WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA PACKAGE

JUNE 4, 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, June 4, 2024 – 4:00 p.m.

1. **Roll Call**
2. **Consent Agenda**
   A. Approval of the May 7, 2024 Meeting Minutes with Any Corrections Submitted
   B. Acceptance of Financial Statements
3. **Audience Comments**
4. **Engineer's Report**
5. **Attorney's Report**
6. **Manager's Report**
   A. Presentation of the Fiscal Year 2025 Budget and Resolution 2024-2 Approving the FY 2025 Budget and Setting the Public Hearing
7. **Field Manager's Report**
8. **Supervisors' Requests**
9. **Adjournment**

*The next workshop meeting is scheduled for June 18, 2024 and the next regular meeting is scheduled for July 2, 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
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TRANSCRIPT OF: BOARD MEETING

DATE: May 7, 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: Whitlie Grace Cullipher
Notary Public
State of Florida at Large

APPEARANCES:
WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT BOARD MEMBERS:
Matthew Lewis, Chairman
Greg Chesney, Vice Chairman
Jim Wimsatt
Christopher Barrett
Reggie Gillis

ALSO PRESENT:

INFRAMARK:
Andy Mendenhall, District Manager

DISTRICT ATTORNEY:
Erin McCormick

WESTCHASE STAFF:
David Sylvanowicz
Sonny Whyte
DISTRICT ENGINEER:
Robert Dvorak

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The transcript of Westchase Community Development District Board Meeting, on the 7th day of May, 2024, at the Maureen Gauzza Regional Library, 11211 Countryway Boulevard, Community Room A, Tampa, Florida, beginning at 4:05 p.m., reported by Whitlie Grace Cullipher, Notary Public in and for the State of Florida at Large.

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CHAIRMAN LEWIS: I'm going to go ahead and call the meeting to order. This is the -- thank you -- Westchase Community Development District meeting. Today is Tuesday, May 7th, 2024. Let the record reflect that all supervisors are currently present except for Greg Chesney, who I hear is on his way, so -- as we speak. We do have staff, attorney and engineer present, as well.

With that, looking for a motion for the consent agenda, please, to approve.

MR. WIMSATT: Move to approve.

CHAIRMAN LEWIS: Okay.

MR. GILLIS: Seconded.

CHAIRMAN LEWIS: Seconded by Reggie. Any discussions, questions?

(No response.)

CHAIRMAN LEWIS: Seeing none, all in favor?

(All board members signify in the affirmative.)

CHAIRMAN LEWIS: Motion carries four to zero.

(Motion passes.)

CHAIRMAN LEWIS: Yes, sir?

MR. BARRETT: There's -- Andy, did you get my e-mail?

MR. MENDENHALL: I did, yeah.

MR. BARRETT: Okay.

MR. MENDENHALL: Did you want me to talk about or --

MR. BARRETT: If you want to clarify it, just the request of the checks again. It used -- we used to have a check register that was included in the financials, and it's just disappeared, and I think that it's very helpful for me to kind of follow. I think we do have a responsibility to kind of follow that. So --

MR. MENDENHALL: We can definitely do that. I think we might have talked about this a few months back when it came up previously. The reason why there's not the check register

in there currently is because the board had made a decision a while back due to -- we were having some fraud issues and the check register information includes account info, that sort of thing, and a lot of detail.

MR. BARRETT: Okay.

MR. MENDENHALL: But with that being said, we can certainly add it back in or -- sorry, Sonny, you had a --

MS. WHYTE: We also gave each one of you the opportunity to log in, directly into the banking and have the ability to do that. That was decided when we went to Truist.

MR. BARRETT: So I never got that. So if you could e-mail me that --

MS. WHYTE: You'll have to talk with Mr. Chesney. I'm not -- that was -- I'm unsure how to answer, but all board members have access to and can log in to the Truist accounts, each one has their own login.

MR. MENDENHALL: Yeah, and we can -- I can work with you offline, Chris, to get you that info.

MR. BARRETT: Okay.

CHAIRMAN LEWIS: All right. I did say

motion carries four to zero. Right?

MR. MENDENHALL: Yes.

MR. GILLIS: Yes.

CHAIRMAN LEWIS: Okay. Thank you.

Okay. Moving on to audience comments. Good afternoon, everybody. If you want to speak, just please remember, for the record, to state your name and your address. So if anybody would like to speak, and also, let me know what you're here to talk about.

Yes, sir?

MR. MASKOWITZ: Hi, I'm Jim Maskowitz. I live on Greensprings Drive, and I'm starting off because mine's not a complaint or anything; it's just a request for information so I thought it would be a good thing -- good way to start off.

I've recently had the opportunity to get ahold of maps survey, not one that went flying by me when I closed with the title company, and I noticed that my lot backs up on the fourth hole of the golf course. I noticed that there's a cart path across the back of my lot, and I talked to Doug before he retired and I had said, "Can I get some information on the ramifications of this; the rules, how it's -- how it interfaces with my lot and everything," and the questions that I had was questions about liability, questions about property taxes and stuff. I mean, I've got a -- you know, a golf course which is a -- you know, a business on its own that -- for-profit business that's got a cart path, a seven-foot-wide cart path, through the back of my lot, and I was just wondering what the ramifications are. But more importantly, he said the engineer and the attorney would be here and I could find out where I can get the information, look at the information or acquire the information on how the golf course interacts with -- with my property, and I understand it's on the upland conservation area, and I'm not really sure what that all entails.

So I made sure I got permission from the golf course before I cut down a tree that was on my property that was dying back there, but apparently, I really didn't need their permission because isn't that my property? And these are the kinds of things that I'm not sure of that I'd like to spin up now that I've been

there for several years and I'm just wondering about it.

CHAIRMAN LEWIS: So -- well, thank you for bringing that to our attention. I guess the other thing I'm going to ask, is this the CDD's business? If your -- because the golf course is a privately owned golf course.

MR. MASKOWITZ: Right, but I would think that somewhere along the line when the golf course was there and we developed Westchase, that there had to be some interaction between Westchase and the golf course, and in that case, I would think it was -- had to do with the engineer and/or the attorney.

CHAIRMAN LEWIS: You know, Erin, I would probably have to defer to you or Robert.

MS. McCORMICK: Yeah. I mean, I do know that there are golf cart path easements throughout the community, and I think some of those golf cart paths go across CDD property, as well as the individual lots.

So I would think when you purchased your home, you probably got a title report that listed different documents including, you know, probably a golf cart path easement. That would

have been recorded in the public records, and so if you -- if you can find that title report and pull up a copy of that golf cart path easement that specifically encumbers your lot, that might be a good place to start with that easement.

MR. MASKOWITZ: Okay. And if perchance it's buried in a ton of paperwork somewhere in my house, I mean, it probably would be easier to find those easements on the other side of the fence?

MS. McCORMICK: Well --

MR. MASKOWITZ: I mean, where would these be maintained?

MS. McCORMICK: Well, I guess the other thing we could do -- and this really is like a private -- it's privately specific to your lot and not to the CDD, and so it's not really so -- so much related to CDD business, but if you give me the address, I can, you know, look and see exactly where it is and see if the CDD might also have some property --

MR. WIMSATT: Well, if you want to just hang on to one of those, it has my address and my phone number on it if you want to send me a

text or call back.

MS. McCORMICK: Okay.

MR. DVORAK: I think you would be able to find what she was talking about like in the Country Property Appraiser's website. You can find the plat. The plat will have all the easements associated with your like village, your development, and it will either have language in there in the dedication section and it will show it on the plat that there is an easement there. And I think she's right, I think I have seen it on different properties so my guess is you'll be able to verify all that. Just -- if you take a little time and go to the County Property Appraiser's website, GIS map will pop up and you can find your house and there's a link in there to the plat.

MR. MASKOWITZ: Okay. And so -- with respect to liability, I mean, a tree falls down on the -- in the conservation area on my property and takes out a golfer or two. I mean, God forbid, but -- I mean, what -- is there a liability of my part because it's an easement but it is on my property? Those are the kind of probing questions that I'm asking.

MR. WIMSATT: I mean, is that a CDD issue? I don't know that we're comfortable giving you legal advice for something --

MR. MASKOWITZ: Sure, sure.

MR. WIMSATT: -- that would happen on private property. I mean, there are numerous, you know, real estate attorneys, land use attorneys that I could point you to, if you'd like; but -- you know, I don't know what the answer is, but I don't think our attorney giving legal advice as to what the particular potential liability is on your private property that has nothing to do with us. I'm just -- you know, I don't mean that rudely or anything.

MR. MASKOWITZ: Right, right. The only reason I'm here -- like I said, Doug said this would be a starting point because this is where I'd find the engineer and attorney in the same place at the same time, you know? I'm not -- you know, legally, I'm not worried about an attorney because I've got one that has my last name and it cost me a lot of money to make him an attorney, so I'm not worried about that.

But I'm just trying to get started in a direction -- and this is a good direction, to

look on the county's website, but I just thought that the, you know, organization that's -- that is called Westchase, somewhere there has to be documentation that says how they interact with the golf course. I mean --

MR. GILLIS: The only comment I'd make, though, they're -- in the regulations and covenants of Westchase, there is a section about the golf course and residents and it should be followed. I'm pretty passionate about this because it's really an HOA and resident issue --

MR. MASKOWITZ: Okay.

MR. GILLIS: -- and it should be followed. It's not right now, in my opinion, but those -- there are specific rules about who's liable for what versus the golf course and residents and it's in the declarations.

MR. MASKOWITZ: Okay.

MR. GILLIS: It basically says that golfers are responsible for damage, but they have a temporary easement to go on your property to get to their property. Some residents don't believe that, but it's true and it's true for Florida, not just Westchase.

MR. MASKOWITZ: I know other golf courses where there's a line and thou shall not cross that line. You can go to get your ball, but you got to take a drop in bounds or whatever. I'm not a golfer yet, but I don't know. Maybe when I talk to the golf course, I --

MR. GILLIS: I don't know. I've talked to at least five owners around Westchase. It's all the same.

MR. MASKOWITZ: Okay. So where is this information?

MR. GILLIS: It's in the covenants of -- you look in the covenants of Westchase.

MR. MASKOWITZ: Covenants of Westchase.

MR. GILLIS: Declarations.

MR. BARRETT: It's the Westchase Community Association, which is a different entity than the CDD.

MR. GILLIS: That's right, it's the WCA.

MR. MASKOWITZ: Okay.

MS. McCORMICK: But -- I mean, I think Jim's point is a good one in that the CDD really isn't in a position to give you too much guidance.

MR. MASKOWITZ: Well, you all can yell at

Doug.

CHAIRMAN LEWIS: You've referred to him, but who is Doug again?

MR. MASKOWITZ: Yeah, see.

CHAIRMAN LEWIS: Totally joking.

MR. MASKOWITZ: So any other suggestions or anything on that?

CHAIRMAN LEWIS: Another joke, but you can charge trail fees for the golf carts maybe.

MR. MASKOWITZ: Well, I was going to go over and say, "Hey, you got concrete across my property. It's good for at least a couple of rounds of golf a month," you know? But anyway --

CHAIRMAN LEWIS: Wish you the best of luck.

MR. MASKOWITZ: Yes, I know. Thank you. Your comments -- those are good points and I'll certainly head in that direction. If you don't mind, I'll take my leave now, as much as I would enjoy the rest of the meeting. Thank you, everybody. Have fun. Appreciate it.

CHAIRMAN LEWIS: Thank you.

All right. Any other comments?

Yes, sir?

MR. SELIGSOHN: Yes, hi. My name is Jeff Seligsohn. I live at 11816 Mulberry Drive. So I was looking at the WOW last month and I saw you had a discussion last meeting about street sweepers, and what was in the WOW was a very brief paragraph, so I went on the website trying to find out more details about that. It said $200,000 and it says you budget $20,000 a year and it would be a five-year payback. I'm an accountant so that didn't make sense to me. So I just now called your office today and Sonny was very helpful. She got this this afternoon and we had the rest of the conversation and they said, "Well, we spend 20, but we should be spending 40 and then that's the five-year payback."

So my concern is that if you go through and consider this process, that you fully evaluate all the costs involved with getting your own machine (inaudible) are county owned in Westchase and street sweeping is provided by the county. You'll call them and they'll come out and do it, and I believe you might be able to schedule periodic strips out, as well. So I don't know if you all aware of

that, but --

CHAIRMAN LEWIS: I don't know if -- I don't know if that's the case. I think -- because the last -- and Sonny or maybe another supervisor can answer, but for the longest time, we've been actually hiring a street sweeper. Right?

MS. WHYTE: Yeah, the county doesn't do street sweeping. The only time they have anything is on main roads, Linebaugh or let's say Countryway, if there is an accident, and then they come in and clean it up on that; but generally, no, they do not have any street sweeping that the available to the residents. We've always done it in-house for the last -- since -- since I've been here.

MR. SELIGSOHN: I --

CHAIRMAN LEWIS: The other -- sorry, not to cut you off. The other thing is that was a very brief conversation we just had. We've actually just had one workshop on it. I think the gentleman, Grey, I think was his name, came from the manufacturer and the vendor to kind of present to us what was going on. We actually have a very diverse board that scrutinizes

quite a bit so any purchase or anything like that like that that we would make, I have full confidence that we would do our due diligence before we do that.

It is something that we we're looking at because of, you know, the quality of the neighborhood. We want to make sure that if we do pay a certain amount every year and it's only once or twice that these street sweepers come in, we wanted to have the opportunity to maybe do it multiple times and that way, we don't get complaints about oak leaves or pollen and obviously it keeps up the look.

MR. SELIGSOHN: Most of the leaves are in the early or late winter, you know, February March, maybe April, and the rest of the year is just -- but I read the rest of the writeup and it talked about we could use it more often. I called today and talked to someone at the Hillsborough County Public Works and that's where I got this information. Whether it was accurate or not, I don't know. It sounded good and I'd like to believe it because I seem to remember years ago, we had street sweepers, but maybe that was who you hired to do it.

MS. WHYTE: Yeah, that was ours.

MR. SELIGSOHN: But -- but when you go through that, just briefly, there's a lot to consider. There's liability insurance, people to run it, training, if that person leaves, the turnover. What are you going to do with the debris you collect? What do they do now? Does the company you hire take it offsite or do they dump it somewhere on our property?

CHAIRMAN LEWIS: No, they take -- I think we had this conversation, they take it off property. That was something we talked about.

MR. SELIGSOHN: Okay. So you guys have gone through this whole process?

CHAIRMAN LEWIS: Yes.

MR. SELIGSOHN: Super. That just had me concerned because I saw the big number and for the amount of time and -- and then you've got private roads that Hillsborough County will not come into.

CHAIRMAN LEWIS: Right.

MR. SELIGSOHN: So you do need to hire somebody to do that.

CHAIRMAN LEWIS: Or purchase our own street sweeper.

MR. SELIGSOHN: Yeah, not a fan of that idea. I'll keep my eyes on that one.

CHAIRMAN LEWIS: I understand, I totally understand. It's not something that we're making a purchase on tomorrow afternoon. So --

MR. SELIGSOHN: The other brief comment I had is when I went to do this research and I found out more about it and I saw your website, it appears that the website -- and Sonny was so helpful today. She's gone through so many -- because it's not been updated. There's a lot of information -- I guess the statutes have changed in the last couple of years and there is not required information -- certain information to no longer required to be publicized in that manner. I was looking for your audits, and audits haven't been out there for four years. You know, some sporadic reports, sporadic minutes, you know, just not updated.

So -- and she was -- she was going to jump on that and try and figure out what should be on there and get it all cleaned up. So I just was -- it was very frustrating.

CHAIRMAN LEWIS: Yeah, we'll definitely

look at it.

MS. WHYTE: It's done.

MR. CHESNEY: I was going to say, that would be on Andy's end, too. Right?

MR. MENDENHALL: We have the data, yeah. So we basically should put it across --

MS. WHYTE: I updated it on there and --

MR. CHESNEY: But if it's no longer required to be put on there --

MS. WHYTE: The -- the -- correct me if I'm wrong, the -- you were looking for the -- hold on, my brain -- I've got so many things going on right that are just -- he was looking for the audit. The audit is now through the auditor's general office. There's a link that takes you directly into the Westchase's audit. It's already been posted.

Our -- Mona -- I apologize if I mispronounced it -- she -- she recommended --

MR. MENDENHALL: Mona.

MS. WHYTE: Mona, she works for Andy in their office, and some of the records, she recommended that we actually remove a lot of the old records that are in there because everything is uploaded and as -- and Inframark

does theirs. Minutes do not to be uploaded, either. There's a lot of statute changes and she did send me everything, but I have not had the opportunity to go through them; but all of the board stuff for today, packets and -- for the last three months that were not uploaded have been uploaded now. They are online.

CHAIRMAN LEWIS: Okay.

MR. SELIGSOHN: Great. Thank you. Like I said, she was extremely helpful when I talked to her. So --

CHAIRMAN LEWIS: Good to hear.

MR. SELIGSOHN: That's all I have.

CHAIRMAN LEWIS: Thank you for your comment.

MR. SELIGSOHN: Thank you for your consideration.

CHAIRMAN LEWIS: You are welcome to stay, or if you want to go, you --

MR. SELIGSOHN: I'll stay for a couple of minutes.

CHAIRMAN LEWIS: Okay. I guess another question is, is everybody planning on speaking today? Is that -- no. Okay. I was just going to -- just wanted to make sure because I --

typically, when we have a large group, I put a time limit on people just to keep things moving.

But yes, Matt?

MR. RICE: So I'll speak for most of what Stonebridge is here for today, and I was told by Doug and Dave to come here because I believe there was going to be a discussion amongst the board on --

THE REPORTER: Sorry to interrupt, but could you please state your name for me?

MR. RICE: Oh, sorry, sorry. Matthew Rice, 9925 Bridgeton Drive. So there's a question amongst the board here now, who is on the hook for street tree replacement, removal behind gated community. Right? So I've come in front of this board before. I have identified with evidence on the plat for Stonebridge, the CDD, you know, has that parcel. That parcel extends past the paved road, which these street trees fall into, and also, I have most of the community here to testify that over the course of the 20-some-odd years, you know, that Doug was here, and previous to Doug, if an oak tree was, you know, deemed to be removed, if the owner wanted it removed and they got the permit, Doug would do it, it would get replaced. It would come out of the Stonebridge budget that we pay into and that was it.

So I come here because last month, while I couldn't be here, we had two members, one with the driveway cracking that we have come to the CDD about before, and that tree was approved by Hillsborough County to be removed and was approved by the CDD board to be removed. Then the very next tree, next door, approved by Hillsborough County to be removed, denied by the board, the Westchase CDD board here, based on easement. All right?

So I'm trying to impress upon this board that there is not only a precedent for these trees to be removed, but they are in the easement that the CDD owns. Okay? So if you ultimately deny the removal of the oak tree, I guess that is your right. I'm just trying to get clarification on behalf of our entire community because we've -- I've done the count. Pat Newlan here, former board member, went through, we got a total of 64 street trees on

our community. Just a second. Sorry. We got a total of 64 street trees on our community. Almost 74 percent of those are no longer oak. They were all oak originally when Stonebridge was built. 26 percent of those are still oak, so 17 -- 17 trees.

So I bring this up because the budget hasn't changed a lot. I understand why you don't want to change the budget, but if this is a cost issue, then we need to re -- we need to be rethinking about this. This goes back to what I was saying about this other stuff that was never brought into question 30 years ago or even 20 years ago because everything was brand new. We now, in Westchase, are having to deal with the real difficult questions that 30 years ago, nobody had to deal with. I had to deal with them in my community, so I'm bringing it up to you; the ownership replacement and costs should come from the CDD and back-billed to the Stonebridge CDD budget.

We, as an association -- because this is the other thing -- right -- I want to educate the new field manager. In the CDD's terms, it's either our stuff or the homeowner. When

you get into Stonebridge and other communities, it's not homeowner. It turns into association. Stonebridge Villas is one of the very few communities in Westchase that is nearly maintenance free. It is as close to an HO6 condo as you can get and we are fighting with our own, you know, reserves and costs. So I do not need to pass that onto my membership through our monthly dues if it can come out of the budget that the Westchase -- that we've been paying into already.

CHAIRMAN LEWIS: So your -- thank you, Matt. So your clarification is just whether or not the CDD will pay for the tree removal and the tree replacement. Is that what you're asking?

MR. RICE: Right -- right now because this lady was the one that was denied. Right? Last month.

CHAIRMAN LEWIS: Okay. Okay.

MR. RICE: So that's what this is about right now because that's what I was told would be on the docket, about street tree, you know, ownership.

MR. BARRETT: And I just want to clarify:

It wasn't denied because of an easement. That's --

MR. RICE: Yes, it was.

MR. BARRETT: No, that's -- that's misinformation.

