it down. 21 MR. CHESNEY: My words were -- please 22 don't quote me on that. 23 CHAIRMAN LEWIS: So I guess my question 24 is is the root pruning, the whole idea behind 25 that, is that to slow the growth? Is that --</p>	<p style="text-align: right;">Page 24</p> <p>1 think that there's an issue with the CDD doing 2 it. You wouldn't want to do the root pruning 3 on their lot, though. 4 MR. CHESNEY: That's what I was trying to 5 ask, Erin. 6 MS. McCORMICK: Yeah. 7 MR. CHESNEY: So where is the tree? 8 MS. McCORMICK: And of course, the 9 property owner could always do root pruning on 10 their property. 11 MR. SYLVANOWICZ: If I go back, to give 12 you an idea -- I'd have to check my photos, but 13 it's -- 14 MS. WHYTE: It's on the easement. 15 MR. CHESNEY: It is on our easement? 16 MR. SYLVANOWICZ: It is on our easement, 17 but not all of the roots -- 18 MS. WHYTE: Not all of the roots you 19 would prune. 20 MR. SYLVANOWICZ: If you would take in -- 21 the roots are as big as the canopy. 22 MR. CHESNEY: Okay. 23 MS. WHYTE: So when you root prune, you 24 root prune this way, the long ways, not the 25 short -- not right at the tree bark, which is</p>

<p style="text-align: right;">Page 25</p> <p>1 what's on our easement. It's -- the roots are</p> <p>2 on that --</p> <p>3 MR. CHESNEY: I mean, I'm watching the</p> <p>4 county do it on our street and they start --</p> <p>5 they just go down the sidewalk and root prune.</p> <p>6 So -- I mean, can we not do that?</p> <p>7 MS. McCORMICK: Mm-hmm. And the sidewalk</p> <p>8 is part of the right of way that we own, so</p> <p>9 that shouldn't be a problem.</p> <p>10 MS. WHYTE: Okay. There is no sidewalk</p> <p>11 on that side. It's literally grass.</p> <p>12 MS. McCORMICK: Yeah, but there's still</p> <p>13 -- we just would need to look and see what the</p> <p>14 -- where the line is between the lot and the</p> <p>15 right of way and then any root pruning that we</p> <p>16 do would have to be on our side. If the</p> <p>17 property owner wanted to do their own root</p> <p>18 pruning, they could do it on their own lot.</p> <p>19 CHAIRMAN LEWIS: Okay. Let's vote.</p> <p>20 There's a motion on the table to approve the</p> <p>21 removal of the tree by the homeowner.</p> <p>22 All in favor? Raise your hand.</p> <p>23 (All board members signify a vote.)</p> <p>24 CHAIRMAN LEWIS: So that's two to two.</p> <p>25 (Motion fails.)</p>	<p style="text-align: right;">Agenda Page #11 Page 27</p> <p>1 going to be coming up through my toilets like I</p> <p>2 was told. And I'm single, it's just me. Not a</p> <p>3 lot of money around.</p> <p>4 MR. CHESNEY: Can I ask another question?</p> <p>5 Maybe I'll change my mind. I'm asking you,</p> <p>6 David.</p> <p>7 MR. SYLVANOWICZ: Mm-hmm.</p> <p>8 MR. CHESNEY: So on that street, what is</p> <p>9 the -- I haven't been down that street in a</p> <p>10 while since it's gated and secured. What is</p> <p>11 the percentage of oak to crape myrtles on that</p> <p>12 street?</p> <p>13 MR. SYLVANOWICZ: Much lower. If I'm not</p> <p>14 mistaken, there's like 15 oak trees left.</p> <p>15 MR. CHESNEY: 16?</p> <p>16 MR. SYLVANOWICZ: 15.</p> <p>17 MS. WHYTE: There is 13.</p> <p>18 MR. SYLVANOWICZ: 13?</p> <p>19 MS. WHYTE: They counted them at the last</p> <p>20 meeting. There's 27 crape and 13 oaks.</p> <p>21 MR. SYLVANOWICZ: Yeah, I have a picture</p> <p>22 to show you of what you were asking about, root</p> <p>23 pruning.</p> <p>24 CHAIRMAN LEWIS: That was actually</p> <p>25 another reason I made the motion personally</p>
<p style="text-align: right;">Page 26</p> <p>1 MS. McCORMICK: So it fails.</p> <p>2 CHAIRMAN LEWIS: So it fails? Okay.</p> <p>3 MR. CHESNEY: So my recommendation is</p> <p>4 that we root prune it because that's what our</p> <p>5 arborist said. I don't know why -- just your</p> <p>6 tree -- when he recommended removal of the</p> <p>7 other one, but the tree for the one homeowner</p> <p>8 that shows up is not --</p> <p>9 MS. LENTZ: Well, like he stated it</p> <p>10 perfectly. He -- just like me, he had no prior</p> <p>11 knowledge of all this sewer line damage, and</p> <p>12 that's a huge tree. Those roots are going</p> <p>13 everywhere. It's a ticking time bomb. It's</p> <p>14 going to happen again. I'm not going to be</p> <p>15 home. Sewer is coming up in my house. I'm --</p> <p>16 I'm willing to pay for the tree to come down.</p> <p>17 Another crape myrtle is going there. It's not</p> <p>18 that -- come on. It's not a park. It's a live</p> <p>19 oak in front of a residential property. It's</p> <p>20 already destroying my driveway, they said.</p> <p>21 It's only a matter of time before the sewer</p> <p>22 line is going to be destroyed again and I have</p> <p>23 to pay for it, and you see the bill was four or</p> <p>24 five thousand dollars and the cost of whatever</p> <p>25 it's going to be doing to my house because it's</p>	<p style="text-align: right;">Page 28</p> <p>1 because I -- obviously, these are a</p> <p>2 case-by-case basis and -- you know, a canopy is</p> <p>3 something that, I think, as a board, we tend to</p> <p>4 agree with over the years; but for me, it was</p> <p>5 the driveway issue, the sewer and the fact that</p> <p>6 I think that street is --</p> <p>7 MR. GILLIS: (Inaudible.)</p> <p>8 THE REPORTER: Sorry, there's too much</p> <p>9 chatter happening and I can't hear Mr. Reggie.</p> <p>10 MR. GILLIS: I just said there was like a</p> <p>11 third of live oaks, basically, so two thirds of</p> <p>12 them were crape myrtles now.</p> <p>13 MS. LENTZ: They are the minority now in</p> <p>14 the neighborhood.</p> <p>15 MR. CHESNEY: Say that again to me?</p> <p>16 Which ones, both?</p> <p>17 MR. SYLVANOWICZ: Well, you have right</p> <p>18 next to it that's already been approved.</p> <p>19 MR. CHESNEY: Okay. I'll go back and do</p> <p>20 your -- well, we have -- we need a new motion.</p> <p>21 Right?</p> <p>22 CHAIRMAN LEWIS: Correct.</p> <p>23 MR. CHESNEY: So I'll make a motion that</p> <p>24 we -- David, what was your recommendation?</p> <p>25 MR. SYLVANOWICZ: Take them both out.</p>

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<p>1 MR. CHESNEY: Okay. That.</p> <p>2 Do I have a second?</p> <p>3 CHAIRMAN LEWIS: I'll second it.</p> <p>4 MR. CHESNEY: Yeah.</p> <p>5 CHAIRMAN LEWIS: But for clarification --</p> <p>6 hold on, for clarification, is it 9863 --</p> <p>7 MR. CHESNEY: Yes.</p> <p>8 MR. SYLVANOWICZ: Well, you have one in</p> <p>9 front of you and that is 9863. 9859, for</p> <p>10 clarification, is approved, but that was the</p> <p>11 whole question a month ago, who was going to</p> <p>12 pay for it. So now we've clarified that.</p> <p>13 9863 is her tree that she would like to have</p> <p>14 removed.</p> <p>15 CHAIRMAN LEWIS: Okay.</p> <p>16 MR. SYLVANOWICZ: That's what you guys</p> <p>17 are in question about.</p> <p>18 CHAIRMAN LEWIS: Okay. We have a motion,</p> <p>19 seconded.</p> <p>20 Any other discussion, questions?</p> <p>21 (No response.)</p> <p>22 CHAIRMAN LEWIS: All in favor to approve</p> <p>23 the removal of the tree? Raise your hand.</p> <p>24 (All board members signify a vote.)</p> <p>25 CHAIRMAN LEWIS: Okay. Motion carries</p>	<p>1 MS. LENTZ: Okay. Thank you. I'm a</p> <p>2 happy camper.</p> <p>3 CHAIRMAN LEWIS: Have a great day. Okay.</p> <p>4 Let's see -- what -- any other audience</p> <p>5 comments?</p> <p>6 (No response.)</p> <p>7 CHAIRMAN LEWIS: Okay. Moving on to</p> <p>8 engineer's report. Stephen?</p> <p>9 MR. BRLETIC: I don't think -- I have</p> <p>10 anything specific. I'm just filling in for</p> <p>11 Robert. He said you guys missed me so I -- I</p> <p>12 just showed up.</p> <p>13 MR. WIMSATT: We did.</p> <p>14 MS. WHYTE: Robert did send in a report.</p> <p>15 CHAIRMAN LEWIS: Yeah, I was just going</p> <p>16 to ask, he did send over -- and I don't know if</p> <p>17 you know much about this, Stephen, but there's</p> <p>18 a Westchase trail and boardwalk cost estimate</p> <p>19 that he had put together after some discussions</p> <p>20 we've had at our workshop.</p> <p>21 MR. BRLETIC: Right. Yeah, I helped him</p> <p>22 out with that. You know, I -- I've done a</p> <p>23 bunch of these things. We've probably did --</p> <p>24 most of them are rebuilds. Very few new ones.</p> <p>25 Everybody has this same idea. I'm sure he kind</p>
Page 30	Page 32
<p>1 three to one.</p> <p>2 (Motion passes.)</p> <p>3 MR. WIMSATT: I'll come back with we</p> <p>4 should just follow what the arborist</p> <p>5 recommended, but understood.</p> <p>6 CHAIRMAN LEWIS: Sure.</p> <p>7 MR. CHESNEY: I agree with you.</p> <p>8 MR. WIMSATT: But not enough.</p> <p>9 MR. CHESNEY: Unfortunately.</p> <p>10 MR. WIMSATT: Understood.</p> <p>11 MS. LENTZ: Thank you very much. And at</p> <p>12 my cost -- right -- you're going to do the</p> <p>13 tree?</p> <p>14 CHAIRMAN LEWIS: Correct, and you can</p> <p>15 contact David and work that out on terms of the</p> <p>16 removal of the tree.</p> <p>17 MR. SYLVANOWICZ: Yep. So when the trees</p> <p>18 are removed -- or when your tree is removed, we</p> <p>19 will come back in and put, you know, a crape</p> <p>20 myrtle in that's substantial to kind of blend</p> <p>21 in with the neighborhood.</p> <p>22 MS. LENTZ: Okay.</p> <p>23 MR. SYLVANOWICZ: Probably do them both</p> <p>24 at the same time if we could have that. You</p> <p>25 know, that would be ideal.</p>	<p>1 of gave this spiel in the last couple of</p> <p>2 meetings how people always look into this.</p> <p>3 The only recommendation that I have when</p> <p>4 you talk about doing one of these projects,</p> <p>5 especially -- I know that certain sections of</p> <p>6 that map that he had showed you that we put</p> <p>7 together, you know, some of it's a little less</p> <p>8 invasive. There's uplands and there's kind of</p> <p>9 current trails that you're kind of trying to</p> <p>10 connect, but the ones that are through the</p> <p>11 wetlands that are going to be wet all the time,</p> <p>12 it's not my recommendation just to use wood,</p> <p>13 even if you use marine grade. It doesn't last,</p> <p>14 and we have really had good results with the</p> <p>15 new composite stuff. I would definitely</p> <p>16 recommend using that. It's probably about a 30</p> <p>17 percent increase in material costs, but you get</p> <p>18 so much more longevity out of it maintenance-</p> <p>19 wise.</p> <p>20 I've got similar communities that have</p> <p>21 trails through the wetlands just like this --</p> <p>22 what you would kind of be looking at -- that we</p> <p>23 redid. We redo maybe every eight years.</p> <p>24 That's all they last when it's just wood before</p> <p>25 they start looking pretty rough.</p>

<p style="text-align: right;">Page 33</p> <p>1 MR. MENDENHALL: Yeah, we have it 2 throughout our community and it's constant. 3 MR. BRLETIC: Yeah, so you end up 4 spending a lot of money on -- not only just the 5 redecking, re -- handrails and stuff like that, 6 but you end up having a lot of -- you know, you 7 just got a stockpile of wood now, and if 8 something happens, then you got to -- because 9 it becomes a liability issue then. 10 So that -- that's my recommendation. If 11 you wanted to move forward with that -- and 12 then, you know, as far as like first steps, you 13 know, it's all up to the board how much money 14 you want to spend or how much effort you want 15 to put into phase the project and then really, 16 the first step in trying to figure out the 17 feasibility other than the money is just going 18 to the correct agencies to get the proper kind 19 of heads up and, you know, "What is the process 20 through that?" 21 Hillsborough County's got the EPC and 22 those are probably the biggest ones in the room 23 that would have an issue with it, but it's 24 certainly possible. Many communities do them 25 and -- you know --</p>	<p style="text-align: right;">Agenda Page #13 Page 35</p> <p>1 aesthetics or whatever you wanted to do, but 2 these boardwalks are kind of cookie-cutter as 3 far as like plans and stuff like that. That 4 wouldn't be a difficult thing to put together 5 typical sections. 6 So you probably -- with all that said, 7 you're probably looking at, you know, say six 8 to eight months just get all those ducks in a 9 row to be able to submit to all those agencies, 10 and then they take -- they tend to take a 11 little longer when it's conservation easements 12 and wetlands and stuff like that. So -- that 13 would be the best-case scenario is a full year. 14 CHAIRMAN LEWIS: Okay. 15 MR. GILLIS: I was going to wait until 16 later in supervisor's requests, but I think now 17 is probably appropriate. You know, we did the 18 survey a while back talking about projects like 19 this. I think it's time to get some more 20 community input on broad -- you know, broad 21 terms of things like that because more likely 22 than not -- the same kind of skill before -- 23 more likely than not, to spend more money for 24 something like that or the fields, the golf 25 course, all those things -- just get a little</p>
<p style="text-align: right;">Page 34</p> <p>1 CHAIRMAN LEWIS: Any ballpark figure on 2 how long that would take to get through like 3 EPC and permitting to do, if we were to go 4 through the wetland areas or let's just say any 5 of the areas, I guess? 6 MR. BRLETIC: Yeah, I would say you're 7 probably talking about a good year if you 8 started right now because you'd -- it would 9 take some time to get a meeting, they would 10 kind of give you your marching orders and say, 11 "This is what you need to provide to us." As 12 far as the, you know, there's -- there's not 13 much -- I don't anticipate that they would ask 14 for a lot of survey data. This is going to be 15 a raised boardwalk through those areas. Right? 16 They would just more want to -- maybe an 17 updated jurisdictional survey for the wetlands 18 and then kind of furthermore, give kind of -- 19 they might have some say on like you have to 20 get some kind of environment consultant on 21 board to maybe deal with some of those 22 permitting issues. 23 Other than that, those boardwalks are 24 pretty -- unless you wanted to do something 25 like really specific, like you had a vision of</p>	<p style="text-align: right;">Page 36</p> <p>1 bigger input because we can assume that no one 2 would ever agree to do a ten million dollar 3 project of these -- these trails, but we may 4 find out that 30 percent of the community says, 5 "Heck yeah, for long term," you know, "this is 6 what I want to do." 7 If we're going to clean the bricks on 8 Radcliffe or refresh Glenciff, these things 9 are going to take money, and the perception 10 that people don't want to spend it may be 11 inaccurate, so I think it's -- we should get 12 more input; more than what might show up in a 13 meeting. 14 CHAIRMAN LEWIS: So you're thinking just 15 maybe narrow the scope on -- 16 MR. GILLIS: Yeah, on several -- 17 CHAIRMAN LEWIS: -- the original -- 18 MR. GILLIS: Just look at like several 19 projects and say the same like things, you 20 know? On a scale of one to five, are you 21 interested or not interested or would you be 22 willing to have better materials like wood 23 that -- you know, only eight to 10 years, but 24 if I do 30 percent higher, you know, you have 25 -- that survey before tended to say this</p>

<p style="text-align: right;">Page 37</p> <p>1 community is more interested in paying a little 2 more for better, but if it's a specific 3 project, they may have a different view about 4 it. 5 So I -- the reason I'm raising it now -- 6 and I'll be glad to write the article and put 7 it together, but I would prefer to at least 8 have the board take a look at it at least so 9 that it's not skewed one way or the other and 10 then we put it -- again, I think the WOW is a 11 great mechanism to get some of that input back 12 from folks. 13 CHAIRMAN LEWIS: So maybe if you want to 14 draft something up by the workshop and then 15 let's plan on having a workshop this month 16 then. I think I'm up for -- honestly, as we 17 sit here, I'm sure the other supervisors agree 18 with you on several things that we have going 19 on. So -- okay. Good deal. 20 All right. Stephen, thank you. Is that 21 all you got? 22 MR. BRLETIC: Yeah, unless you guys have 23 something specific to take back for Robert. 24 CHAIRMAN LEWIS: I don't think so. I 25 think we're good. Thanks for coming.</p>	<p style="text-align: right;">Agenda Page #14 Page 39</p> <p>1 construction company -- is out of the country 2 and isn't available and they really need him to 3 be there. So -- so they are hoping that the 4 hearing will take place. It will be scheduled 5 for about 90 minutes, and once they've got a 6 final date, they're going let us know. 7 But they did talk to us about the fact 8 that they thought it would be helpful to have 9 somebody from the district that would be able 10 to speak to a couple of issues. One issue 11 relates to a gravel road that they are planning 12 to build that goes from -- as you're traveling 13 east-west past the TECO substation site and 14 then you continue on to in front where their 15 site is, where they're building the tower. 16 They're building a north-south gravel road 17 that goes from the TECO easement up to their 18 site, and it's about -- what did they say -- 19 it's about 12 feet and it's about ten inches 20 thick, graded gravel. It's necessary, they 21 say, for them to be able to get their 22 construction equipment in there and it was 23 something that was shown on their survey and 24 their construction plans when we had approved 25 the easement. That was, you know, part of the</p>
<p style="text-align: right;">Page 38</p> <p>1 Okay. Erin, attorney's report. 2 MS. McCORMICK: Okay. So right before 3 the meeting, we had a conference call with 4 Allen Ruiz with Vertex and with Matt and Andy 5 and also the attorney for Vertex, just to get 6 an update about what's going on with the cell 7 tower and the -- the dispute with Florida Gas 8 Transmission and the claim that they made 9 against Vertex for the \$311,000. 10 So the attorney updated us that they were 11 originally trying to schedule presuit mediation 12 and they had a date of June 10th, but one of 13 the attorneys -- one of the insurance carriers 14 was not willing to participate in that, so they 15 did file the lawsuit. They are working on 16 getting a hearing as soon as possible scheduled 17 before the judge to get injunctive relief to be 18 able to recommence the construction, and right 19 now, they are looking for -- they are hoping 20 that -- and it's not finalized, but they are 21 hoping that they're going to get a hearing date 22 for June 18th. 23 They had a hearing that they -- that was 24 proposed for June 14th, but one of the 25 witnesses -- and it's the witness for their</p>	<p style="text-align: right;">Page 40</p> <p>1 lease and option agreement. 2 But one of the things that their 3 attorney indicated, they think, is GTE is 4 disputing is whether or not the CDD's easement 5 was actually broad enough to include the 6 construction of that gravel road. So as part 7 of the evidence they'd like to put on, they'd 8 like somebody from the CDD to speak to that, 9 and I think it would probably be Matt on behalf 10 of the district or Robert Dvorak, our district 11 engineer. That's the first issue. 12 And the second issue is just somebody 13 that would speak about the determination that 14 the board made about the construction of the 15 cell tower is something that serves a public 16 interest and benefit to this community, and I 17 think that's pretty documented in all of the 18 minutes and transcripts that we've had. 19 But -- you know, as opposed to just 20 having Vertex having its witnesses at the 21 hearing, they'd like to also have the property 22 owner or the CDD participate, as well. So I 23 told them, you know, I would talk to the board 24 about that because if you're -- if you are 25 amenable to us participating in that process,</p>

