

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

JUNE 3, 2025



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

Westchase Community Development District

Board of Supervisors

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

Mark Vega, District Manager
Erin McCormick, Esq., District Counsel
Sherida Cook, Office Manager
David Sylvanowicz, Field Manager
Robert Dvorak, District Engineer

Regular Meeting Agenda

Tuesday, June 3, 2025 – 4:00 p.m.

- 1. Roll Call**
- 2. Consent Agenda**
 - A. Approval of the May 6, 2025 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 2026 Budget and Resolution 2025-6 Approving the FY 2026 Budget and Setting the Public Hearing
 - B. Discussion of Form 1 email from
EthicsFDMSinfo@mail.disclosure.floridaethics.gov
- 7. Field Manager's Report**
- 8. Supervisors' Requests**
- 9. Adjournment**

*The next workshop meeting is scheduled for June 17, 2025 and the next regular meeting is scheduled for July 1, 2025.

District Office:

2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Meeting Location:

Maureen B. Gauzza Regional Library
11211 Countryway Blvd.
Tampa, FL. 33626

1 RE: WESTCHASE COMMUNITY

2 DEVELOPMENT DISTRICT

3 _____/

4
5 TRANSCRIPT OF: BOARD MEETING

6
7 DATE : MAY 6, 2025

8
9 TIME: 4:00 p.m. - 6:00 p.m.

10
11 PLACE: Maureen Gauzza Regional Library

12
13 Community Room A

14
15 11211 Countryway Boulevard

16
17 Tampa, Florida 33626

18
19
20
21 REPORTED BY: Whitlie Grace Cullipher

22
23 Notary Public

24
25 State of Florida at Large

<p style="text-align: right;">Page 2</p> <p>1 APPEARANCES:</p> <p>2 WESTCHASE COMMUNITY DEVELOPMENT</p> <p>3 DISTRICT BOARD MEMBERS:</p> <p>4</p> <p>5 Matthew Lewis, Chairman</p> <p>6 Greg Chesney, Vice Chairman</p> <p>7 Jim Wimsatt</p> <p>8 Christopher Barrett</p> <p>9 Reggie Gillis</p> <p>10</p> <p>11 ALSO PRESENT:</p> <p>12 INFRAMARK:</p> <p>13 Mark Vega, District Manager</p> <p>14</p> <p>15 DISTRICT ATTORNEY:</p> <p>16 Erin McCormick</p> <p>17</p> <p>18 WESTCHASE STAFF:</p> <p>19 David Sylvanowicz</p> <p>20 Sherida Cook</p> <p>21</p> <p>22</p> <p>23 DISTRICT ENGINEER:</p> <p>24</p> <p>25 Robert Dvorak</p>	<p style="text-align: right;">Page 4</p> <p>1 Long-term solution project discussion 34</p> <p>2</p> <p>3 Attorney's Report 36</p> <p>4 Palm pruning 36</p> <p>5 Maintenance road update 36</p> <p>6 Motion to fix