MR. RICE: Well, it's signed off by whomever --

MR. GILLIS: Well, that wasn't the rationale is what he's saying.

CHAIRMAN LEWIS: Yeah, I wasn't here last meeting. I did read through the minutes. I did not understand that it was because of an easement issue, but --

MR. RICE: Well, you're the president. Whose signature is that?

MR. CHESNEY: It's mine.

MR. GILLIS: Probably Greg, yeah.

MR. CHESNEY: Yeah, I -- I know this. What's the question, though?

MR. RICE: Well, your board member is asking the question.

MR. BARRETT: Well, I'm just telling you that I was present at the meeting and -- and you can check the minutes -- it was denied because we were trying to preserve the street tree because there wasn't evidence of -- Matt, I'm just telling you what the conversation was and --

MR. RICE: But please -- please, just what does it say -- for the record, what does it say on the denial, Chris?

MR. BARRETT: It says, "Denied for the following reasons: CDD board denied" -- where else -- where else -- oh, okay. "Denied for the" -- "denied" -- well --

MR. RICE: Denied for what?

MR. BARRETT: Well, that was actually given to you by the WCA, not the CDD.

MR. RICE: But it came from the CDD.

MR. CHESNEY: You brought that up last time.

MR. RICE: Denied by CDD as to tree in easement.

MR. BARRETT: Right, that's -- that's not our rationale. That's the WCA's explanation for you. We denied it just because of what I am telling you. This is -- we didn't fill out that bottom part.

MR. WIMSATT: I mean, you can read the minutes and see what --

MR. RICE: Okay. I'll go back to the minutes, but I guess the point still stands. Right? It was denied and you're trying to preserve a street tree. The homeowner has asked for it to be removed and Hillsborough County has approved it.

MR. WIMSATT: Yep.

MR. RICE: So --

MR. BARRETT: And it's within the CDD easement.

MR. RICE: So then by that account -- right -- you are taking the ownership of those trees? I mean --

MR. BARRETT: Well, we basically also take responsibility for the street trees in the public easements all throughout Westchase. Just so you know the history how the street tree program started and ended, what -- when Doug began removing those trees -- all right -- it became a point of contention on the board and the board actually stepped in and stopped it. They actually elected to stop the fact that the CDD was doing that throughout Westchase. It wasn't just in Stonebridge, it was throughout Westchase in order to maintain

continuity of the street trees, and that's when in order to kind of make less likely that that would be done, the board basically said, "If the board even approves the removal of the street tree, it's on the resident who requested the permit to pay for it," and that's --

MR. RICE: But that's -- that's -- so I want to make one point of clarification.

MR. BARRETT: If I can finish? So that applies through Westchase. So that's both in the CDD easements and it's also within those easements within -- like for example, the Bridges, where, technically, they're community trees.

MS. McCORMICK: And let me just clarify, it's not really an easement. It's part of the right of way.

MR. BARRETT: That's right, but because it's --

MR. RICE: It's a right of way, correct.

MS. McCORMICK: Yeah, if it was an easement, there would be an underlying owner.

MR. RICE: But the CDD is the owner by the plat. The plat is plat A, which -- which is the roadway and then it extends. Okay? So

I'm not a developer, but the plat says at some points, 80 feet; at some points, 50 feet. The roadway at the 80 foot is not 80 foot. Okay? It's more like 60 with ten and ten. The roadway at the 50 foot isn't 50 foot; it's more like 30 with ten and ten. Okay?

And again, what I am here to talk about -- which is what I was under the impression the board was going to talk about was not about outside of gated communities. That's a completely different thing because outside gated communities, they pay a flat fee. Right? Stonebridge is specially assessed for other things, and what I am saying here is, gentlemen, if we're paying the special assessment for gate repairs and road repairs and pruning of preserves when it needs to happen, street trees need to be in that. You have streetlights in there as a line item. What do you do for streetlights? TECO comes out and replaces the bulbs. They are not billing you. They are taking it on. So you have a line item in Stonebridge --

MR. CHESNEY: Well, I mean, I think we pay the streetlights bill. We have a streetlights bill. I mean, I haven't looked at it in a while, but we pay it.

CHAIRMAN LEWIS: Yeah, I know that's something that's come up before. I don't know exactly the amount, but --

MR. RICE: So my point is if it's outside the gates, you have a completely different argument on homeowner.

MR. BARRETT: Matt, I think you're misunderstanding my point. All right? I'm not arguing about jurisdiction and property ownership. I'm basically pointing out what the CDD's policy was.

MR. RICE: But that's not what it seems to have been over the last 20 years, Chris.

MR. BARRETT: Of course it's not because I just explained to you that it changed, what, four or five years ago?

MR. WIMSATT: No, it was two or three.

MR. BARRETT: All right. And it wasn't actually true before Doug. All right? It was actually Doug started paying for it on his own and then the CDD blessed it and there started to be like this rash of street tree removals and in order to basically make it less likely

for residents to request because it was incentivizing requests, the board changed the policy that basically said if the person makes the request for the tree removal -- all right -- -- and they get it even from Hillsborough County, if the CDD signs off on it, it's on the resident to pull it, and the policy was made regardless of gated, nongated, where it was.

MR. RICE: So I have a -- you can take a poll in here -- right -- I have a number of people that have written letters and are here to speak on their behalf to say they -- and I'll speak on my behalf as far as the president of Stonebridge -- we haven't had to pay. It's come out of the Stonebridge budget. That's what I was told, Chris.

So we've got a precedent here, and all I'm asking for is with 17 possible oak trees -- and I get it, some people really love the oak trees, but they are doing damage and a crape myrtle offers just as much shade without the damage. Okay? So we're not sitting here as a community trying to tear up every single oak tree and trying to put a palm there. Okay?

We're trying to get something that's less damaging and easier to maintain over the next 20 to 30 years.

MS. LENTZ: And if I could just speak to that --

MR. WIMSATT: Can you please state your name and address?

MS. LENTZ: 9863 Bridgeton Drive.

MR. WIMSATT: Your name.

MS. LENTZ: Allison Lentz. We're talking about an oak tree. Okay? It's -- you know, it's -- they get huge, so if that tree is not coming down, in the meantime, it's doing damage. The maintenance to cut the limbs, keep the limbs from going on the roof. They are on their way. I can see the projection of where my tree is going over my property and I don't like it and I know -- I'm into landscaping and everything and I can look at it. It doesn't take an idiot to realize this is going to be a huge problem down the road. That's why you want to take care of it now, and there is beautiful trees on our street. Holly trees, crape myrtles, they're all beautiful in size, and the last few live oaks are sitting there

that are going to be a problem down the road. It's just common sense.

CHAIRMAN LEWIS: So -- thank you. So this has come up before, and Erin, I'll kind of defer back to you on this. I don't mean to put on the spot, but tree trimming on her side of the property line and then root pruning is all something that's -- I think was allowed by state law. Right?

MS. McCORMICK: Yeah, I mean, the street tree itself is located within the CDD's property. To the extent that you have roots that are, you know, going into your property, those can be pruned back up to your property line. So you can do -- you know, you can do work on the tree roots to make sure that they are not causing damage on your property. Same thing with the limbs that are extending over your property line. The tree can be, you know, trimmed back. You need to use certified arborist to do the tree trimming to make sure it's done correctly and so --

MS. LENTZ: So to his argument, is that me because I live in a -- in a -- you know, a villa with an HOA. It's not a single-family home, so am I paying or that or is --

MS. McCORMICK: I mean, if it's on your lot --

MR. RICE: So -- so I just -- this is my point. I --

CHAIRMAN LEWIS: One at a time.

MR. RICE: This is my point: In this room, from the CDD -- it's either CDD or homeowner. In Stonebridge villas -- and I need everybody in this room to understand this. If you buy in Stonebridge Villas -- which four are coming up for sale right now. If you want to do it, great. External maintenance, including but not limited to landscaping, is on the association, to do this. So I really don't need people saying it's on the homeowner, and that's what I am coming you all to say is as an association that pays into this fund per homeowner, I believe the maintenance removal and replacements of these trees falls within the CDD because we are paying into this fund separately. No different than the Greens are paying into their funds separately and that goes towards a manned guard gate. Okay? We don't have a manned guard gate.

MS. McCORMICK: Well, I -- Andy, aren't the costs that are paid by the Stonebridge residents for the things that the CDD incurs costs for? I mean --

MR. MENDENHALL: Correct.

MS. McCORMICK: -- they are billed to them one dollar for dollar, so it's not --

MR. MENDENHALL: Yes, exactly.

MS. McCORMICK: -- like we come up with a random amount of money.

MR. MENDENHALL: Correct, like at least for now, it's billed for the existing expenses and any existing reserves. I don't know offhand if they have reserves, I'd have to look. So it's not -- there is not a -- miscellaneous, I guess, would be -- and even if it were miscellaneous, it would still go towards those things that were --

MR. RICE: But there's a -- there's a rights -- right of way, basically, general, right of way gate, right of way street trees, reserve, roadways, insurance, general liability, communication, telephone. Those are six items under right of way and we have a right of way general under this. My -- my

point is we've been approving funds in Stonebridge -- okay -- and I know that we have a target that we need to meet for the road pavement at some point. Otherwise, there will be an assessment. I get that. I get all that colored money stuff, but we have funds in here to take care of the trees as they come up.

CHAIRMAN LEWIS: Jim, do you have a question?

MR. WIMSATT: I mean, what I am hearing you say is the HOA -- Stonebridge HOA takes care of the maintenance for the Stonebridge homes. Correct?

MR. RICE: The landscaping external maintenance, yes, and this tree --

MR. WIMSATT: So why are you -- so -- so for trees that the homeowner typically would be responsible for, why isn't your HOA responsible for them?

MR. RICE: Because they fall in your right of way and we are paying into the funds to handle that right of way.

MR. CHESNEY: But I don't think it's a cost issue about not doing the work, it's a policy issue.

MR. RICE: I'm saying is one got denied, one got approved, and what I was told --

MR. CHESNEY: Well --

MR. RICE: So -- so what I was told here is you're going to make a decision or have a talk about who is on the hook for tree replacement and removal behind gated communities, and my argument -- my argument is CDD via that community's budget is on the hook.

CHAIRMAN LEWIS: I -- you keep referring to that -- before having you answer -- so -- and I don't know if you talked to Sonny. I did talk to Sonny this morning. I wasn't here at the last meeting when some of this came up, but I know with David being new, we did want to clarify and that was actually something that I was going to bring up before the board today was to clarify.

Kind of to your point, it doesn't matter -- and I think we might've already actually gotten the clarification, but I want to kind of state for the record what our policy is. It doesn't matter if you're behind the gate or not behind the gate. It doesn't -- it doesn't really matter about Stonebridge in particular.

It's the Greens, Harbor Links, Stonebridge -- whatever. I want to come up with a defined policy that we can write and help our new field manager, as well as all of our residents, to understand where we are going with this and going forward. So that was part of what I was going to bring up later today.

MR. RICE: So that's -- that's what I was told you were going to say and --

CHAIRMAN LEWIS: Okay. And I've heard you mention that twice so I'm --

MR. RICE: I'm bringing this to the head because it needs --

CHAIRMAN LEWIS: Okay, but --

MR. CHESNEY: And we do have a written --

CHAIRMAN LEWIS: I know we do. We -- I had a bunch of meetings minutes provided from the last several years. I scoured them early this morning for a couple of hours and, you know, it's amazing how much this comes up a lot so I -- I understand.

MR. RICE: And behind the gated community when we're paying into a fund and we see that this area is within that CDD scope of work. Again, to you all, it's -- it's homeowner. To

us, if we have the money there in this budget of Stonebridge CDD that we tap into for this reason, I don't need to raise or assess members to do that. Do you understand?

MR. MENDENHALL: So can I just clarify one point, because you mentioned a couple line items specific to Stonebridge, and I just want to clarify: When you mention right of way, that's just a heading for the grand total of everything. There is no specific dollars that are allocated to a generic right of way. So the dollars that you have -- or I guess the line items that are budgeted are basically telephone and communication. That's for the gate, basically.

MR. RICE: Yeah, that's for the call box

MR. MENDENHALL: For the call box. You have insurance, you have R&M General and you have R&M Gate and then you have streetlights and you have reserves for roadways.

MR. RICE: Yep.

MR. MENDENHALL: So those are your items right now.

MR. RICE: But those are the items that I

was talking about here earlier, correct.

MR. MENDENHALL: Yeah, I know. You mentioned right of way and it just sounded -- it sounded like a separate line item, and it's actually just the heading.

MR. RICE: Yeah, it all falls under this title of right of way. Everything is sub-categories, if you will.

MR. MENDENHALL: Yes, absolutely.

MR. CHESNEY: So I just want to address the financing issue because that's the only one I really understand. It -- so we do collect money from your homeowners, but there is no difference in who pays it because if I collect a dollar from you for this account or you collect it from your account, it's still a dollar out of the association. So it's --

MR. RICE: Oh, no, it's a dollar out of their pocket. Very different -- different thing. So I'll ask you this question: So your point, if I understand, is, Matthew, if the tree has to come down, it's $7,000 and it comes out of the CDD's budget from Stonebridge or if it comes out of HOA Stonebridge account. Is that what you're talking about?

MR. CHESNEY: Right.

MR. RICE: What does it matter?

MR. CHESNEY: Correct.

MR. RICE: Okay. I'll tell you why it matters. Monthly HOA fees we can only raise -- without a membership vote -- by five percent and we're underfunded. I'm not going to sit here and blow smoke.

MR. CHESNEY: Gotcha, I just wanted --

MR. RICE: However -- I just want -- I want to follow this line of thought.

MR. CHESNEY: Okay. Sure.

MR. RICE: This -- this bucket of money, it comes out of property taxes. Right?

MR. CHESNEY: Yeah, right.

MR. RICE: Whenever anybody looks at fees, nobody is looking at property taxes, and if it has to go up --

MR. CHESNEY: I just wanted to make sure you understood that we -- all the expenses for -- for Stonebridge, we assign directly to Stonebridge. That's all. There is no -- there is no sharing outside Stonebridge for things like that.

MR. RICE: Correct, we -- there's a

general fund that everybody -- whether they're on the other side of the gate of Bridgeton Drive or on our side of the gate on Bridgeton Drive, there's a general fund of right around $500 or so that goes to all of Westchase -- right -- to maintain the --

MR. CHESNEY: Right, we don't use that in that manner. We assign it to the --

MS. WHYTE: I think it's under finances, it's a totally different line item.

MR. CHESNEY: Yeah, to the neighborhoods.

MS. WHYTE: (Inaudible.)

MR. RICE: The general cost of --

MR. CHESNEY: I mean, I can look at it and tell you a specific --

MR. RICE: Well -- so if I'm living across the street, not in the gated community of Stonebridge, but just on Bridgeton Drive in the WCA, I pay $539.65 in my property taxes.

MR. CHESNEY: Okay.

MR. RICE: Okay? What does that go to? It doesn't go to that street.

MR. CHESNEY: Well, part -- so there is two line items. There's a general operating and that's whatever and then each neighborhood

has their own additional. So -- I mean, normally when we do things that are specific to a neighborhood, like roads, lights, we charge to that specific neighborhood.

MR. RICE: So there's --

MR. CHESNEY: Yeah.

MR. RICE: Right.

MR. CHESNEY: Right. So in here, there is two -- this number --

MR. RICE: Yep.

MR. CHESNEY: -- the 539 -- I'd have to look at it. Is this the combined assessment or --

MR. RICE: No, that's not. That would be the combined assessment.

MR. MENDENHALL: Yeah, that's just the --

MR. RICE: That's the extra $200 that --

MR. MENDENHALL: That's just the general --

MR. CHESNEY: Yeah, that makes sense. All right. I just wanted to make sure you understood it because some of the -- you were like, you know, this -- this account or this account -- I mean, it's still all their money. That's all I just wanted to make sure --

MR. RICE: But maybe the argument is the association can only raise it so much --

MR. CHESNEY: Yeah, I wasn't aware of that.

MR. RICE: Yeah, we're underfunded already and --

MR. CHESNEY: Obviously, it's easy for us.

MR. RICE: And it's much easier for you and then it comes out of a once-a-year, one-time payment.

MR. CHESNEY: So this board -- I'm going to just address this because I've been here a long time, to sum it up on this. So we have dealt with the tree issues, as Matt has found, a lot of different ways over the last 20 years, and trying to find the right way and each neighborhood is different and each neighborhood has its own nuances, but I think what he ran up against is like -- I mean, we -- this board, not we -- I mean, all of us made a policy decision to change how we were taking out trees. It's a harder process now, it's a more expensive process.

MR. BARRETT: And can I jump in?

MR. CHESNEY: Yeah, I'm done, really.

MR. BARRETT: I'll try to explain it a third time. I'm not sure that I'm being clear. The policy, the way we did it -- all right -- to put it on the homeowner who made the request for the tree removal, it was designed to disincentivize that.

MR. RICE: Well, I get that, but --

MR. BARRETT: So --

CHAIRMAN LEWIS: Hold on, let Chris finish.

MR. BARRETT: So the reason we did it is we actually didn't want communities paying for it. We didn't want Westchase and we didn't want the Greens paying for it because then a homeowner, basically, is incentivized to have his neighbors pay for the tree in front of their home. To make it less likely that that person would be willing to pull a healthy tree that really wasn't causing damage at that time, you basically put it on that homeowner to pay for it. It disincentivises it. So what you're coming to us and saying is, "Remove the disincentive," and at least this board member is not going to do that.

MR. RICE: Actually, to clarify -- and this is -- I guess this is where I'll try to end this. Again, if anybody wants to speak, but real quick is I'm not asking to disincentivize. If you, as the last check and balance, say no to the tree, I guess technically that's your right. What I would really impress upon this board is for that gated communities, such as Stonebridge, where they are nearly maintenance free -- right -- nearly. There's still some cost to the homeowner, but when landscaping is on that -- which Stonebridge is on the hook for -- I would greatly pressure this board and ask this board to consider that to be a neighborhood of exception and documented so that it's properly funded so that if it goes through the entire process -- right -- it's just coming out of the Stonebridge Villas CDD fund.

MR. WIMSATT: I don't want it to be communal cost. We have disincentivized it from the very beginning, from step one, not from step 30. We wanted to disincentivize it from the front end because a lot of these trees that people want to take out don't need to come out.

MR. RICE: Okay. But you're -- so again, without being in our community and seeing the damage that the oak trees are causing --

MR. WIMSATT: I've seen your -- I've been through your community. I've been through most of these communities and seen -- I've seen --

MR. RICE: Okay. So what --

MR. WIMSATT: -- the driveways and a lot of times, they are not caused because of trees. Some people's driveways were poorly designed. Some people's driveways don't have the joints for them to expand and contract with the weather and so they crack. It's not the trees' fault.

MR. RICE: That's fine, I'm not even talking about that. I am talking about the landscaping in general. If you were to tailgate into Bridgeton Drive or if you call my number, I'll let you in, but pretty much every place that has an oak tree in it, the landscape is suffering. One, because the oak leaf drop. Two, because the amount of shade and three, because the amount of nutrients that they pull out of the ground. So now we --

MR. WIMSATT: We've heard this so many --

MR. RICE: But --

MR. BARRETT: Matt, I've got like seven oak trees in my yard and I --

MR. RICE: But our association is on the hook.

CHAIRMAN LEWIS: Matt, please, hold on, guys. Reggie, I think you wanted to say something. So --

MR. GILLIS: Yeah. I would say, though -- and I know you guys have heard me over and over again, but this whole conversation, though, reiterates we need to look long term at the vegetation for all the communities, not just theirs, and try to look at this holistically because I agree, our policy is -- which I don't know if it's written down yet, which we need to --

CHAIRMAN LEWIS: I want to clarify that after we're done with this conversation. So --

MR. GILLIS: But we need to look holistically at the vegetation plan of the community, which includes these oak trees, because we're going to hear this again and again and again and as the years come up.

MR. WIMSATT: And my response to that

would be that's why we hired the arborist, that's why we have that project going on and that's why we have them, you know, looking at different ways to try to stunt the growth. There's numerous ongoing projects right now, and I agree with you a hundred percent, but I'm just saying, this is what we're trying to do.

MR. GILLIS: But that arborist talks about how to control what's happening with the existing vegetation. I'm talking about potentially replacing the vegetation and putting that in budgets. I don't think we do -- have done that. I don't think we've looked long term at the vegetation plan like I think we need to.

CHAIRMAN LEWIS: Sir, before you try this -- ma'am -- you have a question, ma'am?