<p style="text-align: right;">Page 41</p> <p>1 then I think we'd want you to authorize today</p> <p>2 for the -- to have either Matt or Robert</p> <p>3 testify at the hearing, depending on</p> <p>4 availability and when it gets scheduled.</p> <p>5 CHAIRMAN LEWIS: We don't need any action</p> <p>6 on that. Right?</p> <p>7 MS. McCORMICK: I would have the board go</p> <p>8 ahead and authorize a representative to</p> <p>9 participate in the hearing if you want to do</p> <p>10 that.</p> <p>11 CHAIRMAN LEWIS: Oh, okay.</p> <p>12 MS. McCORMICK: And before you get to</p> <p>13 that, let me just tell you, too: So there is</p> <p>14 three insurance companies that are now</p> <p>15 potentially involved in this. There's the</p> <p>16 insurance carrier for Vertex, there's carrier</p> <p>17 for their construction management company,</p> <p>18 which is Expert, and then there is the</p> <p>19 subcontractor that Expert has had which was</p> <p>20 doing the site work and there's that insurance</p> <p>21 carrier.</p> <p>22 The insurance carrier for the site work</p> <p>23 subcontractor, apparently, is still like in the</p> <p>24 process of assigning this and reassigning it to</p> <p>25 different adjusters. So right now, they have</p>	<p style="text-align: right;">Agenda Page #15 Page 43</p> <p>1 asked us formally at this point to provide</p> <p>2 another amendment, but I think probably that</p> <p>3 will happen, but it's not on the agenda right</p> <p>4 now for the board to take any action on.</p> <p>5 CHAIRMAN LEWIS: Okay.</p> <p>6 MR. WIMSATT: Erin, can you send me the</p> <p>7 case number when you get a chance?</p> <p>8 MS. McCORMICK: Yes, sure.</p> <p>9 MR. WIMSATT: I'll move to authorize</p> <p>10 somebody from the CDD to attend the hearing.</p> <p>11 You know, in my mind, Matt makes the most sense</p> <p>12 because he can do both aspects, you know, talk</p> <p>13 about the board's decision-making process and</p> <p>14 the gravel road, I think.</p> <p>15 CHAIRMAN LEWIS: Yeah, and I'll second</p> <p>16 that, if I can. I was going to recommend</p> <p>17 myself. I've been so invested in it anyway.</p> <p>18 MR. WIMSATT: Yeah. I mean, I would</p> <p>19 offer to do it, but I -- I wasn't on the board</p> <p>20 when it actually approved to -- so I -- because</p> <p>21 I think it was before my term. So --</p> <p>22 CHAIRMAN LEWIS: Okay. All in favor of</p> <p>23 that motion?</p> <p>24 (All board members signify in the</p> <p>25 affirmative.)</p>
<p style="text-align: right;">Page 42</p> <p>1 two active insurance companies participating</p> <p>2 and then a third that's not fully in the</p> <p>3 process yet.</p> <p>4 And then -- let's see -- what else? Oh,</p> <p>5 I asked them about -- you know, because right</p> <p>6 now, they have leases with two carriers to go</p> <p>7 on the cell tower with T-Mobile and they've</p> <p>8 also finalized the lease with AT&T, and I said,</p> <p>9 you know, "Where are those two carriers in this</p> <p>10 process? Are they hanging in there with you?"</p> <p>11 you know, not knowing exactly what the</p> <p>12 timetable is for construction to go forward.</p> <p>13 And Allen said, you know, yes, because if</p> <p>14 they want coverage, there really aren't any</p> <p>15 other options for them at this point other than</p> <p>16 this cell tower. So they are just asking him</p> <p>17 on weekly or biweekly basis to give them</p> <p>18 updates about what's going on.</p> <p>19 CHAIRMAN LEWIS: So do we -- their</p> <p>20 construction term we extended to the end of the</p> <p>21 month. Didn't --</p> <p>22 MS. McCORMICK: We -- yeah, right now,</p> <p>23 our lease goes through the end of June. So</p> <p>24 after that, we have the ability to terminate</p> <p>25 the lease and option agreement. They haven't</p>	<p style="text-align: right;">Page 44</p> <p>1 CHAIRMAN LEWIS: Carries four to zero.</p> <p>2 (Motion passes.)</p> <p>3 MS. McCORMICK: Okay. And I don't think</p> <p>4 there is anything else we need to take action</p> <p>5 on right now on that.</p> <p>6 Yeah, and that's all I had right now</p> <p>7 unless you have questions for me.</p> <p>8 CHAIRMAN LEWIS: Okay. Anything else for</p> <p>9 Erin?</p> <p>10 (No response.)</p> <p>11 CHAIRMAN LEWIS: Good. All right.</p> <p>12 Manager's report, Andy.</p> <p>13 MR. MENDENHALL: Okay. So I have a</p> <p>14 couple of items. Since -- since Paul is here</p> <p>15 from OLM, do you -- would you all prefer to</p> <p>16 talk about some landscaping stuff first?</p> <p>17 CHAIRMAN LEWIS: Sure.</p> <p>18 MR. MENDENHALL: So as you all probably</p> <p>19 recall from the workshop, we have a</p> <p>20 circumstance where there is some concerns with</p> <p>21 landscaping, some confusion in the contract</p> <p>22 that got straightened out. The -- your</p> <p>23 landscaper had expressed that they had some</p> <p>24 challenges meeting the terms of the contract,</p> <p>25 at least under the current pricing structure</p>

<p style="text-align: right;">Page 45</p> <p>1 that they had.</p> <p>2 You know, obviously, from where I sit, I</p> <p>3 -- you know, basically let them know that,</p> <p>4 well, go ahead and give me the full details of</p> <p>5 what you're looking at so we can, you know, get</p> <p>6 that information to the board, which they did.</p> <p>7 You all had a chance, hopefully, to look at the</p> <p>8 e-mail where they had requested potentially an</p> <p>9 increase that would help out, you know, two</p> <p>10 things: Number one, of course, with an -- and</p> <p>11 I don't won't step into the legal realm, but</p> <p>12 it's my understanding that you can't really</p> <p>13 just arbitrarily increase their contract price</p> <p>14 because of where their contract sits in the</p> <p>15 bidding scale; but secondarily, I mean,</p> <p>16 obviously, that presents -- in my opinion, at</p> <p>17 least -- probably a bigger issue that, number</p> <p>18 one, it was bid incorrectly. Right? Just</p> <p>19 plain and simple.</p> <p>20 And secondarily -- and probably more</p> <p>21 importantly -- where does that -- what path</p> <p>22 does that take us down? We can't give an</p> <p>23 increase, and if they are going to struggle to</p> <p>24 keep up with it, you're stepping into really --</p> <p>25 you know, the first month of the summer, I mean</p>	<p style="text-align: right;">Agenda Page #16 Page 47</p> <p>1 can turn that around relatively quickly if we</p> <p>2 needed to.</p> <p>3 I'm going through another one,</p> <p>4 ironically, another one that bid at the same</p> <p>5 time as you guys did last year and almost the</p> <p>6 same circumstance. So it's -- it's been</p> <p>7 bidding season for me. So we're prepared if we</p> <p>8 need to do that, but again, I'll turn it over</p> <p>9 to Paul for some general comments; and, of</p> <p>10 course, if you have questions for him, myself</p> <p>11 or staff -- I know David, who kind of stepped</p> <p>12 in right at the right time. Welcome -- welcome</p> <p>13 onboard. What I told you about this job being</p> <p>14 great and straightforward, it still applies</p> <p>15 after this gets worked out.</p> <p>16 MR. SYLVANOWICZ: Sure.</p> <p>17 MR. MENDENHALL: Sorry. Go right ahead,</p> <p>18 Paul.</p> <p>19 MR. WOODS: Thank you, Andy. Good</p> <p>20 afternoon, Paul Woods with OLM, and let me give</p> <p>21 Dave an olive branch. There's a movie called</p> <p>22 The World According to Garp, and Robin Williams</p> <p>23 and his wife were home shopping and they hear</p> <p>24 this sputtering aircraft crash into the</p> <p>25 building and the first thing Robin Williams</p>
<p style="text-align: right;">Page 46</p> <p>1 -- it's never really good to have a drought,</p> <p>2 but in certain ways, it might be good that you</p> <p>3 haven't had grass growing quickly because that</p> <p>4 might be something that would be a real</p> <p>5 struggle at this point.</p> <p>6 So I won't steal Paul's thunder. He's</p> <p>7 here obviously for some questions, some</p> <p>8 comments. I know they recently had, you know,</p> <p>9 their grading of their -- of the project here</p> <p>10 and it wasn't good, which is another thing that</p> <p>11 probably puts them behind the eight-ball.</p> <p>12 I understood from Fieldstone that there</p> <p>13 would be some representation here today, and I</p> <p>14 don't think there is any here. I recognize all</p> <p>15 the faces as non-Fieldstone folks; but I do</p> <p>16 want to let you know that we've had a chance to</p> <p>17 talk, myself, staff, Paul, and -- you know,</p> <p>18 whatever this leads to, we're kind of prepared</p> <p>19 to move forward and make things happen quickly</p> <p>20 if we need to, and that's whether that's an</p> <p>21 interim situation where we get somebody in here</p> <p>22 that can -- if we feel that we're going to be a</p> <p>23 big risk, we can get somebody in here that can</p> <p>24 maintain and then even if the later step or</p> <p>25 sooner step is we need to put it out to bid, we</p>	<p style="text-align: right;">Page 48</p> <p>1 says is, "We'll take it," and the real estate</p> <p>2 agent says, "A plane just crashed into the</p> <p>3 house," and he goes, "Yeah, but what are the</p> <p>4 odds of that happening again?"</p> <p>5 MS. WHYTE: See, told you.</p> <p>6 MR. WOODS: So always look on the bright</p> <p>7 side. And not to bring levity to what Andy</p> <p>8 just pointed out to be probably one of the --</p> <p>9 you know, one of the largest contracts not only</p> <p>10 in the Tampa Bay area, but certainly that</p> <p>11 Fieldstone bid on, and we've worked together as</p> <p>12 entities for quite awhile and even though --</p> <p>13 David and I are relatively fast friends here in</p> <p>14 the foxhole.</p> <p>15 What I want the board to be assured is</p> <p>16 that during the preparation and the pre-bid,</p> <p>17 specifically, when the contractor said, "We</p> <p>18 want to do business with you all," we made it</p> <p>19 absolutely clear that this is not little league</p> <p>20 baseball. This is as big league as it gets and</p> <p>21 that they needed to be confident and sure of</p> <p>22 their abilities to deliver when they -- if they</p> <p>23 obtained the contract.</p> <p>24 Now, the timing of this, if you recall --</p> <p>25 may put this in front of you so you get a good,</p>

<p style="text-align: right;">Page 49</p> <p>1 solid head start. So your vendor essentially</p> <p>2 had -- they've known about this project for a</p> <p>3 year. They've had the contract for six months.</p> <p>4 That corresponded with this relatively mild</p> <p>5 winter, reduced services, kind of the ramp up,</p> <p>6 and yet operationally, what we've seen isn't</p> <p>7 going to sustain if -- if May was any</p> <p>8 indication or if it foretells any future, it's</p> <p>9 not one that I have a lot of confidence in and</p> <p>10 -- and I'm not the decider here; but 20 years</p> <p>11 with OLM and 40 years in this industry, two</p> <p>12 things I've noticed: Your most junior staff</p> <p>13 member has got the -- the guy that reports</p> <p>14 every morning at 6:30 for the project is</p> <p>15 saying, "We don't have the boots on the</p> <p>16 ground."</p> <p>17 "Mowers don't run themselves."</p> <p>18 "Weeds don't voluntarily jump out of the</p> <p>19 ground," and when -- during the meetings --</p> <p>20 we've asked the next level of management up --</p> <p>21 a gentleman named Mateo and a lady named</p> <p>22 Elizabeth -- both of them are kind of saying,</p> <p>23 "We don't get to make the staffing decisions."</p> <p>24 The difference is when they submitted</p> <p>25 their bid, a very specific question, "What are</p>	<p style="text-align: right;">Agenda Page #17 Page 51</p> <p>1 24-hour response time to it and I think that --</p> <p>2 that portends that there's just some lack of</p> <p>3 real focus on the part of Fieldstone to</p> <p>4 service this contract to the intent and letter</p> <p>5 of the contract.</p> <p>6 There is some outstanding warranties and</p> <p>7 the warranty clause is at the request of owner</p> <p>8 or consultant, so David and his team can see</p> <p>9 deficiencies and equally call those out as</p> <p>10 warranty items. I'm going to be curious to see</p> <p>11 how your vendor responds in the next 30 days --</p> <p>12 prior to the inspection -- to fulfill</p> <p>13 warranties. I'll -- I put a pretty broad</p> <p>14 latitude on sod replacements if we're not</p> <p>15 getting rainfall, but it looks like we're right</p> <p>16 at that window that -- that window that rains</p> <p>17 will be coming. It doesn't exclude warranty.</p> <p>18 They can bring garden hoses out and they can</p> <p>19 figure out how to fix what was broken under</p> <p>20 their watch.</p> <p>21 And as I mentioned, most importantly, the</p> <p>22 timing and anticipated staffing. So the</p> <p>23 failure that occurred at last week's, May's,</p> <p>24 inspection was really because of inconsistent</p> <p>25 and incomplete services. David was with me and</p>
<p style="text-align: right;">Page 50</p> <p>1 your anticipated winter and summer staffing?"</p> <p>2 It's a part of the contract documents, and at</p> <p>3 present, they're about -- is it fair to say 30</p> <p>4 to 40 percent understaffed?</p> <p>5 MR. SYLVANOWICZ: Yes.</p> <p>6 MR. WOODS: Okay. So -- and I'm</p> <p>7 certainly not counsel, but I can do simple math</p> <p>8 and -- and they have no more of a plan now to</p> <p>9 backfill open positions than they did last</p> <p>10 month when we said, "You're no longer in</p> <p>11 winter-time staffing. You need to pick it up."</p> <p>12 Other areas specific to the scope of</p> <p>13 work, there was some -- you have a use of</p> <p>14 building agreement within the scope and there</p> <p>15 was a question of whether or not they were</p> <p>16 operating with their irrigation technician out</p> <p>17 of your facility dispatching that person to</p> <p>18 other projects. The irrigation technician is</p> <p>19 actually one of those staff positions and it's</p> <p>20 plural. It's not technician, it's technicians,</p> <p>21 and there is -- the agreement states that they</p> <p>22 can't operate a member out of -- to work on</p> <p>23 other projects.</p> <p>24 I think there's been a gap in the</p> <p>25 contractor work order process that has a</p>	<p style="text-align: right;">Page 52</p> <p>1 -- and when asked, "When did you guys mow this</p> <p>2 last," the response was, "We mowed it last</p> <p>3 Thursday," and the grass was in -- unirrigated</p> <p>4 bahia, it was two feet tall.</p> <p>5 Now, I may come from Plant City, but that</p> <p>6 doesn't mean I can't tell when grass hasn't</p> <p>7 been mowed. So it put -- it put this fellow in</p> <p>8 a really bad, bad position. So when we</p> <p>9 regrouped to do the final -- and I think at</p> <p>10 that point it was fair to say they had not</p> <p>11 completed their end of the agreement for the</p> <p>12 month.</p> <p>13 I mentioned the two senior people, the</p> <p>14 lady and gentleman. Well, the gentleman, who's</p> <p>15 the operations manager, came in, stood with</p> <p>16 his arms crossed just for the scoring component</p> <p>17 and I said, "I apologize," you know, "You guys</p> <p>18 didn't meet the mark this month. Performance</p> <p>19 payment is a decision that your client will</p> <p>20 make, but we don't recommend that you be</p> <p>21 awarded the performance payment because you</p> <p>22 haven't delivered the services."</p> <p>23 Well, that gentleman turned around and</p> <p>24 walked out without a word spoken, and I think</p> <p>25 David and I both kind of looked at each other</p>

<p style="text-align: right;">Page 53</p> <p>1 and said, you know, that speaks volumes, and I 2 think their absence today compounds that. 3 MR. WIMSATT: Yes, I -- I can't believe 4 they don't have anybody here. Like it's 5 unbelievable to me. Absolutely just -- 6 MR. MENDENHALL: I'm -- 7 MR. WIMSATT: I'm biting my tongue not to 8 start cursing on the record and make -- you 9 write down all my words so well, so I -- 10 CHAIRMAN LEWIS: Yeah, I -- and David and 11 -- well, Paul, sorry. 12 MR. WIMSATT: Yes, didn't mean to 13 interrupt you, sir. I apologize. 14 MR. WOODS: No, no, it's fine. 15 CHAIRMAN LEWIS: I was going to say, I 16 don't know how much more you have to go, but 17 I'm actually going to make a motion on 18 something here. 19 So I did talk to Sonny -- full 20 disclosure, I did talk to Sonny earlier today 21 and I actually talked to David, as well. I 22 think we have a 30-day clause in our contract 23 with Fieldstone that we can terminate as a 24 board. I am going to make a motion -- and I do 25 this --</p>	<p style="text-align: right;">Agenda Page #18 Page 55</p> <p>1 MR. WOODS: Let me -- with all due 2 respect, the termination clause, 5.1, "District 3 may terminate the service agreement with 30 4 days written notice at any time prior to the 5 expiration of any term with or without cause. 6 The written notice must be transmitted to the 7 contractor by certified mail or hand delivery. 8 The 30-day notice shall commence on the day of 9 actual receipt of said written notice by the 10 contract." 11 So that's what the contract says. The 12 reality is are you going to be able to bring 13 new vendors in, even in a bridge agreement, I 14 think is something for -- if I can speak 15 candidly -- for something you all ought to 16 consider, also, in -- 17 CHAIRMAN LEWIS: Sure. 18 MR. WOODS: -- terms of the ramp-up 19 needed on a project of this size. So I -- I 20 didn't want to -- 21 MS. McCORMICK: Yeah, no, I appreciate 22 that. 23 MR. WOODS: -- misinterpret anything that 24 you might've said, Erin. Thank you. 25 CHAIRMAN LEWIS: And Paul, I didn't mean</p>
<p style="text-align: right;">Page 54</p> <p>1 MS. McCORMICK: I mean, just to -- sorry 2 to interrupt, but you can terminate sooner than 3 that for nonperformance, too. 4 CHAIRMAN LEWIS: Oh, yeah? 5 MS. McCORMICK: So -- yes, but it's 30 6 days otherwise. 7 CHAIRMAN LEWIS: Okay. So it's not -- so 8 30-day notice or we can just terminate and -- 9 MS. McCORMICK: I -- I believe your 10 contract gives you the right if there's 11 non-performance to terminate at any time, but 12 otherwise, to terminate within 30 days. 13 CHAIRMAN LEWIS: Okay. 14 MS. McCORMICK: To provide 30 days' 15 notice. 16 MR. CHESNEY: Well, so as soon as 17 possible. 18 CHAIRMAN LEWIS: Okay. Thanks for that 19 clarification. 20 MS. McCORMICK: Yes. 21 CHAIRMAN LEWIS: So I will make a motion 22 to -- I'm sorry, Sonny? Do you -- 23 MS. WHYTE: I was just wondering, do you 24 have that contract? I didn't bring it, I 25 apologize.</p>	<p style="text-align: right;">Page 56</p> <p>1 to cut you off if you had anything else to say 2 about their performance, you know? 3 MR. WOODS: No, the only thing I had to 4 add, Matt -- and thank you -- was that we 5 recognize this puts, certainly, Westchase in an 6 -- in an odd spot. We will discount our 7 services one third and participate in the rebid 8 and then that's about a -- at minimum, 25 to 30 9 hours of our time and -- and -- but we see the 10 partnership as incredibly valuable and are 11 ready to send that revised proposal to the 12 district upon request. 13 CHAIRMAN LEWIS: Well, thank you for that 14 and I appreciate that. 15 MR. GILLIS: So the question is -- I 16 think what you're alluding to is how quickly is 17 realistic for a replacement? That's really the 18 bottom line because I know we're -- I think the 19 board is probably headed in -- I know I would 20 be -- 21 MR. WOODS: So I -- I don't know if the 22 discussion period is -- may I answer your 23 question? 24 CHAIRMAN LEWIS: Yeah, I think it's 25 worthwhile.</p>