damage to maintenance road 37</p> <p>7 (Motion passes) 38</p> <p>8 District management discussion 40</p> <p>9 Motion to bid management services by RFQ 43</p> <p>10 (Motion passes) 52</p> <p>11</p> <p>12 Manger's Report 55</p> <p>13 Designation of secretary 55</p> <p>14 Motion to approve resolution 2025-05 55</p> <p>15 (Motion passes) 56</p> <p>16 Budget discussion 56</p> <p>17 Motion for staff to formalize funding</p> <p>18 mechanism to improve conservation easement 75</p> <p>19 (Motion passes) 75</p> <p>20</p> <p>21 Field Manager's Report 82</p> <p>22 Wetland clean out 82</p> <p>23 Precision Sidewalk discussion 95</p> <p>24 Motion for Ms. Sonny Whyte to receive</p> <p>25 retirement bonus of \$10,000 102</p>
<p style="text-align: right;">Page 3</p> <p>1 INDEX</p> <p>2</p> <p>3 Meeting called to order 6</p> <p>4</p> <p>5 Roll Call 7</p> <p>6</p> <p>7 Consent agenda 7</p> <p>8 Motion to accept 7</p> <p>9 (Motion passes) 7</p> <p>10</p> <p>11 Public hearing for proposed increase for use</p> <p>12 fees for park reservations and gate clickers 7</p> <p>13 Motion to open the public hearing 8</p> <p>14 (Motion passes) 8</p> <p>15 Motion to close the public hearing 10</p> <p>16 (Motion passes) 10</p> <p>17 Fee discussion 10</p> <p>18 Motion to approve resolution 2025-04 18</p> <p>19 (Motion passes) 18</p> <p>20</p> <p>21 Audience comments 19</p> <p>22</p> <p>23 Engineer's Report 24</p> <p>24 Trail project update 24</p> <p>25 Lake 125 update 29</p>	<p style="text-align: right;">Page 5</p> <p>1 (Motion passes) 102</p> <p>2 Tree removal request at 9709 Gretna</p> <p>3 Green Drive 103</p> <p>4 (Motion passes) 109</p> <p>5 Tree discussion 109</p> <p>6</p> <p>7 Supervisor's requests 116</p> <p>8 Motion to change employee vacation time periods 120</p> <p>9 (Motion passes) 120</p> <p>10 Motion to adjourn 121</p> <p>11 Motion to accept 121</p> <p>12 (Motion passes) 121</p> <p>13</p> <p>14 Adjournment 121</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19 The transcript of Westchase Community Development</p> <p>20 District Board Meeting, on the 6th day of May, 2025,</p> <p>21 at the Maureen Gauzza Regional Library, 11211</p> <p>22 Countryway Boulevard, Community Room A, Tampa,</p> <p>23 Florida, beginning at 4:00 p.m., reported by Whitlie</p> <p>24 Grace Cullipher, Notary Public in and for the State</p> <p>25 of Florida at Large.</p>