MS. KNAST: Yes, my name is Joan Knast. I've lived in Stonebridge since 2004; been on the board since October 2010. I can tell you from memory that 15 trees have been replaced since I've one on the board and it's always been initially, we didn't need the permit as Doug would -- you know, but within the last probably five years, Doug was starting to ask

for the permit.
I got to tell you that this lady's house -- before she bought it, the tree invaded -- broke into her -- into her sewer line and it cost that lady thousands and thousands of dollars to have her sewer lines replaced in her house because of oak tree damage. Our houses are not big and strong. We have a very small, concise front lawn. If you look at the two oak trees that are planted there, it's -- it was poor planting. Oak trees will get very large and we have two large oak trees from -- that are very close and they're -- I mean, you're saying they're not doing damage, but -- but Chris, you talked about wanting tree continuity. Well, if you want tree continuity, then we have 38 crape myrtles.
We're not asking for the trees to be cut down and have nothing planted. We're asking the trees be replaced with something that's a little bit more manageable, and we have -- the residents have to live there and deal with the consequences of the oak trees.
So I -- I'm hard pressed to understand why her request was denied for -- for the oak

tree because you're saying for the preservation of trees and continuity of trees and that's what --
MR. BARRETT: I actually didn't say those words today.
MS. KNAST: And I wasn't aware --
UNKNOWN SPEAKERS: You did say that, yes --
MS. LENTZ: You actually did say continuity of trees.
MS. KNAST: Continuity of trees, we can have her read it back because I heard it and I grabbed Matt's list. The continuity of trees, and if you want to talk about continuity, we have 38 crape myrtles out of 64.
CHAIRMAN LEWIS: Okay.
MS. KNAST: We only 17 oak trees. So again --
CHAIRMAN LEWIS: Point taken. Point taken. Thank you.
MS. KNAST: Thank you.
CHAIRMAN LEWIS: Yes, sir?
MR. NEAL: Yes, my name's Patrick Neal, 9858 Bridgeton Drive. I've been a resident at Stonebridge for 11 years. You made one

statement that I was curious about. You've gone all through Bridgeton Drive and through our community and assessed our trees. Is there any trees that you think are worthy to be replaced?
MR. WIMSATT: I'm not an arborist. We have an arborist who went through the communities and looked at what tree needs to be replaced and not replaced. I'm saying I've gone through and surveyed and I've looked at people's, you know, driveways and damages that they say has been caused, but I'm not a structural engineer nor an arborist and don't have --
MR. NEAL: Okay. But if he says an arborist does say it can be removed because it's damaged or causing damage, then you would agree that his expertise should take precedent over what you would consider you want to save or not save?
MR. WIMSATT: I would need to see a full -- a -- this is a hypothetical, but I'd need to see the whole -- all the information. Give me the actual information. If the tree is diseased and dying, then we've routinely said

to get rid of it and have it removed. We look at each individual permit individually, which is why we granted one and denied the other because we're taking each one individually on its own merits.
MR. NEAL: Okay. And again, you just mentioned the cracked driveways, which I agree. They were -- this is all what I was told from the -- there was three different concrete companies that did the driveways. They were all different and they were developing this community, it was -- everything was going on and it was hard to get good help. That being said, that's another reason that trees keep coming up is the fact that I was one of the eight gentlemen that Joe mentions. I've had my -- my neighbor and I got ours both done like six years ago because it was raising the sidewalks and you can see the potential going on. You could see the driveways were -- through bad instillation, they were cracking and going to need to be replaced so we were trying to be -- thinking ahead, you know, get rid of the trees and the roots before we do the driveways because they're going to be an issue

in our community; that we are, in-house, deciding is it the association's, the homeowner's responsibility, something that's going to come up, and so we're trying to think ahead and means the fact that our money is dedicated to Stonebridge; our taxes, a portion goes to -- would you be willing if we, as a board, as a board association, came to you and said, "Look, we would like to start paying a little bit more in anticipation of a future tree having to be replaced so we have money and you have money in our account so that this project we can be done," so we can say like, "Oh, the year 2025, we have a couple of trees we'd like to get replaced"?

"We think they're damaged enough."

"The arborist says they're damaged."

"There's money in the funds, we can do it because we are under a money restriction" -- as Matt specified -- "and we can only go five percent."

We raised it this past year and that was like a battle royale just trying to get that extra money that we raised our dues by 40 percent, and there was a lot of homeowners that

were hurting for that one, and we're still underfunded. So that's why we're looking for help and information to get us do the end goal, which is down the line, new driveways, maintain our properties, tree replacement, save our homeowners some costs, and I think eventually, it'll be costs for us because we're paying all the bills for trimming, root removals and all that kind of stuff when it's just a matter of interpretation of -- Chris's example, doesn't want to ruin the trees or he likes the mature trees. He doesn't want to see them go. He's trying to keep continuity, but we, as Stonebridge Association, our homeowners and membership want some changes and I would like to see there -- our CDD board be sympathetic and understanding or be in agreement with us and try --

MR. WIMSATT: We're very sympathetic, but my question is does the Stonebridge community, as a whole, support making these costs, the community-wide costs? I mean, you said there was revolting when you tried to raise rates. I just don't know because has there been -- has there been a poll taken in Stonebridge, what

of the community support -- making the community pay for the cost removal of a tree.

MR. NEAL: I can't answer that, but that's a good point. I would just say the homeowner -- now, again, from my perspective, my tree is down. I can be the prick and say, "Hey, my tree is down. You pay for it," but I'm part of the community. I'm part of the 66 members. It's -- if the whole community does good, my property does good.

MR. WIMSATT: I agree with you, I'm just asking if a vote has been taken or if you all have just --

MR. NEAL: Our -- our response would be okay, you can do this or -- meaning pay extra as a community in our CDD fees annually and get it done, or we have a battle royale and we tell them if you want to remove a tree, it'll need a special assessment. Everybody -- okay. We want to take this one tree, but everybody's probably got to pony up $200. So it avoids some problems knowing that this pot here, like Matt said, it's a budget. They don't think about it like that, they just see it going up, but you can explain to them, you know, we're

trying to improve the community, cut down these mature trees because like -- we got crape myrtles that had to be white, had to be multi trunk by your standards. We have holly trees, I don't even know how they got there. We got magnolia trees and we got old oak trees. That's why I asked if there was any trees -- a couple magnolia trees that we have. I mean, if I had the -- the strength anymore and the -- and the cojones, I would go out there with a saw and cut the thing down. So -- doesn't take that much to take it down, in my opinion, but that's just my thought.

CHAIRMAN LEWIS: Greg, did you have something?

MR. CHESNEY: So I just want to separate the two issues here. So let's take away the financing of the tree cutting because I don't know that I could be persuaded otherwise, but the real issue was it was denied. The permit was denied. So I have a suggestion. The arborist probably hasn't looked at that street since the report, and I tried to look at the report and I couldn't find the report and then it would take too long to find that specific tree, but has the arborist actually been out to look at this tree?

MR. SYLVANOWICZ: The arborist -- if the arborist looked at that tree, it could be part of one of his programs --

MR. CHESNEY: Right, I know he looked at it, but has he looked at it for this -- whatever they're --

MR. SYLVANOWICZ: To clarify the two, one was denied, one was accepted and approved and it was approved based on the amount of damage to the driveway. It was very visible. It was a tripping hazard. There were lifted pieces. Next door looked like across the street, so it didn't have the effect from that oak tree.

UNKNOWN SPEAKER: No, it's on the same side of the street.

MR. SYLVANOWICZ: No, I'm saying what the side -- what the driveway looked like, it didn't show the same damage as -- as the one that got approved.

UNKNOWN SPEAKER: So do we have to wait until the driveway is raised and then we have to replace the driveway? Why wouldn't we just mitigate the problem before the driveway gets

too bad?

MR. CHESNEY: Well, I mean, that -- and I don't want too off topic here because I'm going somewhere, but I'll address that. So that's a tolerance issue. Like my sidewalk, you know, it goes up and down and I prefer the trees. I encourage you to walk over, go down Leitner Bridge. We have a beautiful canopy of oak trees. If it was up to me -- and I'm just one person here -- every street would look like my street, but we have very mature oak trees.

So I understand the complications that you have, but what I'm thinking is -- I'm just trying to get at is maybe if we had an arborist recommendation on whether or not the tree should be removed, then that might change our policy opinion. I don't know that the -- the financing is going to change.

MR. SYLVANOWICZ: My experience with Marc, our arborist, is he looks at the general health of the tree. He doesn't look at the effects of it. He wants to see the health of it, the potential damage, the potential liability if a limb falls or if it retrenches naturally.

MR. CHESNEY: Why don't we have that happen and then we can see where we are here?

MR. SYLVANOWICZ: Sure.

MR. CHESNEY: That would seem reasonable.

CHAIRMAN LEWIS: Sonny, did you have anything else you wanted to say?

MS. WHYTE: No, I was just saying Marc has not been out there.

CHAIRMAN LEWIS: Oh, okay.

MS. WHYTE: Because he wasn't aware of that. Marc has not looked at the tree yet.

CHAIRMAN LEWIS: Okay.

MR. CHESNEY: That would be my suggestion just because I feel this could go on for a long -- yeah.

CHAIRMAN LEWIS: Okay.

Yes, sir?

MR. MEAD: Yes, my name's David Mead. I lived at 9839 Bridgeton Drive. We've lived there for 21 years. My driveway was replaced a couple of years ago because of a sprinkler issue under the driveway and I am not complaining. I, fortunately, didn't have to pay for it. There is two other people in our community that replaced their driveways and one

of the reasons was because it was cracked so bad that the person was afraid somebody would walk up -- whether it's a mailman or a UPS person -- and trip over that and sue so he spent $6,000 to replace his. Okay? So there is three of us.

Now, Matt and Joan that are on the board here, you know, I've heard them for -- I don't know, for a long, long time. This crap has been going on for too long with this board and our board about who's going to pay for it. Let's get it done. I don't want to hear the crap about, "Oh, well, my goodness, that tree is not doing it." How do you know it's not doing it? Let's get this thing settled. Okay?

That's all I have to say. Thank you.

CHAIRMAN LEWIS: Okay. Thank you.

Yes, sir? One more.

MR. NEAL: Yeah, one more -- just general question. Throughout Westchase, do you have a type of tree replacement for the oaks -- that gets oaks replaced in? If you take an oak tree down in Westchase, is --

MR. BARRETT: It's by neighborhood.

MR. NEAL: Huh?

MR. BARRETT: It's by neighborhood.
MR. SYLVANOWICZ: And it's generally --
MR. CHESNEY: Yeah, that was the report I was looking for. It has your neighborhood and it has replacements, which I'm assuming are crape myrtles.
MR. NEAL: Well, that's what we were -- we were told what we had to put because we asked for red, we couldn't get red. It had to be white, but I've seen palm trees, so were they approved for our neighborhoods? They couldn't --
MR. SYLVANOWICZ: They -- no, they are not approved for some driveways -- I mean, for some communities, and I think in the past, Doug wanted to put palm trees in some places and it was frowned upon.
CHAIRMAN LEWIS: There were instances where Doug would put a palm tree in and it was a neighborhood that really didn't have that on the list of --
MR. NEAL: Well, we can totally -- Doug's gone. So we can do that and --
CHAIRMAN LEWIS: I know. We keep referring to Doug for everything and we should

be referring to David.
Okay. Real quick -- Erin, did you have something?
MS. McCORMICK: I was just going to say that if you do decide that you want to have the arborist look at that particular tree, I would have the arborist -- if he's not going to come to the meeting -- to provide something in writing with his review and analysis.
MR. SYLVANOWICZ: He does.
MR. CHESNEY: And also, I think it's more than just that tree. Have him look at the whole street and how it should flow because I haven't been down Stonebridge in a few years. I'm trying to remember the last time, but if that many tress have been removed, maybe the look is different or something like that.
CHAIRMAN LEWIS: I will actually -- I did -- Sonny -- when I was going through the minutes from last meeting, I did drive down your street yesterday and I will say I -- and I might be wrong because I didn't count, but there are a number of crape myrtles. I don't recall seeing any other oak trees other than these two that we're talking about with these

two residents that live next door to each other.
(Crowd response)
CHAIRMAN LEWIS: Okay, okay. Well, there's --
MR. RICE: Point of clarification: There is 17 oaks still on the property. Right?
CHAIRMAN LEWIS: Okay.
MR. RICE: And if you're going to have an arborist come out and reevaluate this, I would like him looking past the health of the tree because, again, all this grass that we cannot grow under these oak trees, that should be something that's in consideration because again, if you go down Bridgeton Drive -- and again, the gated communities where there are crape myrtles sandwiched together, the grass is doing great. You know, where we have one oak tree and one crape myrtle, you can see degradation on the grass.
CHAIRMAN LEWIS: So what -- I go back to Doug and I know we got to get out of that habit, but Doug was here for a long time and knew a lot of stuff. He actually used to tell homeowners and educate homeowners on how to

grow grass, St. Augustine grass, below oak trees. He talked about it all the time because we had a ton of discussion.
MR. RICE: So we put in the blue grass that is that is a shade-resistant thing up front and some of it has taken and some of it hasn't, and we have gone over our irrigation, we have Fieldstone in there -- right -- which is the main contractor for the CDD. Right? They've added a lot more horticulture in there. You will not be able to convince me after how much work and time I've put into this community that these oak trees for our community are a good thing. You won't be able to; but with that being said, I do want to ask one question: Why -- if we have Hillsborough County, which you've set a precedent in recent times for --
MR. WIMSATT: There's no precedent. That word needs to stop. There are no precedents, there are policies, and policies are meant to be followed and --
MR. RICE: Okay. So for the longest time, Doug did not require a homeowner to get a permit in Stonebridge. If he or she wanted the tree gone, you called up Doug and, bam, "I'll

get it out," stump grind and a crape myrtle put in. Fact.

MR. CHESNEY: Right, we had a master permit at that time. We do not have that now.

MR. RICE: Okay. My question is if Hillsborough County's arborist comes out and checks the tree and okays the permit --

MR. BARRETT: Hillsborough County's arborist will not deny any tree permit because they want all the trees gone.

MR. RICE: Well, that hasn't been the case in the past. They've denied plenty of hers.

MS. KNAST: You just said -- why does Hillsborough County just want the trees removed?

MR. BARRETT: They just want all of the trees removed because they don't have the funds to pay for sidewalk repairs.

MR. RICE: Oh, so they don't --

MS. KNAST: I've never heard that.

MR. CHESNEY: We don't need to speculate on what their policy is, let's just focus on ours.

MS. KNAST: So I know you -- so two

things. Look at when the guy comes out how close these two oak trees are in my front yard, as well as think about the sewer lines that are coming into the house because many people have had sewer lines backed up because of tree roots invading their house and they can't see that.

MR. RICE: That will just make it easier on you.

CHAIRMAN LEWIS: Okay.

MR. SYLVANOWICZ: Can I just say this? I do have an update on the arborist on another project, so if you guys want to hear what he has to say about another project, I just -- maybe not leave quite yet.

CHAIRMAN LEWIS: So before -- is there any more audience comments? Because I'm going to move on and -- I'm going to actually --- I want to clarify for my own self and honestly for David's sake going forward -- and I think I heard you say it earlier, Chris, the policy is no matter whether it's gated or nongated, the tree removal is on the homeowner. The request of the permit, the modification form to the HOA -- which is another thing that I'm not sure you guys are aware of or not -- well, you did, you

showed us the --

MR. RICE: Yes.

CHAIRMAN LEWIS: And then the cost to put the tree in, is that actually borne by the CDD?

MR. SYLVANOWICZ: Well, the cost to remove is on the resident and then we will replant.

CHAIRMAN LEWIS: We will replant because we want to stick with the --

MR. SYLVANOWICZ: The CDD will, yes.

CHAIRMAN LEWIS: -- list that we had. Okay. I just want to clarify that for the record and for me.

MR. SYLVANOWICZ: And with respect to this community, it would be the crape myrtles. I think they're all white. They would be keeping in -- you know, they would be large enough to try to keep in turn with what's going on.

MS. KNAST: So you're just saying now the cost to remove the tree is on the individual homeowner or the HOA? In the past, it hadn't been.

CHAIRMAN LEWIS: Well, we made this policy change a few years ago. I don't

remember the exact date. There's a lot of stuff in the meeting minutes that I had to go through. I didn't find the exact time, but I do recall about two years ago, I found that the WCA included the provision in the CCRs to require a homeowner to get approval to remove a street tree and then it comes to us, once it has the arborist from Hillsborough County and comes to us for the final decision.

So -- I just wanted to clarify today, and I think this is what Matt was referring to earlier. I couldn't remember honestly, Matt, whether you were behind a gate or not, and from what I am hearing from the other supervisors -- and honestly, I think that's -- we just need to make sure if all five of us agree that's what the policy is, then that's what we need to stick with going forward at this point. So -- yes?

MS. McCORMICK: Do you want me to reduce -- put this in writing so that we've got a document --

CHAIRMAN LEWIS: Yes, that would be great.

MS. McCORMICK: -- on file that we could

keep a copy of and --
CHAIRMAN LEWIS: Yes, correct.
MS. McCORMICK: -- Andy can keep a copy of, as well.
MR. RICE: That would be helpful.
MS. McCORMICK: Okay.
MR. SELIGSOHN: Did you just state all the street trees must be paid -- removal by homeowners?
MR. CHESNEY: If it's a homeowner request.
MR. SELIGSOHN: Okay. And so I've got a sickly tree -- for example -- in my parkway and arborist said, you know, it needs to go, do I have to pay for that?
CHAIRMAN LEWIS: When you say parkway, what do you mean?
MR. SELIGSOHN: The easement between sidewalks and driveways.
CHAIRMAN LEWIS: Okay. At your house?
MR. SELIGSOHN: Yes. So I don't have to pay for a tree you planted, CDD planted, and it died and needed to be replaced. I don't need to pay for that. Right?
MR. BARRETT: So you live in Radcliff, so

actually --
MR. SELIGSOHN: Yeah, it's an example.
MR. BARRETT: So the right of way is owned by the county.
MR. SELIGSOHN: Okay. No, the trees, though, the CDD put those palms there.
MR. CHESNEY: You're confusing it.
MR. SELIGSOHN: So a diseased tree, no?
MR. CHESNEY: Well, let's wait for a --
MR. BARRETT: Yeah, that's the policy. The point is to disincentivize homeowners for requesting the removal of trees that kill lawns because -- like basically, if you let leaves from oak trees sit on lawns for more than a week, it kills the grass. Right? And most people that are homeowners, the grass cutting, they just roll over the grass rather than properly remove the leaves and this contributes to it.
MR. SELIGSOHN: So if a tree is hit by lightning, I pay for that removal and you put in the new tree? Is that right?
MR. BARRETT: Yes.
MR. SELIGSOHN: Just making sure because that's changed.

CHAIRMAN LEWIS: That's a great question.
MR. CHESNEY: You know, that's a great question. So I want her to go back and look up exactly what we decided, but I'll be very frank, that shouldn't be the case, if that's the case. I think a lot of it came from we were just working off homeowner requests. When Doug and our arborist drive by and go by, we replace trees all the time there, we replace vegetation all the time here, so I doubt anything would change.
MR. WIMSATT: A lot of the times, a homeowner will say, "Hey, Doug, will you look at this tree," and then they'll say, "Hey, can you remove this tree," or they'll go right to the county and get a permit and say, "Hey, David, can you come by and look at our tree," and he goes by and goes, "Man, this tree is dead," and then they'll change it and put something else in.
MR. SELIGSOHN: I just want to make one comment to clarify --
MR. CHESNEY: She is going to make sure, but that should be what the policy is.
MR. SYLVANOWICZ: Yeah, to drive it home,

I was always shown that a dead, dying tree in the easement, we remove.
MR. CHESNEY: Yes.
MR. BARRETT: I misspoke.
MR. CHESNEY: Yeah, the key is homeowner request.
MR. SYLVANOWICZ: Yeah.
CHAIRMAN LEWIS: Okay. Got it?
MS. McCORMICK: Yes.
MR. SYLVANOWICZ: I have another question.
CHAIRMAN LEWIS: Okay. While we're on it, let's -- go ahead.
MR. SYLVANOWICZ: On the same dead and dying, it was -- and this was a confusion point of me -- behind a gate, the CDD takes it, removes it, replaces it; not behind a gate, we put it to the resident?
CHAIRMAN LEWIS: That's what we -- we just eliminated that. It doesn't matter whether it's in a gated community or not.
MR. SELIGSOHN: On dead and dying?
CHAIRMAN LEWIS: Oh, on dead and dying. I'm sorry, I didn't hear that.
MR. CHESNEY: Dead and dying, we should

be replacing vegetation. That's the primary responsibility of our CDD.

MR. SYLVANOWICZ: And that's what I'm trying to drive home is that there was a difference between gate and nongated in that respect to dead and dying. For example, Emerald Links, dead wash palms, we are taking care of it, have taken care of it. Bennington, dead tree, dead maple -- I can picture it, I have pictures of it.