<p style="text-align: right;">Page 57</p> <p>1 MR. WOODS: So most of the numbers by the 2 other vendors are relatively fresh. There 3 hasn't been radical changes in the layout of 4 the community or any substantial changes, even 5 though David and I have talked about some 6 redlining and some grammatics and things like 7 that, but they don't change the value point. 8 So I think most of the bidders that 9 participated last year -- May, June -- will 10 want to look at their numbers. I think the 11 things that impact the district -- and this is 12 what Andy and I spoke about -- is what the high 13 water mark really creates because there was a 14 delta of probably three to \$500,000 when you 15 looked at the two lowest deemed competent 16 bidders at that time, the middle pack and then 17 a couple of reach-for-the-sky bidders. 18 So I think 60 days is the answer. I 19 think that's accelerated, but given who -- who 20 would participate, they already have their 21 numbers in house. 22 MR. CHESNEY: Can I ask you a question, 23 though? I mean, are you not concerned with the 24 condition of the community right now and -- and 25 what those 60 days can do?</p>	<p style="text-align: right;">Agenda Page #19 Page 59</p> <p>1 take to do that? 2 MR. WOODS: So the answer to your 3 question is the warranty clause is enforced, so 4 any real damages -- 5 MR. CHESNEY: Well, yeah, that's a 6 secondary conversation I'd like to have, but 7 right now, I'm just trying to understand the 8 timing. So like do we bring on someone next 9 week? Can we hire additional employees? I 10 mean, what's that part of the plan? 11 MR. SYLVANOWICZ: That part -- if it's 12 okay? 13 CHAIRMAN LEWIS: Yeah, that's actually 14 part of what I talked about with these guys 15 today. Go ahead, David. 16 MR. SYLVANOWICZ: You sure? 17 CHAIRMAN LEWIS: Yeah, yeah. 18 MR. SYLVANOWICZ: Okay. So part of the 19 discussion -- and correct me if I'm wrong -- is 20 if you -- by the time they get the letter, 21 they're humans, they could up and pull up 22 stakes and be done, and that's something that 23 we're concerned with, or we just get subpar 24 performance, but we've been getting subpar 25 performance. We did reach out to</p>
<p style="text-align: right;">Page 58</p> <p>1 MR. WOODS: Oh, very much so. So much so 2 that your vendor failed their inspection and 3 probably won't -- 4 MR. CHESNEY: Yeah, that's not what I am 5 asking, though. I'm saying is there not 6 another -- you think -- you think they are 7 going to stay for -- they are not performing 8 now. So -- I mean, 60 days of damage, to me, 9 is just -- 10 MS. MCCORMICK: I mean -- 11 MR. CHESNEY: I mean, am I 12 misunderstanding something? 13 MS. MCCORMICK: Well, I was going to say, 14 I think you do ultimately need to rebid the 15 project, but if you needed to do something in 16 the interim before the bidding process could 17 occur, I mean, you have the ability -- if it's 18 for the health, safety or welfare of the 19 community, including the protection of the 20 assets of the community, to enter into a 21 short-term agreement with one of the other 22 vendors while the RFP process is going on. So 23 I think it's -- 24 MR. WIMSATT: Maybe -- 25 MR. GILLIS: And how long is it going to</p>	<p style="text-align: right;">Page 60</p> <p>1 representative from Davey and they are willing 2 and able -- by their saying -- to put manpower 3 into it as temporary basis. 4 Paul did make a comment about Davey, that 5 they are not the company that was here years 6 ago. I don't -- I don't know what that 7 actually means because we've actually kind of 8 bounced that around a couple of times. I don't 9 know if that's good, if that's bad, I don't 10 know if you have a comment about that? 11 MR. WOODS: So my statement was Davey is 12 not the Davey that Joe Kitchey led when they 13 were a fairly formidable landscape contract 14 branch here in the Tampa market. They've 15 contracted Top Line Growth. I met with them 16 this morning and they passed their inspection. 17 I've got another project just up on Nine Eagles 18 with them and it is a -- it's a very small but 19 dedicated company. 20 I'm not sure which services specifically 21 would be pared out if that's the -- if that's 22 how the interim would be structured. I -- my 23 first recommendation is you make the withhold 24 for the May inspection, which preserves real 25 money for the district. That performance</p>

<p style="text-align: right;">Page 61</p> <p>1 payment, I think, was 30 -- 30k. The services 2 that are not being delivered -- and this is 3 where if Fieldstone were here, in my 4 experience, they would argue that Paul is being 5 heavy-handed or Paul is being mean or that Paul 6 has a political agenda, but I don't. 7 I didn't put the weeds there, I didn't 8 put the trash there, I didn't go out and put 9 the leaves there, and those are all things that 10 labor resolves. 11 So if the interim is that you need those 12 specific tasks done, I think that's part of the 13 way you bridge it, and if it all falls apart, 14 then the district can move. But with the real 15 money the district preserves by the performance 16 failure, it could be addressed with very 17 specific targeted services, which would be one 18 suggestion. 19 CHAIRMAN LEWIS: Greg. 20 MR. CHESNEY: Okay. So that's -- that's 21 what I'm still trying to clarify. So you're 22 suggesting we keep them -- we give them notice, 23 30-day notice -- well, a 60-day notice, I 24 guess, is what you're suggesting -- okay -- and 25 then we supplement their actions because my</p>	<p style="text-align: right;">Agenda Page #20 Page 63</p> <p>1 those -- 2 MR. CHESNEY: 65,000 for the new vendor 3 -- for the temporary vendor? 4 CHAIRMAN LEWIS: Correct, not to exceed 5 that amount. 6 MS. WHYTE: (Inaudible.) 7 MS. McCORMICK: Per month. 8 CHAIRMAN LEWIS: Per month. 9 MR. CHESNEY: Why -- I mean, do you think 10 that payment is a good idea? 11 CHAIRMAN LEWIS: Is what? 12 MR. CHESNEY: Limiting the amount is a 13 good idea? 14 CHAIRMAN LEWIS: Based on the invoices 15 that -- and I talked to these guys about with 16 Fieldstone, I don't think they are going to 17 reach that amount. So I'm trying to set it 18 high, but within that limiting number, if that 19 makes sense. 20 MR. CHESNEY: Well, yeah. I'm just doing 21 some math in my head. 22 CHAIRMAN LEWIS: Sonny, did you want to 23 say something? 24 MS. WHYTE: The reason is -- I went back 25 on to their contractual amount. I have no idea</p>
<p style="text-align: right;">Page 62</p> <p>1 personal position is -- I mean, I've never in 2 my life had someone who had a three-year 3 contract and then send a letter attempting to 4 extort more money out of us. They don't send 5 any representative here. They are not a 6 reliable partner in any way. 7 To me, they need to be off this property. 8 We need to make a demand for the damages 9 they've already done and we need someone here 10 as soon as possible to get us through the 11 summer because summer is -- I mean, my backyard 12 looks terrible on the part they haven't done 13 right now and we're still in the beginning of 14 June. I can tell you by August 1st, it will be 15 a -- you know, a -- neck high. 16 CHAIRMAN LEWIS: Yeah, so -- and I'm 17 going to go ahead and just make the motion. We 18 can second it and have more discussion, but I 19 move that we terminate Fieldstone's contract 20 with the 30-day notice; that we reach out to 21 some other partners, get them onboard and give 22 David and Sonny not to exceed an amount of 23 \$65,000 per month after some discussion on 24 that. Just to -- you know, on -- based on some 25 invoices from Fieldstone so that we can target</p>	<p style="text-align: right;">Page 64</p> <p>1 what they are going to charge us. I didn't 2 want to ask beforehand because I didn't want to 3 -- we didn't want to become presumptuous that 4 you guys were going -- what decision you were 5 going to make. So -- I mean, I can call her, 6 but I didn't want to call her until the board 7 made their decision based on the interim. It's 8 just I really truly don't know, and I don't 9 think it'll be that high at all. 10 MS. McCORMICK: You're talking about 11 Davey? 12 MS. WHYTE: Mm-hmm. 13 MS. McCORMICK: Okay. 14 MS. WHYTE: I mean, they're monthly, but 15 a bid on their contractual amount is 50,000, 16 51,000. 17 CHAIRMAN LEWIS: And the other thought I 18 had on that, too, is -- 19 MS. WHYTE: It gives us a little bit of 20 time to play with it and -- so we don't have to 21 come back next July. 22 CHAIRMAN LEWIS: If they want to rebid, 23 they want to come back. So I think they'd be 24 willing to -- 25 MR. WIMSATT: Yeah.</p>

<p style="text-align: right;">Page 65</p> <p>1 MR. CHESNEY: (Inaudible.) I'm sorry, I 2 just want -- 3 CHAIRMAN LEWIS: It's okay. 4 MR. WIMSATT: No, all good. 5 MS. WHYTE: No, we never -- 6 CHAIRMAN LEWIS: It was just basically -- 7 it was an educated guess. It was not just pull 8 it out of the air. Do we have a second? 9 MR. WIMSATT: I'll second it. 10 CHAIRMAN LEWIS: Okay. Further 11 discussion? 12 MS. McCORMICK: What I would say is maybe 13 include in that motion authorization for the 14 Chair to enter into an agreement with Davey 15 because we should have an agreement with them. 16 CHAIRMAN LEWIS: I'll amend my motion for 17 that. 18 MR. WIMSATT: And I'll second it. 19 CHAIRMAN LEWIS: Okay. 20 MR. CHESNEY: Okay. So can I ask come 21 questions? 22 CHAIRMAN LEWIS: Sure. 23 MR. CHESNEY: So I am completely serious 24 about -- I mean, to me, they've already done 25 some damage to our property and we need to make</p>	<p style="text-align: right;">Agenda Page #21 Page 67</p> <p>1 bond for the month of May. 2 MS. WHYTE: It's \$11,000. 3 CHAIRMAN LEWIS: It's 11,000? Okay. So 4 you do need action on that? 5 MR. CHESNEY: You only need action to pay 6 it. 7 CHAIRMAN LEWIS: Oh, okay. Okay. Fair 8 enough. I'll rescind that motion. 9 All right. Paul, go ahead. 10 MR. WOODS: Thank you. It -- because 11 we've kind of migrated towards damages, so 12 there is a way to evaluate the damages based on 13 -- because -- and I don't want to read into 14 your statement -- 15 MR. CHESNEY: Well, you can read in all 16 you want because I was being mild. 17 MR. WOODS: Okay. But I want to 18 differentiate -- well, let me make this clear: 19 I'm not recommending that you keep them any 20 longer than you practically need to keep them 21 and you create bridge agreements to help get 22 you to where you want to be. So I'm not an 23 apologist for Fieldstone. Again, I failed 24 them at their inspection. Every month we've 25 talked about subpar staffing. David and I had</p>
<p style="text-align: right;">Page 66</p> <p>1 a demand. We've already paid some irrigation 2 bills that we shouldn't have paid, that they 3 should have been doing automatically. Whatever 4 sod damage, things that are in the contract 5 that they are responsible for, they need -- I 6 just -- this guy is a piece of work. Just -- 7 they need to understand that this is not how 8 you do business and so we need to take legal 9 action, in my view, in addition to terminating 10 the contract to get our money back. 11 CHAIRMAN LEWIS: Okay. 12 MR. WIMSATT: I have to agree. 13 MR. CHESNEY: You agree? 14 MR. WIMSATT: Yeah. 15 MR. GILLIS: I agree, but I think the two 16 should be separate. 17 MR. CHESNEY: I agree, that's why I -- I 18 didn't amend anything, I'm just telling you 19 that this is just ridiculous. 20 CHAIRMAN LEWIS: Well, let -- 21 MR. CHESNEY: Five months into a 22 contract. 23 MR. GILLIS: Yeah. 24 CHAIRMAN LEWIS: Before you do that, let 25 me make a motion to withhold their performance</p>	<p style="text-align: right;">Page 68</p> <p>1 conversations about their youngest, most junior 2 guy is the only guy that steps up when -- when 3 asked to. Everybody else seems to scatter for 4 the -- for the shade. 5 MR. CHESNEY: Hire him. 6 MR. WOODS: You can determine the value 7 of the sod damage based on what they said they 8 would charge you to put sod on the ground, and 9 I've just got my clean field copy with me. I 10 don't have the breakdown on their number, but 11 they submitted a \$1.00, \$1.20 a foot, et 12 cetera. So that's, once again, pretty 13 practical math. How many square feet of 14 damaged sod times \$1.00, \$1.20, whatever their 15 unit cost was, and then that becomes a claim 16 for warranty and then that all gets just backed 17 out of terminal pay. 18 There is a termination agreement that has 19 a bit of a -- a balloon to it during the summer 20 months, and I would encourage -- this was David 21 and I's conversation -- that if you're going to 22 pull the trigger, let's pull it now because the 23 value of their summertime work is more than it 24 is during the wintertime. So you're at the 25 best possible point not to pay them, assuming</p>

<p style="text-align: right;">Page 69</p> <p>1 that they are staffed at what they said they</p> <p>2 would be staffed at.</p> <p>3 So I'm in absolute support of the</p> <p>4 district's motion. I want to make sure that we</p> <p>5 capture every dollar that we can feasibly</p> <p>6 capture as a part of that exit.</p> <p>7 CHAIRMAN LEWIS: Is the -- the damages</p> <p>8 that we're talking about, we don't need action</p> <p>9 on that -- right -- or a motion?</p> <p>10 MS. McCORMICK: Well, I think one of the</p> <p>11 things we should also include, if there were</p> <p>12 payments that were made erroneously that were</p> <p>13 billed to us for irrigation, the damages</p> <p>14 should --</p> <p>15 MS. WHYTE: I have it all in my notes.</p> <p>16 MS. McCORMICK: -- be part of that, too,</p> <p>17 and I think that the first thing to do is for</p> <p>18 me to send them a letter separate from the</p> <p>19 termination notice that identifies, you know,</p> <p>20 these are the damages that we're asserting</p> <p>21 against you, and then if -- if we're getting to</p> <p>22 the point where, you know, we're going to be</p> <p>23 filing a lawsuit, then I would --</p> <p>24 MR. CHESNEY: That's what my motion is</p> <p>25 going to be when we're done with this.</p>	<p style="text-align: right;">Agenda Page #22 Page 71</p> <p>1 are coming to our office. Anybody want to</p> <p>2 come?</p> <p>3 MR. CHESNEY: What time?</p> <p>4 MR. WIMSATT: I'll bring in --</p> <p>5 MR. CHESNEY: I'll go. I don't know if</p> <p>6 you want me to.</p> <p>7 CHAIRMAN LEWIS: I'll let you know,</p> <p>8 Sonny.</p> <p>9 MR. CHESNEY: I'd like to make a motion</p> <p>10 that Erin creates a demand packet.</p> <p>11 MS. McCORMICK: Okay.</p> <p>12 MR. WIMSATT: I'll second it.</p> <p>13 CHAIRMAN LEWIS: Seconded by Jim. Any</p> <p>14 other discussion?</p> <p>15 (No response.)</p> <p>16 CHAIRMAN LEWIS: All right. All in</p> <p>17 favor?</p> <p>18 (All board members signify in the</p> <p>19 affirmative.)</p> <p>20 CHAIRMAN LEWIS: Motion carries four to</p> <p>21 zero.</p> <p>22 (Motion passes.)</p> <p>23 MR. MENDENHALL: Do you also want to go</p> <p>24 down the path of tonight making a motion to</p> <p>25 start the RFP process?</p>
<p style="text-align: right;">Page 70</p> <p>1 MS. McCORMICK: -- probably bring a</p> <p>2 litigator in to handle that.</p> <p>3 CHAIRMAN LEWIS: Okay. So we have one --</p> <p>4 MS. WHYTE: Did you want to --</p> <p>5 CHAIRMAN LEWIS: Sorry, go ahead.</p> <p>6 MR. SYLVANOWICZ: I was just going to</p> <p>7 say, I -- if I had done the math correctly on</p> <p>8 that down curve with kind of how you pay and</p> <p>9 you pay more and you get less or -- you know,</p> <p>10 in the winter months, right now, it's -- they</p> <p>11 would be owing us money. A significant amount.</p> <p>12 CHAIRMAN LEWIS: All right. Good to</p> <p>13 know.</p> <p>14 All right. Any other discussion on the</p> <p>15 first motion?</p> <p>16 (No response.)</p> <p>17 CHAIRMAN LEWIS: All right. All in</p> <p>18 favor?</p> <p>19 (All board members signify in the</p> <p>20 affirmative.)</p> <p>21 CHAIRMAN LEWIS: Motion carries four to</p> <p>22 zero.</p> <p>23 (Motion passes.)</p> <p>24 MS. WHYTE: Just FYI, we have a meeting</p> <p>25 with them at 1 o'clock tomorrow. All the heads</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. WIMSATT: Yes.</p> <p>2 MR. CHESNEY: Yes, let's do that now.</p> <p>3 MR. MENDENHALL: Minor detail.</p> <p>4 MR. CHESNEY: Who's your boss? See,</p> <p>5 that's the kind of stuff we got to tell him</p> <p>6 about.</p> <p>7 MR. MENDENHALL: Yeah, value add.</p> <p>8 CHAIRMAN LEWIS: All right. So do --</p> <p>9 MS. McCORMICK: And I'm assuming we're</p> <p>10 going to follow the same RFP process that we</p> <p>11 did in -- for the one that we just did</p> <p>12 recently?</p> <p>13 CHAIRMAN LEWIS: I thought it worked well</p> <p>14 the way it went. I think there's a few changes</p> <p>15 that we've talked about in terms of like</p> <p>16 seasonal hours versus number of employees that</p> <p>17 we talked about at our workshop, Paul.</p> <p>18 MR. WOODS: Agreed. And once again,</p> <p>19 those were in the document. They just have not</p> <p>20 lived up to -- and I don't go into a head count</p> <p>21 when I come on a project. So those are things</p> <p>22 that we would expect a district to self manage.</p> <p>23 CHAIRMAN LEWIS: Okay.</p> <p>24 MR. CHESNEY: I'll make a motion that we</p> <p>25 put out the new RFP with OLM's assistance and</p>

<p style="text-align: right;">Page 73</p> <p>1 that includes whatever the fee is for OLM.</p> <p>2 MR. GILLIS: Seconded.</p> <p>3 CHAIRMAN LEWIS: Seconded by Reggie.</p> <p>4 Any discussion, comments, questions?</p> <p>5 (No response.)</p> <p>6 CHAIRMAN LEWIS: All in favor?</p> <p>7 (All board members signify in the</p> <p>8 affirmative.)</p> <p>9 CHAIRMAN LEWIS: Carries four to zero.</p> <p>10 (Motion passes.)</p> <p>11 MR. MENDENHALL: And I think I heard</p> <p>12 Sonny over there, good suggestion, to put it on</p> <p>13 the workshop for kind of final specifications</p> <p>14 because that will pretty much be timed</p> <p>15 perfectly with, you know, us being able to have</p> <p>16 that package together for folks.</p> <p>17 MS. WHYTE: There's very little. We've</p> <p>18 already gone through what -- Paul, you've got</p> <p>19 some smaller changes and some recommendations</p> <p>20 for you to consider that may or may not add a</p> <p>21 little bit, but just for that -- but we do have</p> <p>22 the work -- the library already booked for the</p> <p>23 workshop.</p> <p>24 CHAIRMAN LEWIS: Thank you.</p> <p>25 MR. SYLVANOWICZ: No irrigation amended.</p>	<p style="text-align: right;">Agenda Page #23 Page 75</p> <p>1 Same location.</p> <p>2 MS. McCORMICK: I think it's 2024-03, and</p> <p>3 I don't know if you got my message, but --</p> <p>4 MR. MENDENHALL: Oh, this one?</p> <p>5 MS. McCORMICK: -- I actually did an</p> <p>6 amended resolution so that we're -- because</p> <p>7 we're changing the assessments, as well as</p> <p>8 adopting the budget. Right?</p> <p>9 MR. MENDENHALL: Gotcha, yes.</p> <p>10 MS. McCORMICK: Because there are some</p> <p>11 assessments that are going up, so that sets a</p> <p>12 hearing on both items.</p> <p>13 MR. MENDENHALL: Okay, perfect. So as I</p> <p>14 said, 2024-3, the -- if you had a chance to</p> <p>15 look at the budget, we talked about it briefly</p> <p>16 at the last meeting. Haven't changed anything</p> <p>17 since then. Kind of kept the same general</p> <p>18 framework, which if you recall, the big</p> <p>19 question or outstanding item was some of the</p> <p>20 reserves related to road work.</p> <p>21 We had a study or an update to the study</p> <p>22 that was done on costs, and as you can imagine</p> <p>23 with the increased costs, the study that was</p> <p>24 done in 2024 compared to the one in 2021 showed</p> <p>25 that in most cases, it had just about doubled,</p>
<p style="text-align: right;">Page 74</p> <p>1 MR. MENDENHALL: It'll be part of the</p> <p>2 contract this time.</p> <p>3 MR. SYLVANOWICZ: Part of the contract.</p> <p>4 MR. MENDENHALL: Yeah, in the contract.</p> <p>5 CHAIRMAN LEWIS: Okay. All right. Any</p> <p>6 -- I guess you're still going. Right?</p> <p>7 MR. MENDENHALL: Yeah, yeah, I'm still</p> <p>8 going. I got all the easy stuff tonight.</p> <p>9 CHAIRMAN LEWIS: Paul, thank you.</p> <p>10 MR. WOODS: Thanks, folks. Appreciate</p> <p>11 it. We'll have a proposal over to your office</p> <p>12 in the morning or to Andy. Who -- what's the</p> <p>13 most expeditious?</p> <p>14 MS. McCORMICK: Andy.</p> <p>15 MR. MENDENHALL: Yeah, that's fine. Have</p> <p>16 her send it to me and we'll get it taken care</p> <p>17 of.</p> <p>18 MR. WOODS: Okay. Thank you, folks.</p> <p>19 MR. MENDENHALL: Thanks, Paul.</p> <p>20 CHAIRMAN LEWIS: Thank you, Paul.</p> <p>21 MR. MENDENHALL: So the other item I have</p> <p>22 on the agenda is the presentation of the fiscal</p> <p>23 year 2025 budget and resolution 2024-2, which</p> <p>24 approves the budget for basically setting a</p> <p>25 public hearing, which would be August 6th.</p>	<p style="text-align: right;">Page 76</p> <p>1 you know, what the expected cost was.</p> <p>2 So if you've ever dug into the budget or</p> <p>3 the spreadsheet that goes with the budget,</p> <p>4 there are tables for each of those villages</p> <p>5 that have paving requirements, which kind of</p> <p>6 lays it out however many years, this much per</p> <p>7 year, and then we kind of track that in a</p> <p>8 separate exhibit to tell you where you are at,</p> <p>9 how much you need, those sort of things.</p> <p>10 So the new assessment kind of throws that</p> <p>11 askew a little bit and there's a couple of ways</p> <p>12 of addressing that. There's my suggestion or</p> <p>13 -- you know, and I had a chance to speak with</p> <p>14 Robert, as well, is you have three villages</p> <p>15 that are more in the near term to be paved.</p> <p>16 You have three villages that are coming up in</p> <p>17 the next couple years, next few years, so you</p> <p>18 have to be a little bit more aggressive with</p> <p>19 them as far as trying to get dollars there.</p> <p>20 Some of the other villages, you have the</p> <p>21 same situation of being behind, but</p> <p>22 potentially, you can look to kind of stretch</p> <p>23 out the catch-up period.</p> <p>24 So that's my very long way of saying if</p> <p>25 you had a chance to look at the budget that's</p>