<p style="text-align: right;">Page 6</p> <p>1 *****</p> <p>2 CHAIRMAN LEWIS: All right. We're going</p> <p>3 to call the meeting to order. Today is May</p> <p>4 6th, 2025. Today -- this is the Westchase</p> <p>5 Community Development District meeting. Let</p> <p>6 the record reflect that all supervisors are</p> <p>7 here are, including staff friends and family,</p> <p>8 attorneys -- actually, our attorney is not</p> <p>9 here, engineer is here.</p> <p>10 Also, Mark Vega is now the Inframark</p> <p>11 manager -- district manager, excuse me. I</p> <p>12 guess you weren't here for the official meeting</p> <p>13 last time. I guess it was the workshop.</p> <p>14 Right?</p> <p>15 MR. VEGA: I just came for the</p> <p>16 workshop --</p> <p>17 CHAIRMAN LEWIS: That's right. Okay.</p> <p>18 MR. VEGA: -- and I couldn't stay the</p> <p>19 whole time because I had Arbor Greene.</p> <p>20 CHAIRMAN LEWIS: That's right.</p> <p>21 MR. VEGA: Made it there just in the nick</p> <p>22 of time. So --</p> <p>23 CHAIRMAN LEWIS: Yeah, good. Well,</p> <p>24 that's a long way over there. Well, welcome</p> <p>25 and thank you.</p>	<p style="text-align: right;">Page 8</p> <p>1 MR. CHESNEY: So moved.</p> <p>2 CHAIRMAN LEWIS: I'll second.</p> <p>3 (The public hearing is opened at 4:12</p> <p>4 p.m.)</p> <p>5 MR. VEGA: And with that, resolution</p> <p>6 2025-04 authorizing fees -- and you've been</p> <p>7 talking about changing those fees. Are there</p> <p>8 any questions from the board on -- on the fees?</p> <p>9 MR. WIMSATT: When you look at the</p> <p>10 resolution, it's the reservation of park</p> <p>11 pavilion without a vendor is 150; reservation</p> <p>12 of park pavilion with a vendor is 250 and the</p> <p>13 fee for the gate clicker is going to be 45,</p> <p>14 which is based off of our costs.</p> <p>15 CHAIRMAN LEWIS: Okay. That was the only</p> <p>16 question I had as well. So --</p> <p>17 MR. VEGA: Any questions from the</p> <p>18 residents since we're in public hearing on</p> <p>19 this?</p> <p>20 (No response.)</p> <p>21 MR. VEGA: Okay.</p> <p>22 MS. McCORMICK: I had a few things in</p> <p>23 regards to the resolution for the public</p> <p>24 hearing.</p> <p>25 MR. VEGA: Let the record show that Erin</p>
<p style="text-align: right;">Page 7</p> <p>1 So at this point, I'd look for a motion</p> <p>2 to approve the consent agenda.</p> <p>3 MR. WIMSATT: Move to approve the consent</p> <p>4 agenda.</p> <p>5 CHAIRMAN LEWIS: Okay.</p> <p>6 MR. GILLIS: Second.</p> <p>7 CHAIRMAN LEWIS: Seconded by Reggie.</p> <p>8 Any comments, questions, discussion?</p> <p>9 (No response.)</p> <p>10 CHAIRMAN LEWIS: Seeing none, all in</p> <p>11 favor?</p> <p>12 (All board members signify in the</p> <p>13 affirmative.)</p> <p>14 CHAIRMAN LEWIS: Passes five to zero.</p> <p>15 (Motion passes.)</p> <p>16 CHAIRMAN LEWIS: Okay. The next item on</p> <p>17 the agenda is the public hearing for proposed</p> <p>18 increase for use fees for park reservations and</p> <p>19 gate clickers.</p> <p>20 David, did you have this or was this --</p> <p>21 Mark, were you --</p> <p>22 MR. SYLVANOWICZ: Nope.</p> <p>23 MR. VEGA: This -- this right here, if we</p> <p>24 could just have a motion at 4:12 to open the</p> <p>25 public hearing.</p>	<p style="text-align: right;">Page 9</p> <p>1 McCormick is here.</p> <p>2 CHAIRMAN LEWIS: Thank you, Erin.</p> <p>3 MR. VEGA: We're in the public hearing</p> <p>4 now. Just want to double check, they're -- got</p> <p>5 all the fees, there's no issues with the fees,</p> <p>6 no questions from the audience. Would you like</p> <p>7 us to close the public hearing and approve the</p> <p>8 resolution after or approve the resolution</p> <p>9 during the public hearing? I ask because I</p> <p>10 have attorneys that do it both ways.</p> <p>11 MS. McCORMICK: Yeah, I think we can</p> <p>12 close the public comment portion and then if</p> <p>13 the board members have any discussion or</p> <p>14 questions -- and I didn't know if, Sherida, you</p> <p>15 wanted to talk about --</p> <p>16 MS. COOK: We just have some --</p> <p>17 MS. McCORMICK: -- anything related to</p> <p>18 this?</p> <p>19 MS. COOK: Yeah, we just have a few</p> <p>20 points here, if the board members had any</p> <p>21 questions.</p> <p>22 MS. McCORMICK: But we can close the</p> <p>23 public hearing.</p> <p>24 MR. VEGA: Okay. With that then, a</p> <p>25 motion to --</p>