CHAIRMAN LEWIS: I'm just going to say right now, me -- and you all tell me if you disagree, but anything that's sickly or struck by lightning I think somebody brought up, that cost will be on the CDD to remove that tree. Is that fair?

MR. CHESNEY: Yes.

MR. GILLIS: It should be.

MR. CHESNEY: That's how it's always operated. I think all we were trying to do is stem -- you know, there's a lot of ways to deal with damaged trees. So it's a controversial issue, and it's not just this community. It's lots of other communities. Some communities have chosen to do very drastic things. We have

taken a policy where we've tried to preserve as many trees as possible, and that's all it is, and we're not going to get all of this right, so we're glad you're here and we're glad to hear you, but -- you know, we're not going to get it right all the time; but our objective is to keep as many trees, and a lot of boards that have similar boards like this, that's not been their objective, but that's what ours is.

MR. RICE: So what's the summary? Can we get a summarization here?

CHAIRMAN LEWIS: The summary is gate or no gate, just throughout Westchase Community -- which includes Stonebridge -- if it's a tree struck by lightning -- or a street tree struck by lightning or it's determined that it's sick or dying, that the CDD will bear the cost to remove that. If it's a homeowner that wants to have that tree removed, then that cost is borne by the homeowner.

MS. McCORMICK: I was just going to say -- I mean, and if there's a question -- because I think that's putting a lot on David in some cases to determine if a tree is dead or dying. I mean, sometimes a tree might die over a

period of ten years, but you can always have the arborist look at it and say, "Does this tree need to be removed?"

MR. SYLVANOWICZ: Correct, I have resources.

MR. RICE: So in the case of the lady here that was denied because it was on an easement or whatever the reasoning was from the minutes, if she were to re -- I just want to go through this. Right? So if she were to resubmit and it comes to our board and we have to discuss it because now, the cost is not being born on the homeowner out of her pocket, it's being born on the association because of --

CHAIRMAN LEWIS: Stonebridge association, yes. I just want to make sure you're not --

MR. RICE: No, no, no, you guys are Community Development District.

CHAIRMAN LEWIS: Yeah, a lot of people get it mixed up.

MR. RICE: I know. So now, we as a board, have to weigh an association cost for one member -- right -- out of our budget and now, this would be a question, liability-wise,

for the lawyer, because the CDD denied it and now the association has to take on the responsibility of taking it down and if we don't have the funds over whatever and something happens with that tree and it does damage a roof or anything else, who is she coming after?

MR. CHESNEY: Well, I don't think you -- I don't think you can take down the tree. I think that was the policy issue. Right?

MR. RICE: No, you just said -- I just heard the policy --

MR. CHESNEY: But this isn't the tree I'm looking at here.

MR. RICE: It's a street tree. You just --

MR. BARRETT: The tree is not going to be removed. We voted not to have the tree removed, so you can -- you can submit it again and we're still going to deny it for the same reasons.

MR. CHESNEY: Well, I would like to see the arborist's view of it.

MR. BARRETT: Yes.

CHAIRMAN LEWIS: I was going to remind

you that we had talked with David to look at it and having --

MR. RICE: Yeah, I'm just trying to understand like because you made it sound like this is to disincentivize people from doing it monetarily, but there was no discussion about like board decision yes or no. If that person wanted the tree down, they were going to pay for the permit and they were going to pay for the removal and then --

MR. CHESNEY: And have to get our approval.

MR. WIMSATT: They'd still have to get our approval.

MR. RICE: Oh, okay. I'm just -- you understand -- I'm going to put it on the record here that when trees like this and you all taking a stance like this does, I think, open up to liability concerns when somebody has legitimately come to this board and said, "I have concerns if something happens," because now, if something happens -- going into hurricane season and something happens to that, you all have basically said, no, it's a healthy tree. It's all great. So I'm -- there's a

reason --

MR. WIMSATT: We can play that game all day.

CHAIRMAN LEWIS: And I understand your point, but -- hold on. That could be for any street tree, like the one in front of my house or anybody else's. Hurricane season is --

MR. RICE: She has come and asked permission to have it removed.

CHAIRMAN LEWIS: Yeah, I understand.

MR. RICE: Okay. That's all I'm saying. When you make a decision like this -- right -- of no, because it's healthy or whatever and something happens, that's -- there's a reason why Hillsborough County is going through what they are going through right now with oak trees and not even planting a ton of them in new developments because there are just as good of shade trees out there that don't do the damage, and that's all we're saying from our community, is why can't we do that?

MR. CHESNEY: Well, that's why the arborist is going to go out. That's why I have asked very specifically over and over.

MR. RICE: I understand. I'm not

bringing in the arborist. I'm just saying, really, guys, if you look at it holistically for the next ten years, why even fight the problem? It's one community that's coming to you and saying, "Let's take them out, we have a budget," and on top of that, crape myrtles are the -- have been mainly the standard. So -- okay.

MR. CHESNEY: I get it.

MS. KNAST: How many communities are gated that the CDD manages?

MS. WHYTE: Seven.

MS. KNAST: Seven?

MS. WHYTE: Well, it's seven gates, but it's actually five because Harbor Links has two.

CHAIRMAN LEWIS: Okay. All right. Folks, thank you very much. You're welcome to stay.

MR. RICE: Is this kind of a closed discussion now as far as like the policy? Has this been like cut and dry or is there going to be a -- I know there is like a separate item on the agenda to talk about.

CHAIRMAN LEWIS: No, that was it. I

mean, perfect segue into -- I did want to talk about that today whether you guys showed up or not.

MR. RICE: Okay. So the policy is -- or the next steps, just trying to be clear, is the arborist is going to come out and take a look at things for the project. He's going to have his own things, but right now, if a homeowner in Stonebridge wants a tree gone for whatever reason, they got to go through the process, they got to fund the permit and they've got to pay for the removal and the replacement or just the removal?

CHAIRMAN LEWIS: Just the removal, but they also have to fill out an HOA modification form.

MR. RICE: Yeah, I've got all that. Sorry. And then if it's dead, dying, sickly, struck by lightning, any of that, like a damage to that, then the CDD will take it under advisement or David will take it under advisement to have it removed and replaced?

CHAIRMAN LEWIS: Correct.

MS. McCORMICK: Based on the arborist's recommendation. I mean, it's conceivable that a tree could be struck by lightning and still not need to be removed.

MR. GILLIS: I was just going to add and Erin is going to put it in writing because you said it was -- she is going to put whatever the policy is in writing.

MR. RICE: When can we expect to see that?

MS. McCORMICK: Next month.

CHAIRMAN LEWIS: Next month, yes.

MR. WIMSATT: And I was going to be clear: That's not the policy for Stonebridge owners, that's the policy for all owners.

MR. RICE: Yeah, I understand and I'll go on the record saying I am not a fan of it given our Stonebridge gated community that we all kind of stood up here for, but I'll go on the record and say I'm not a fan of the one blanket policy for that, considering we're gated and we have our own funds.

CHAIRMAN LEWIS: Okay. Did you have something you wanted to say?

MR. CHESNEY: I just want to say we keep talking about cutting down trees, but if you see any more places that need some more trees,

please let David know.

MS. KNAST: Well, actually, yeah, on Stonebridge, as you walk in -- as you drive through the community, right there -- the land that CDD owns, we've -- I know for the past year, Doug was going to plant some crape myrtles. Right, Pat?

MR. CHESNEY: Yeah, let's look it up.

MS. KNAST: Yeah, I think he was going to put four or five crape myrtles. So yeah, we would love some more crape myrtles.

MR. BARRETT: Can you identify this spot for David so he can --

MS. KNAST: Yeah, David, as you drive through the Stonebridge gate --

MR. SYLVANOWICZ: Yeah, I think I know, right on the right?

MS. KNAST: Yes, we would love crape myrtles there.

CHAIRMAN LEWIS: All right. Thank you guys. Okay. Let's -- Whitlie, do you need a break or anything?

THE REPORTER: No, sir. Thank you.

CHAIRMAN LEWIS: Okay. I'm not sure -- engineer's report? Yeah.

MR. DVORAK: Yeah, I had just a couple of quick items.

CHAIRMAN LEWIS: Okay.

MR. DVORAK: One was just from the workshop, a follow-up from the workshop. We put the trail concept and the boardwalk concept up on the screen, and there was some questions on what's the -- I think Greg specifically had some questions on the length of the -- the different segments and then some -- we talked to contractors and got some unit costs and I planned on not -- not this forum, but maybe at the next workshop. I mean, assuming you guys have one of the 21st, we can look at like the different widths and things like that and materials, especially; but the total length of the boardwalk was about 18,000 linear feet. The total length of that grade asphalt or concrete trail was about 10,000 linear feet and the unit cost for a elevated board walk using timber is $80 a square feet, square foot. So you've got linear feet and the width, so the width comes into play on this and then if you composite construction, composite materials, you're at 105 a square foot and then

for the at-grade asphalt or concrete, you're at $16 a square feet.

So -- I mean, you can see that like -- you know, if you did a six foot wide versus ten food wide in timber versus composite, all these factors come into like what -- in terms of an overall number for all of this. It's easy to calculate and assess, but I can tell you for sort of -- let's say the bare minimum in timber, if you had just the six foot wide and non composite timber and then you -- along with the at-grade trail and you did all of it all at once and you included ten percent for contingencies and then the surveying and environmental and the permitting and stuff like that, we are just under $12,000,000. That's a lot of money.

I mean, it's something that -- obviously we were talking about that you might roll over, you know, a ten-year project or five-year project or something like that. Nothing necessary to do all at once.

But anyway, it's something that I figured at the workshop we could just look at the different alternatives and then the other thing

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I had was I'm not going to be here for the next meeting and I just wanted to ask to see if you wanted Stephen -- he's been here before and attended meetings on my behalf, but there is not a whole lot going on.

David and Sonny and I did some field work the other day, but I mean, we don't have anything super active. If you want him here, he'll be here, but if you don't, that's fine, too. Save a few bucks.

CHAIRMAN LEWIS: I think have him show up. We enjoy seeing him every now and again.

MR. DVORAK: Okay. Sure. It's like once a year. That's a good idea.

CHAIRMAN LEWIS: Well, what could come up between now and four weeks from now, you never know.

MR. DVORAK: True. And that's all I had.

CHAIRMAN LEWIS: All right. Well --

MR. BARRETT: Question before I forget. David, did you talk to Doug before he left about hurricane preparations?

MR. SYLVANOWICZ: Mm-hmm.

MR. BARRETT: All right. So you're good on that? All right. That's all.

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MR. CHESNEY: No pressure.

CHAIRMAN LEWIS: Okay. Thank you, Robert.

Erin, attorney's report.

MS. McCORMICK: I don't have anything to -- unless there is questions for me about anything that's going on.

MR. CHESNEY: Take back all that stuff I said about you, Erin.

CHAIRMAN LEWIS: I don't know, questions for Erin?

(No response.)

CHAIRMAN LEWIS: All right. That was maybe the quickest attorney's report I've ever been through. Manager's report --

MR. CHESNEY: Oh, actually, I do have one thing. Clarification, all of you probably got an ethics training requirement. So do we have to do -- we have the training -- I'm sorry, I said training requirement. You talked about that last month.

MS. McCORMICK: Yes.

MR. CHESNEY: So our form F whatever's are due --

MS. McCORMICK: I think at the end of

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June, by the end of June.

MR. GROSSMAN: Yeah, July 1st. So do they have to be done electronically now?

MS. McCORMICK: Yes.

MR. MENDENHALL: Yeah, so everybody should be getting -- as folks in the district, as supervisors, you should be getting an e-mail from the State basically which gives you some of the details and I believe a hyperlink, also, to where it gets filed.

MR. CHESNEY: Okay. I just want to make sure everyone say that. Mine came -- whatever -- on May 2nd.

CHAIRMAN LEWIS: I got the same one. I'm glad you brought that up.

MR. GILLIS: And I -- I mentioned this to Andy. I did that four hours. I would use the City University one. It's a little more user friendly than the others. The instructor is pretty good. He's a city manager over in St. Pete, I think, that does it, but it's four hours long and it's -- I thought it was -- considering sitting there for four hours, it was better than it could've been by using the City University version.

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MR. CHESNEY: City University, I'll look for that.

MR. GILLIS: I think that's what it was.

CHAIRMAN LEWIS: I think Erin sent over a couple of --

MS. McCORMICK: Yes.

MR. GILLIS: It was like four or five different options, but I did that one and I thought it was --

MS. McCORMICK: Okay.

MR. MENDENHALL: Yeah, I've been letting folks know that that's the one to look at.

CHAIRMAN LEWIS: All right.

Manager's report. Mr. Andy?

MR. MENDENHALL: Okay. Just a couple of things; one of which Robert swiped from me, so I won't talk the trails, but the main item is the presentation of the fiscal year 2025 budget. So as you might all recall, we are looking to adopt this -- or not adopt -- to approve this at the next meeting and then set up the public hearing based off of that for August. So this is kind of an opportunity, of course, for you, as a board, to take the information, digest it. Obviously, we can talk about anything today. I'm going to bring up a couple of items in just a second, but just kind of wanted to let you know where we are at with this.

So with the budget this year, the big things for decision outside, of course, of any projects or anything like that is, I guess, our one item is the change in cost of paving. So I'm sure as you can all imagine, costs have gone up. Your engineer had done a report recently to compare to the one that was done in 2021 for asphalt and doing roads, repaving and that sort of thing, and generally speaking, broad terms, prices have just about doubled.

So what that winds up, of course, causing is we need to kind of relook at the dollars that we've been setting aside in the reserve funds, and so you have the benefit in some of the villages that you have a longer time arising and so more time to make adjustments, and then of course you have a few which Robert can speak to -- there's three of them, I believe, which are coming due in the next few years.

Had a long conversation with Robert about

alternatives, options, that sort of thing. For -- for the ones that are coming up in the next three years, you don't have too many options. It's his feeling -- and completely understand -- that they are at the point where if you do delay in doing them, it could obviously accumulate more funds. Then you run the risk of hurting the integrity of the base. So it might be -- it probably wouldn't be worth it.

A couple of things coming off of this: Number one, when I looked at the budget and I kind of went through the numbers and had a chance to speak with Greg, as well, I did put in some increases to kind of ramp that up a little bit without going crazy with giving people, you know, a 30 percent increase or anything like that.

So as a general rule of thumb, I did an increase that, for most folks, equated to about five percent; which if you look at that broken down, kind of on a monthly basis, not that bad. Doesn't help a lot with, you know, again, the fact that we're almost doubling in some of the costs, but I wanted it as a starting point to

kind of, number one, funds for those villages and also to give you guys some time to say, okay, well five percent, you know, looking at it, that equals this amount and what do we think is realistic as far as any types of increases.

The other thing is as -- you know, as we go along with this, of course, there is other options for you from a funding mechanism. So if, for example, we have the few villages that need to be repaved in the next few years and there is just no way to effectively assess your residents at a point that wouldn't be a large amount, we do -- you, as a district, you do have general fund dollars both in reserve and fund balance, those sort of things. So there is, for lack of a better word, intra-budget financing that you could do and we've done this before for projects where, you know, the district can help out those villages and then just do a payback plan.

Just kind of putting it all out there because as you dig into this in next month, I think that we'll have some of those questions or some of those things to debate at the next

meeting where we are trying to set the high watermark for the county.

So -- and as you know, what we approve next month, what we send off to the county, we can't go higher than that by the time we adopt the final budget; but the good news about that is you can set that high-water mark. Even if it is a scary figure, that doesn't mean you're committing to it. We will still have, you know, basically two months and four meetings or two meetings and two workshops, potentially, to talk about those further, refine those numbers and get to exactly where you want to be.

Yes, sir?

MR. CHESNEY: I'm going to help you out. You did a great job here and came up with something that's very creative, too. We had a very old reserve process put in. The neighborhood's funds that was back literally from Bill Kemerer and I, and he very correctly realized that we no longer needed that. That was back when this organization was in a deficit position and we were just trying to be more protective. So that mitigated a lot, but do you have an actual change in assessment form done, because I didn't see that?

MR. MENDENHALL: So if you look at -- I mean, the easy way to see it is just by looking at the assessment page, which is -- I believe it begins 82 and is where it starts and you'll see -- so West Park Village is -- and I should add one other important point.

MS. McCORMICK: Oh, 82 to --

MR. MENDENHALL: Yeah, you had -- I believe it was four villages outside of paving. You have some general expenses that we have noticed have been trending up over the past three or four years, so they had some outside of paving increases, as well.

So you'll see some villages, as I mentioned -- I try to go right around five percent. Some are a little bit higher than that because outside of paving, we're also trying to get them on track so that every year, we're not using their fund balance because we're now trying to accurately make sure that we reflect that, "Hey, electrical has gone up over the past four years, it's gone up 15 percent," and we want to capture that.

And again, all of this is just a

suggestion, just from my looking at it, working with the accountants. Again, getting some feedback from Greg, as well, but ultimately, it is suggestions and it certainly is your guys' final decision towards how you want to go with this, and this is, as I said, basically a starting point.

MR. CHESNEY: Okay. I'm sorry, I did find it. But no, this is great work. I didn't see the final product. Andy called me and we had a conversation and I found his strategy is strong.

CHAIRMAN LEWIS: Sorry to interrupt, but you said page 82? The thing I got in my box was only like 20 pages long or 33 pages long.

MR. MENDENHALL: Should be the agenda package, the whole --

MR. CHESNEY: No, it's this one. There is two in there. There were -- this is the document.

CHAIRMAN LEWIS: Oh, okay.

MR. CHESNEY: It's the last page 33.

CHAIRMAN LEWIS: Oh. Well, he said 82 so I was --

MR. CHESNEY: Well, he's looking at the

whole package.

MR. MENDENHALL: Yeah, that's -- I've got the whole thing here, and just to expand on what Greg was saying just to make it very plain, many districts, when they set up their reserve funds, they set up an operating reserve to handle the cash flow in the first four months of the year while you're waiting for tax revenues, but you guys being a more mature district, you have dollars both in reserves and in fund balance.

So on an end -- when you pay your bills, it comes out of one account. Even though we have all these funds, it comes out of one account. So if you have excess funds from your general account, you never need to set up operating reserves for individual villages because you'll never get to it. So that's a very convoluted way of saying, "We don't need to set those dollars aside."

So my recommendation, which we talked about, is get rid of the operating reserve and those dollars can go to the immediate needs to the villages, which in most cases is going to be the paving.

MR. CHESNEY: Once again, excellent.

MR. MENDENHALL: Thank you.

CHAIRMAN LEWIS: Any other questions?

MR. SELIGSOHN: Can I ask a question?

CHAIRMAN LEWIS: Sure.

MR. SELIGSOHN: I've got about three questions. One, on the proposed budget, which I just got to see a few minutes ago, your projected interest income seems very low for the budget, 26,000, because this year, it's going to be probably 130,000. I know interest rates may go down eventually, but -- so --

MR. MENDENHALL: Yeah, so any time that we're doing a non -- we'll say fixed revenue, so assessments we know. Right? We know the exact amount and we like to think interest is going to stay -- and we will probably get a lot more than we've put in there, but generally speaking, they always take the most conservative approach; not that interest is going to go down to one percent, but better to -- you know, you'll still receive the dollars regardless and, you know, if you receive more dollars than expected, it does drop to the bottom line for the district to use either in their operational needs or in their reserves. So they are always very careful about that, and that's, you know, really, ultimately, sort of like what I said, these are suggestions. So while we do that for all districts when it comes to interest, we're always extremely conservative. It really is a board decision.

If they wanted to say, "Look, hey, we think we're going to get $50,000 in so let's" -- "let's wipe that off of what we have to," you know, "put into assessments," they can do that. I wouldn't recommend it only because you just never know. I mean, you know, they could cut back interest and some amount of that could be reduced.

MR. SELIGSOHN: Does somebody review -- you said you send it to the county. Is somebody overseeing, overlooking this budget for approval?

MR. MENDENHALL: Yeah, so what winds up happening from a process perspective is we basically put together -- I'll say us, the management company as the hired, you know, consultant, we put together a budget based on actuals, input; give it to the board. They

have a series of meetings where they review it, make changes. We put it in final form based on what the board's desires are and then it gets sent off to the county.

The county doesn't do anything more than just accept it and then work with the tax collector to levy the assessments. Proper oversight is done. There is an independent auditor that looks at everything each year and they are looking -- you know, they are straddling the years to look from budget to budget to make sure everything ties in and that sort of thing.

MR. SELIGSOHN: The auditor usually looks at the actuals more than the budget.

MR. MENDENHALL: Yeah, but they -- they still look at the budget, though, especially with these -- so these are -- they are funds-based accounting, so they're tracking it from year to year.