<p style="text-align: right;">Page 77</p> <p>1 in your package, there is roughly -- depending 2 on the village -- between a six and a 13 3 percent increase on the overall assessment. It 4 equates, for most people, to less than \$100 per 5 year. So like \$8.33 per month if you want to 6 break it down in a manageable way. We had an 7 increase last year proposed of 12 percent. 8 Didn't ruffle too many feathers. Probably for 9 the same reason that if you break it down on a 10 monthly basis -- and what you're getting out of 11 that, just because you have so many homes, it 12 really -- it adds up to a lot and gives you 13 some real value as far as making sure we can do 14 these projects. 15 There is one village that is -- we'll say 16 an outlier and that's Saville Rowe. They 17 currently -- and this is due to not necessarily 18 road reserves, but road reserves and I guess 19 some projects they've done in the past. 20 They're, right now, slated for -- at least with 21 this copy -- an increase of about 26 percent. 22 A little bit over \$200 for the year, so -- you 23 know, again, these are all of your options, 24 however you want to modify it. 25 The caveats that I'll say is you can</p>	<p style="text-align: right;">Agenda Page #24 Page 79</p> <p>1 did recommend that they didn't get it, but they 2 said they wanted it and all voted for it. 3 CHAIRMAN LEWIS: Yeah, something with the 4 wall, too or -- 5 MR. GILLIS: Was it just the roads? 6 Because right now, they are working on the wall 7 along -- next to the golf course. They are 8 painting it and they replaced the roofs. Is 9 that not part of -- 10 MS. WHYTE: That's not us. 11 MR. WIMSATT: That's not -- I just 12 remember him specifically coming in and asking 13 for a bunch of projects, and so that's why I'm 14 not as concerned with their -- 15 CHAIRMAN LEWIS: That's a good point. 16 MR. CHESNEY: (Inaudible.) 17 MR. MENDENHALL: Yeah, I mean, just to 18 give context to that, so their general 19 maintenance is typically -- runs around 1,500, 20 and for the past three years, they've spent 21 about 34 to 35 on just that. So -- you know, 22 you're doubling one of your major areas of your 23 budget. 24 CHAIRMAN LEWIS: Okay. 25 MR. CHESNEY: So not to add more fuel to</p>
<p style="text-align: right;">Page 78</p> <p>1 certainly be more aggressive with the road 2 catch-up if you wanted to. You know, going up 3 by this amount, it doesn't catch you up a heck 4 of a lot, but -- you know, again, I deal with a 5 lot of districts and I know -- I'm very 6 familiar with kind of what the levels are that 7 get people pretty upset. 8 You know, if you have a 25 percent 9 increase, even if you have a good story, 10 sometimes that's hard to sell to your 11 community. So I kind of put it where I know, 12 historically, we've been okay here, which gets 13 you some of those dollars and on a repetitive 14 basis. If you have to do it a few years, you, 15 you know, can catch up. 16 Yes, sir? 17 MR. WIMSATT: Just one comment on Saville 18 Rowe. I prefer -- Steve came in a couple years 19 ago looking for a budget project, specifically 20 this is going to cost you all and be 21 understood. So I don't have as much of a 22 concern because I remember them specifically -- 23 he wanted some sort of specific sealant or 24 something like that on their roads and we found 25 out it was going to be a lot of money and we</p>	<p style="text-align: right;">Page 80</p> <p>1 the fire, but in my review of the budget, I 2 mean, I honestly think that we should put in -- 3 at least for the high-water mark -- my 4 suggestion would be a 15 percent increase on 5 the operating side. That's across all 6 homeowners. We're going to have a new 7 landscape contractor. It's going to be more 8 expensive, and as the community has aged, our 9 community, it requires more larger projects 10 to keep it up. We've historically not raised 11 our fees for along long time. So that's been a 12 plus, and I think by comparison, we have fairly 13 low fees compared to other communities. 14 MR. MENDENHALL: Definitely. 15 MR. CHESNEY: So my suggestion is 15 16 percent on the operating basis. 17 MR. GILLIS: The last discussion, didn't 18 you all talk about you putting some type of 19 place for larger amounts? You looked at -- 20 MR. CHESNEY: Well, the place thing -- 21 are you talking about the sidewalk replacement? 22 MR. GILLIS: No, I thought you were 23 talking about putting like a -- a holder or 24 something along the lines of -- 25 MR. MENDENHALL: Well, we have the park</p>

<p style="text-align: right;">Page 81</p> <p>1 lines item as one example where historically, 2 there's been some dollars kept there year to 3 year because we do have parks projects, but -- 4 so there have -- and there's a couple of line 5 item like that where there's dollars to draw 6 from, if necessary. 7 MR. GILLIS: I just thought I vaguely 8 remembered -- didn't we get together and look 9 at having an area in which you can potentially 10 put money for any type of -- 11 MR. MENDENHALL: So -- I see exactly what 12 you're saying. So this is a -- you know, 13 historically, we've called it kind of the plug 14 line item where we say, "Okay. We aren't sure 15 of exactly what our projects or what," 16 hypothetically, "landscaping might be, so 17 let's put it on one line so it's easily 18 identifiable that this is the line we move up 19 or down to get assessments where you want." 20 So we've done that in the past, yeah. 21 MR. CHESNEY: I mean, it's just that, you 22 know, the financial position of Westchase is 23 strong. I mean, we have strong reserves, but 24 at some point, you know, we have to get the 25 rates to, you know, what the run rate is. It's</p>	<p style="text-align: right;">Agenda Page #25 Page 83</p> <p>1 MR. MENDENHALL: Yeah, you'll get some 2 high percentages, but it'll give you a feel for 3 -- because you're really looking at two things, 4 obviously. You're looking at, "Okay. Well, a 5 certain aspect is the overall" -- and we do 6 have inflation factors. We do have landscaping 7 that I think, you know, for good or bad, we're 8 getting to the true cost of landscaping. I 9 think, you know, we've had some bidding that 10 hasn't been great. 11 MR. CHESNEY: And we're not -- you know, 12 it's the high-water mark. We're not -- we 13 approve the budget in August. 14 MR. MENDENHALL: Yep. So I will -- 15 assuming that that gets passed, what I will do 16 is I will add it to -- we'll basically look at 17 what your overall expense level is right now 18 for operating. We'll do a plus 15 percent and 19 that will distribute it among everybody. So -- 20 CHAIRMAN LEWIS: Is that a motion? 21 MR. CHESNEY: Yeah. 22 CHAIRMAN LEWIS: Okay. I'll second that. 23 Any other discussions, questions? 24 (No response.) 25 CHAIRMAN LEWIS: All right. All in</p>
<p style="text-align: right;">Page 82</p> <p>1 just that simple. Our expenses are our 2 expenses. The last time we had a major 3 increase was in the late oughts, basically, 4 when we did the park, and what we did there is 5 because we funded the park and we did it over 6 time, then those rates have -- you know, we 7 were able to go, I think, nine years without a 8 rate increase. So -- 9 MR. MENDENHALL: Yep. Can I ask a 10 clarification question? 11 MR. CHESNEY: Sure. 12 MR. MENDENHALL: So if we do an increase 13 on operations by 15 percent -- so we have 14 operations and then we have village special 15 funds. Village special funds, it's baked in 16 right now for those specific increases that are 17 different. So are we doing -- just so I am 18 clear -- them plus 15 for operational? 19 MR. CHESNEY: Yes. 20 MR. MENDENHALL: Okay. Gotcha. 21 MR. CHESNEY: That is my suggestion for 22 the high-water mark -- 23 MR. MENDENHALL: Yeah, which will -- 24 MR. CHESNEY: -- and we'll see what the 25 residents say.</p>	<p style="text-align: right;">Page 84</p> <p>1 favor? 2 (All board members signify in the 3 affirmative.) 4 CHAIRMAN LEWIS: Motion carries four to 5 zero. 6 (Motion passes.) 7 MS. McCORMICK: So this is the resolution 8 setting the public hearing date for the 9 assessment roll, which is going to be adjusted 10 based on what you just discussed, as well as 11 the budget, for August 6th at 4:00 p.m. here. 12 MR. MENDENHALL: Yep. 13 MR. CHESNEY: Do you need a separate 14 motion for that to set the day and all? 15 MS. McCORMICK: Well, I was just 16 clarifying that that's what his motion was 17 intended to do, was to (inaudible). 18 MR. MENDENHALL: You're adopting that 19 resolution with those details. 20 MS. McCORMICK: Yes. 21 MR. CHESNEY: Fantastic. 22 MR. MENDENHALL: And just again, another 23 clarification point: Did you want me to put 15 24 percent in any one particular line item? 25 Miscellaneous, contingency or something like</p>

<p style="text-align: right;">Page 85</p> <p>1 that?</p> <p>2 MR. CHESNEY: Yeah, I would use the</p> <p>3 little catchall one.</p> <p>4 MR. MENDENHALL: Okay.</p> <p>5 MR. CHESNEY: Because that way, it's --</p> <p>6 yeah.</p> <p>7 MR. MENDENHALL: Okay. Easy enough.</p> <p>8 CHAIRMAN LEWIS: That was the question</p> <p>9 Reggie asked. Right?</p> <p>10 MR. GILLIS: Basically.</p> <p>11 MR. MENDENHALL: Yeah.</p> <p>12 CHAIRMAN LEWIS: Just wanted to make</p> <p>13 sure. So -- okay.</p> <p>14 MR. MENDENHALL: That's all I had. So --</p> <p>15 CHAIRMAN LEWIS: All right. Thanks,</p> <p>16 Andy.</p> <p>17 MR. MENDENHALL: Sure thing.</p> <p>18 CHAIRMAN LEWIS: David, field manager's</p> <p>19 report.</p> <p>20 MR. SYLVANOWICZ: Okay. Covered a few of</p> <p>21 mine, but -- so we have two proposals from Reed</p> <p>22 Industries, one of which was Sonny's little pet</p> <p>23 project for the signs.</p> <p>24 MS. WHYTE: No, it wasn't my pet project.</p> <p>25 We have two. One of them, a few -- well,</p>	<p style="text-align: right;">Agenda Page #26 Page 87</p> <p>1 stone, which is what we've had for the last --</p> <p>2 I've been here for 27 years, so what we've had</p> <p>3 for the last 27 years.</p> <p>4 MR. SYLVANOWICZ: So this was for the</p> <p>5 four --</p> <p>6 MS. WHYTE: For the four signs, but this</p> <p>7 is comes in -- potential future projects, if</p> <p>8 you go forward with them in the next two, three</p> <p>9 years, five years, ten years, there's -- you</p> <p>10 can have backlit, so you can do the big signs</p> <p>11 -- like where we have power, you can actually</p> <p>12 back light -- they actually -- they would be</p> <p>13 mounted a little bit further out, like this,</p> <p>14 and the lighting would be behind it. It would</p> <p>15 back light.</p> <p>16 So there's a lot of potential for this</p> <p>17 type of project. To be the same, to look the</p> <p>18 same, to show the community we've got unity,</p> <p>19 but they could be unique, too, depending on the</p> <p>20 application and where it is because we have</p> <p>21 curved signs, we have flat signs, we have signs</p> <p>22 that are on brick walls, and we have, you</p> <p>23 know --</p> <p>24 CHAIRMAN LEWIS: So I -- yeah, I was</p> <p>25 actually going to ask if the main entrances at</p>
<p style="text-align: right;">Page 86</p> <p>1 actually, probably about three or four years</p> <p>2 ago, there was a discussion about changing the</p> <p>3 monument signs because some of our monuments</p> <p>4 are falling apart. 45 miles an hour, they are</p> <p>5 great shape. You walk up to them, they're</p> <p>6 blistering and one of them is about ready to</p> <p>7 fall off. In Bennington -- I think it's</p> <p>8 Bennington that is cracked. We kind of painted</p> <p>9 it and put it back together. But as the</p> <p>10 community ages, these are the original ones</p> <p>11 that are here, and so we started to come</p> <p>12 together and we thought we'd bring this</p> <p>13 proposal to you. This is from Reed Industries.</p> <p>14 This is -- we proposed -- the proposal in front</p> <p>15 of you is four signs, on the corner of</p> <p>16 Countryway and Linebaugh. So there are four</p> <p>17 signs and that is, if I'm not mistaken, off</p> <p>18 the top of my head, 39,000 for all four.</p> <p>19 Now, this is a 3D visual thing. The</p> <p>20 granite that this is on is not the actual</p> <p>21 granite. It's actually a third thicker. It</p> <p>22 will be mounted in and this is a 3D new product</p> <p>23 that's out on the market. All we have to do is</p> <p>24 every so often -- as you can see, it comes out.</p> <p>25 But it's 3D rather than embossing it into the</p>	<p style="text-align: right;">Page 88</p> <p>1 Sheldon and Linebaugh --</p> <p>2 MS. WHYTE: There is no power.</p> <p>3 CHAIRMAN LEWIS: There is no lights?</p> <p>4 MS. WHYTE: There is no power.</p> <p>5 MR. SYLVANOWICZ: No.</p> <p>6 MS. WHYTE: We looked at solar, but</p> <p>7 there's a lot of oak trees and lot of trees.</p> <p>8 MR. SYLVANOWICZ: At Hillsborough, there</p> <p>9 is power.</p> <p>10 MS. WHYTE: Yeah, there's power at</p> <p>11 Hillsborough. Sheldon and -- oh, sorry,</p> <p>12 Sheldon and Linebaugh has --</p> <p>13 MR. SYLVANOWICZ: Yeah, this would be</p> <p>14 non-powered.</p> <p>15 MS. WHYTE: This is non-powered and this</p> <p>16 is to replace the really bad signs there that</p> <p>17 are blistering, falling apart and it's off the</p> <p>18 wall and we're waiting for a windstorm for it</p> <p>19 to knock it right off.</p> <p>20 CHAIRMAN LEWIS: So where -- which</p> <p>21 neighborhood?</p> <p>22 MS. WHYTE: This is Sheldon -- no,</p> <p>23 Countryway and Linebaugh. So 7-Eleven,</p> <p>24 Truist --</p> <p>25 CHAIRMAN LEWIS: Oh, okay.</p>

<p style="text-align: right;">Page 89</p> <p>1 MS. WHYTE: -- Enclaves --</p> <p>2 MR. SYLVANOWICZ: There is no --</p> <p>3 (inaudible).</p> <p>4 MS. WHYTE: -- and the (inaudible).</p> <p>5 CHAIRMAN LEWIS: Okay. I misunderstood.</p> <p>6 All right. That answers it.</p> <p>7 MS. WHYTE: And also, it gives you guys</p> <p>8 -- the community -- time to see what the</p> <p>9 consensus is, if you like it; if you don't,</p> <p>10 what your options are. So --</p> <p>11 MR. GILLIS: I assume that locks in on</p> <p>12 the back?</p> <p>13 MR. SYLVANOWICZ: What's that?</p> <p>14 MR. GILLIS: I assume that locks in on</p> <p>15 the back.</p> <p>16 MR. SYLVANOWICZ: (Inaudible.)</p> <p>17 MS. WHYTE: Oh, yeah, it'll get locked</p> <p>18 in. It'll be bolted into the things and, of</p> <p>19 course, everything that we bring in with</p> <p>20 that --</p> <p>21 MR. GILLIS: Okay.</p> <p>22 MS. WHYTE: And by the way, these are 50-</p> <p>23 inch-high signs. These are just a demo that he</p> <p>24 sent over. There are -- they do offer a</p> <p>25 program, this company, to maintain them once a</p>	<p style="text-align: right;">Agenda Page #27 Page 91</p> <p>1 CHAIRMAN LEWIS: Yeah, I think that looks</p> <p>2 sharp.</p> <p>3 MR. GILLIS: I do, too, but I'd like to</p> <p>4 see what it looks like bigger.</p> <p>5 MS. WHYTE: One of the things that, also,</p> <p>6 he recommended with any project we go forward</p> <p>7 is -- because we have reclaim, it's very</p> <p>8 difficult and it's very hard on granite or any</p> <p>9 stone. As it was alluded, reclaim is very</p> <p>10 difficult so he would recommend we change --</p> <p>11 which was one of the projects we were looking</p> <p>12 at in the future -- two drip lines in our beds</p> <p>13 in the front so that people don't get wet when</p> <p>14 they are walking. This will save the -- you</p> <p>15 know, there's a whole project going forward.</p> <p>16 CHAIRMAN LEWIS: Okay.</p> <p>17 MS. WHYTE: So that's an option for you</p> <p>18 to consider.</p> <p>19 CHAIRMAN LEWIS: So you're not looking</p> <p>20 for a motion tonight to --</p> <p>21 MS. WHYTE: We'd love to. If you don't</p> <p>22 want to, that's fine. We can wait until we get</p> <p>23 a rendering. That's not a problem.</p> <p>24 CHAIRMAN LEWIS: Okay. I'll make a</p> <p>25 motion to move forward with the proposal that</p>
<p style="text-align: right;">Page 90</p> <p>1 year for the granite, to buff it, to do</p> <p>2 whatever needs to be done. The guys know that</p> <p>3 they can blow it out, just keep it clean that</p> <p>4 way; but it's an option.</p> <p>5 This is a new -- not a new product, but</p> <p>6 it's one of the higher-end products, and we</p> <p>7 thought it would be -- give you that 3D effect.</p> <p>8 It really has a really nice light with the</p> <p>9 gold. So --</p> <p>10 CHAIRMAN LEWIS: And currently -- I'm</p> <p>11 sorry, did you have --</p> <p>12 MR. GILLIS: No, I was just going to</p> <p>13 ask -- so the company can 3D print, so I assume</p> <p>14 they can project that and show us what it will</p> <p>15 look like? I mean that's cool, but --</p> <p>16 MR. SYLVANOWICZ: Yeah -- (inaudible).</p> <p>17 MS. WHYTE: Yeah, we're going to, but we</p> <p>18 didn't want to go further than that until we</p> <p>19 spoke to you guys.</p> <p>20 MR. GILLIS: And we get a better idea of</p> <p>21 what we really --</p> <p>22 MR. SYLVANOWICZ: We can certainly reach</p> <p>23 out to them for a rendering of those --</p> <p>24 MS. WHYTE: Yes, absolutely. We always</p> <p>25 renderings on everything we do.</p>	<p style="text-align: right;">Page 92</p> <p>1 you have and -- and then I'm sure --</p> <p>2 MR. GILLIS: What was it, 39,000?</p> <p>3 CHAIRMAN LEWIS: 38.</p> <p>4 MR. SYLVANOWICZ: 38.</p> <p>5 CHAIRMAN LEWIS: 38,140.</p> <p>6 MS. WHYTE: And that's for four signs,</p> <p>7 installed and everything.</p> <p>8 CHAIRMAN LEWIS: Yeah, move forward with</p> <p>9 that proposal.</p> <p>10 So do we have a second?</p> <p>11 MR. WIMSATT: I'll second it.</p> <p>12 CHAIRMAN LEWIS: Okay. Seconded by Jim.</p> <p>13 Okay. Question, Eric?</p> <p>14 MR. HOLT: I was just curious, what would</p> <p>15 be the time window from when you start this</p> <p>16 transition to completion? Are we doing them</p> <p>17 all at once or is this just the --</p> <p>18 MS. WHYTE: Oh, it could take awhile</p> <p>19 because there's a lot of signs we'd have to --</p> <p>20 it has to be budgeted. It has to be done. We</p> <p>21 tried once before to look at doing them all at</p> <p>22 once, and there is so many different aspects</p> <p>23 and so many different signs that we just -- we</p> <p>24 it's not really inconsistency, it will still</p> <p>25 look like Westchase, but it just won't be</p>