<p style="text-align: right;">Page 10</p> <p>1 MR. CHESNEY: I'll make a motion to close 2 the public hearing. 3 MR. GILLIS: Second. 4 MR. VEGA: Seconded by Reggie. 5 All in favor? 6 (All board members signify in the 7 affirmative.) 8 MR. VEGA: Okay. Let the record show it 9 was five to zero. 10 (Motion passes.) 11 MR. VEGA: Public meeting -- public 12 hearing closed at 4:14. 13 (The public hearing is closed at 4:14 14 p.m.) 15 MS. McCORMICK: So the reason I was 16 saying that Sherida might have some information 17 to share, I know she had some discussions with 18 the Hillsborough County Park Department people 19 about how they handle the reservation of county 20 parks. 21 Not that that's going to change what 22 we're doing here related to the reservation 23 fees, but I just wanted to give her an 24 opportunity to share some of the information 25 that she had gotten and it's in the field</p>	<p style="text-align: right;">Page 12</p> <p>1 have a vendor onsite, they do not provide 2 electricity. The vendors have to bring 3 generators, so even though they have what's 4 there, they do not allow the electricity to be 5 used. Generators have to be provided by their 6 vendors and then, of course, Hillsborough 7 County often manages facilities with staff. 8 Not all are staffed, but some are, but those 9 were like, I guess, my takeaways from my 10 conversation with Donna in trying to decide how 11 you guys want to move forward with parks and 12 reservations and fees and such. 13 MR. SYLVANOWICZ: I think we wanted -- 14 she wanted to give you guys something to 15 compare to. You guys are questioning 150, 250, 16 300 and a lot of our discussion was, you know, 17 just raise the price and -- and cover the 18 electricity, cover the water, cover the added 19 trash and the -- that the staff needs to take 20 care of and then to rent the bounce house, I've 21 seen some two-story water slide situations 22 going on. 23 So good point to, you know, have you 24 weigh in on that, like -- 25 MS. COOK: Yeah.</p>
<p style="text-align: right;">Page 11</p> <p>1 manager's report, also. 2 MS. COOK: David took down a few notes, 3 but yes, I spoke with Donna Smith, who, I 4 think, you are all familiar with. She used to 5 be the manager at the rec center here at 6 Westchase, just to ask her how Hillsborough 7 County does their -- their park reservations. 8 A big thing that just happened recently 9 is Hillsborough County Parks are no longer 10 allowing water slides. So like the rec center, 11 they had, before, allowed water slides for 12 parties and stuff; no longer anymore. Sort of 13 a liability issue and then obviously, of 14 course, some of the parks don't have the 15 hook-up for water -- for water slides, so 16 that's just a given that they don't do them 17 there. But for liability reasons, they are no 18 longer doing water slides. 19 Hillsborough County rents shelters only 20 and if you want green space to do a bounce 21 house vendor, then they rent the green space as 22 well. Well, right now, we're kind of, I guess, 23 combining our two with the shelter and the 24 green space, so that was interesting. 25 If you are renting or if you are going to</p>	<p style="text-align: right;">Page 13</p> <p>1 MR. SYLVANOWICZ: -- is that our 2 liability, are we covered for that sort of 3 thing? 4 MS. McCORMICK: Well, we do require that 5 the vendor for the water slides and the bounce 6 houses that we have at the district provide a 7 certificate of insurance and that the district 8 be named as an additional insured on that. So 9 -- and I think there's also an indemnification 10 provision in the agreement that we have with 11 the users that are renting the facilities; but 12 like I said, I don't know that this is going to 13 change anything with respect to the public 14 hearing and the adoption of the fees that we're 15 looking at, but if -- if we wanted to, we 16 could, you know, look at just operationally 17 what we're allowing within the park areas, how 18 we want to address wire and electricity. 19 I don't know if it's really been a big 20 issue so far with respect to any of the 21 reservations and use of the parks that we've 22 had going forward, but I think the purpose of 23 this, you know, new fee is just to try to do a 24 little bit better job on capturing the costs 25 that the district is incurring for the use of</p>