MR. SELIGSOHN: Okay. So that was question one. Number two, the rate that I calculated on your returns was like 1.7 percent from the money market account. You got like six or seven million dollars in investable

funds. Is that right? That seems low.

MR. CHESNEY: Someone asked that question a month or two ago and it was five percent.

MR. SELIGSOHN: You should be getting three or four percent anyway, and I was curious if you know why or --

MR. MENDENHALL: Yeah, so there's a couple of places where the dollars are. There is a money market for the general operating, but the larger amount of it is -- I don't remember offhand. It came up about a month ago, but it is at about five percent. So I'd have to find out, specifically.

MR. SELIGSOHN: Okay. I would encourage you to check that out. That looks low.

MR. CHESNEY: Someone asked that question a while ago and it was -- I was actually surprised, it was over five and a quarter percent or something like that.

MR. SELIGSOHN: Well, you may not get that because the bank's not going to pay you that.

MR. CHESNEY: No, no, that's what we were getting from our bank.

MR. SELIGSOHN: Whoa.

MR. CHESNEY: Yeah, because -- someone from the WCA attended one of our meetings and talked about it.

CHAIRMAN LEWIS: I think it was Stephen Splain.

THE REPORTER: Stephen -- what was the last name, please?

MR. CHESNEY: Splain, S-p-l-a-i-n, I think.

MR. SELIGSOHN: And there was a $341,000 like contingency in the budget where you can't really spend much against it. Is that anything specific?

MR. CHESNEY: That's to help balance it. I can give you a very long -- if you want to take me out to lunch some time, I'd be happy to explain why a lot of these things are on here.

MR. SELIGSOHN: Okay. The management company -- I didn't see a line item for the management company because I imagine it's in the expenditures or somewhere else?

MR. MENDENHALL: Yeah, it should be in there. I'd have to find the exact line item, but --

MR. SELIGSOHN: (Inaudible.)

MR. MENDENHALL: -- we are definitely charging the district.

MR. SELIGSOHN: Yeah, I looked and looked, but I didn't see it. And again, I didn't spend hours and hours on this, either.

MR. MENDENHALL: It's usually -- should be in the administrative area.

CHAIRMAN LEWIS: I know Chris has to get moving here. Is that all you had, sir?

MR. SELIGSOHN: Yeah, yeah. Thank you.

MR. MENDENHALL: Yeah, it's Professional Services Management Consulting, the fifth line on the line under administrative.

MR. SELIGSOHN: Professional --

MR. MENDENHALL: Yep. Professional Services Management Consulting.

CHAIRMAN LEWIS: Okay. Andy, any other comments or anything else on the budget?

MR. MENDENHALL: Yeah, and just to add -- no additional comments. We -- when you do get a chance to look at this -- and I will take any comments today, but certainly, send me across any thoughts or any ideas. I'll kind of compile it and then I can even send you guys out a -- if there is any kind of consensus,

we'll kind of keep that in the loop so we can hit on it pretty quick at the meeting itself. That's it.

CHAIRMAN LEWIS: Okay. Thanks, Andy. Anything else?

MR. MENDENHALL: No, no, not at all.

CHAIRMAN LEWIS: Okay.

David, field manager's report.

MR. SYLVANOWICZ: A couple of things.

MR. CHESNEY: A couple of more things.

MR. SYLVANOWICZ: Yeah, a tree request. I'll skip that one first. So during our inspection with OLM, they brought up two subjects. One is the Glencliff soccer, baseball, sports field and I know that's been a topic for our discussions. It's in less than good shape, and I kind of want a finger in the wind, kind of test the board, how do we want to deal with that? Two of the options that have been presented to us -- one from experienced landscaper -- was to fence it off, place sand and soil, seed, cover it with hay, keep it properly irrigated. Don't do it now, wait for our regular, you know, watering season. For eight to 12 weeks and that's a -- basically, a

construction site kind of fencing because I know from experience with discussing it with Doug that the stakes and the tape don't work. People just break through and continue to play anyway. It gets a lot of traffic. There are holes. I've walked through it many times by feet. I don't know how much it's going to cost yet. I can get more funds.

The other thing that was discussed at one point was to sod it, and just rough estimates of sodding with Bermuda at 155 a square foot -- which is stripped, installed -- an average football field or an actual football field is 57,000 square feet, so that's about an $89,000 price tag, and it's probably more than that.

CHAIRMAN LEWIS: I feel like we've done this recently, within the last couple of years.

MR. SYLVANOWICZ: You did the middle part. You did a small part.

MS. WHYTE: A small strip about two years ago.

MR. GILLIS: I was going to bring it up.

MR. CHESNEY: And -- sorry, didn't mean to cut you off.

MR. GILLIS: I was going to bring it up later. I sincerely think we need to look at this -- I know I'm like a broken record on this, but we got to look at this long -- because we can come up and say, "Let's spend 90,000 in sod."

Now, I'm going to tell you, last night, I practiced on that field. I watched two kids damn near break their ankle from holes in that field. It's ridiculous. It's in terrible shape. We got to do something about it, and I'm talking about -- it wasn't just my team or other teams out there. There was six or seven different teams out there, and they were all having the same issue. We can resod it for $90,000. We can look at it and say, "Well, we're going to resod it again in seven or eight years," and it'll just keep happening over and over again, so we should take a conservative, long-term look at this and see what are the other options; one of which is it might be double that astroturf it and we may never go back and do anything about it again.

There is -- there is lots of ways to look at this, but we have -- I think it's a workshop problem. I think it's a -- get all the information, look at the different options and try to work your way through it. But today, it should not be acceptable that we have a -- that big of a field that is in that disrepair like it is now.

I mean, we're talking about replacing the shade that looks like crap, and, I mean, we put a shade up, that would cost about what would take to sod that field. So again, I think we need to look at this a little harder.

CHAIRMAN LEWIS: The -- help me remember. I guess the question I was going to ask is during the summer, I think sports can be pretty non -- it's a nonissue. Right?

MR. SYLVANOWICZ: Well, it's a question of timing when this --

MS. WHYTE: When does like it all finish?

MR. GILLIS: Next Friday.

MS. WHYTE: We've been advised by our contractor that anything we do right now would not be -- it would be better to wait for the -- not onset slew of rainy season, but definitely on rainy season because it would be -- require a lot of watering.

CHAIRMAN LEWIS: Go ahead.

MR. CHESNEY: I was just going to say, yeah, that sounds great. Maybe at the workshop, some pricing.

MR. SYLVANOWICZ: You want me to price out the astroturf, too?

MR. CHESNEY: Well, I don't -- once again, just -- astroturf there, I don't know, but astroturf in Baybridge might make sense. My point was just for you to also include some pricing for Baybridge, too. That was it.

MR. SYLVANOWICZ: The field?

CHAIRMAN LEWIS: I -- in terms of what; like Hillsborough County schools have done, high schools, I think there may be -- I think they are all doing it, but most of the high schools -- if not all of them already -- have had a new turf field put in in the last two to three years and it's --

MR. SYLVANOWICZ: Artificial?

MR. GILLIS: Yes.

CHAIRMAN LEWIS: Artificial turf, yes. So if you --

MR. GILLIS: Because it makes more sense long term.

CHAIRMAN LEWIS: Yes, so if you can squeeze together pricing in the next two weeks --

MR. SYLVANOWICZ: Sure. Challenge me.

CHAIRMAN LEWIS: I'm not sure we're having a workshop yet, but I'm hoping we will, but I would say bring it. I was going to say the same thing Greg did.

MR. GILLIS: Bring it.

MR. CHESNEY: Sorry.

MR. SYLVANOWICZ: I have no idea what the -- I have no idea what the first step is, but it's -- it's a 12-week commitment to fencing off a field. So that's -- I mean, we were told with sod that it's about six to eight weeks. Turf, you're probably six to eight weeks by the time a project gets done and completed, and I think there is more costs in that if I would have to imagine. Like a track, like fencing, like -- you need to protect it, you know?

CHAIRMAN LEWIS: So I don't mean to cut you off and I want you to keep going, but Chris is probably going to leave. Is there anything we need to vote on that's in your package like proposals or -- I did see the cameras here, but

I wanted to ask a question about the Radcliff stuff.

MS. WHYTE: I don't think there is anything to be voted on with Radcliff right now. This was just a request for a proposal from them. They haven't come to us and we haven't gotten the internet or anything. It was just to give them an idea.

CHAIRMAN LEWIS: Okay.

MR. SYLVANOWICZ: And I don't think Sheldon and Linebaugh has -- needs a vote.

MS. WHYTE: No, it's under the allotted limit. It was just to give them an idea.

MR. SYLVANOWICZ: It's just more for information.

CHAIRMAN LEWIS: Okay.

MR. BARRETT: Thank you. Sorry, I have a school thing. Mandatory.

CHAIRMAN LEWIS: That's okay. Thanks for letting me know. Have a good night.

So yeah, I think go back and -- I think Ed Radice park, they don't have a track or anything around there. They just have a concrete footing that's around the soccer -- whatever you can get together and price it, whether it's ballpark or more specific, would be great, but it definitely will be worth discussion.

MS. McCORMICK: Why don't you have this then as an agenda item, too, on the June meeting so the board can, you know, make a final decision at that point?

MR. MENDENHALL: Sure.

CHAIRMAN LEWIS: Well, I think, too, we're going to put it on the agenda for the workshop.

MS. McCORMICK: Yeah, yeah.

CHAIRMAN LEWIS: I didn't ask, Chris, dang it, if he's good with the 21st of April. Okay.

MR. GILLIS: You mean May.

CHAIRMAN LEWIS: Yeah, May.

MR. GILLIS: Hope so.

CHAIRMAN LEWIS: Oh, my gosh. It's already May. Keep going, David. Sorry.

MR. SYLVANOWICZ: Smaller item. This is another one of those things that got brought up during the inspection and I think it's come up before and -- before me -- and decided either, you know, he didn't want to deal with it or he

wanted to deal with it differently, and in many ways, I agree with him. Paul recommended that the oaks behind the Linebaugh and Sheldon Westchase monument be removed and started over. Some of the pictures are in there. They are looking tired. They are showing dead limbs, all of them. There's a couple of scraggly slash pines in there. So I had Marcuse out there and he looked at -- you can see the different parts of the day, it's tough with traffic and my pictures. It's a little bit of Frogger there, but it -- it was -- his opinion that he could do some rejuvenational cuts and some retrenching, which I understand is removing all the dead limbs and making it look better. Making cuts that bring the health back at a third to a quarter of the cost of removing six oaks that are in -- they are not the best oaks right now. They have a street that goes over their roots, and seeing what we get there and much to our crowd before, he really looks at these trees and looks at the -- whether they have, you know, places where it's trying to seal and pleases where it's showing like some rot and he feels -- even with these, that he

feels just some rejuvenation, some cutting and see what happens.

CHAIRMAN LEWIS: Okay.

MR. SYLVANOWICZ: And he weighs in the effect of possibly falling into traffic. He can never predict, but it's -- it's worth a shot other than, you know, taking all the trees down at, you know, three times the cost and then replacing them with new trees.

CHAIRMAN LEWIS: So is that something that's within your purview or are you --

MR. SYLVANOWICZ: It is, yep.

CHAIRMAN LEWIS: Okay.

MR. SYLVANOWICZ: No, it's -- again, maybe just an opinion from the board if we're fine with that going forward and not trying to do a wholesale change-out there.

CHAIRMAN LEWIS: Well, it definitely changes -- no pun intended -- the landscape of that area. If you replaced it with a brand new tree -- and these look like laurel oaks, if I'm not mistaken. They're much taller and big.

MR. SYLVANOWICZ: Yeah, they are not the live oaks.

MR. WIMSATT: Oh, yeah, yeah.

CHAIRMAN LEWIS: But anyway -- yeah, no, sounds good to me.

MR. SYLVANOWICZ: Mm-hmm.

CHAIRMAN LEWIS: Very good. What else you got?

MR. SYLVANOWICZ: Do you have anything?

MS. WHYTE: No, did you get the reports about what we've got? It should be -- it was uploaded late this afternoon. Our apologies. We've got a lot of projects going. We're going to talk to the irrigation company and meet with them next week regarding the Sentinel system. Our Sentinel system was installed in 2015, 2016, thereabouts. Obviously, there is some 5G things that can work and so we're going to meet with them to give us suggestions and give us suggestions that we can bring back to you about potentially upgrading the system without changing the system.

So we're meeting with them. We're meeting with NCI next week regarding -- NCI -- something to do with --

MR. CHESNEY: It's the inspection.

MS. WHYTE: The inspection was done. We did meet with the contractor. On Thursday, we

walked through. It's the second part of the
third part inspection. He said we should have
the report by sometime in August. We have to
review it before we renew. A lot did come up
and we need to sit down with Greg and discuss
that a little further before anything gets
decided, but it's been a busy board.
If you come into the office, there's a to
do list, another to do list and an oh my
goodness, we have to do this list. A lot going
on.
MR. SYLVANOWICZ: And I just skipped the
first point, but to try and reiterate, what
we're going to do is try to do is start the
process of modernizing information. So we have
Mark who is with the GIS; he knows where all
the trees are, he's labeled them, we can update
them and we're going to use that same software
to update our irrigation system.
MR. CHESNEY: Our ARC software?
MS. WHYTE: Yeah.
MR. SYLVANOWICZ: Yeah.
MR. CHESNEY: Okay. I think that's a
great way to do your -- what's the paper thing
that you and Doug did?

MS. WHYTE: No, no, not just that. This
is just irrigation right now. We've been
talking with Fieldstone --
MR. CHESNEY: Well, you can track things
on there.
MS. WHYTE: Oh, we're going into that
into the future, but right now, just baby
steps. There's a lot on the agenda. But to
map the irrigation system -- because they use
Google. Fieldstone uses Google, but if we use
GIS and give them access, they will keep
continuing updating it just like Mark did.
CHAIRMAN LEWIS: Yeah, that's good.
MS. WHYTE: And if they think this is a
fabulous concept, so maybe they'll do it for
us, with us. So we've talked, we've sat, we've
had discussions so that David can learn from
the system and all of that. We might even
bring some training in for David and LaVaughn
and Christian on our system just to make sure
they are very familiar with it so that if there
is anything, they know how to work on it, if
need be.
MR. CHESNEY: Awesome.
MS. WHYTE: So we're working on that and

we'll get you some pricing in the near future.
CHAIRMAN LEWIS: Not to keep going here,
but did the program that he's doing for the
tree growth, like the -- what's the word?
MS. WHYTE: Regulators.
CHAIRMAN LEWIS: Yes, is there an update
or is he going to provide any kind of a written
progress report on that?
MR. SYLVANOWICZ: We're like -- we
discussed one -- I looked at the Sheldon,
Linebaugh and we're 15 months into a 24-month
program.
CHAIRMAN LEWIS: Okay.
MR. SYLVANOWICZ: And he has a group of
-- he has like four sections and he has a
control group. One got one, one got the
other and then one got both treatments. So he
kind of did some preliminary drive-bys of the
trees just to try to get a feel for what's
going on, but nothing concrete; but he is
ongoing with that.
CHAIRMAN LEWIS: Okay. Good. And then
the camera with Radcliff?
MS. WHYTE: Well, the camera was
requested by Eric Holt. This was discussed at

the last meeting. If it does go on our
property and roughly, they wanted -- I'm not
sure why they need 4K, but that was what
was requested. That's why the price is so
high, but nothing has been determined whether
or not we can go forward. Erin, you know, we
have to determine who's going to monitor it and
if we're going to do it, how we're going to
assess the residents for it. What is the
purpose of the cameras? What are they --
MR. WIMSATT: What is the purpose of the
cameras?
MS. WHYTE: I asked that question. I
said, "So you met with our person to determine
what is it they wanted" -- what was the purpose
of their need for the cameras, and they felt
safety and security, and I'm going, but
legally, by law, I can't accuse a black car
coming out of being the one that broke into the
house four blocks down. I'm not sure, but Doug
asked our camera guy to give a proposal, which
was given and we have it.
CHAIRMAN LEWIS: Is this something that
Radcliff is paying for or --
MS. WHYTE: Yes, it will be directly into

Radcliff and the community and of course, keep in mind, I still have to work on internet access and that has to be -- that's another thing we're working on. I have three internet projects going right now with Spectrum. So --

MR. WIMSATT: And the community is not on board. Eric Holt is now going door to door to try and start --

CHAIRMAN LEWIS: I'm trying to remember, a couple meetings ago, did we request like a certain percentage --

MS. McCORMICK: I don't know if there's -- I mean, we need to provide them with a summary before they go forward so that they understand what the CDD's parameters are as far as what we can regarding releasing, you know, film footage to them because I'm not sure if they understand that.

MS. WHYTE: Nobody can access it.

MR. WIMSATT: I think that Eric just wants it to go to just the police department, but I don't necessarily understand the purpose of it, and right now, I'm not convinced on it.

CHAIRMAN LEWIS: Okay. Anything else?

MS. WHYTE: We did meet -- it just keeps

going -- West Park Village project, going forward, there was a couple of glitches, but they worked on. Kelsey and Ivy have been really progressively working on getting it adjusted. They have to make an adjustment on the drainage basens and on the irrigation and stuff like that. All done, all up-to-date.

We met with -- cameras with Charlie, we met with Spectrum -- we met with the Spectrum rep. She's also going to be reviewing all of our Spectrum pricing in the near future. I have a lot of projects before I retire. So --

MR. WIMSATT: Oh, whoa, whoa, whoa.

MS. WHYTE: Yes, yes, yes, but she is working on all of that. We are going to do probably four to five cameras in West Park Village to protect the property with the ability to -- we've requested an additional pricing for the conduit. A little further down, but in case we decide we want cameras going this way in the future, all we have to do is run cabling and cameras. Not a problem, power is there, cables there so we're preliminary doing everything for future so it's there and in the ground while everything is

open.

CHAIRMAN LEWIS: Okay.

MS. WHYTE: What else do we have in West Park?

MR. SYLVANOWICZ: Paver decision.

MS. WHYTE: Paver decision has been made, color is as close as possible because it's very difficult because ours have been down so long. We carried around and moved from party to party. All done.

CHAIRMAN LEWIS: Yeah, you don't need to get into that.

MS. WHYTE: But everything is on the roll, everything is moving forward as you're getting your update from MVH.

MR. MENDENHALL: Just got one, so you'll get one tonight.

CHAIRMAN LEWIS: The only thing I saw was that transformer was like a 30-day delay or something.

MS. WHYTE: It's not bad. They got it, it's up to a hundred.

David?

CHAIRMAN LEWIS: Not the transformer, I think it was the meter cabinet.

MR. SYLVANOWICZ: Yeah, the meter cabinet.

MR. MENDENHALL: Yeah, the meter box.

MS. WHYTE: Yeah.

CHAIRMAN LEWIS: Nonissue then. Okay. Great.

All right. Supervisor requests?

MR. GILLIS: If -- are we going to have a workshop? I would prefer we did. I would suggest -- the last workshop, we had a -- we tried to start talking about the golf course. There was a bunch of information in there. I kind of -- we didn't have a screen so we didn't project it and talk through it, but there's so much in there and I'm going to add a little more. I'm going to see, if possible, Andy's equivalent to district manager for Heritage Isles, if, potentially during that workshop, the 20 to 30 minutes we talk through this, if we can get Mark or and what's his name -- the CDD staff member at Heritage Isles -- yeah, if we can both, that would be ideal. All I'm trying to do is ensure the board gets as educated as much as I've talked to them and going to their place.

I think they have a lot of information that would be very useful to us in looking at the prospect of if we were to manage and run and have the golf course under us, the differences in what -- because they have a 20 plus year experience doing this and they've gone through a lot of the issues associated with transforming over to that and I think it would be helpful in hearing some of that.

CHAIRMAN LEWIS: Okay.

MR. CHESNEY: I did read through that stuff you -- you presented at the last meeting from Heritage Isles and things like that. I mean, the golf course is not for sale, though. That's all.

MR. GILLIS: Well --

MR. SYLVANOWICZ: He's working on that.

MR. GILLIS: Yeah. I guess we got to ask the question since it was a fishing -- did you specifically ask that question and said no, he's not interested.

MR. CHESNEY: I did not ask that question.

MR. GILLIS: Then we don't really know. I think we need to work through this and -- and

look, we're talking about we can't spend money or whatnot. If these gentlemen talk to us, we could have a revenue-producing thing in the center of our development that could help solve some of these issues if we think about this differently, and that's really -- that's all I'll say. We'll -- I think we should talk through this in a workshop in concerted way because everything is for sale at the right price.

CHAIRMAN LEWIS: I was just about to say, everything is negotiable.

MR. CHESNEY: You're right.

CHAIRMAN LEWIS: All right. That's all you got?

MR. GILLIS: That's it.

CHAIRMAN LEWIS: Okay.

Greg?

MR. CHESNEY: Nope.