<p style="text-align: right;">Page 93</p> <p>1 embossed in the -- whatever that particular</p> <p>2 particle board or whatever it was.</p> <p>3 MR. SYLVANOWICZ: I think the option was</p> <p>4 to start there with four --</p> <p>5 MS. WHYTE: And then hopefully --</p> <p>6 MR. SYLVANOWICZ: -- and then go to like</p> <p>7 Hillsborough and Sheldon and have those be the</p> <p>8 wow factor with the -- with the backlit letters</p> <p>9 and then it's -- it was Countryway Boulevard, I</p> <p>10 think, was 22 signs we had that we painted. So</p> <p>11 that's -- they are smaller, they're not as</p> <p>12 large and long as the ones that are main</p> <p>13 monuments, but that's -- you can, you know,</p> <p>14 phase out and phase --</p> <p>15 MS. WHYTE: We can go forward with as</p> <p>16 many as the board would like us to try, but I</p> <p>17 don't want to overwhelm too many and yes, there</p> <p>18 will be some inconsistencies for a little bit,</p> <p>19 but it won't be like ten years.</p> <p>20 MR. HOLT: Okay. Then I was really just</p> <p>21 -- for a perspective, like six months later</p> <p>22 Countryway and -- I mean --</p> <p>23 MS. WHYTE: Well, that already has --</p> <p>24 MR. HOLT: -- Sheldon and Linebaugh,</p> <p>25 perhaps, get done, or are we talking like six</p>	<p style="text-align: right;">Agenda Page #28 Page 95</p> <p>1 CHAIRMAN LEWIS: -- and it was a sticker</p> <p>2 shock, but it was something that, I think, we</p> <p>3 probably should have moved forward on it then</p> <p>4 and --</p> <p>5 MS. WHYTE: It was a lot cheaper then.</p> <p>6 MR. WIMSATT: Sonny's on a steady march</p> <p>7 keeping things moving forward on the property.</p> <p>8 CHAIRMAN LEWIS: Yeah, for sure. Good</p> <p>9 point.</p> <p>10 MR. SYLVANOWICZ: And we (inaudible).</p> <p>11 (Multiple people speaking at once)</p> <p>12 THE REPORTER: Matt, excuse me, I'm</p> <p>13 sorry, but there's too many people speaking at</p> <p>14 once and I can't follow everyone.</p> <p>15 CHAIRMAN LEWIS: Oh, okay. We can have</p> <p>16 them repeat what they said.</p> <p>17 THE REPORTER: If not, it will just come</p> <p>18 across as inaudible on the record. Sorry.</p> <p>19 CHAIRMAN LEWIS: Okay. Well -- all</p> <p>20 right. Where are we at? Did -- did we vote on</p> <p>21 that?</p> <p>22 MR. GILLIS: No.</p> <p>23 CHAIRMAN LEWIS: Where'd Greg go? Well,</p> <p>24 I guess we don't need Greg.</p> <p>25 MR. SYLVANOWICZ: You have a second, I</p>
<p style="text-align: right;">Page 94</p> <p>1 years later --</p> <p>2 MS. WHYTE: Well, that's a board</p> <p>3 decision.</p> <p>4 MR. CHESNEY: Well, I mean, just think of</p> <p>5 the -- it's almost ten grand a sign. So I</p> <p>6 remember when Sonny started this project way</p> <p>7 back, I almost had a heart attack because it</p> <p>8 was like half of our operating budget.</p> <p>9 MS. WHYTE: And it was very expensive, so</p> <p>10 it -- you know, now, we're just trying to see</p> <p>11 when it needs to be done; but this particular</p> <p>12 one in front of 7-Eleven is literally wobbling</p> <p>13 back and forth. Like I'm just waiting for a</p> <p>14 good gust and then it's down.</p> <p>15 MR. HOLT: To your point, I guess I would</p> <p>16 just -- I assume, of course, that you all will</p> <p>17 factor in the realistic time frame based on the</p> <p>18 cost and whether it will take ten years or not.</p> <p>19 CHAIRMAN LEWIS: Yeah, good point. Point</p> <p>20 well taken. I -- this is something that I do</p> <p>21 -- and I think Sonny and Greg mentioned it. I</p> <p>22 mean, I remember this coming up six or seven</p> <p>23 years ago --</p> <p>24 MS. WHYTE: I've been working on this</p> <p>25 forever.</p>	<p style="text-align: right;">Page 96</p> <p>1 think.</p> <p>2 CHAIRMAN LEWIS: We do, we have a second.</p> <p>3 We'll just go ahead and -- all in favor?</p> <p>4 (All board members signify in the</p> <p>5 affirmative.)</p> <p>6 CHAIRMAN LEWIS: Three to zero.</p> <p>7 (Motion passes.)</p> <p>8 CHAIRMAN LEWIS: Please let the record</p> <p>9 reflect that Greg Chesney stepped out for a</p> <p>10 moment.</p> <p>11 Okay.</p> <p>12 MS. WHYTE: The other proposal is --</p> <p>13 nothing that -- I don't believe we need to take</p> <p>14 -- the board needs to take any action on. A</p> <p>15 few months ago, the county -- I brought it to</p> <p>16 the county -- to your attention that the county</p> <p>17 is coming in and restriping West Park Village</p> <p>18 to no parking signs because the fire chief --</p> <p>19 there was some concern about the safety of</p> <p>20 getting through the roads and the fire chief</p> <p>21 purchased a bigger truck that is wider and</p> <p>22 needs a wider area to make turns.</p> <p>23 So there is an additional 56 signages</p> <p>24 going up in West Park Village that -- last</p> <p>25 year, the county put on hold and I got a call</p>

<p style="text-align: right;">Page 97</p> <p>1 last week and he said, "So how quickly can you 2 get your decorative posts in? We're ready to 3 move at the end of the month," and I'm going, 4 "Well, not that quickly." 5 So they are going to put in 56 huge 6 channel signs that have no parking with the 7 thing and an arrow going and then after all of 8 those are in, the county will come in and 9 restripe the areas. Possibly, it looks like it 10 could be upwards of about 20 parking spots that 11 are going to be eliminated because of the 12 curvature of the roads and the radius that the 13 fire trucks need. 14 So, of course, West Park Village is a 15 community that has the decorative street 16 paddles and street posts. They are black, have 17 a base, they have the white paddles. Of 18 course, any time we have any signages get put 19 up, we put in decorative posts and it goes to 20 West Park Village. I got the proposal and it 21 was \$65,000 for the -- well, it shows 70 signs. 22 I'm going to work on that and see when they put 23 them up. I'll take down numbers. 24 So the community -- we don't have to take 25 anything on that right now. We have a couple</p>	<p style="text-align: right;">Agenda Page #29 Page 99</p> <p>1 can work on later on -- 2 CHAIRMAN LEWIS: Sounds good. 3 MS. WHYTE: -- and that's all I've got 4 for a re -- requests. 5 CHAIRMAN LEWIS: David? 6 MR. SYLVANOWICZ: So I had a meeting with 7 Securitas at one point during the last few 8 months, that they are going to be seeking a 9 rate increase for the employees that run the 10 Greens guard shack. So that is in your packet. 11 They are looking for like a dollar, a little 12 over a dollar an hour increase to their 13 employees. It's a six percent increase in your 14 security budget and that -- the budget would go 15 from \$235,000 to \$249,000 and change. 16 CHAIRMAN LEWIS: This is -- go ahead. 17 MR. GILLIS: I just -- I have never 18 understood that contract and -- I mean, I do 19 contracts for a living. I don't understand how 20 and why -- the first CDD meeting I came to as a 21 resident, the discussion was about the 22 employee's salaries. I don't get that. I 23 don't understand why this board is involved 24 with the salaries of a contracted -- 25 anybody contracted to us, but over and over</p>
<p style="text-align: right;">Page 98</p> <p>1 of months that are going to be in the -- you 2 know, safety is, you know -- and then we'll 3 just go from there. Once I count them all for 4 myself and make sure what we've got -- but 5 that's what's going to happen at the end of 6 June. 7 As soon as the U-channels go in, then 8 within -- they all have to be in the ground 9 before the county is allowed to stripe. 10 CHAIRMAN LEWIS: With the park, bell 11 tower and park renovation going on, is 12 there -- is that going to be affected by 13 this? 14 MS. WHYTE: I don't think so, but there 15 may be one or two which may be delayed and 16 that could be a factor afterwards; but there is 17 nothing we can do about it. The project is on 18 track and it'll be finished towards the end of 19 the August, early September. So -- but I just 20 wanted to bring it to the board's attention 21 that this is a potential for the community. If 22 you choose not to put -- and leave the 23 U-channels -- 24 CHAIRMAN LEWIS: Okay. 25 MS. WHYTE: -- but that's something you</p>	<p style="text-align: right;">Page 100</p> <p>1 again, we have these discussions about their 2 salaries. I don't understand why that is. 3 MR. CHESNEY: I'm going to give you just 4 some background because I agree with you a 5 hundred percent. But that community likes 6 their guards -- 7 MR. GILLIS: Well, I understand that. 8 MR. CHESNEY: -- and so if you -- the few 9 times I've put that thing out to bid, this room 10 gets filled with the Greens saying, "We love" 11 -- and I don't even know her name. 12 MS. WHYTE: Carmen. 13 MR. CHESNEY: Carmen, and I've suggested 14 -- so the problem is -- and I've thought about 15 it -- well, why don't we just hire Carmen and 16 put him on our payroll and do something like 17 that because we do have -- we do have -- 18 whatever the proper insurance is and things. 19 The problem is is then we're managing the whole 20 process. So what we've done since that meeting 21 is every time they want a raise for her, they 22 come and do it this way. 23 So that's just the background. I'm not 24 taking -- not giving you -- just giving you why 25 -- just giving you why it's the way it is now.</p>

<p style="text-align: right;">Page 101</p> <p>1 CHAIRMAN LEWIS: Thanks for that.</p> <p>2 MR. GILLIS: Still makes no sense to me.</p> <p>3 MS. WHYTE: For those of you that weren't</p> <p>4 there, there was at least 200 residents at that</p> <p>5 meeting.</p> <p>6 MR. WIMSATT: Well, I think it's also</p> <p>7 because their contract price is based off their</p> <p>8 employee price, and so the cost of the salary</p> <p>9 they are paying for their employees, so they're</p> <p>10 trying to say, "Listen, we want to give this</p> <p>11 employee a raise, but in order for us to do</p> <p>12 that, the contract needs to go up."</p> <p>13 MR. GILLIS: Conceptually, that's no</p> <p>14 different than the landscape contract. If the</p> <p>15 guy comes in and says, "Hey, I need more money</p> <p>16 for these folks," he can effectively come in</p> <p>17 and do the same thing. And this has happened</p> <p>18 for -- like I said, five, six years ago, I</p> <p>19 walked in here and I heard the same thing and I</p> <p>20 am still hearing it and I just don't -- I don't</p> <p>21 understand why that doesn't get solved.</p> <p>22 MR. CHESNEY: Do you have a suggestion on</p> <p>23 how to solve it?</p> <p>24 CHAIRMAN LEWIS: I was just about to say</p> <p>25 that, if --</p>	<p style="text-align: right;">Agenda Page #30 Page 103</p> <p>1 look harder at the staff and see do we want to</p> <p>2 continue to contract those people if you have</p> <p>3 them repeatedly or do you -- contract is</p> <p>4 generally supposed to be temporary. That's the</p> <p>5 whole process -- idea behind it, something that</p> <p>6 might change. If this isn't going to change,</p> <p>7 it makes no sense to keep contracting them to</p> <p>8 me.</p> <p>9 But anyway, that's -- that's what I am</p> <p>10 getting at. If you're going to keep doing this</p> <p>11 year to year to year, at some point, you got to</p> <p>12 rip the Band-Aid off and decide whether you're</p> <p>13 -- are you going to have those people all the</p> <p>14 time or not and as far as management is</p> <p>15 concerned, five or six people -- I mean, how</p> <p>16 many we have now? Three, four, five -- a long</p> <p>17 time ago, I guess you had a lot more.</p> <p>18 MR. CHESNEY: Well, I'm talking about</p> <p>19 just that guard gate. Somehow, it got out -- I</p> <p>20 thought we could automate it and somehow -- and</p> <p>21 I just made -- that's all I said. I said it</p> <p>22 again so they'll be here next month and -- and</p> <p>23 literally, that's what happened.</p> <p>24 CHAIRMAN LEWIS: Well, it's interesting.</p> <p>25 You got Stonebridge and you got Harbor Links.</p>
<p style="text-align: right;">Page 102</p> <p>1 MR. GILLIS: Well, if the community is</p> <p>2 committed to that being a gated person that's</p> <p>3 there all the time, it should be a CDD employee</p> <p>4 to me.</p> <p>5 MS. WHYTE: But there's --</p> <p>6 MR. CHESNEY: Well, it's not just one</p> <p>7 employee, though. It's --</p> <p>8 MR. GILLIS: Two or three.</p> <p>9 MS. WHYTE: Four, five, six employees</p> <p>10 that you'd have to hire.</p> <p>11 MR. CHESNEY: And manage.</p> <p>12 MS. WHYTE: And manage and it's very</p> <p>13 difficult.</p> <p>14 MR. GILLIS: What's the --</p> <p>15 MS. WHYTE: We also rent the program for</p> <p>16 the gate -- the Dwelling Live, we rent that</p> <p>17 through Securitas at \$400 a month so they have</p> <p>18 the -- they own it and we rent it from them for</p> <p>19 the community.</p> <p>20 MR. GILLIS: Well, we're going to get to</p> <p>21 that subject next, but in the back of my</p> <p>22 mind -- yeah, but we're talking about doing</p> <p>23 things differently. Potentially having a golf</p> <p>24 course and all these other things. Those are</p> <p>25 dramatic changes. They will require you to</p>	<p style="text-align: right;">Page 104</p> <p>1 I mean, those are automated, as well to your</p> <p>2 point. I mean, I get it. I understand, not --</p> <p>3 when they come in here and --</p> <p>4 MR. CHESNEY: I'm saying just automate it</p> <p>5 with a person, like there would be a service.</p> <p>6 Like there'd still be a person there.</p> <p>7 CHAIRMAN LEWIS: Oh.</p> <p>8 MR. CHESNEY: I mean, it's a call center</p> <p>9 to somewhere else.</p> <p>10 MS. WHYTE: It's a visual.</p> <p>11 MR. CHESNEY: Yeah, they have it at East</p> <p>12 Lake.</p> <p>13 MR. SYLVANOWICZ: Yeah, that's been</p> <p>14 offered by Securitas as an option, but there's</p> <p>15 been such pushback because they love the -- the</p> <p>16 personnel.</p> <p>17 MR. CHESNEY: Carmen.</p> <p>18 CHAIRMAN LEWIS: And I think -- to</p> <p>19 Reggie's point, I mean, I tend to agree with</p> <p>20 what's been said so far. You know, maybe</p> <p>21 that's somebody we hire, but the program -- I</p> <p>22 mean, that's something we can get, too. I</p> <p>23 don't -- okay. I mean, maybe it's not the time</p> <p>24 right now. I mean, maybe if it's something</p> <p>25 that someone wants to make a motion to approve</p>

<p style="text-align: right;">Page 105</p> <p>1 this, you know, we could run with it for now.</p> <p>2 MR. CHESNEY: I'll make a motion to</p> <p>3 approve this.</p> <p>4 MR. GILLIS: I'll second it.</p> <p>5 CHAIRMAN LEWIS: Okay.</p> <p>6 MR. CHESNEY: Because I want to get out</p> <p>7 of it. I'm not trying to get rid of Carmen.</p> <p>8 MR. WIMSATT: Scrub the last 15 sentences</p> <p>9 from record, please.</p> <p>10 CHAIRMAN LEWIS: Any other questions,</p> <p>11 discussion?</p> <p>12 (No response.)</p> <p>13 CHAIRMAN LEWIS: All right.</p> <p>14 All in favor?</p> <p>15 (All board members signify in the</p> <p>16 affirmative.)</p> <p>17 CHAIRMAN LEWIS: Motion carries four to</p> <p>18 zero.</p> <p>19 (Motion passes.)</p> <p>20 CHAIRMAN LEWIS: Okay. David?</p> <p>21 MS. WHYTE: Workshop.</p> <p>22 MR. SYLVANOWICZ: Yeah, okay. So just</p> <p>23 one last project here that we're looking for</p> <p>24 approval. So on Gretna Green, we have the</p> <p>25 oleanders that are growing along the lines of</p>	<p style="text-align: right;">Agenda Page #31 Page 107</p> <p>1 the years and -- and trimmed them down so that</p> <p>2 they don't get so leggy. These are encroaching</p> <p>3 in people's pool cages and --</p> <p>4 CHAIRMAN LEWIS: Okay. I do remember</p> <p>5 Doug doing this along Montague, I think.</p> <p>6 MR. SYLVANOWICZ: Yeah, this would mirror</p> <p>7 that.</p> <p>8 CHAIRMAN LEWIS: Go ahead.</p> <p>9 MR. WIMSATT: Oh, I was just going to</p> <p>10 request that if we do this project, this</p> <p>11 project goes forward, please inform the voting</p> <p>12 member for the Fords or whoever -- because I</p> <p>13 remember when the other ones got replaced out,</p> <p>14 all the homeowners like -- I'm sure they called</p> <p>15 you nonstop about it.</p> <p>16 MS. WHYTE: I have letters that I hand</p> <p>17 delivered to each homeowner, put in their</p> <p>18 mailboxes in those communities. Everybody will</p> <p>19 be notified at the start of the project and at</p> <p>20 the completion and with a contact number of who</p> <p>21 to call.</p> <p>22 MR. WIMSATT: Oh, yeah. I was just going</p> <p>23 to say, can we put something in the letter that</p> <p>24 these plants are expected to grow very quickly</p> <p>25 to a six-foot --</p>
<p style="text-align: right;">Page 106</p> <p>1 the fences, the wrought iron fences.</p> <p>2 A few years ago, the oleanders were</p> <p>3 swapped out for viburnum hedges and we're</p> <p>4 looking to do the same in that. Before my</p> <p>5 employment, the guys got together with</p> <p>6 Aventura and they started growing us viburnum.</p> <p>7 So we're basically paying for a 15-gallon</p> <p>8 plant, but we're going to be getting more of a</p> <p>9 45-gallon plant and -- you know, the whole</p> <p>10 proposal is the removal of what's there, the</p> <p>11 root grinding, the reinstallation and we're</p> <p>12 waiting on a drip-line proposal to add into</p> <p>13 that.</p> <p>14 So it's \$125,000. It's about 900 plants</p> <p>15 installed. It's a large project, but --</p> <p>16 CHAIRMAN LEWIS: Where was this at again?</p> <p>17 MR. SYLVANOWICZ: This is going into</p> <p>18 Gretna Green, going in north into the Fords.</p> <p>19 MR. WIMSATT: Oh, it's those -- those</p> <p>20 plants behind the wrought iron fences there.</p> <p>21 MR. SYLVANOWICZ: Yeah, they're all grown</p> <p>22 out and long and tall and lanky and kind of --</p> <p>23 you know, not much going on at the bottom. We</p> <p>24 have the ones along the Linebaugh -- sorry --</p> <p>25 that are -- we've been able to maintain through</p>	<p style="text-align: right;">Page 108</p> <p>1 MS. WHYTE: Yeah, some ones were this</p> <p>2 big.</p> <p>3 MR. WIMSATT: Yeah.</p> <p>4 MS. WHYTE: These are not so --</p> <p>5 MR. WIMSATT: And these are bigger</p> <p>6 already. Good. So -- okay.</p> <p>7 MS. WHYTE: These are 15 gallons and</p> <p>8 they've already flushed out twice they've told</p> <p>9 me already. So --</p> <p>10 MR. SYLVANOWICZ: So -- yeah, that was my</p> <p>11 understanding, that a mistake was made --</p> <p>12 MS. WHYTE: (Inaudible.)</p> <p>13 MR. WIMSATT: Perfect.</p> <p>14 MR. SYLVANOWICZ: That was my</p> <p>15 understanding with the mistake that was made,</p> <p>16 people were lacking the privacy once everything</p> <p>17 was removed and plants were put in and it took</p> <p>18 a year for it to turn around. So they learned</p> <p>19 from that and we have more mature plants to be</p> <p>20 going in.</p> <p>21 MR. WIMSATT: Perfect.</p> <p>22 CHAIRMAN LEWIS: Okay. Do we have a</p> <p>23 motion to approve?</p> <p>24 MR. WIMSATT: Move to approve it.</p> <p>25 CHAIRMAN LEWIS: Okay. Do we have a</p>

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<p>1 second?</p> <p>2 (No response.)</p> <p>3 CHAIRMAN LEWIS: Well, I'll second it.</p> <p>4 Any other comments, questions, concerns?</p> <p>5 MR. GILLIS: How much was it, 125?</p> <p>6 CHAIRMAN LEWIS: 125. Right?</p> <p>7 MS. WHYTE: 125, but we're still waiting</p> <p>8 on a drip-line proposal. We haven't -- well,</p> <p>9 we didn't really -- didn't know who to ask.</p> <p>10 MS. McCORMICK: Who's doing the -- who's</p> <p>11 doing --</p> <p>12 MS. WHYTE: Aventura Nursery, which is</p> <p>13 our nursery that we use for most of our plant</p> <p>14 material.</p> <p>15 CHAIRMAN LEWIS: What was the reason --</p> <p>16 I'm sorry if you said this, David. What was</p> <p>17 the reason for swapping these out?</p> <p>18 MR. SYLVANOWICZ: It came before me, but</p> <p>19 to make it more like Montague, and then my</p> <p>20 understanding is the oleander is -- it's</p> <p>21 getting very tall and overgrowing into other</p> <p>22 people's property and growing up and over their</p> <p>23 hedges that they've planted or it's growing</p> <p>24 into some of the pool cages. We have trimmed</p> <p>25 back a few properties, as they've requested,</p>	<p>1 (Multiple people speaking at once.)</p> <p>2 CHAIRMAN LEWIS: One at a time.</p> <p>3 MR. GILLIS: That answers that.</p> <p>4 CHAIRMAN LEWIS: Okay. All good?</p> <p>5 All right. All in favor?</p> <p>6 (All board members signify in the</p> <p>7 affirmative.)</p> <p>8 CHAIRMAN LEWIS: Motion carries four to</p> <p>9 zero.</p> <p>10 (Motion passes.)</p> <p>11 CHAIRMAN LEWIS: Thank you, David.</p> <p>12 MR. SYLVANOWICZ: Mm-hmm.</p> <p>13 CHAIRMAN LEWIS: That it?</p> <p>14 MR. SYLVANOWICZ: I just have quick</p> <p>15 commentaries. We're beginning mulching on</p> <p>16 Countryway Boulevard. The Radcliff Community</p> <p>17 has already seen the Washington palms being</p> <p>18 trimmed and they're working through there.</p> <p>19 It's come up in other meetings about the sports</p> <p>20 field. So we've had discussions with a couple</p> <p>21 of vendors about treating it more like a sports</p> <p>22 field and a sports field maintenance package to</p> <p>23 avoid where we are now since the use is more</p> <p>24 that way.</p> <p>25 The question was asked about artificial</p>
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<p>1 but --</p> <p>2 CHAIRMAN LEWIS: And it wouldn't happen</p> <p>3 with the viburnum? Just asking. Might be a</p> <p>4 dumb question, but --</p> <p>5 MR. SYLVANOWICZ: What wouldn't happen?</p> <p>6 CHAIRMAN LEWIS: The same thing, I mean</p> <p>7 --</p> <p>8 MR. MENDENHALL: Oleander is a lot</p> <p>9 thinner and --</p> <p>10 MR. SYLVANOWICZ: Yeah, kind of grows up</p> <p>11 and out. The term is leggy, so they actually</p> <p>12 are -- you can see through them at sitting</p> <p>13 height and so you're lacking that privacy now</p> <p>14 where the viburnum hedge would provide quite a</p> <p>15 lot of privacy and sound barrier on that road.</p> <p>16 MS. WHYTE: And these are the original</p> <p>17 plants.</p> <p>18 MR. GILLIS: My only comment is, what</p> <p>19 about other places? I mean, if there are other</p> <p>20 places that similarly need anything like that.</p> <p>21 MS. WHYTE: No.</p> <p>22 MR. CHESNEY: We already did the other --</p> <p>23 MR. SYLVANOWICZ: This is the other</p> <p>24 place, to answer that question.</p> <p>25 MS. WHYTE: (Inaudible.)</p>	<p>1 turf. Ballpark figures that we received is</p> <p>2 half a mill to a mill to do so it right, and</p> <p>3 then it comes with a whole set of other type of</p> <p>4 maintenance issues: substructure, fencing,</p> <p>5 issues with its use by residents with their</p> <p>6 dogs and --</p> <p>7 CHAIRMAN LEWIS: Okay.</p> <p>8 MR. SYLVANOWICZ: -- we're still getting</p> <p>9 proposals.</p> <p>10 CHAIRMAN LEWIS: Okay. Perfect.</p> <p>11 All right. Moving on to supervisor's</p> <p>12 requests. I'll start with Jim.</p> <p>13 MR. WIMSATT: Nothing.</p> <p>14 CHAIRMAN LEWIS: Greg?</p> <p>15 MR. CHESNEY: Just my apologies for</p> <p>16 leaving, but the county is doing the sidewalks</p> <p>17 on my street and they continue to break lines</p> <p>18 so they kept calling me during the meeting</p> <p>19 earlier, and I apologize.</p> <p>20 CHAIRMAN LEWIS: No worries. While you</p> <p>21 were away, we did vote on something.</p> <p>22 MR. CHESNEY: I thought I was supposed to</p> <p>23 vote on something, so I didn't know if you did</p> <p>24 or not.</p> <p>25 CHAIRMAN LEWIS: You know what, I wrote</p>

<p style="text-align: right;">Page 113</p> <p>1 down four to zero, which it was really three to 2 zero. 3 MS. WHYTE: Three to zero. 4 CHAIRMAN LEWIS: I thought -- actually, I 5 did say three to zero. 6 MR. CHESNEY: I'll agree with you. You 7 can write four to zero. 8 CHAIRMAN LEWIS: This is the busiest 9 meeting I think I've ever had in terms of 10 actual -- okay. So Reggie? 11 MR. GILLIS: I mentioned earlier I will 12 bring something to the workshop. I would like 13 to supplement all the information I've provided 14 on the golf course with -- I think it would be 15 beneficial for us to have an assessment done 16 ourselves. I've provided a lot of information, 17 but at least an idea about what its value is. 18 My understanding, we still have contact 19 with the appraiser who looked into the golf 20 course before. I think it runs around \$3,000. 21 I think it would be beneficial for us to know 22 and to -- to have a better idea of which way to 23 go one way or the other. 24 So I will make a motion that we hire the 25 golf course appraiser used previously to take a</p>	<p style="text-align: right;">Agenda Page #33 Page 115</p> <p>1 MR. GILLIS: Yeah. 2 CHAIRMAN LEWIS: And then -- I had 3 another question, but I don't remember what it 4 was. 5 MR. CHESNEY: You might not -- you might 6 not agree. He might not spend the \$3,000. 7 CHAIRMAN LEWIS: Yeah, okay. I guess I'm 8 getting confused with the due diligence, I 9 think, that we did years ago. I don't think 10 it's that in depth. So -- right? Okay. 11 That's all I had. Any other questions? 12 (No response.) 13 CHAIRMAN LEWIS: All right. 14 All in favor? 15 (All board members signify in the 16 affirmative.) 17 CHAIRMAN LEWIS: Okay. Motion carries 18 four to zero. 19 (Motion passes.) 20 MR. CHESNEY: For that, for a point of 21 clarification -- if it's all right -- if I 22 could reach out to the golf course owner, say, 23 "Is that okay?" Obviously, instead of just 24 having Greg call him. 25 CHAIRMAN LEWIS: Sure.</p>
<p style="text-align: right;">Page 114</p> <p>1 look at the golf course again on behalf of the 2 CDD board to come back to us as an assessment 3 of where it is, where it meets, all those types 4 of -- 5 CHAIRMAN LEWIS: Okay. I'll second for 6 discussion. Do -- I'm trying to remember -- do 7 we -- 8 MR. CHESNEY: (Inaudible.) 9 CHAIRMAN LEWIS: Okay. 10 THE REPORTER: I did not get that. What 11 was the name? 12 MR. CHESNEY: Greg Kristovich was the 13 name. 14 THE REPORTER: Sorry. Thank you. 15 MR. CHESNEY: No problem. 16 CHAIRMAN LEWIS: Do we need the owner's 17 approval or -- 18 MR. CHESNEY: Well, I mean -- 19 MR. WIMSATT: (Inaudible.) 20 MR. CHESNEY: To get an updated one, he 21 would be the one to contact. 22 MR. GILLIS: Yeah, that's who he was 23 going to go to. 24 CHAIRMAN LEWIS: Oh, okay. All right. I 25 didn't --</p>	<p style="text-align: right;">Page 116</p> <p>1 MR. CHESNEY: Okay. 2 CHAIRMAN LEWIS: All right. Is that all 3 you got? 4 MR. GILLIS: That's it. 5 CHAIRMAN LEWIS: I don't really have 6 anything other than to say -- I just want to 7 say, David, thank you again for the stormwater 8 structure area clean-out down Countryway 9 Boulevard. If you guys haven't been down 10 there, you should. David was instrumental in 11 getting that done before the storm season, and 12 it looks fantastic and probably hasn't looked 13 that way since Westchase was built. So -- 14 Were you involved with that, too? 15 MR. BRLETIC: Yeah, he called me about it 16 sometime -- 17 CHAIRMAN LEWIS: Well, thank you, too. 18 MR. SYLVANOWICZ: Yeah, him and Robert. 19 CHAIRMAN LEWIS: Excellent. 20 MR. CHESNEY: And likewise, I'd like to 21 comment -- commend you for doing such a 22 fantastic job as Chairman recently. We've been 23 very busy and you've been keeping it all 24 together. 25 CHAIRMAN LEWIS: Well, thanks. Don't</p>

<p style="text-align: right;">Page 117</p> <p>1 embarrass me here, man. But thank you. I'm 2 trying. You guys make it easy. This whole -- 3 everybody in the room is very -- very helpful. 4 Couldn't do it without you all. So -- 5 MR. MENDENHALL: Matt, can I add one 6 item? 7 CHAIRMAN LEWIS: I guess. 8 MR. MENDENHALL: Sorry, one item I 9 forgot. We did get the year number of 10 registered electors and we announce it each -- 11 each year, and you have 8,717 vote -- 12 registered electors. That was it. Just wanted 13 to note that on the record. 14 CHAIRMAN LEWIS: All right. Very good. 15 I'm going to -- 16 MR. SYLVANOWICZ: I -- 17 CHAIRMAN LEWIS: Yes, go ahead. 18 MR. SYLVANOWICZ: I have two other just 19 clarifications or asks. Sonny is going to be 20 out of the country for a little bit and I'm 21 still getting my feet wet. I'm trying to see 22 if it's okay with the board to bring in a 23 temporary resident of Westchase to help with 24 office management, e-mails, phone calls and 25 kind of help me out in the office as we move</p>	<p style="text-align: right;">Agenda Page #34 Page 119</p> <p>1 case Sonny gets in late. 2 MS. WHYTE: I can make that happen. 3 MR. WIMSATT: What, my vacation was for 4 five weeks. 5 CHAIRMAN LEWIS: I didn't mean that as a 6 mandate. While Sonny is out on vacation to 7 help staff. 8 All in favor? Or -- you know what, do we 9 have a second? 10 MR. WIMSATT: I'll second it. 11 CHAIRMAN LEWIS: Thank you, Jim. 12 All right. Now, all in favor? 13 (All board members signify in the 14 affirmative.) 15 CHAIRMAN LEWIS: Passes four to zero. 16 (Motion passes.) 17 CHAIRMAN LEWIS: Welcome aboard. 18 MS. COOK: Thank you. 19 CHAIRMAN LEWIS: Assuming you have your 20 I-9 and all that stuff. 21 MS. COOK: We're good. 22 CHAIRMAN LEWIS: Just kidding. Okay. 23 You had two things, so one more? 24 MR. SYLVANOWICZ: We got clarity on the 25 tree policy and I think Erin was going to write</p>
<p style="text-align: right;">Page 118</p> <p>1 forward. 2 CHAIRMAN LEWIS: Do you have a person in 3 mind? 4 MR. SYLVANOWICZ: She is here. 5 CHAIRMAN LEWIS: I'm just joking. I knew 6 you were here and you were here for the 7 workshop. 8 MS. WHYTE: One week to train and three 9 weeks while I'm gone. 10 CHAIRMAN LEWIS: Four weeks, okay. Do we 11 need a motion on that? I don't think we do. 12 Right? 13 MR. CHESNEY: Erin's here. 14 MS. WHYTE: We've never done it. So -- 15 MS. McCORMICK: Yeah, I would go ahead 16 and do it by motion. 17 CHAIRMAN LEWIS: Okay. I'll move to hire 18 Sherida -- what's your last name? 19 MS. COOK: Cook. 20 THE REPORTER: How do you spell your 21 first name? 22 MS. COOK: S-h-e-r-i-d-a. 23 THE REPORTER: Thank you. Sorry, Matt. 24 CHAIRMAN LEWIS: Sure. To hire Sherida 25 Cook for a period of -- I'll say five weeks in</p>	<p style="text-align: right;">Page 120</p> <p>1 something up. Just wanted to kind of -- 2 MS. McCORMICK: I will work -- yes, I 3 have not done that yet. 4 MR. SYLVANOWICZ: If you want to reach 5 out to me and -- and we can -- 6 MS. McCORMICK: Yes, thank you. 7 MS. WHYTE: No, seriously, we were asked 8 by the modification committee for the tree 9 policies and we did tell them that it was 10 coming from Erin. So -- 11 MR. SYLVANOWICZ: It's forthcoming. 12 MS. McCORMICK: Okay. 13 MR. CHESNEY: And can we post it 14 somewhere so -- 15 MS. McCORMICK: Yeah, we can post it on 16 the website. 17 MS. WHYTE: I can post it on the website. 18 Is that okay, Andy? 19 MR. MENDENHALL: Yeah, definitely a good 20 idea. 21 MS. WHYTE: Okay. 22 CHAIRMAN LEWIS: All right. 23 I'll move to adjourn. Do we have a 24 second? 25 MR. CHESNEY: So moved.</p>

[6.4.24]

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

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

DATED June 21, 2024.

2B.

**Westchase
Community Development District**

Financial Report

May 31, 2024

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

May 31, 2024

WESTCHASE

Community Development District

Governmental Funds

Balance Sheet
May 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	165	-	-	-	-	-	-
Lease Receivable	495,087	-	-	-	-	-	-
Interest/Dividend Receivables	2,478	-	-	-	-	-	-
Due From Other Funds	4,789,917	399,741	9,876	1,801	62,007	380,921	71,480
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	6,401	-	-	-	-	-	-
Deposits	3,194	667	3,030	20	-	8,120	853
TOTAL ASSETS	\$ 5,297,242	\$ 400,408	\$ 12,906	\$ 1,821	\$ 62,007	\$ 389,041	\$ 72,333
LIABILITIES							
Accounts Payable	\$ 28,984	\$ 1,150	\$ -	\$ -	\$ -	\$ 25,350	\$ -
Accrued Expenses	17,749	570	2,040	37	-	26,780	629
Accrued Taxes Payable	122	-	-	-	-	-	-
Sales Tax Payable	139	-	-	-	-	3	-
Deferred Revenue	498,082	-	-	-	-	-	-
Deferred Compensation-Current	(1,348)	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	543,728	1,720	2,040	37	-	52,133	629
FUND BALANCES							
Nonspendable:							
Prepaid Items	6,401	-	-	-	-	-	-
Deposits	3,194	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	-	1,764	13,072	231,156	45,021
Unassigned:	3,528,633	247,617	3,465	-	47,657	97,632	22,665
TOTAL FUND BALANCES	\$ 4,753,514	\$ 398,688	\$ 10,866	\$ 1,784	\$ 62,007	\$ 336,908	\$ 71,704
TOTAL LIABILITIES & FUND BALANCES	\$ 5,297,242	\$ 400,408	\$ 12,906	\$ 1,821	\$ 62,007	\$ 389,041	\$ 72,333

WESTCHASE

Community Development District

Governmental Funds**Balance Sheet**

May 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	\$ -	\$ -	\$ -	\$ -	\$ 484,835	\$ 484,835
Accounts Receivable	-	-	-	-	-	165
Lease Receivable	-	-	-	-	-	495,087
Interest/Dividend Receivables	-	-	-	-	-	2,478
Due From Other Funds	128,712	27,535	284,900	702,196	-	6,859,086
Investments:						
Money Market Account	-	-	-	-	6,374,251	6,374,251
Prepaid Items	-	-	-	-	-	6,401
Deposits	14,572	765	-	-	-	31,221
TOTAL ASSETS	\$ 143,284	\$ 28,300	\$ 284,900	\$ 702,196	\$ 6,859,086	\$ 14,253,524
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,484
Accrued Expenses	11,625	558	-	-	-	59,988
Accrued Taxes Payable	-	-	-	-	-	122
Sales Tax Payable	-	-	-	-	-	142
Deferred Revenue	-	-	-	-	-	498,082
Deferred Compensation-Current	-	-	-	-	-	(1,348)
Due To Other Funds	-	-	-	-	6,859,086	6,859,086
TOTAL LIABILITIES	11,625	558	-	-	6,859,086	7,471,556
FUND BALANCES						
Nonspendable:						
Prepaid Items	-	-	-	-	-	6,401
Deposits	14,572	765	-	-	-	31,221
Restricted for:						
Capital Projects	-	-	-	702,196	-	702,196
Assigned to:						
Operating Reserves	361	1,289	3,751	-	-	676,797
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	89,680	18,993	135,159	-	-	1,177,953
Unassigned:	27,046	6,695	145,990	-	-	4,127,400
TOTAL FUND BALANCES	\$ 131,659	\$ 27,742	\$ 284,900	\$ 702,196	\$ -	\$ 6,781,968
TOTAL LIABILITIES & FUND BALANCES	\$ 143,284	\$ 28,300	\$ 284,900	\$ 702,196	\$ 6,859,086	\$ 14,253,524

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

ACCOUNT DESCRIPTION	MAY-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 10,592	\$ 82,565	\$ 26,000	317.56%
Interest - Tax Collector	-	4,068	-	0.00%
Special Assmnts- Tax Collector	7,715	3,015,255	3,067,021	98.31%
Special Assmnts- Discounts	148	(114,813)	(122,681)	93.59%
Other Miscellaneous Revenues	221	2,835	-	0.00%
Pavilion Rental	1,686	12,176	4,000	304.40%
TOTAL REVENUES	20,362	3,002,086	2,974,340	100.93%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	1,800	13,200	19,000	69.47%
FICA Taxes	138	1,010	1,454	69.46%
ProfServ-Engineering	2,858	30,098	53,500	56.26%
ProfServ-Legal Services	4,513	50,182	105,000	47.79%
ProfServ-Mgmt Consulting	10,311	82,489	123,734	66.67%
ProfServ-Recording Secretary	1,338	7,824	11,000	71.13%
Auditing Services	-	7,800	7,900	98.73%
Postage and Freight	85	367	600	61.17%
Insurance - General Liability	-	56,469	42,969	131.42%
Printing and Binding	-	42	300	14.00%
Legal Advertising	259	2,646	6,500	40.71%
Misc-Assessment Collection Cost	157	58,009	58,840	98.59%
Misc-Credit Card Fees	63	485	750	64.67%
Misc-Contingency	-	2,027	1,600	126.69%
Office Supplies	160	160	25	640.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	21,682	312,983	433,347	72.22%
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	9,833	78,667	118,000	66.67%
Contracts-Fountain	433	5,022	8,820	56.94%
R&M-Aquascaping	4,200	8,150	15,000	54.33%
R&M-Drainage	-	1,465	26,560	5.52%
R&M-Fountain	-	189	6,000	3.15%
Total Flood Control/Stormwater Mgmt	14,466	93,493	174,380	53.61%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

ACCOUNT DESCRIPTION	MAY-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	44,984	201,349	246,443	81.70%
Payroll-Benefits	6,954	77,350	95,834	80.71%
Payroll - Overtime	2,634	21,556	17,500	123.18%
Payroll - Bonus	-	18,500	35,883	51.56%
FICA Taxes	3,625	26,650	31,908	83.52%
ProfServ-Landscape Architect	-	25,984	-	0.00%
Contracts-Police	1,893	119,735	143,000	83.73%
Contracts-Other Services	1,630	13,040	19,560	66.67%
Contracts-Landscape	46,740	373,614	557,208	67.05%
Contracts-Mulch	37,500	112,500	147,592	76.22%
Contracts-Plant Replacement	-	59,999	74,515	80.52%
Contracts-Road Cleaning	-	8,164	9,843	82.94%
Contracts-Trees & Trimming	3,000	54,000	-	0.00%
Contracts-Security Alarms	-	321	671	47.84%
Contracts-Pest Control	50	346	576	60.07%
Fuel, Gasoline and Oil	1,539	9,967	13,000	76.67%
Communication - Teleph - Field	355	3,539	5,000	70.78%
Utility - General	2,311	20,343	23,275	87.40%
Utility - Reclaimed Water	375	3,827	10,000	38.27%
Insurance - General Liability	-	6,094	4,912	124.06%
R&M-General	6,962	30,260	42,500	71.20%
R&M-Equipment	494	9,596	8,000	119.95%
R&M-Grounds	27,450	88,580	52,150	169.86%
R&M-Irrigation	2,768	55,905	40,500	138.04%
R&M-Sidewalks	3,909	6,208	15,616	39.75%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	-	14,220	32,500	43.75%
Holiday Decoration	-	11,964	10,000	119.64%
Misc-Taxes (Streetlights)	-	31,753	41,039	77.37%
Misc-Contingency	400	502	341,247	0.15%
Office Supplies	-	139	3,500	3.97%
Cleaning Services	550	4,435	6,600	67.20%
Op Supplies - General	503	1,613	5,000	32.26%
Op Supplies - Uniforms	-	643	600	107.17%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	150	5,903	5,000	118.06%
Conference and Seminars	-	-	1,000	0.00%
Cap Outlay - Vehicles	-	56,542	-	0.00%
Capital Outlay	111,597	310,840	-	0.00%
Total Right of Way	308,373	1,785,981	2,048,572	87.18%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

ACCOUNT DESCRIPTION	MAY-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	2,101	70,649	30,000	235.50%
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	69	69	1,400	4.93%
R&M-Walls and Signage	-	5,298	4,000	132.45%
Internet Services	612	4,896	7,391	66.24%
Park Improvements	-	36,360	271,850	13.38%
Total Common Area	<u>2,782</u>	<u>118,514</u>	<u>318,041</u>	<u>37.26%</u>
TOTAL EXPENDITURES	347,303	2,310,971	2,974,340	77.70%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>(326,941)</u>	<u>691,115</u>	<u>-</u>	<u>0.00%</u>
Net change in fund balance	<u>\$ (326,941)</u>	<u>\$ 691,115</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,062,399	4,062,399	
FUND BALANCE, ENDING		<u>\$ 4,753,514</u>	<u>\$ 4,062,399</u>	