CHAIRMAN LEWIS: Jim?

MR. WIMSATT: No.

CHAIRMAN LEWIS: I got nothing. May 21st -- I'm sorry, yes, sir?

UNKNOWN SPEAKER: Can I just ask for a Vertex update? Are we going to see revenue

from them soon?

CHAIRMAN LEWIS: We are seeing lease payments.

MR. CHESNEY: They keep -- they keep paying.

UNKNOWN SPEAKER: So their revenue will be reflected in --

MR. MENDENHALL: It's in the financials, yeah.

CHAIRMAN LEWIS: Thank you for that. So Erin, did you want to give a quick update on where we are at with --

MS. McCORMICK: Yeah, I mean, I don't have a lot. I really haven't talked with Allen. I called him and I don't think I have spoken with him since the last meeting where I had reported on this. So -- you know, they were getting ready to file litigation against Florida Gas because they are still trying to work through the issue of being able to use that easement for construction purposes and they have gotten an invoice that was for -- I don't remember how much, but it was for a lot of money from Florida Gas for a repair to the Florida Gas transmission.

So other than that, I don't really have any new information to report to the board. Right now, we have an amendment with them to complete construction by the end of June.

UNKNOWN SPEAKER: That sounds kind of iffy given we're in May.

MS. McCORMICK: Yeah, I mean, I'm going to follow up.

UNKNOWN SPEAKER: That's fine. Okay. ThankS for the update.

MR. CHESNEY: The bill was 311 and change.

MS. WHYTE: 311. We just checked.

MR. SYLVANOWICZ: Wow.

CHAIRMAN LEWIS: Great. Okay. Yes, May 21st, 4 o'clock. Do we have this library?

MS. WHYTE: I don't know yet. I will double check first thing in the morning.

CHAIRMAN LEWIS: Okay. Let me know and if not, maybe Parley Drive.

MS. WHYTE: We should be able to, but I will confirm tomorrow morning.

CHAIRMAN LEWIS: Golf course issues, potentially the Heritage Isles manager, Glencliff Park, turf prices. What else do we

want to talk there? Anything else?
(No response.)
CHAIRMAN LEWIS: Maybe some other long term --
MR. GILLIS: Follow up from Robert's --
CHAIRMAN LEWIS: The trail map.
MR. GILLIS: One way or the other.
MR. DVORAK: Just have some alternatives put together. No need to spend a ton of time on it.
CHAIRMAN LEWIS: Okay. Very good. Motion to adjourn?
MR. WIMSATT: Seconded.
CHAIRMAN LEWIS: Move to adjourn? All in favor?
(All board members signify in the affirmative.)
CHAIRMAN LEWIS: We're out of here. Thank you, everyone.
(At 6:05 p.m., all proceedings were concluded.)

____
Matthew Lewis, Chairman

REPORTER'S CERTIFICATE

STATE OF FLORIDA:
COUNTY OF HILLSBOROUGH:

I, Whitlie 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 May 28, 2024.

(May 7, 2024)

2B.

Westchase
Community Development District

Financial Report

April 30, 2024

Prepared by

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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Westchase
Community Development District

Financial Statements

(Unaudited)

April 30, 2024

WESTCHASE
Community Development District

Governmental Funds

Balance Sheet
April 30, 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	90	-	-	-	-	-	-
Lease Receivable	495,087	-	-	-	-	-	-
Interest/Dividend Receivables	2,478	-	-	-	-	-	-
Due From Other Funds	5,356,808	400,022	11,818	1,967	61,847	412,756	73,597
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	4,113	-	-	-	-	-	-
Deposits	3,232	667	3,030	20	-	8,120	853
TOTAL ASSETS	**$ 5,861,808**	**$ 400,689**	**$ 14,848**	**$ 1,987**	**$ 61,847**	**$ 420,876**	**$ 74,450**
LIABILITIES							
Accounts Payable	$ 283,191	$ 840	$ 2,014	$ 33	$ -	$ 31,209	$ 825
Deferred Revenue	498,082	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	**781,273**	**840**	**2,014**	**33**	**-**	**31,209**	**825**
FUND BALANCES							
Nonspendable:							
Prepaid Items	4,113	-	-	-	-	-	-
Deposits	3,232	667	3,030	20	-	8,120	853
Restricted for:							
Capital Projects	-	-	-	-	-	-	-
Assigned to:							
Operating Reserves	653,255	9,327	4,371	-	1,278	-	3,165
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	141,077	-	1,934	13,072	231,156	45,021
Unassigned:	3,857,904	248,778	5,433	-	47,497	150,391	24,586
TOTAL FUND BALANCES	**$ 5,080,535**	**$ 399,849**	**$ 12,834**	**$ 1,954**	**$ 61,847**	**$ 389,667**	**$ 73,625**
TOTAL LIABILITIES & FUND BALANCES	**$ 5,861,808**	**$ 400,689**	**$ 14,848**	**$ 1,987**	**$ 61,847**	**$ 420,876**	**$ 74,450**

WESTCHASE
Community Development District

Governmental Funds

Balance Sheet
April 30, 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	$ -	$ -	$ -	$ -	$ 665,232	$ 665,232
Accounts Receivable	-	-	-	-	-	90
Lease Receivable	-	-	-	-	-	495,087
Interest/Dividend Receivables	-	-	-	-	-	2,478
Due From Other Funds	139,844	28,009	287,054	702,196	-	7,475,918
Investments:						
Money Market Account	-	-	-	-	6,810,686	6,810,686
Prepaid Items	-	-	-	-	-	4,113
Deposits	14,572	765	-	-	-	31,259
TOTAL ASSETS	**$ 154,416**	**$ 28,774**	**$ 287,054**	**$ 702,196**	**$ 7,475,918**	**$ 15,484,863**
LIABILITIES						
Accounts Payable	$ 11,724	$ 558	$ -	$ -	$ -	$ 330,394
Deferred Revenue	-	-	-	-	-	498,082
Due To Other Funds	-	-	-	-	7,475,918	7,475,918
TOTAL LIABILITIES	**11,724**	**558**	**-**	**-**	**7,475,918**	**8,304,394**
FUND BALANCES						
Nonspendable:						
Prepaid Items	-	-	-	-	-	4,113
Deposits	14,572	765	-	-	-	31,259
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	-	-	1,178,123
Unassigned:	38,079	7,169	148,144	-	-	4,527,981
TOTAL FUND BALANCES	**$ 142,692**	**$ 28,216**	**$ 287,054**	**$ 702,196**	**$ -**	**$ 7,180,469**
TOTAL LIABILITIES & FUND BALANCES	**$ 154,416**	**$ 28,774**	**$ 287,054**	**$ 702,196**	**$ 7,475,918**	**$ 15,484,863**

WESTCHASE
Community Development District

General Fund (001)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	APR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ 10,756	$ 71,968	$ 26,000	276.80%
Interest - Tax Collector	404	4,068	-	0.00%
Special Assmnts- Tax Collector	74,135	3,007,541	3,067,021	98.06%
Special Assmnts- Discounts	(20)	(114,960)	(122,681)	93.71%
Other Miscellaneous Revenues	99	2,614	-	0.00%
Pavilion Rental	1,025	10,571	4,000	264.28%
TOTAL REVENUES	**86,399**	**2,981,802**	**2,974,340**	**100.25%**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	1,800	11,400	19,000	60.00%
FICA Taxes	138	872	1,454	59.97%
ProfServ-Engineering	3,780	27,240	53,500	50.92%
ProfServ-Legal Services	-	45,669	105,000	43.49%
ProfServ-Mgmt Consulting	10,311	72,178	123,734	58.33%
ProfServ-Recording Secretary	928	6,486	11,000	58.96%
Auditing Services	-	7,800	7,900	98.73%
Postage and Freight	21	281	600	46.83%
Insurance - General Liability	-	56,469	42,969	131.42%
Printing and Binding	-	42	300	14.00%
Legal Advertising	-	2,387	6,500	36.72%
Misc-Assessment Collection Cost	1,482	57,852	58,840	98.32%
Misc-Credit Card Fees	37	422	750	56.27%
Misc-Contingency	-	2,027	1,600	126.69%
Office Supplies	-	-	25	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	18,497	291,300	433,347	67.22%
Flood Control/Stormwater Mgmt				
Contracts-Lake and Wetland	9,833	68,833	118,000	58.33%
Contracts-Fountain	178	4,588	8,820	52.02%
R&M-Aquascaping	3,950	3,950	15,000	26.33%
R&M-Drainage	-	1,465	26,560	5.52%
R&M-Fountain	-	189	6,000	3.15%
Total Flood Control/Stormwater Mgmt	13,961	79,025	174,380	45.32%

WESTCHASE
Community Development District

General Fund (001)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	APR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Right of Way				
Payroll-Salaries	19,166	156,365	246,443	63.45%
Payroll-Benefits	13,047	70,396	95,834	73.46%
Payroll - Overtime	2,608	18,921	17,500	108.12%
Payroll - Bonus	-	18,500	35,883	51.56%
FICA Taxes	3,160	23,025	31,908	72.16%
ProfServ-Landscape Architect	5,596	25,984	-	0.00%
Contracts-Police	21,848	117,843	143,000	82.41%
Contracts-Other Services	1,630	11,410	19,560	58.33%
Contracts-Landscape	46,740	326,874	557,208	58.66%
Contracts-Mulch	-	75,000	147,592	50.82%
Contracts-Plant Replacement	-	59,999	74,515	80.52%
Contracts-Road Cleaning	-	8,164	9,843	82.94%
Contracts-Trees & Trimming	6,000	51,000	-	0.00%
Contracts-Security Alarms	-	321	671	47.84%
Contracts-Pest Control	50	296	576	51.39%
Fuel, Gasoline and Oil	1,185	8,428	13,000	64.83%
Communication - Teleph - Field	387	3,184	5,000	63.68%
Utility - General	1,961	18,033	23,275	77.48%
Utility - Reclaimed Water	282	3,452	10,000	34.52%
Insurance - General Liability	-	6,094	4,912	124.06%
R&M-General	321	23,298	42,500	54.82%
R&M-Equipment	248	9,102	8,000	113.78%
R&M-Grounds	7,640	61,130	52,150	117.22%
R&M-Irrigation	6,606	53,137	40,500	131.20%
R&M-Sidewalks	-	2,299	15,616	14.72%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	3,915	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	-	102	341,247	0.03%
Office Supplies	35	139	3,500	3.97%
Cleaning Services	550	3,885	6,600	58.86%
Op Supplies - General	120	1,109	5,000	22.18%
Op Supplies - Uniforms	215	643	600	107.17%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	-	5,753	5,000	115.06%
Conference and Seminars	-	-	1,000	0.00%
Cap Outlay - Vehicles	-	56,542	-	0.00%
Capital Outlay	199,244	199,244	-	0.00%
Total Right of Way	342,554	1,477,609	2,048,572	72.13%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	APR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Common Area				
R&M-General	46,297	68,548	30,000	228.49%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	1,242	1,200	103.50%
R&M-Grounds	-	-	1,500	0.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	3,900	5,298	4,000	132.45%
Internet Services	612	4,284	7,391	57.96%
Park Improvements	-	36,360	271,850	13.38%
Total Common Area	50,809	115,732	318,041	36.39%
TOTAL EXPENDITURES	**425,821**	**1,963,666**	**2,974,340**	**66.02%**
Excess (deficiency) of revenues Over (under) expenditures	(339,422)	1,018,136	-	0.00%
Net change in fund balance	$ (339,422)	$ 1,018,136	$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**4,062,399**	**4,062,399**	
FUND BALANCE, ENDING		**$ 5,080,535**	**$ 4,062,399**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	APR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ 969	$ 6,485	$ 500	1297.00%
Special Assmnts- Tax Collector	1,357	55,048	56,137	98.06%
Special Assmnts- Discounts	-	(2,104)	(2,245)	93.72%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	**2,326**	**59,494**	**54,392**	**109.38%**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	27	1,059	1,123	94.30%
Misc-Credit Card Fees	-	3	15	20.00%
Total Administration	27	1,062	1,138	93.32%
Right of Way				
Communication - Teleph - Field	336	2,092	3,300	63.39%
Electricity - Streetlights	523	4,213	5,500	76.60%
Insurance - General Liability	-	2,468	1,878	131.42%
R&M-General	269	8,242	19,700	41.84%
R&M-Gate	-	6,302	5,794	108.77%
Reserve - Roadways	-	-	17,082	0.00%
Total Right of Way	1,128	23,317	53,254	43.78%
TOTAL EXPENDITURES	**1,155**	**24,379**	**54,392**	**44.82%**
Excess (deficiency) of revenues Over (under) expenditures	1,171	35,115	-	0.00%
Net change in fund balance	$ 1,171	$ 35,115	$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**364,734**	**364,734**	
FUND BALANCE, ENDING		**$ 399,849**	**$ 364,734**	

WESTCHASE
Community Development District

General Fund - The Enclave (003)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	APR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ 26	$ 176	$ 150	117.33%
Special Assmnts- Tax Collector	436	17,707	18,057	98.06%
Special Assmnts- Discounts	-	(677)	(722)	93.77%
TOTAL REVENUES	**462**	**17,206**	**17,485**	**98.40%**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	9	341	361	94.46%
Total Administration	9	341	361	94.46%
Right of Way				
R&M-Streetlights	1,988	14,084	17,124	82.25%
Total Right of Way	1,988	14,084	17,124	82.25%
TOTAL EXPENDITURES	**1,997**	**14,425**	**17,485**	**82.50%**
Excess (deficiency) of revenues Over (under) expenditures	(1,535)	2,781	-	0.00%
Net change in fund balance	$ (1,535)	$ 2,781	$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**10,053**	**10,053**	
FUND BALANCE, ENDING		**$ 12,834**	**$ 10,053**	

WESTCHASE
Community Development District

General Fund - Saville Row (004)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	APR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ 10	$ 68	$ 80	85.00%
Special Assmnts- Tax Collector	219	8,872	9,047	98.07%
Special Assmnts- Discounts	-	(339)	(362)	93.65%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	**229**	**8,666**	**8,765**	**98.87%**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4	171	181	94.48%
Misc-Credit Card Fees	-	3	4	75.00%
Total Administration	4	174	185	94.05%
Right of Way				
Communication - Teleph - Field	165	1,155	1,800	64.17%
Insurance - General Liability	-	4,495	3,420	131.43%
R&M-General	146	2,854	1,500	190.27%
R&M-Gate	-	1,638	1,500	109.20%
R&M-Streetlights	27	221	360	61.39%
Total Right of Way	338	10,363	8,580	120.78%
TOTAL EXPENDITURES	**342**	**10,537**	**8,765**	**120.22%**
Excess (deficiency) of revenues Over (under) expenditures	(113)	(1,871)	-	0.00%
Net change in fund balance	$ (113)	$ (1,871)	$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**3,825**	**3,825**	
FUND BALANCE, ENDING		**$ 1,954**	**$ 3,825**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	APR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ 148	$ 991	$ 150	660.67%
Special Assmnts- Tax Collector	133	5,413	5,520	98.06%
Special Assmnts- Discounts	-	(207)	(221)	93.67%
TOTAL REVENUES	**281**	**6,197**	**5,449**	**113.73%**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	3	104	110	94.55%
Total Administration	3	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	**3**	**104**	**5,449**	**1.91%**
Excess (deficiency) of revenues Over (under) expenditures	278	6,093	-	0.00%
Net change in fund balance	$ 278	$ 6,093	$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**55,754**	**55,754**	
FUND BALANCE, ENDING		**$ 61,847**	**$ 55,754**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	APR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ 637	$ 4,262	$ 700	608.86%
Special Assmnts- Tax Collector	9,822	398,469	406,350	98.06%
Special Assmnts- Discounts	(3)	(15,231)	(16,254)	93.71%
Other Miscellaneous Revenues	-	250	-	0.00%
Gate Bar Code/Remotes	175	1,825	-	0.00%
TOTAL REVENUES	**10,631**	**389,575**	**390,796**	**99.69%**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	196	7,665	8,126	94.33%
Misc-Credit Card Fees	6	75	80	93.75%
Total Administration	202	7,740	8,206	94.32%
Right of Way				
Contracts-Security Services	20,343	143,775	240,977	59.66%
Contracts-Pest Control	20	120	240	50.00%
Communication - Teleph - Field	167	1,169	2,100	55.67%
Insurance - General Liability	-	1,673	1,273	131.42%
R&M-General	1,773	38,526	20,000	192.63%
R&M-Gate	3,790	8,109	10,000	81.09%
R&M-Streetlights	5,726	40,702	66,000	61.67%
Reserve - Roadways	-	-	42,000	0.00%
Total Right of Way	31,819	234,074	382,590	61.18%
TOTAL EXPENDITURES	**32,021**	**241,814**	**390,796**	**61.88%**
Excess (deficiency) of revenues Over (under) expenditures	(21,390)	147,761	-	0.00%
Net change in fund balance	$ (21,390)	$ 147,761	$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**241,906**	**241,906**	
FUND BALANCE, ENDING		**$ 389,667**	**$ 241,906**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	APR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ 186	$ 1,242	$ 200	621.00%
Special Assmnts- Tax Collector	388	15,745	16,056	98.06%
Special Assmnts- Discounts	-	(602)	(642)	93.77%
Gate Bar Code/Remotes	-	32	-	0.00%
TOTAL REVENUES	**574**	**16,417**	**15,614**	**105.14%**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	8	303	321	94.39%
Misc-Credit Card Fees	-	1	10	10.00%
Total Administration	8	304	331	91.84%
Right of Way				
Communication - Teleph - Field	121	847	1,500	56.47%
Insurance - General Liability	-	507	386	131.35%
R&M-General	-	5,916	1,000	591.60%
R&M-Gate	200	772	3,792	20.36%
R&M-Streetlights	620	4,375	5,650	77.43%
Reserve - Roadways	-	-	2,955	0.00%
Total Right of Way	941	12,417	15,283	81.25%
TOTAL EXPENDITURES	**949**	**12,721**	**15,614**	**81.47%**
Excess (deficiency) of revenues Over (under) expenditures	(375)	3,696	-	0.00%
Net change in fund balance	$ (375)	$ 3,696	$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**69,929**	**69,929**	
FUND BALANCE, ENDING		**$ 73,625**	**$ 69,929**	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	APR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUDGET
REVENUES				
Interest - Investments	$ 278	$ 1,862	$ -	0.00%
Special Assmnts- Tax Collector	3,054	123,876	126,326	98.06%
Special Assmnts- Discounts	(1)	(4,735)	(5,053)	93.71%
TOTAL REVENUES	**3,331**	**121,003**	**121,273**	**99.78%**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	61	2,383	2,527	94.30%
Total Administration	61	2,383	2,527	94.30%
Right of Way				
R&M-General	-	-	2,044	0.00%
R&M-Streetlights	11,738	81,505	105,000	77.62%
Reserve - Roadways	-	-	11,702	0.00%
Total Right of Way	11,738	81,505	118,746	68.64%
TOTAL EXPENDITURES	**11,799**	**83,888**	**121,273**	**69.17%**
Excess (deficiency) of revenues Over (under) expenditures	(8,468)	37,115	-	0.00%
Net change in fund balance	$ (8,468)	$ 37,115	$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**105,577**	**105,577**	
FUND BALANCE, ENDING		**$ 142,692**	**$ 105,577**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	APR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ 65	$ 435	$ 90	483.33%
Special Assmnts- Tax Collector	188	7,627	7,778	98.06%
Special Assmnts- Discounts	-	(292)	(311)	93.89%
TOTAL REVENUES	**253**	**7,770**	**7,557**	**102.82%**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4	147	156	94.23%
Total Administration	4	147	156	94.23%
Right of Way				
R&M-Streetlights	558	3,875	4,999	77.52%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	558	3,875	7,401	52.36%
TOTAL EXPENDITURES	**562**	**4,022**	**7,557**	**53.22%**
Excess (deficiency) of revenues Over (under) expenditures	(309)	3,748	-	0.00%
Net change in fund balance	$ (309)	$ 3,748	$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**24,468**	**24,468**	
FUND BALANCE, ENDING		**$ 28,216**	**$ 24,468**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	APR-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ 699	$ 4,677	$ 500	935.40%
Special Assmnts- Tax Collector	615	24,953	25,447	98.06%
Special Assmnts- Discounts	-	(954)	(1,018)	93.71%
TOTAL REVENUES	**1,314**	**28,676**	**24,929**	**115.03%**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	12	480	509	94.30%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	12	480	519	92.49%
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	-	2,547	5,000	50.94%
Internet Services	117	819	1,800	45.50%
Reserve - Roadways	-	-	9,925	0.00%
Total Right of Way	117	4,045	24,410	16.57%
TOTAL EXPENDITURES	**129**	**4,525**	**24,929**	**18.15%**
Excess (deficiency) of revenues Over (under) expenditures	1,185	24,151	-	0.00%
Net change in fund balance	$ 1,185	$ 24,151	$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**262,903**	**262,903**	
FUND BALANCE, ENDING		**$ 287,054**	**$ 262,903**	