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

ACCOUNT DESCRIPTION	MAY-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 954	\$ 7,437	\$ 500	1487.40%
Special Assmnts- Tax Collector	141	55,190	56,137	98.31%
Special Assmnts- Discounts	3	(2,101)	(2,245)	93.59%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	1,098	60,591	54,392	111.40%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	3	1,062	1,123	94.57%
Misc-Credit Card Fees	-	3	15	20.00%
Total Administration	3	1,065	1,138	93.59%
Right of Way				
Communication - Teleph - Field	336	2,427	3,300	73.55%
Electricity - Streetlights	570	4,783	5,500	86.96%
Insurance - General Liability	-	2,468	1,878	131.42%
R&M-General	1,150	9,392	19,700	47.68%
R&M-Gate	200	6,502	5,794	112.22%
Reserve - Roadways	-	-	17,082	0.00%
Total Right of Way	2,256	25,572	53,254	48.02%
TOTAL EXPENDITURES	2,259	26,637	54,392	48.97%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,161)	33,954	-	0.00%
Net change in fund balance	\$ (1,161)	\$ 33,954	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		364,734	364,734	
FUND BALANCE, ENDING		\$ 398,688	\$ 364,734	

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

ACCOUNT DESCRIPTION	MAY-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 26	\$ 202	\$ 150	134.67%
Special Assmnts- Tax Collector	45	17,752	18,057	98.31%
Special Assmnts- Discounts	1	(676)	(722)	93.63%
TOTAL REVENUES	72	17,278	17,485	98.82%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	1	342	361	94.74%
Total Administration	1	342	361	94.74%
<u>Right of Way</u>				
R&M-Streetlights	2,040	16,123	17,124	94.15%
Total Right of Way	2,040	16,123	17,124	94.15%
TOTAL EXPENDITURES	2,041	16,465	17,485	94.17%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,969)	813	-	0.00%
Net change in fund balance	<u>\$ (1,969)</u>	<u>\$ 813</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		10,053	10,053	
FUND BALANCE, ENDING		<u>\$ 10,866</u>	<u>\$ 10,053</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

ACCOUNT DESCRIPTION	MAY-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 10	\$ 78	\$ 80	97.50%
Special Assmnts- Tax Collector	23	8,894	9,047	98.31%
Special Assmnts- Discounts	-	(339)	(362)	93.65%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	33	8,698	8,765	99.24%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	171	181	94.48%
Misc-Credit Card Fees	-	3	4	75.00%
Total Administration	-	174	185	94.05%
Right of Way				
Communication - Teleph - Field	165	1,320	1,800	73.33%
Insurance - General Liability	-	4,495	3,420	131.43%
R&M-General	-	2,854	1,500	190.27%
R&M-Gate	-	1,638	1,500	109.20%
R&M-Streetlights	37	258	360	71.67%
Total Right of Way	202	10,565	8,580	123.14%
TOTAL EXPENDITURES	202	10,739	8,765	122.52%
Excess (deficiency) of revenues				
Over (under) expenditures	(169)	(2,041)	-	0.00%
Net change in fund balance	\$ (169)	\$ (2,041)	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,825	3,825	
FUND BALANCE, ENDING		\$ 1,784	\$ 3,825	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

ACCOUNT DESCRIPTION	MAY-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 146	\$ 1,137	\$ 150	758.00%
Special Assmnts- Tax Collector	14	5,427	5,520	98.32%
Special Assmnts- Discounts	-	(207)	(221)	93.67%
TOTAL REVENUES	160	6,357	5,449	116.66%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	104	110	94.55%
Total Administration	-	104	110	94.55%
Right of Way				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	339	0.00%
Total Right of Way	-	-	5,339	0.00%
TOTAL EXPENDITURES	-	104	5,449	1.91%
Excess (deficiency) of revenues Over (under) expenditures	160	6,253	-	0.00%
Net change in fund balance	\$ 160	\$ 6,253	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		55,754	55,754	
FUND BALANCE, ENDING		\$ 62,007	\$ 55,754	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

ACCOUNT DESCRIPTION	MAY-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 627	\$ 4,887	\$ 700	698.14%
Special Assmnts- Tax Collector	1,022	399,492	406,350	98.31%
Special Assmnts- Discounts	20	(15,212)	(16,254)	93.59%
Other Miscellaneous Revenues	-	250	-	0.00%
Gate Bar Code/Remotes	32	1,844	-	0.00%
TOTAL REVENUES	1,701	391,261	390,796	100.12%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	21	7,686	8,126	94.59%
Misc-Credit Card Fees	1	76	80	95.00%
Total Administration	22	7,762	8,206	94.59%
Right of Way				
Contracts-Security Services	20,837	164,612	240,977	68.31%
Contracts-Pest Control	20	140	240	58.33%
Communication - Teleph - Field	167	1,336	2,100	63.62%
Insurance - General Liability	-	1,673	1,273	131.42%
R&M-General	25,490	64,016	20,000	320.08%
R&M-Gate	1,966	10,074	10,000	100.74%
R&M-Streetlights	5,944	46,646	66,000	70.68%
Reserve - Roadways	-	-	42,000	0.00%
Total Right of Way	54,424	288,497	382,590	75.41%
TOTAL EXPENDITURES	54,446	296,259	390,796	75.81%
Excess (deficiency) of revenues				
Over (under) expenditures	(52,745)	95,002	-	0.00%
Net change in fund balance	\$ (52,745)	\$ 95,002	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		241,906	241,906	
FUND BALANCE, ENDING		\$ 336,908	\$ 241,906	

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

ACCOUNT DESCRIPTION	MAY-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 183	\$ 1,426	\$ 200	713.00%
Special Assmnts- Tax Collector	40	15,785	16,056	98.31%
Special Assmnts- Discounts	1	(601)	(642)	93.61%
Gate Bar Code/Remotes	-	32	-	0.00%
TOTAL REVENUES	224	16,642	15,614	106.58%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	1	304	321	94.70%
Misc-Credit Card Fees	-	1	10	10.00%
Total Administration	1	305	331	92.15%
Right of Way				
Communication - Teleph - Field	121	968	1,500	64.53%
Insurance - General Liability	-	507	386	131.35%
R&M-General	-	5,916	1,000	591.60%
R&M-Gate	1,395	2,167	3,792	57.15%
R&M-Streetlights	629	5,004	5,650	88.57%
Reserve - Roadways	-	-	2,955	0.00%
Total Right of Way	2,145	14,562	15,283	95.28%
TOTAL EXPENDITURES	2,146	14,867	15,614	95.22%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,922)	1,775	-	0.00%
Net change in fund balance	\$ (1,922)	\$ 1,775	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		69,929	69,929	
FUND BALANCE, ENDING		\$ 71,704	\$ 69,929	

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

ACCOUNT DESCRIPTION	MAY-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 274	\$ 2,136	\$ -	0.00%
Special Assmnts- Tax Collector	318	124,194	126,326	98.31%
Special Assmnts- Discounts	6	(4,729)	(5,053)	93.59%
TOTAL REVENUES	598	121,601	121,273	100.27%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	6	2,389	2,527	94.54%
Total Administration	6	2,389	2,527	94.54%
<u>Right of Way</u>				
R&M-General	-	-	2,044	0.00%
R&M-Streetlights	11,625	93,130	105,000	88.70%
Reserve - Roadways	-	-	11,702	0.00%
Total Right of Way	11,625	93,130	118,746	78.43%
TOTAL EXPENDITURES	11,631	95,519	121,273	78.76%
Excess (deficiency) of revenues				
Over (under) expenditures	(11,033)	26,082	-	0.00%
Net change in fund balance	\$ (11,033)	\$ 26,082	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		105,577	105,577	
FUND BALANCE, ENDING		\$ 131,659	\$ 105,577	

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

ACCOUNT DESCRIPTION	MAY-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 64	\$ 497	\$ 90	552.22%
Special Assmnts- Tax Collector	20	7,647	7,778	98.32%
Special Assmnts- Discounts	-	(291)	(311)	93.57%
TOTAL REVENUES	84	7,853	7,557	103.92%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	147	156	94.23%
Total Administration	-	147	156	94.23%
<u>Right of Way</u>				
R&M-Streetlights	558	4,432	4,999	88.66%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	558	4,432	7,401	59.88%
TOTAL EXPENDITURES	558	4,579	7,557	60.59%
Excess (deficiency) of revenues Over (under) expenditures	(474)	3,274	-	0.00%
Net change in fund balance	\$ (474)	\$ 3,274	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		24,468	24,468	
FUND BALANCE, ENDING		\$ 27,742	\$ 24,468	

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

ACCOUNT DESCRIPTION	MAY-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 688	\$ 5,365	\$ 500	1073.00%
Special Assmnts- Tax Collector	64	25,017	25,447	98.31%
Special Assmnts- Discounts	1	(953)	(1,018)	93.61%
TOTAL REVENUES	753	29,429	24,929	118.05%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	1	481	509	94.50%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	1	481	519	92.68%
Right of Way				
Insurance - General Liability	-	679	517	131.33%
R&M-General	-	-	4,543	0.00%
R&M-Drainage	-	-	2,625	0.00%
R&M-Gate	2,789	5,336	5,000	106.72%
Internet Services	117	936	1,800	52.00%
Reserve - Roadways	-	-	9,925	0.00%
Total Right of Way	2,906	6,951	24,410	28.48%
TOTAL EXPENDITURES	2,907	7,432	24,929	29.81%
Excess (deficiency) of revenues				
Over (under) expenditures	(2,154)	21,997	-	0.00%
Net change in fund balance	\$ (2,154)	\$ 21,997	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		262,903	262,903	
FUND BALANCE, ENDING		\$ 284,900	\$ 262,903	

**Westchase
Community Development District**

Supporting Schedules

May 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
04/03/24	88,517	24	1,806	90,347	74,135	1,357	436	219
05/03/24	9,390	(180)	192	9,402	7,715	141	45	23
TOTAL	3,464,038	139,921	70,695	3,674,653	3,015,255	55,190	17,752	8,894
% COLLECTED				98%	98%	98%	98%	98%
TOTAL O/S				63,086	51,766	947	305	153

**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
04/03/24	133	9,822	388	3,053	188	615
05/03/24	14	1,022	40	318	20	64
TOTAL	5,427	399,492	15,785	124,194	7,647	25,017
% COLLECTED	98%	98%	98%	98%	98%	98%
TOTAL O/S	93	6,858	271	2,132	131	430

Sixth Order of Business

6A

WESTCHASE
Community Development District

Annual Operating Budget
FY 2025

Modified Tentative Budget
7/2/2024 Meeting

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 5/31/24	JUNE- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 6,649	\$ 118,577	\$ 26,000	\$ 82,565	\$ 41,452	\$ 124,017	\$ 26,000
Interest - Tax Collector	23	1,472	-	4,068	-	4,068	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	3,015,255	51,766	3,067,021	3,419,223
Special Assmnts- Discounts	(100,243)	(99,121)	(122,681)	(114,813)	-	(114,813)	(136,769)
Other Miscellaneous Revenues	8,611	10,274	-	2,835	-	2,835	-
Pavilion Rental	13,428	16,969	4,000	12,176	-	12,176	4,000
Insurance Reimbursements	18,467	-	-	-	-	-	-
TOTAL REVENUES	2,645,681	2,780,552	2,974,340	3,002,086	114,117	3,116,203	3,334,853
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	16,800	18,200	19,000	13,200	4,000	17,200	19,000
FICA Taxes	1,285	1,392	1,454	1,010	306	1,316	1,454
ProfServ-Engineering	84,868	52,508	53,500	30,098	15,111	45,209	53,500
ProfServ-Legal Services	77,868	83,152	105,000	50,182	25,194	75,376	105,000
ProfServ-Mgmt Consulting Serv	120,130	123,734	123,734	82,489	41,245	123,734	128,683
ProfServ-Recording Secretary	10,938	11,166	11,000	7,824	3,928	11,752	11,000
Auditing Services	7,700	9,800	7,900	7,800	-	7,800	7,800
Postage and Freight	600	6,920	600	367	184	551	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	2,646	1,328	3,974	6,500
Misc-Assessmnt Collection Cost	31,559	31,537	58,840	58,009	1,035	59,044	68,384
Misc-Credit Card Fees	468	590	750	485	243	728	750
Misc-Contingency	1,500	3,006	1,600	2,027	1,018	3,045	1,600
Office Supplies	-	167	25	160	-	160	25
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	400,402	392,946	433,347	312,983	94,651	407,634	466,887
Flood Control/Stormwater							
Contracts-Lake and Wetland	118,000	118,000	118,000	78,667	39,333	118,000	118,000
Contracts-Fountain	7,710	8,820	8,820	5,022	3,365	8,387	8,820
R&M-Aquascaping	26,445	5,200	15,000	8,150	6,850	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	93,493	75,048	168,541	174,380
Right of Way							
Payroll-Salaries	225,740	246,657	246,443	201,349	45,094	246,443	258,765
Payroll-Benefits	132,603	138,805	95,834	77,350	38,834	116,184	130,000
Payroll - Overtime	25,667	31,859	17,500	21,556	10,822	32,378	32,000
Payroll - Bonus	9,500	10,000	35,883	18,500	17,383	35,883	35,883
FICA Taxes	30,650	33,086	31,908	26,650	5,258	31,908	33,959
Prof-Landscape Architect	4,007	25,640	-	25,984	10,000	35,984	25,000
Contracts-Police	153,731	158,905	143,000	119,735	60,114	179,849	160,000
Contracts-Other Services	17,930	22,560	19,560	13,040	6,520	19,560	19,560
Contracts-Landscape	557,208	557,208	557,208	373,614	186,960	560,574	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 5/31/24	JUNE- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
Contracts-Mulch	147,592	147,592	147,592	112,500	35,092	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	-	-	-	54,000	24,000	78,000	72,000
Contracts-Security Alarms	668	543	671	321	350	671	671
Contracts-Pest Control	576	583	576	346	230	576	576
Fuel, Gasoline and Oil	15,492	14,816	13,000	9,967	5,004	14,971	13,000
Communication - Teleph - Field	4,923	4,559	5,000	3,539	1,777	5,316	5,000
Utility - General	27,067	29,516	23,275	20,343	10,213	30,556	35,000
Utility - Reclaimed Water	5,438	6,766	10,000	3,827	1,921	5,748	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	30,260	12,240	42,500	42,500
R&M-Equipment	7,990	7,155	8,000	9,596	4,818	14,414	8,000
R&M-Grounds	127,421	129,528	52,150	88,580	44,472	133,052	125,000
R&M-Irrigation	37,292	33,896	40,500	55,905	28,000	83,905	40,500
R&M-Sidewalks	7,467	1,500	15,616	6,208	9,408	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	14,220	18,280	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	502	340,745	341,247	546,302
Office Supplies	3,639	1,201	3,500	139	3,361	3,500	3,500
Cleaning Services	6,618	6,626	6,600	4,435	2,165	6,600	6,600
Op Supplies - General	4,074	434	5,000	1,613	3,387	5,000	5,000
Op Supplies - Uniforms	339	591	600	643	-	643	600
Supplies - Misc.	429	-	600	-	600	600	600
Subscriptions and Memberships	4,484	2,830	5,000	5,903	200	6,103	6,000
Conference and Seminars	-	-	1,000	-	1,000	1,000	1,000
Cap Outlay - Vehicles	-	-	-	56,542	-	56,542	-
Cap Outlay	-	75,335	-	310,840	970,326	1,281,166	-
Total Right of Way	1,768,097	1,934,120	2,048,572	1,785,981	1,920,770	3,706,751	2,518,032
Common Area							
R&M-General	56,443	58,071	30,000	70,649	35,470	106,119	30,000
R&M-Boardwalks	-	-	700	-	-	-	700
R&M-Brick Pavers	-	-	1,200	1,242	624	1,866	1,200
R&M-Grounds	-	42,294	1,500	-	1,500	1,500	1,500
R&M-Signage	-	-	1,400	69	1,331	1,400	1,400
R&M-Walls and Signage	2,975	15,858	4,000	5,298	2,660	7,958	4,000
Misc-Internet Services	7,354	7,348	7,391	4,896	2,458	7,354	7,391
Impr - Park	-	5,020	271,850	36,360	18,255	54,615	129,362
Total Common Area	66,772	128,591	318,041	118,514	62,297	180,811	175,553
TOTAL EXPENDITURES	2,420,657	2,643,094	2,974,340	2,310,971	2,152,767	4,463,738	3,334,853
Excess (deficiency) of revenues							
Over (under) expenditures							
	225,024	137,458	-	691,115	(2,038,650)	(1,347,535)	-
FUND BALANCE, BEGINNING	3,699,918	3,924,941	4,062,399	4,062,399	-	4,062,399	2,714,864
FUND BALANCE, ENDING	\$ 3,924,941	\$ 4,062,399	\$ 4,062,399	\$ 4,753,514	\$ (2,038,650)	\$ 2,714,864	\$ 2,714,864

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 2,714,864
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	-
Total Funds Available (Estimated) - 9/30/2025	2,714,864

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

Deposits	\$ 3,194
Subtotal	<u>3,194</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	833,713 ⁽¹⁾
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	502,031
Subtotal	<u>1,395,744</u>

Total Allocation of Available Funds	1,398,938
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Total Unassigned (undesignated) Cash	<u>\$ 1,315,926</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.

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

JNR Landscape Mgmt 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.

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.

WESTCHASE

Community Development District

Harbor Links General Fund

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 May-24	PROJECTED JUNE- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 321	\$ 9,361	\$ 500	\$ 7,437	\$ 3,719	\$ 11,156	\$ 500
Special Assmnts- Tax Collector	56,138	56,138	56,137	55,190	947	56,137	59,877
Special Assmnts- Discounts	(2,088)	(2,052)	(2,245)	(2,101)	-	(2,101)	(2,395)
Gate Bar Code/Remotes	196	162	-	65	-	65	-
TOTAL REVENUES	54,567	63,609	54,392	60,591	4,666	65,257	57,982
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	657	653	1,123	1,062	19	1,081	1,198
Misc-Credit Card Fees	6	6	15	3	-	3	15
Total Administrative	663	659	1,138	1,065	19	1,084	1,213
<i>Right of Way</i>							
Communication - Teleph - Field	3,958	3,761	3,300	2,427	1,344	3,771	3,300
Electricity - Streetlighting	9,423	7,112	5,500	4,783	2,708	7,491	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	9,392	4,696	14,088	19,700
R&M-Gate	13,717	16,867	5,794	6,502	1,500	8,002	5,794
Reserve - Roadways	-	-	17,082	-	-	-	19,762
Total Right of Way	58,018	57,097	53,254	25,572	10,248	35,820	56,770
TOTAL EXPENDITURES	58,681	57,756	54,392	26,637	10,267	36,904	57,982
Excess (deficiency) of revenues							
Over (under) expenditures	(4,114)	5,853	-	33,954	(5,601)	28,353	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(4,114)	5,853	-	33,954	(5,601)	28,353	-
FUND BALANCE, BEGINNING	362,995	358,881	364,734	364,734	-	364,734	393,087
FUND BALANCE, ENDING	\$ 358,881	\$ 364,734	\$ 364,734	\$ 398,688	\$ (5,601)	\$ 393,087	\$ 393,087

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 393,087
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	19,762
Total Funds Available (Estimated) - 9/30/2025	412,850

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

Deposits	\$ 667
Subtotal	<u>667</u>

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	<u>177,921</u>

Total Allocation of Available Funds	188,143
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Total Unassigned (undesignated) Cash	<u>\$ 224,706</u>
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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	

WESTCHASE

Community Development District

The Enclave General Fund

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 May-24	PROJECTED JUNE- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 19	\$ 418	\$ 150	\$ 202	101	\$ 303	\$ 150
Special Assmnts- Tax Collector	18,057	18,057	18,057	17,752	305	18,057	26,744
Special Assmnts- Discounts	(672)	(660)	(722)	(676)	-	(676)	(1,070)
TOTAL REVENUES	17,404	17,815	17,485	17,278	406	17,684	25,824
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	211	210	361	342	6	348	535
Total Administrative	211	210	361	342	6	348	535
<i>Right of Way</i>							
R&M-Streetlights	22,157	23,554	17,124	16,123	8,320	24,443	25,000
Total Right of Way	22,157	23,554	17,124	16,123	8,320	24,443	25,000
TOTAL EXPENDITURES	22,368	23,764	17,485	16,465	8,326	24,791	25,535
Excess (deficiency) of revenues							
Over (under) expenditures	(4,964)	(5,949)	-	813	(7,920)	(7,107)	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)	-	813	(7,920)	(7,107)	289
FUND BALANCE, BEGINNING	20,966	16,002	10,053	10,053	-	10,053	2,946
FUND BALANCE, ENDING	\$ 16,002	\$ 10,053	\$ 10,053	\$ 10,866	\$ (7,920)	\$ 2,946	\$ 3,235

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 2,946
Net Change in Fund Balance - Fiscal Year 2025	289
Reserves - Fiscal Year 2025 Additions	-
Total Funds Available (Estimated) - 9/30/2025	3,235

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

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

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	205 ⁽¹⁾
Subtotal	<u>205</u>

Total Allocation of Available Funds	3,235
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Total Unassigned (undesignated) Cash	<u><u>\$ -</u></u>
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Notes

(1) Operating reserves have been reduced to cover Unassigned Cash.

WESTCHASE

Community Development District

Saville Row General Fund

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 May-24	PROJECTED JUNE- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 15	\$ 265	\$ 80	\$ 78	\$ 39	\$ 117	\$ 80
Special Assmnts- Tax Collector	5,842	5,842	9,047	8,894	153	9,047	16,168
Special Assmnts- Discounts	(217)	(214)	(362)	(339)	-	(339)	(647)
Gate Bar Code/Remotes	-	65	-	65	-	65	-
TOTAL REVENUES	5,640	5,958	8,765	8,698	192	8,890	15,601
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	68	68	181	171	3	174	323
Misc-Credit Card Fees	-	2	4	3	-	3	4
Total Administrative	68	70	185	174	3	177	327
<i>Right of Way</i>							
Communication - Teleph - Field	1,827	1,911	1,800	1,320	660	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	2,854	500	3,354	1,500
R&M-Gate	4,381	2,610	1,500	1,638	500	2,138	1,500
R&M-Streetlights	364	412	360	258	108	366	300
Reserve - Roadways	-	-	-	-	-	-	3,300
Total Right of Way	12,949	12,181	8,580	10,565	1,768	12,333	13,325
TOTAL EXPENDITURES	13,017	12,251	8,765	10,739	1,771	12,510	13,652
Excess (deficiency) of revenues							
Over (under) expenditures	(7,377)	(6,293)	-	(2,041)	(1,579)	(3,620)	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)	-	(2,041)	(1,579)	(3,620)	1,949
FUND BALANCE, BEGINNING	17,495	10,118	3,825	3,825	-	3,825	205
FUND BALANCE, ENDING	\$ 10,118	\$ 3,825	\$ 3,825	\$ 1,784	\$ (1,579)	\$ 205	\$ 2,154

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 205
Net Change in Fund Balance - Fiscal Year 2025	1,949
Reserves - Fiscal Year 2025 Additions	3,300
Total Funds Available (Estimated) - 9/30/2025	5,454

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	1,934
Reserves - Roadways FY 2024	-
Reserves - Roadways FY 2025	3,300
Subtotal	<u>5,234</u>

Total Allocation of Available Funds	<u>5,254</u>
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Total Unassigned (undesignated) Cash	<u>\$ 200</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	

WESTCHASE

Community Development District

Commercial Road General Fund

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 May-24	PROJECTED JUNE- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 39	\$ 1,283	\$ 150	\$ 1,137	\$ 569	\$ 1,706	\$ 150
Special Assmnts- Tax Collector	5,520	5,520	5,520	5,427	93	5,520	6,052
Special Assmnts- Discounts	(205)	(202)	(221)	(207)	-	(207)	(242)
TOTAL REVENUES	5,354	6,601	5,449	6,357	662	7,019	5,960
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	65	64	110	104	2	106	121
Total Administrative	65	64	110	104	2	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	104	5,002	5,106	5,960
Excess (deficiency) of revenues Over (under) expenditures	5,289	6,537	-	6,253	(4,340)	1,913	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	5,289	6,537	-	6,253	(4,340)	1,913	-
FUND BALANCE, BEGINNING	43,928	49,217	55,754	55,754	-	55,754	57,667
FUND BALANCE, ENDING	\$ 49,217	\$ 55,754	\$ 55,754	\$ 62,007	\$ (4,340)	\$ 57,667	\$ 57,667

Exhibit "E"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 57,667
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	839
Total Funds Available (Estimated) - 9/30/2025	58,506

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>\$ 42,975</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	

WESTCHASE

Community Development District

The Greens General Fund

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 May-24	PROJECTED JUNE- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 291	\$ 8,280	\$ 700	\$ 4,887	\$ 2,444	\$ 7,331	\$ 700
Special Assmnts- Tax Collector	344,186	344,186	406,350	399,492	6,858	406,350	440,316
Special Assmnts- Discounts	(12,801)	(12,582)	(16,254)	(15,212)	-	(15,212)	(17,613)
Gate Bar Code/Remotes	3,078	2,651	-	250	-	250	-
Insurance Reimbursements	13,290	-	-	1,844	-	1,844	-
TOTAL REVENUES	348,044	342,535	390,796	391,261	9,302	400,563	423,404
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	4,030	4,003	8,126	7,686	137	7,823	8,806
Misc-Credit Card Fees	115	101	80	76	-	76	80
Total Administrative	4,145	4,104	8,206	7,762	137	7,899	8,886
<i>Right of Way</i>							
Contracts-Security Services	221,851	230,065	240,977	164,612	81,372	245,984	240,977
Contracts-Pest Control	240	240	240	140	100	240	240
Communication - Teleph - Field	2,096	2,005	2,100	1,336	668	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	64,016	400	64,416	20,000
R&M-Gate	15,054	22,260	10,000	10,074	3,675	13,749	10,000
R&M-Streetlights	60,037	67,173	66,000	46,646	22,904	69,550	68,712
Reserve - Roadways	-	-	42,000	-	-	-	62,000
Total Right of Way	356,407	413,853	382,590	288,497	109,119	397,616	405,915
TOTAL EXPENDITURES	360,552	417,957	390,796	296,259	109,256	405,515	414,801
Excess (deficiency) of revenues Over (under) expenditures	(12,508)	(75,422)	-	95,002	(99,955)	(4,953)	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)	-	95,002	(99,955)	(4,953)	8,603
FUND BALANCE, BEGINNING	329,836	317,328	241,906	241,906	-	241,906	236,953
FUND BALANCE, ENDING	\$ 317,328	\$ 241,906	\$ 241,906	\$ 336,908	\$ (99,955)	\$ 236,953	\$ 245,556

Exhibit "F"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 236,953
Net Change in Fund Balance - Fiscal Year 2025	8,603
Reserves - Fiscal Year 2025 Additions	62,000
Total Funds Available (Estimated) - 9/30/2025	307,556

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>\$ (35,720)</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	

WESTCHASE

Community Development District

Stonebridge General Fund

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 May-24	PROJECTED JUNE- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 67	\$ 2,097	\$ 200	\$ 1,426	\$ 713	\$ 2,139	\$ 200
Special Assmnts- Tax Collector	16,056	16,056	16,056	15,785	271	16,056	19,237
Special Assmnts- Discounts	(597)	(587)	(642)	(601)	-	(601)	(769)
Gate Bar Code/Remotes	65	-	-	32			-
TOTAL REVENUES	15,591	17,566	15,614	16,642	984	17,594	18,668
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	188	187	321	304	5	309	385
Misc-Credit Card Fees	-	-	10	1	-	1	10
Total Administrative	188	187	331	305	5	310	395
<i>Right of Way</i>							
Communication - Teleph - Field	1,499	1,453	1,500	968	484	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	2,167	200	2,367	3,792
R&M-Streetlights	6,342	7,182	5,650	5,004	2,580	7,584	7,740
Reserve - Roadways	-	-	2,955	-	-	-	3,855
Total Right of Way	11,355	27,868	15,283	14,562	3,764	18,326	18,273
TOTAL EXPENDITURES	11,543	28,055	15,614	14,867	3,769	18,636	18,668
Excess (deficiency) of revenues Over (under) expenditures	4,048	(10,489)	-	1,775	(2,785)	(1,042)	-
Net change in fund balance	4,048	(10,489)	-	1,775	(2,785)	(1,042)	-
FUND BALANCE, BEGINNING	76,370	80,418	69,929	69,929	-	69,929	68,887
FUND BALANCE, ENDING	\$ 80,418	\$ 69,929	\$ 69,929	\$ 71,704	\$ (2,785)	\$ 68,887	\$ 68,887

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 68,887
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	3,855
Total Funds Available (Estimated) - 9/30/2025	72,741

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

Deposits	\$ 853
Subtotal	<u>853</u>

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	<u>51,831</u>

Total Allocation of Available Funds	56,387
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Total Unassigned (undesignated) Cash	<u>\$ 16,354</u>
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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	

WESTCHASE

Community Development District

West Park Village (323,4,5A,6) General Fund

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 May-24	PROJECTED JUNE- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
Interest - Investments	\$ 108	\$ 3,140	\$ -	\$ 2,136	\$ 1,068	\$ 3,204	\$ -
Special Assmnts- Tax Collector	126,326	126,326	126,326	124,194	2,132	126,326	176,696
Special Assmnts- Discounts	(4,698)	(4,618)	(5,053)	(4,729)	-	(4,729)	(7,068)
TOTAL REVENUES	121,736	124,848	121,273	121,601	3,200	124,801	169,628
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,479	1,469	2,527	2,389	43	2,432	3,534
Total Administrative	1,479	1,469	2,527	2,389	43	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	93,130	48,116	141,246	144,348
Reserve - Roadways	-	3,142	11,702	-	-	-	19,702
Total Right of Way	122,641	138,167	118,746	93,130	50,160	143,290	166,094
TOTAL EXPENDITURES	124,120	139,636	121,273	95,519	50,203	145,722	169,628
Excess (deficiency) of revenues							
Over (under) expenditures	(2,384)	(14,788)	-	26,082	(47,003)	(20,921)	-
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)	-	26,082	(47,003)	(20,921)	32,662
FUND BALANCE, BEGINNING	122,749	120,365	105,577	105,577	-	105,577	84,656
FUND BALANCE, ENDING	\$ 120,365	\$ 105,577	\$ 105,577	\$ 131,659	\$ (47,003)	\$ 84,656	\$ 117,318

Exhibit "H"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 84,656
Net Change in Fund Balance - Fiscal Year 2025	32,662
Reserves - Fiscal Year 2025 Additions	19,702
Total Funds Available (Estimated) - 9/30/2025	137,020

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	<u>135,656</u>
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Total Unassigned (undesignated) Cash	<u>\$ 1,364</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	

WESTCHASE

Community Development District

West Park Village (324-C5) General Fund

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 May-24	PROJECTED JUNE- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 18	\$ 597	\$ 90	\$ 497	\$ 249	\$ 746	\$ 90
Special Assmnts- Tax Collector	7,778	7,778	7,778	7,647	131	7,778	7,778
Special Assmnts- Discounts	(289)	(284)	(311)	(291)	-	(291)	(311)
TOTAL REVENUES	7,507	8,091	7,557	7,853	380	8,233	7,557
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	91	90	156	147	3	150	156
Total Administrative	91	90	156	147	3	150	156
<i>Right of Way</i>							
R&M-Streetlights	5,044	6,445	4,999	4,432	2,272	6,704	4,999
Reserve - Roadways	-	-	2,402	-	-	-	2,402
Total Right of Way	5,044	6,445	7,401	4,432	2,272	6,704	7,401
TOTAL EXPENDITURES	5,135	6,535	7,557	4,579	2,275	6,854	7,557
Excess (deficiency) of revenues							
Over (under) expenditures	2,372	1,556	-	3,274	(1,895)	1,379	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	2,372	1,556	-	3,274	(1,895)	1,379	-
FUND BALANCE, BEGINNING	20,540	22,912	24,468	24,468	-	24,468	25,847
FUND BALANCE, ENDING	\$ 22,912	\$ 24,468	\$ 24,468	\$ 27,742	\$ (1,895)	\$ 25,847	\$ 25,847

Exhibit "I"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 25,847
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	2,402
Total Funds Available (Estimated) - 9/30/2025	28,249

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

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

Assigned Fund Balance

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

Total Allocation of Available Funds	25,851
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Total Unassigned (undesignated) Cash	<u>\$ 2,398</u>
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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

WESTCHASE

Community Development District

Vineyards General Fund

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 May-24	PROJECTED JUNE- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 201	\$ 6,370	\$ 500	\$ 5,365	\$ 2,683	\$ 8,048	\$ 500
Special Assmnts- Tax Collector	25,447	25,447	25,447	25,017	430	25,447	27,287
Special Assmnts- Discounts	(946)	(930)	(1,018)	(953)	-	(953)	(1,091)
Gate Bar Code/Remotes	226	-	-	-	-	-	-
TOTAL REVENUES	24,928	30,887	24,929	29,429	3,113	32,542	26,696
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	298	296	509	481	9	490	546
Misc-Credit Card Fees	1	-	10	-	-	-	10
Total Administrative	299	296	519	481	9	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	-	4,543	4,543	4,543
R&M-Drainage	-	-	2,625	-	2,625	2,625	2,625
R&M-Gate	2,989	7,741	5,000	5,336	(336)	5,000	5,000
Misc-Internet Services	1,438	1,555	1,800	936	468	1,404	1,800
Reserve - Roadways	-	-	9,925	-	-	-	11,425
Total Right of Way	7,503	11,966	24,410	6,951	7,300	14,251	26,140
TOTAL EXPENDITURES	7,802	12,262	24,929	7,432	7,309	14,741	26,696
Excess (deficiency) of revenues Over (under) expenditures	17,126	18,625	-	21,997	(4,196)	17,801	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	17,126	18,625	-	21,997	(4,196)	17,801	-
FUND BALANCE, BEGINNING	227,152	244,278	262,903	262,903	-	262,903	280,704
FUND BALANCE, ENDING	\$ 244,278	\$ 262,903	\$ 262,903	\$ 284,900	\$ (4,196)	\$ 280,704	\$ 280,704

Exhibit "J"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 280,704
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	11,425
Total Funds Available (Estimated) - 9/30/2025	292,129

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>\$ 131,802</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	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Bennington	108	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Woodbay	163	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Berkley Square	122	\$416.52	\$382.91	8.78%	\$0.00	\$0.00	n/a	\$416.52	\$382.91	\$33.60	8.78%
Glenfield	101	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Keswick Forest	64	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Shopping Center	9.9	\$21,324.23	\$17,645.42	20.85%	\$0.00	\$0.00	n/a	\$21,324.23	\$17,645.42	\$3,678.81	20.85%
Shopping Center	7.24	\$21,324.23	\$17,645.42	20.85%	\$0.00	\$0.00	n/a	\$21,324.23	\$17,645.42	\$3,678.81	20.85%
Glencliff	48	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Harbor Links	109	\$583.47	\$539.65	8.12%	\$348.12	\$326.38	6.66%	\$931.59	\$866.03	\$65.56	7.57%
Harbor Links Estates	63	\$583.47	\$539.65	8.12%	\$348.12	\$326.38	6.66%	\$931.59	\$866.03	\$65.56	7.57%
The Enclave	108	\$583.47	\$539.65	8.12%	\$247.63	\$167.19	48.11%	\$831.09	\$706.84	\$124.25	17.58%
Saville Rowe	36	\$583.47	\$539.65	8.12%	\$449.10	\$251.30	78.71%	\$1,032.57	\$790.95	\$241.61	30.55%
Ayshire	49	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Cheshire	81	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Derbyshire	105	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Epic Properties	400	\$416.52	\$382.91	8.78%	\$0.00	\$0.00	n/a	\$416.52	\$382.91	\$33.60	8.78%
Radcliffe	154	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
7/11	1.17	\$21,324.23	\$17,645.42	20.85%	\$1,420.66	\$1,295.77	9.64%	\$22,744.88	\$18,941.19	\$3,803.69	20.08%
Primrose	1.27	\$21,324.23	\$17,645.42	20.85%	\$1,420.66	\$1,295.77	9.64%	\$22,744.88	\$18,941.19	\$3,803.69	20.08%
Professional Center	1.82	\$21,324.23	\$17,645.42	20.85%	\$1,420.66	\$1,295.77	9.64%	\$22,744.88	\$18,941.19	\$3,803.69	20.08%
Professional Center	5.54	\$21,324.23	\$17,645.42	20.85%	\$0.00	\$0.00	n/a	\$21,324.23	\$17,645.42	\$3,678.81	20.85%
Remax Real Estate	0.53	\$21,324.23	\$17,645.42	20.85%	\$0.00	\$0.00	n/a	\$21,324.23	\$17,645.42	\$3,678.81	20.85%
Golf Course	58	\$101.72	\$94.11	8.09%	\$0.00	\$0.00	n/a	\$101.72	\$94.11	\$7.61	8.09%
Greensprings	60	\$583.47	\$539.65	8.12%	\$863.36	\$796.76	8.36%	\$1,446.83	\$1,336.41	\$110.42	8.26%
Greencrest	54	\$583.47	\$539.65	8.12%	\$863.36	\$796.76	8.36%	\$1,446.83	\$1,336.41	\$110.42	8.26%
Greenhedges	53	\$583.47	\$539.65	8.12%	\$863.36	\$796.76	8.36%	\$1,446.83	\$1,336.41	\$110.42	8.26%
Greenmont	41	\$583.47	\$539.65	8.12%	\$863.36	\$796.76	8.36%	\$1,446.83	\$1,336.41	\$110.42	8.26%
Greendale	59	\$583.47	\$539.65	8.12%	\$863.36	\$796.76	8.36%	\$1,446.83	\$1,336.41	\$110.42	8.26%
Greenpoint	153	\$583.47	\$539.65	8.12%	\$863.36	\$796.76	8.36%	\$1,446.83	\$1,336.41	\$110.42	8.26%
Village Green	10	\$583.47	\$539.65	8.12%	\$863.36	\$796.76	8.36%	\$1,446.83	\$1,336.41	\$110.42	8.26%
Village Green	67	\$583.47	\$539.65	8.12%	\$863.36	\$796.76	8.36%	\$1,446.83	\$1,336.41	\$110.42	8.26%
Village Green	13	\$583.47	\$539.65	8.12%	\$863.36	\$796.76	8.36%	\$1,446.83	\$1,336.41	\$110.42	8.26%
Westpark Village	77	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
Westpark Village	10	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
Westpark Village	38	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
Westpark Village	37	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
Westpark Village	22	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
Westpark Village	22	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
Westpark Village	24	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%

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	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
Westpark Village	6	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
Westpark Village	50	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
Westpark Village	22	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
Westpark Village	30	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
Westpark Village	17	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
David Weekly Homes	36	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
Westpark Village	38	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
Castleford	69	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Stamford	61	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Baybridge	102	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Wakesbridge	86	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Abbotsford	40	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Chelmsford	100	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Brentford	85	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Kingsford	132	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Stockbridge	68	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Sturbridge	47	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Stonebridge	66	\$583.47	\$539.65	8.12%	\$291.47	\$243.28	19.81%	\$874.94	\$782.93	\$92.01	11.75%
Woodbridge	40	\$583.47	\$539.65	8.12%	\$0.00	\$0.00	n/a	\$583.47	\$539.65	\$43.82	8.12%
Vineyards	120	\$583.47	\$539.65	8.12%	\$227.39	\$212.06	7.23%	\$810.86	\$751.71	\$59.15	7.87%
Cavendish	90	\$583.47	\$539.65	8.12%	\$316.09	\$225.98	39.87%	\$899.56	\$765.63	\$133.93	17.49%
Gables Residential III	615	\$416.52	\$382.91	8.78%	\$0.00	\$0.00	n/a	\$416.52	\$382.91	\$33.60	8.78%
Arlington Park Condos	76	\$416.52	\$382.91	8.78%	\$0.00	\$0.00	n/a	\$416.52	\$382.91	\$33.60	8.78%
Gables Commercial	0.94	\$21,324.23	\$17,645.42	20.85%	\$0.00	\$0.00	n/a	\$21,324.23	\$17,645.42	\$3,678.81	20.85%
Westchase Early Learning Center	1.73	\$21,324.23	\$17,645.42	20.85%	\$0.00	\$0.00	n/a	\$21,324.23	\$17,645.42	\$3,678.81	20.85%
CVS	1.42	\$21,324.23	\$17,645.42	20.85%	\$0.00	\$0.00	n/a	\$21,324.23	\$17,645.42	\$3,678.81	20.85%
Applebees	1.04	\$21,324.23	\$17,645.42	20.85%	\$0.00	\$0.00	n/a	\$21,324.23	\$17,645.42	\$3,678.81	20.85%
Burger King	1.69	\$21,324.23	\$17,645.42	20.85%	\$0.00	\$0.00	n/a	\$21,324.23	\$17,645.42	\$3,678.81	20.85%
Office	2	\$21,324.23	\$17,645.42	20.85%	\$0.00	\$0.00	n/a	\$21,324.23	\$17,645.42	\$3,678.81	20.85%
Residential	51	\$583.47	\$539.65	8.12%	\$152.50	\$152.50	0.00%	\$735.97	\$692.15	\$43.82	6.33%
Ave @ Westchase	1.74	\$21,324.23	\$17,645.42	20.85%	\$0.00	\$0.00	n/a	\$21,324.23	\$17,645.42	\$3,678.81	20.85%
Ave @ Westchase	0.57	\$21,324.23	\$17,645.42	20.85%	\$0.00	\$0.00	n/a	\$21,324.23	\$17,645.42	\$3,678.81	20.85%
Ave @ Westchase	3.24	\$21,324.23	\$17,645.42	20.85%	\$0.00	\$0.00	n/a	\$21,324.23	\$17,645.42	\$3,678.81	20.85%
Morton Plant Mease	2.74	\$21,324.23	\$17,645.42	20.85%	\$0.00	\$0.00	n/a	\$21,324.23	\$17,645.42	\$3,678.81	20.85%