Westchase
Community Development District

Supporting Schedules

April 30, 2024

WESTCHASE
Community Development District

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	$ 3,067,021	$ 56,137	$ 18,057	$ 9,047
				100%	82.06%	1.50%	0.48%	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
TOTAL	**3,454,647**	**140,101**	**70,503**	**3,665,251**	**3,007,541**	**55,048**	**17,707**	**8,872**
% COLLECTED				98%	98%	98%	98%	98%
TOTAL O/S				**72,488**	**59,480**	**1,089**	**350**	**175**

WESTCHASE
Community Development District

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	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
TOTAL	**5,413**	**398,469**	**15,745**	**123,876**	**7,627**	**24,953**
% COLLECTED	98%	98%	98%	98%	98%	98%
TOTAL O/S	**107**	**7,881**	**311**	**2,450**	**151**	**494**

Sixth Order of Business

6A

WESTCHASE

Community Development District

Annual Operating Budget

FY 2025

Version: #3

Preliminary Budget updated 05/24/24

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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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 FY 2022	ACTUAL FY 2023	ADOPTED FY 2024	ACTUAL THRU 4/30/24	PROJECTED MAY-9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	$ 6,649	$ 118,577	$ 26,000	$ 71,968	$ 51,939	$ 123,907	$ 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	3,007,541	59,480	3,067,021	3,201,080
Special Assmnts- Discounts	(100,243)	(99,121)	(122,681)	(114,960)	-	(114,960)	(128,043)
Other Miscellaneous Revenues	8,611	10,274	-	2,614	-	2,614	-
Pavilion Rental	13,428	16,969	4,000	10,571	-	10,571	4,000
Insurance Reimbursements	18,467	-	-	-	-	-	-
TOTAL REVENUES	**2,645,681**	**2,780,552**	**2,974,340**	**2,981,802**	**132,318**	**3,114,120**	**3,125,436**
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	16,800	18,200	19,000	11,400	5,000	16,400	19,000
FICA Taxes	1,285	1,392	1,454	872	383	1,255	1,454
ProfServ-Engineering	84,868	52,508	53,500	27,240	19,659	46,899	53,500
ProfServ-Legal Services	77,868	83,152	105,000	45,669	32,959	78,628	105,000
ProfServ-Mgmt Consulting Serv	120,130	123,734	123,734	72,178	51,556	123,734	128,683
ProfServ-Recording Secretary	10,938	11,166	11,000	6,486	4,681	11,167	11,000
Auditing Services	7,700	9,800	7,900	7,800	-	7,800	7,800
Postage and Freight	600	6,920	600	281	203	484	600
Insurance - General Liability	40,157	42,969	42,969	56,469	-	56,469	62,116
Printing and Binding	262	212	300	42	258	300	300
Legal Advertising	6,092	7,418	6,500	2,387	1,723	4,110	6,500
Misc-Assessmnt Collection Cost	31,559	31,537	58,840	57,852	1,190	59,042	64,022
Misc-Credit Card Fees	468	590	750	422	305	727	750
Misc-Contingency	1,500	3,006	1,600	2,027	1,463	3,490	1,600
Office Supplies	-	167	25	-	25	25	25
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	**400,402**	**392,946**	**433,347**	**291,300**	**120,203**	**411,503**	**462,525**
Flood Control/Stormwater							
Contracts-Lake and Wetland	118,000	118,000	118,000	68,833	49,167	118,000	118,000
Contracts-Fountain	7,710	8,820	8,820	4,588	4,015	8,603	8,820
R&M-Aquascaping	26,445	5,200	15,000	3,950	11,050	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/Stormwate	**185,386**	**187,437**	**174,380**	**79,025**	**89,732**	**168,757**	**174,380**
Right of Way							
Payroll-Salaries	225,740	246,657	246,443	156,365	90,078	246,443	258,765
Payroll-Benefits	132,603	138,805	95,834	70,396	50,805	121,201	130,000
Payroll - Overtime	25,667	31,859	17,500	18,921	13,655	32,576	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	23,025	8,883	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	117,843	85,047	202,890	160,000
Contracts-Other Services	17,930	22,560	19,560	11,410	8,150	19,560	19,560
Contracts-Landscape	557,208	557,208	557,208	326,874	230,334	557,208	557,208

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

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED FY 2024	ACTUAL THRU 4/30/24	PROJECTED MAY- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
Contracts-Mulch	147,592	147,592	147,592	75,000	72,592	147,592	147,592
Contracts-Plant Replacement	74,515	93,144	74,515	59,999	14,516	74,515	74,515
Contracts-Road Cleaning	7,556	9,827	9,843	8,164	1,679	9,843	9,843
Contracts-Trees & Trimming	-	-	-	51,000	30,000	81,000	72,000
Contracts-Security Alarms	668	543	671	321	350	671	671
Contracts-Pest Control	576	583	576	296	280	576	576
Fuel, Gasoline and Oil	15,492	14,816	13,000	8,428	6,082	14,510	13,000
Communication - Teleph - Field	4,923	4,559	5,000	3,184	2,298	5,482	5,000
Utility - General	27,067	29,516	23,275	18,033	13,014	31,047	35,000
Utility - Reclaimed Water	5,438	6,766	10,000	3,452	2,491	5,943	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	23,298	19,202	42,500	42,500
R&M-Equipment	7,990	7,155	8,000	9,102	6,569	15,671	8,000
R&M-Grounds	127,421	129,528	52,150	61,130	44,117	105,247	125,000
R&M-Irrigation	37,292	33,896	40,500	53,137	28,000	81,137	40,500
R&M-Sidewalks	7,467	1,500	15,616	2,299	13,317	15,616	15,616
R&M-Signage	1,180	-	6,000	-	6,000	6,000	6,000
R&M-Walls and Signage	39,972	31,826	32,500	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	102	341,145	341,247	341,247
Office Supplies	3,639	1,201	3,500	139	3,361	3,500	3,500
Cleaning Services	6,618	6,626	6,600	3,885	2,715	6,600	6,600
Op Supplies - General	4,074	434	5,000	1,109	3,891	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	5,753	250	6,003	6,000
Conference and Seminars	-	-	1,000	-	1,000	1,000	1,000
Cap Outlay - Vehicles	-		-	56,542	-	56,542	-
Cap Outlay	-	75,335	-	199,244	1,081,922	1,281,166	-
Total Right of Way	**1,768,097**	**1,934,120**	**2,048,572**	**1,477,609**	**2,228,007**	**3,705,616**	**2,312,977**
Common Area							
R&M-General	56,443	58,071	30,000	68,548	49,471	118,019	30,000
R&M-Boardwalks	-	-	700	-	-	-	700
R&M-Brick Pavers	-	-	1,200	1,242	896	2,138	1,200
R&M-Grounds	-	42,294	1,500	-	1,500	1,500	1,500
R&M-Signage	-	-	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	2,975	15,858	4,000	5,298	3,824	9,122	4,000
Misc-Internet Services	7,354	7,348	7,391	4,284	3,092	7,376	7,391
Impr - Park	-	5,020	271,850	36,360	26,241	62,601	129,362
Total Common Area	**66,772**	**128,591**	**318,041**	**115,732**	**86,424**	**202,156**	**175,553**
TOTAL EXPENDITURES	**2,420,657**	**2,643,094**	**2,974,340**	**1,963,666**	**2,524,366**	**4,488,032**	**3,125,436**
Excess (deficiency) of revenues Over (under) expenditures	225,024	137,458	-	1,018,136	(2,392,048)	(1,373,912)	-
FUND BALANCE, BEGINNING	3,699,918	3,924,941	4,062,399	4,062,399	-	4,062,399	2,688,487
FUND BALANCE, ENDING	**$ 3,924,941**	**$ 4,062,399**	**$ 4,062,399**	**$ 5,080,535**	**$ (2,392,048)**	**$ 2,688,487**	**$ 2,688,487**

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

		Amount
Beginning Fund Balance - Fiscal Year 2025	$	2,688,487
Net Change in Fund Balance - Fiscal Year 2025		-
Reserves - Fiscal Year 2025 Additions		-
Total Funds Available (Estimated) - 9/30/2025		**2,688,487**

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits	$	3,232	
Subtotal		3,232	
Assigned Fund Balance			
Operating Reserves - First Quarter Operating Capital		781,359	(1)
Reserves - Erosion Control		60,000	
Reserves - Roadways Prior Years		502,031	
Subtotal		1,343,390	
Total Allocation of Available Funds		**1,346,622**	
Total Unassigned (undesignated) Cash	**$**	**1,341,865**	

(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

<u>Administrative</u> (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.

<u>Flood Control/Stormwater Management</u>

Contracts-Lake and Wetland

A&B Aquatics contract is $9,833 per month. Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD lakes. Herbicides will consist of chemical treatments. Algae control will include hand removal and chemical treatments.

Contracts-Fountain

Triangle Pool Service contract is $650 per month. This category is intended to cover the cost of operating and maintaining the three decorative fountains and lighted entry signs that are within the Town Center on Montague Drive. The inter-active fountain has state requirements to have a state certified pool attendant perform tests every other day and report to the state monthly tests results. The District has a contract with *Fountain Design Group, Inc.* for $255 per quarter to maintain the cascade fountain.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Flood Control/Stormwater Management (continued)

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

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

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

Right of Way

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

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

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

Payroll-Bonus
Annual bonuses given to field staff.

FICA Taxes
Taxes for the regular payroll, overtime, and bonus.

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

Contracts-Other Services
OLM contract is $1,630 per month to review and monitor existing landscape contracted performance.

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

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

Contracts-Plant Replacement
Fieldstone Landscape contract amount is $74,515 per year for seasonal plant installation per contract specifications.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

<u>Right of Way</u> (continued)

Contracts-Road Cleaning
Tampa Bay Junk Removal Company contract is $3,265.66 per quarter. Street sweeping is completed six times per year @ fifty-eight miles of curbing plus disposal.

Contracts-Security Alarms
ADT Security Services contract amount is $167.70 per quarter for Alarm Net Transmission, Monitoring of Alarm System and Service Contract Burglary.

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

Fuel, Gasoline & Oil
Expenditures for the operation of all field equipment. *Palmdale Oil Co*. is the fuel vendor.

Communication-Telephone
Includes the cost for *Network Factor* (office telephone); *Charter Communications* (office internet); and *Verizon* (cellular phones).

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

Utility-Reclaimed Water
Hillsborough County (BOCC) reclaimed water.

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

R&M-General
Allocated for all general repairs and maintenance that the District should incur during the fiscal year.

R&M-Equipment
Repair, replacement and maintenance of equipment utilized by the District.

R&M-Grounds
This is for various maintenance functions that may arise during the fiscal year.

R&M-Irrigation
Irrigation repairs are performed routinely by *Fieldstone Landscape* for the District.

R&M-Sidewalks
Planned repairs for the District sidewalks.

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

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Right of Way (continued)

R&M-Walls
Scheduled maintenance consists of pressure washing, cleaning, painting, repair and replacement of damaged areas.

Miscellaneous-Holiday Decor
Seasonal decorations for the field property.

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

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

Office Supplies
General office supplies that are needed for field operation.

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

Operating Supplies - General
Supplies needed for District operation.

Operating Supplies - Uniforms
Uniforms for field employees.

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

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

Conferences and Seminars
Training for field staff.

Common Area (Park & Recreation)

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

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

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Common Area (Park & Recreation) (continued)

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

R&M-Grounds
This is for various maintenance functions that may arise during the fiscal year. Deferred maintenance.

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

R&M-Walls
Scheduled maintenance consists of pressure washing, cleaning, painting, repair, and replacement of damaged areas.

Miscellaneous-Internet Services
Charter Communications business internet services for Glencliff, Baybridge, and West Park Village.

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

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

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Apr-24	PROJECTED MAY- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	$ 321	$ 9,361	$ 500	$ 6,485	$ 4,632	$ 11,117	$ 500
Special Assmnts- Tax Collector	56,138	56,138	56,137	55,048	1,089	56,137	59,877
Special Assmnts- Discounts	(2,088)	(2,052)	(2,245)	(2,104)	-	(2,104)	(2,395)
Gate Bar Code/Remotes	196	162	-	65	-	65	-
TOTAL REVENUES	**54,567**	**63,609**	**54,392**	**59,494**	**5,721**	**65,215**	**57,982**
EXPENDITURES							
Administrative							
Misc-Assessmnt Collection Cost	657	653	1,123	1,059	22	1,081	1,198
Misc-Credit Card Fees	6	6	15	3	-	3	15
Total Administrative	**663**	**659**	**1,138**	**1,062**	**22**	**1,084**	**1,213**
Right of Way							
Communication - Teleph - Field	3,958	3,761	3,300	2,092	1,680	3,772	3,300
Electricity - Streetlighting	9,423	7,112	5,500	4,213	3,385	7,598	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	8,242	5,887	14,129	19,700
R&M-Gate	13,717	16,867	5,794	6,302	1,500	7,802	5,794
Reserve - Roadways	-	-	17,082	-	-	-	19,762
Total Right of Way	**58,018**	**57,097**	**53,254**	**23,317**	**12,452**	**35,769**	**56,770**
TOTAL EXPENDITURES	**58,681**	**57,756**	**54,392**	**24,379**	**12,474**	**36,853**	**57,982**
Excess (deficiency) of revenues Over (under) expenditures	(4,114)	5,853	-	35,115	(6,753)	28,362	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Net change in fund balance	(4,114)	5,853	-	35,115	(6,753)	28,362	-
FUND BALANCE, BEGINNING	362,995	358,881	364,734	364,734	-	364,734	393,096
FUND BALANCE, ENDING	**$ 358,881**	**$ 364,734**	**$ 364,734**	**$ 399,849**	**$ (6,753)**	**$ 393,096**	**$ 393,096**

Exhibit "B"

Allocation of Fund Balances

AVAILABLE FUNDS

		Amount
Beginning Fund Balance - Fiscal Year 2025	$	393,096
Net Change in Fund Balance - Fiscal Year 2025		-
Reserves - Fiscal Year 2025 Additions		19,762
Total Funds Available (Estimated) - 9/30/2025		**412,859**

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits	$	667	
Subtotal		667	
Assigned Fund Balance			
Operating Reserves - First Quarter Operating		9,555	(1)
Reserves - Roadways Prior Years		141,077	
Reserves - Roadways FY 2024		17,082	
Reserves - Roadways FY 2025		19,762	
Subtotal		177,921	
Total Allocation of Available Funds		**188,143**	
Total Unassigned (undesignated) Cash	**$**	**224,716**	

Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

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

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Apr-24	PROJECTED MAY- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	$ 19	$ 418	$ 150	$ 176	126	$ 302	$ 150
Special Assmnts- Tax Collector	18,057	18,057	18,057	17,707	350	18,057	26,744
Special Assmnts- Discounts	(672)	(660)	(722)	(677)	-	(677)	(1,070)
TOTAL REVENUES	**17,404**	**17,815**	**17,485**	**17,206**	**476**	**17,682**	**25,824**
EXPENDITURES							
Administrative							
Misc-Assessmnt Collection Cost	211	210	361	341	7	348	535
Total Administrative	**211**	**210**	**361**	**341**	**7**	**348**	**535**
Right of Way							
R&M-Streetlights	22,157	23,554	17,124	14,084	10,400	24,484	25,000
Total Right of Way	**22,157**	**23,554**	**17,124**	**14,084**	**10,400**	**24,484**	**25,000**
TOTAL EXPENDITURES	**22,368**	**23,764**	**17,485**	**14,425**	**10,407**	**24,832**	**25,535**
Excess (deficiency) of revenues Over (under) expenditures	(4,964)	(5,949)	-	2,781	(9,931)	(7,150)	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)	-	2,781	(9,931)	(7,150)	289
FUND BALANCE, BEGINNING	20,966	16,002	10,053	10,053	-	10,053	2,903
FUND BALANCE, ENDING	**$ 16,002**	**$ 10,053**	**$ 10,053**	**$ 12,834**	**$ (9,931)**	**$ 2,903**	**$ 3,192**

Exhibit "C"

Allocation of Fund Balances

AVAILABLE FUNDS

		Amount
Beginning Fund Balance - Fiscal Year 2025	$	2,903
Net Change in Fund Balance - Fiscal Year 2025		289
Reserves - Fiscal Year 2025 Additions		-
Total Funds Available (Estimated) - 9/30/2025		**3,192**

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits		$	3,030
	Subtotal		3,030
Assigned Fund Balance			
Operating Reserves - First Quarter Operating Capital			162 (1)
	Subtotal		162
Total Allocation of Available Funds			**3,192**
Total Unassigned (undesignated) Cash		**$**	**-**

Notes

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

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 Apr-24	PROJECTED MAY-9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	$ 15	$ 265	$ 80	$ 68	$ 49	$ 117	$ 80
Special Assmnts- Tax Collector	5,842	5,842	9,047	8,872	175	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**	**8,666**	**224**	**8,890**	**15,601**
EXPENDITURES							
Administrative							
Misc-Assessmnt Collection Cost	68	68	181	171	4	175	323
Misc-Credit Card Fees	-	2	4	3	-	3	4
Total Administrative	**68**	**70**	**185**	**174**	**4**	**178**	**327**
Right of Way							
Communication - Teleph - Field	1,827	1,911	1,800	1,155	825	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	221	135	356	300
Reserve - Roadways	-	-	-	-	-	-	3,300
Total Right of Way	**12,949**	**12,181**	**8,580**	**10,363**	**1,960**	**12,323**	**13,325**
TOTAL EXPENDITURES	**13,017**	**12,251**	**8,765**	**10,537**	**1,964**	**12,501**	**13,652**
Excess (deficiency) of revenues Over (under) expenditures	(7,377)	(6,293)	-	(1,871)	(1,740)	(3,611)	1,949
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	1,949
TOTAL OTHER SOURCES (USES)	**-**	**-**	**-**	**-**	**-**	**-**	**1,949**
Net change in fund balance	(7,377)	(6,293)	-	(1,871)	(1,740)	(3,611)	1,949
FUND BALANCE, BEGINNING	17,495	10,118	3,825	3,825	-	3,825	214
FUND BALANCE, ENDING	**$ 10,118**	**$ 3,825**	**$ 3,825**	**$ 1,954**	**$ (1,740)**	**$ 214**	**$ 2,163**

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

		Amount
Beginning Fund Balance - Fiscal Year 2025	$	214
Net Change in Fund Balance - Fiscal Year 2025		1,949
Reserves - Fiscal Year 2025 Additions		3,300
Total Funds Available (Estimated) - 9/30/2025		**5,463**

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits		$	20
	Subtotal		20
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		5,234
Total Allocation of Available Funds			**5,254**
Total Unassigned (undesignated) Cash		**$**	**209**

Notes

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

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

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

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Apr-24	PROJECTED MAY- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	$ 39	$ 1,283	$ 150	$ 991	$ 708	$ 1,699	$ 150
Special Assmnts- Tax Collector	5,520	5,520	5,520	5,413	107	5,520	6,052
Special Assmnts- Discounts	(205)	(202)	(221)	(207)	-	(207)	(242)
TOTAL REVENUES	**5,354**	**6,601**	**5,449**	**6,197**	**815**	**7,012**	**5,960**
EXPENDITURES							
Administrative							
Misc-Assessmnt Collection Cost	65	64	110	104	2	106	121
Total Administrative	**65**	**64**	**110**	**104**	**2**	**106**	**121**
Right of Way							
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	-	6,093	(4,187)	1,906	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Net change in fund balance	5,289	6,537	-	6,093	(4,187)	1,906	-
FUND BALANCE, BEGINNING	43,928	49,217	55,754	55,754	-	55,754	57,660
FUND BALANCE, ENDING	**$ 49,217**	**$ 55,754**	**$ 55,754**	**$ 61,847**	**$ (4,187)**	**$ 57,660**	**$ 57,660**

Exhibit "E"

Allocation of Fund Balances

AVAILABLE FUNDS

		Amount
Beginning Fund Balance - Fiscal Year 2025	$	57,660
Net Change in Fund Balance - Fiscal Year 2025		-
Reserves - Fiscal Year 2025 Additions		839
Total Funds Available (Estimated) - 9/30/2025		**58,499**

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		14,250	
Total Allocation of Available Funds		**15,530**	
Total Unassigned (undesignated) Cash	**$**	**42,968**	

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year		2032	8 Years Remaining
Anticipated Replacement Costs balance	$	15,780.00	
Current Budgeted Reserve Balance	$	15,780.00	

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

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Apr-24	PROJECTED MAY- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	$ 291	$ 8,280	$ 700	$ 4,262	$ 3,044	$ 7,306	$ 700
Special Assmnts- Tax Collector	344,186	344,186	406,350	398,469	7,881	406,350	440,316
Special Assmnts- Discounts	(12,801)	(12,582)	(16,254)	(15,231)	-	(15,231)	(17,613)
Gate Bar Code/Remotes	3,078	2,651	-	250	-	250	-
Insurance Reimbursements	13,290	-	-	1,825	-	1,825	-
TOTAL REVENUES	**348,044**	**342,535**	**390,796**	**389,575**	**10,925**	**400,500**	**423,404**
EXPENDITURES							
Administrative							
Misc-Assessmnt Collection Cost	4,030	4,003	8,126	7,665	158	7,823	8,806
Misc-Credit Card Fees	115	101	80	75	-	75	80
Total Administrative	**4,145**	**4,104**	**8,206**	**7,740**	**158**	**7,898**	**8,886**
Right of Way							
Contracts-Security Services	221,851	230,065	240,977	143,775	101,715	245,490	240,977
Contracts-Pest Control	240	240	240	120	120	240	240
Communication - Teleph - Field	2,096	2,005	2,100	1,169	835	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	38,526	500	39,026	20,000
R&M-Gate	15,054	22,260	10,000	8,109	3,675	11,784	10,000
R&M-Streetlights	60,037	67,173	66,000	40,702	28,630	69,332	68,712
Reserve - Roadways	-	-	42,000	-	-	-	62,000
Total Right of Way	**356,407**	**413,853**	**382,590**	**234,074**	**135,475**	**369,549**	**405,915**
TOTAL EXPENDITURES	**360,552**	**417,957**	**390,796**	**241,814**	**135,633**	**377,447**	**414,801**
Excess (deficiency) of revenues Over (under) expenditures	(12,508)	(75,422)	-	147,761	(124,707)	23,054	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)	-	147,761	(124,707)	23,054	8,603
FUND BALANCE, BEGINNING	329,836	317,328	241,906	241,906	-	241,906	264,960
FUND BALANCE, ENDING	**$ 317,328**	**$ 241,906**	**$ 241,906**	**$ 389,667**	**$ (124,707)**	**$ 264,960**	**$ 273,563**

Exhibit "F"

Allocation of Fund Balances

AVAILABLE FUNDS

		Amount
Beginning Fund Balance - Fiscal Year 2025	$	264,960
Net Change in Fund Balance - Fiscal Year 2025		8,603
Reserves - Fiscal Year 2025 Additions		62,000
Total Funds Available (Estimated) - 9/30/2025		**335,563**

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits		$	8,120
	Subtotal		8,120
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		335,156
Total Allocation of Available Funds			**343,276**
Total Unassigned (undesignated) Cash		**$**	**(7,713)**

Notes

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

Anticipated Replacement Year	2033	10 years remaining
Anticipated Replacement Costs	$ 1,044,939.60	
Anticipated Reserve Balance	$ 1,044,939.60	

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

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Apr-24	PROJECTED MAY-9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	$ 67	$ 2,097	$ 200	$ 1,242	$ 887	$ 2,129	$ 200
Special Assmnts- Tax Collector	16,056	16,056	16,056	15,745	311	16,056	19,237
Special Assmnts- Discounts	(597)	(587)	(642)	(602)	-	(602)	(769)
Gate Bar Code/Remotes	65	-	-	32			-
TOTAL REVENUES	**15,591**	**17,566**	**15,614**	**16,417**	**1,198**	**17,583**	**18,668**
EXPENDITURES							
Administrative							
Misc-Assessmnt Collection Cost	188	187	321	303	6	309	385
Misc-Credit Card Fees	-	-	10	1	-	1	10
Total Administrative	**188**	**187**	**331**	**304**	**6**	**310**	**395**
Right of Way							
Communication - Teleph - Field	1,499	1,453	1,500	847	605	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	772	200	972	3,792
R&M-Streetlights	6,342	7,182	5,650	4,375	3,225	7,600	7,740
Reserve - Roadways	-	-	2,955	-	-	-	3,855
Total Right of Way	**11,355**	**27,868**	**15,283**	**12,417**	**4,530**	**16,947**	**18,273**
TOTAL EXPENDITURES	**11,543**	**28,055**	**15,614**	**12,721**	**4,536**	**17,257**	**18,668**
Excess (deficiency) of revenues Over (under) expenditures	4,048	(10,489)	-	3,696	(3,338)	326	-
Net change in fund balance	4,048	(10,489)	-	3,696	(3,338)	326	-
FUND BALANCE, BEGINNING	76,370	80,418	69,929	69,929	-	69,929	70,255
FUND BALANCE, ENDING	**$ 80,418**	**$ 69,929**	**$ 69,929**	**$ 73,625**	**$ (3,338)**	**$ 70,255**	**$ 70,255**

Exhibit "G"

Allocation of Fund Balances

AVAILABLE FUNDS

		Amount
Beginning Fund Balance - Fiscal Year 2025	$	70,255
Net Change in Fund Balance - Fiscal Year 2025		-
Reserves - Fiscal Year 2025 Additions		3,855
Total Funds Available (Estimated) - 9/30/2025		**74,110**

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits		$	853
	Subtotal		853
Assigned Fund Balance			
Operating Reserves - First Quarter Operating Capital			3,703 (1)
Reserves - Roadways Prior Years			45,021
Reserves - Roadways FY 2024			2,955
Reserves - Roadways FY 2025			3,855
	Subtotal		51,831
Total Allocation of Available Funds			**56,387**
Total Unassigned (undesignated) Cash		**$**	**17,723**

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year		2031	7 years remaining
Anticipated Replacement Costs	$	65,704.80	
Anticipated Reserve Balance	$	65,704.80	

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Apr-24	PROJECTED MAY-9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
Interest - Investments	$ 108	$ 3,140	$ -	$ 1,862	$ 1,330	$ 3,192	$ -
Special Assmnts- Tax Collector	126,326	126,326	126,326	123,876	2,450	126,326	176,696
Special Assmnts- Discounts	(4,698)	(4,618)	(5,053)	(4,735)	-	(4,735)	(7,068)
TOTAL REVENUES	**121,736**	**124,848**	**121,273**	**121,003**	**3,780**	**124,783**	**169,628**
EXPENDITURES							
Administrative							
Misc-Assessmnt Collection Cost	1,479	1,469	2,527	2,383	49	2,432	3,534
Total Administrative	**1,479**	**1,469**	**2,527**	**2,383**	**49**	**2,432**	**3,534**
Right of Way							
R&M-General	-	-	2,044	-	2,044	2,044	2,044
R&M-Streetlights	122,641	135,025	105,000	81,505	60,145	141,650	144,348
Reserve - Roadways	-	3,142	11,702	-	-	-	19,702
Total Right of Way	**122,641**	**138,167**	**118,746**	**81,505**	**62,189**	**143,694**	**166,094**
TOTAL EXPENDITURES	**124,120**	**139,636**	**121,273**	**83,888**	**62,238**	**146,126**	**169,628**
Excess (deficiency) of revenues Over (under) expenditures	(2,384)	(14,788)	-	37,115	(58,458)	(21,343)	-
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)	-	37,115	(58,458)	(21,343)	32,662
FUND BALANCE, BEGINNING	122,749	120,365	105,577	105,577	-	105,577	84,234
FUND BALANCE, ENDING	**$ 120,365**	**$ 105,577**	**$ 105,577**	**$ 142,692**	**$ (58,458)**	**$ 84,234**	**$ 116,896**

Exhibit "H"

Allocation of Fund Balances

AVAILABLE FUNDS

		Amount
Beginning Fund Balance - Fiscal Year 2025	$	84,234
Net Change in Fund Balance - Fiscal Year 2025		32,662
Reserves - Fiscal Year 2025 Additions		19,702
Total Funds Available (Estimated) - 9/30/2025		**136,598**

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits		$	14,572
	Subtotal		14,572
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		121,083
Total Allocation of Available Funds			**135,656**
Total Unassigned (undesignated) Cash		**$**	**942**

Notes

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

Anticipated Replacement Year		2029	5 years remaining
Anticipated Replacement Costs	$	148,189.20	
Anticipated Reserve Balance	$	148,189.20	

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

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Apr-24	PROJECTED MAY-9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	$ 18	$ 597	$ 90	$ 435	$ 311	$ 746	$ 90
Special Assmnts- Tax Collector	7,778	7,778	7,778	7,627	151	7,778	7,778
Special Assmnts- Discounts	(289)	(284)	(311)	(292)	-	(292)	(311)
TOTAL REVENUES	**7,507**	**8,091**	**7,557**	**7,770**	**462**	**8,232**	**7,557**
EXPENDITURES							
Administrative							
Misc-Assessmnt Collection Cost	91	90	156	147	3	150	156
Total Administrative	**91**	**90**	**156**	**147**	**3**	**150**	**156**
Right of Way							
R&M-Streetlights	5,044	6,445	4,999	3,875	2,840	6,715	4,999
Reserve - Roadways	-	-	2,402	-	-	-	2,402
Total Right of Way	**5,044**	**6,445**	**7,401**	**3,875**	**2,840**	**6,715**	**7,401**
TOTAL EXPENDITURES	**5,135**	**6,535**	**7,557**	**4,022**	**2,843**	**6,865**	**7,557**
Excess (deficiency) of revenues Over (under) expenditures	2,372	1,556	-	3,748	(2,381)	1,367	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Net change in fund balance	2,372	1,556	-	3,748	(2,381)	1,367	-
FUND BALANCE, BEGINNING	20,540	22,912	24,468	24,468	-	24,468	25,835
FUND BALANCE, ENDING	**$ 22,912**	**$ 24,468**	**$ 24,468**	**$ 28,216**	**$ (2,381)**	**$ 25,835**	**$ 25,835**

Exhibit "I"

Allocation of Fund Balances

AVAILABLE FUNDS

		Amount
Beginning Fund Balance - Fiscal Year 2025	$	25,835
Net Change in Fund Balance - Fiscal Year 2025		-
Reserves - Fiscal Year 2025 Additions		2,402
Total Funds Available (Estimated) - 9/30/2025		**28,237**

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits	$	765	
Subtotal		765	
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		23,797	
Total Allocation of Available Funds		**25,851**	
Total Unassigned (undesignated) Cash	**$**	**2,386**	

Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

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

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU Apr-24	PROJECTED MAY-9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	$ 201	$ 6,370	$ 500	$ 4,677	$ 3,341	$ 8,018	$ 500
Special Assmnts- Tax Collector	25,447	25,447	25,447	24,953	494	25,447	27,287
Special Assmnts- Discounts	(946)	(930)	(1,018)	(954)	-	(954)	(1,091)
Gate Bar Code/Remotes	226	-	-	-	-	-	-
TOTAL REVENUES	**24,928**	**30,887**	**24,929**	**28,676**	**3,835**	**32,511**	**26,696**
EXPENDITURES							
Administrative							
Misc-Assessmnt Collection Cost	298	296	509	480	10	490	546
Misc-Credit Card Fees	1	-	10	-	-	-	10
Total Administrative	**299**	**296**	**519**	**480**	**10**	**490**	**556**
Right of Way							
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	2,547	2,453	5,000	5,000
Misc-Internet Services	1,438	1,555	1,800	819	585	1,404	1,800
Reserve - Roadways	-	-	9,925	-	-	-	11,425
Total Right of Way	**7,503**	**11,966**	**24,410**	**4,045**	**10,206**	**14,251**	**26,140**
TOTAL EXPENDITURES	**7,802**	**12,262**	**24,929**	**4,525**	**10,216**	**14,741**	**26,696**
Excess (deficiency) of revenues Over (under) expenditures	17,126	18,625	-	24,151	(6,381)	17,770	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Net change in fund balance	17,126	18,625	-	24,151	(6,381)	17,770	-
FUND BALANCE, BEGINNING	227,152	244,278	262,903	262,903	-	262,903	280,673
FUND BALANCE, ENDING	**$ 244,278**	**$ 262,903**	**$ 262,903**	**$ 287,054**	**$ (6,381)**	**$ 280,673**	**$ 280,673**

Exhibit "J"

Allocation of Fund Balances

AVAILABLE FUNDS

		Amount
Beginning Fund Balance - Fiscal Year 2025	$	280,673
Net Change in Fund Balance - Fiscal Year 2025		-
Reserves - Fiscal Year 2025 Additions		11,425
Total Funds Available (Estimated) - 9/30/2025		**292,098**

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		156,509	
Total Allocation of Available Funds		**160,327**	
Total Unassigned (undesignated) Cash	**$**	**131,771**	

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

WESTCHASE
Community Development District

Comparison of Assessment Rates
Fiscal Year 2025 vs. Fiscal Year 2024

Name	Units	General Fund FY 2025	General Fund FY 2024	General Fund Percent Change	Special Funds FY 2025	Special Funds FY 2024	Special Funds Percent Change	Total Assessments per Unit FY 2025	Total Assessments per Unit FY 2024	Total Assessments per Unit Dollar Change	Total Assessments per Unit Percent Change
Wycliffe	30	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Bennington	108	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Woodbay	163	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Berkley Square	122	$392.24	$382.91	2.44%	$0.00	$0.00	n/a	$392.24	$382.91	$9.33	2.44%
Glenfield	101	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Keswick Forest	64	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Shopping Center	9.9	$19,682.36	$17,645.42	11.54%	$0.00	$0.00	n/a	$19,682.36	$17,645.42	$2,036.95	11.54%
Shopping Center	7.24	$19,682.36	$17,645.42	11.54%	$0.00	$0.00	n/a	$19,682.36	$17,645.42	$2,036.95	11.54%
Glencliff	48	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Harbor Links	109	$549.07	$539.65	1.75%	$348.12	$326.38	6.66%	$897.19	$866.03	$31.16	3.60%
Harbor Links Estates	63	$549.07	$539.65	1.75%	$348.12	$326.38	6.66%	$897.19	$866.03	$31.16	3.60%
The Enclave	108	$549.07	$539.65	1.75%	$247.63	$167.19	48.11%	$796.69	$706.84	$89.85	12.71%
Saville Rowe	36	$549.07	$539.65	1.75%	$449.10	$251.30	78.71%	$998.17	$790.95	$207.21	26.20%
Ayshire	49	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Cheshire	81	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Derbyshire	105	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Epic Properties	400	$392.24	$382.91	2.44%	$0.00	$0.00	n/a	$392.24	$382.91	$9.33	2.44%
Radcliffe	154	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
7/11	1.17	$19,682.36	$17,645.42	11.54%	$1,420.66	$1,295.77	9.64%	$21,103.02	$18,941.19	$2,161.83	11.41%
Primrose	1.27	$19,682.36	$17,645.42	11.54%	$1,420.66	$1,295.77	9.64%	$21,103.02	$18,941.19	$2,161.83	11.41%
Professional Center	1.82	$19,682.36	$17,645.42	11.54%	$1,420.66	$1,295.77	9.64%	$21,103.02	$18,941.19	$2,161.83	11.41%
Professional Center	5.54	$19,682.36	$17,645.42	11.54%	$0.00	$0.00	n/a	$19,682.36	$17,645.42	$2,036.95	11.54%
Remax Real Estate	0.53	$19,682.36	$17,645.42	11.54%	$0.00	$0.00	n/a	$19,682.36	$17,645.42	$2,036.95	11.54%
Golf Course	58	$100.05	$94.11	6.31%	$0.00	$0.00	n/a	$100.05	$94.11	$5.94	6.31%
Greensprings	60	$549.07	$539.65	1.75%	$863.36	$796.76	8.36%	$1,412.43	$1,336.41	$76.02	5.69%
Greencrest	54	$549.07	$539.65	1.75%	$863.36	$796.76	8.36%	$1,412.43	$1,336.41	$76.02	5.69%
Greenhedges	53	$549.07	$539.65	1.75%	$863.36	$796.76	8.36%	$1,412.43	$1,336.41	$76.02	5.69%
Greenmont	41	$549.07	$539.65	1.75%	$863.36	$796.76	8.36%	$1,412.43	$1,336.41	$76.02	5.69%
Greendale	59	$549.07	$539.65	1.75%	$863.36	$796.76	8.36%	$1,412.43	$1,336.41	$76.02	5.69%
Greenpoint	153	$549.07	$539.65	1.75%	$863.36	$796.76	8.36%	$1,412.43	$1,336.41	$76.02	5.69%
Village Green	10	$549.07	$539.65	1.75%	$863.36	$796.76	8.36%	$1,412.43	$1,336.41	$76.02	5.69%
Village Green	67	$549.07	$539.65	1.75%	$863.36	$796.76	8.36%	$1,412.43	$1,336.41	$76.02	5.69%
Village Green	13	$549.07	$539.65	1.75%	$863.36	$796.76	8.36%	$1,412.43	$1,336.41	$76.02	5.69%
Westpark Village	77	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
Westpark Village	10	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
Westpark Village	38	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
Westpark Village	37	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
Westpark Village	22	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
Westpark Village	22	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
Westpark Village	24	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%

WESTCHASE

Community Development District

Comparison of Assessment Rates

Fiscal Year 2025 vs. Fiscal Year 2024

		General Fund			Special Funds			Total Assessments per Unit			
Name	Units	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change
Westpark Village	40	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
Westpark Village	6	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
Westpark Village	50	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
Westpark Village	22	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
Westpark Village	30	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
Westpark Village	17	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
David Weekly Homes	36	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
Westpark Village	38	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
Castleford	69	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Stamford	61	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Baybridge	102	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Wakesbridge	86	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Abbotsford	40	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Chelmsford	100	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Brentford	85	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Kingsford	132	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Stockbridge	68	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Sturbridge	47	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Stonebridge	66	$549.07	$539.65	1.75%	$291.47	$243.28	19.81%	$840.54	$782.93	$57.61	7.36%
Woodbridge	40	$549.07	$539.65	1.75%	$0.00	$0.00	n/a	$549.07	$539.65	$9.42	1.75%
Vineyards	120	$549.07	$539.65	1.75%	$227.39	$212.06	7.23%	$776.46	$751.71	$24.75	3.29%
Cavendish	90	$549.07	$539.65	1.75%	$316.09	$225.98	39.87%	$865.16	$765.63	$99.53	13.00%
Gables Residential III	615	$392.24	$382.91	2.44%	$0.00	$0.00	n/a	$392.24	$382.91	$9.33	2.44%
Arlington Park Condos	76	$392.24	$382.91	2.44%	$0.00	$0.00	n/a	$392.24	$382.91	$9.33	2.44%
Gables Commercial	0.94	$19,682.36	$17,645.42	11.54%	$0.00	$0.00	n/a	$19,682.36	$17,645.42	$2,036.95	11.54%
Westchase Early Learning Center	1.73	$19,682.36	$17,645.42	11.54%	$0.00	$0.00	n/a	$19,682.36	$17,645.42	$2,036.95	11.54%
CVS	1.42	$19,682.36	$17,645.42	11.54%	$0.00	$0.00	n/a	$19,682.36	$17,645.42	$2,036.95	11.54%
Applebees	1.04	$19,682.36	$17,645.42	11.54%	$0.00	$0.00	n/a	$19,682.36	$17,645.42	$2,036.95	11.54%
Burger King	1.69	$19,682.36	$17,645.42	11.54%	$0.00	$0.00	n/a	$19,682.36	$17,645.42	$2,036.95	11.54%
Office	2	$19,682.36	$17,645.42	11.54%	$0.00	$0.00	n/a	$19,682.36	$17,645.42	$2,036.95	11.54%
Residential	51	$549.07	$539.65	1.75%	$152.50	$152.50	0.00%	$701.57	$692.15	$9.42	1.36%
Ave @ Westchase	1.74	$19,682.36	$17,645.42	11.54%	$0.00	$0.00	n/a	$19,682.36	$17,645.42	$2,036.95	11.54%
Ave @ Westchase	0.57	$19,682.36	$17,645.42	11.54%	$0.00	$0.00	n/a	$19,682.36	$17,645.42	$2,036.95	11.54%
Ave @ Westchase	3.24	$19,682.36	$17,645.42	11.54%	$0.00	$0.00	n/a	$19,682.36	$17,645.42	$2,036.95	11.54%
Morton Plant Mease	2.74	$19,682.36	$17,645.42	11.54%	$0.00	$0.00	n/a	$19,682.36	$17,645.42	$2,036.95	11.54%

RESOLUTION 2024-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2024/2025; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

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

1. The budget proposed by the District Manager for Fiscal Year 2024/2025 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: August 6, 2024

Hour: 4:00 p.m.

Place: Maureen Guazza Regional Library
Community Room A
11211 Countryway Boulevard
Tampa, Florida 33626

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

Adopted this 4th day of June 2024.

____
Matt Lewis
Chairman

____
Andrew P. Mendenhall, PMP
Secretary