<p style="text-align: right;">Page 14</p> <p>1 these parks, so that's what we were revisiting 2 this at this time. 3 CHAIRMAN LEWIS: Okay. I'll say this: I 4 mean, my initial thought on what you're giving 5 to us today from the county, from Donna, was -- 6 I mean, to me, Westchase is a community park. 7 Glencliff and even Baybridge, I -- I wouldn't 8 want to parse out like a green space and a 9 pavilion. I don't know how everybody else's 10 thoughts are, but I'm thinking of other 11 Hillsborough County parks. Okay, maybe, maybe 12 that's a problem, but for here, I don't think 13 I've ever heard of that being a problem before. 14 So -- 15 MR. CHESNEY: And I'll add to the 16 electric, I mean, I -- I want to use our 17 electric because no one wants to hear a 18 generator going. 19 CHAIRMAN LEWIS: I know, totally agree. 20 Another great point. As far as not allowing 21 bounce houses and slides, I mean, if what Erin 22 just said holds true -- which is what I thought 23 she was going to say -- again, I -- I wouldn't 24 want to take away from that. 25 MS. COOK: No, it was just water slides</p>	<p style="text-align: right;">Page 16</p> <p>1 MR. BARRETT: Just thank you for looking 2 into that. I think that that's always helpful 3 to find out. 4 MS. COOK: I was just curious to what we 5 were up against, I guess, but we have very nice 6 parks and we'd like to maintain them. So -- 7 MR. BARRETT: For sure. 8 CHAIRMAN LEWIS: Okay. 9 Yes, ma'am? 10 MS. WILCOX: Could I ask a quick 11 question? What were the fees that the 12 county -- 13 CHAIRMAN LEWIS: Can you just state your 14 name for the record? 15 MS. WILCOX: Pam Wilcox, Bayboro Bridge 16 Drive. Did she give you the fees for what the 17 county charges? 18 MS. COOK: I did, I printed it out 19 actually because they base theirs on -- they 20 have like small, middle and large, so what the 21 amount of people can hold. So that kind of 22 varies and it's like per hour and then I 23 believe, if I remember, it was like \$200 for a 24 green space on top of -- 25 MR. SYLVANOWICZ: Mm-hmm. Mm-hmm.</p>
<p style="text-align: right;">Page 15</p> <p>1 that they're not allowing. They're still 2 allowing bounce houses. 3 CHAIRMAN LEWIS: Oh, okay, okay. I 4 gotcha. I would say still okay for both, but 5 -- 6 MR. SYLVANOWICZ: I think we just wanted 7 -- she wanted to compare and she had that 8 conversation and it was enlightening that they 9 have made changes, but we just wanted you guys 10 to have that information. Especially when you 11 decide on what that fee is, like we don't want 12 you to parse out green space and community 13 space. It's just -- go for it, have fun, but 14 what -- what is that -- you have a fee reflect 15 to be comparable to what the county is doing. 16 CHAIRMAN LEWIS: I think what we've come 17 up with here and what we've discussed at a 18 previous workshop is pretty fair and honestly, 19 pretty cheap compared to most birthday parties 20 where you rent things from a place -- 21 MS. WILCOX: Really cheap. 22 CHAIRMAN LEWIS: -- to go and -- having 23 most of us been there and done that. But yeah, 24 I'm -- unless anybody else has any other 25 comments or --</p>	<p style="text-align: right;">Page 17</p> <p>1 MS. COOK: So we're -- if you -- right 2 now, we rent the shelters out for like a 3 six-hour time slot to make it enough time for 4 set up, the party and then clean up. So even 5 if you're looking at these fees, like \$50 per 6 hour, times fix, plus then the green space on 7 top of that, what the county is doing -- if 8 I'm, you know, understanding this correctly and 9 after my conversation with her, we're still, I 10 think, pretty under. 11 MS. WILCOX: So we're still cheaper than 12 the county if we do the six hours? 13 MS. COOK: Yeah, and we do six hours so 14 that there's no overlapping with birthday 15 parties or anything like that, so somebody's 16 not running over into somebody else's time. So 17 -- 18 MR. SYLVANOWICZ: Since no one is there 19 to manage it. 20 MS. COOK: Correct. 21 CHAIRMAN LEWIS: Right. Okay. 22 Well, thank you guys. All right. So do 23 we -- 24 MS. McCORMICK: If you want to go forward 25 with this, then we would just need a motion to</p>

<p style="text-align: right;">Page 18</p> <p>1 approve resolution number 2025-04. 2 CHAIRMAN LEWIS: Okay. 3 I would make a motion to approve 4 resolution 2025-04. 5 MR. WIMSATT: I'll second it. 6 CHAIRMAN LEWIS: All right. 7 All in favor? 8 (All board members signify in the 9 affirmative.) 10 CHAIRMAN LEWIS: Carries five to zero. 11 (Motion passes.) 12 MS. COOK: And then is that like 13 effective immediately, do we have to -- 14 MR. CHESNEY: Yeah. 15 MS. COOK: It is? Okay. 16 MR. CHESNEY: It's in the -- it's in the 17 language. 18 MS. McCORMICK: Yeah, it's effective on 19 the date that it's adopted. 20 MS. COOK: Perfect. Thank you. 21 CHAIRMAN LEWIS: But not for any that are 22 currently -- 23 MS. COOK: No, anything -- anybody that I 24 have outstanding or anything like that I've 25 already talked to and told them what the fee</p>	<p style="text-align: right;">Page 20</p> <p>1 and address for the record. 2 MR. SANTOS: Marlon Santos, 11836 3 Derbyshire Drive. I've been asked to ask about 4 the status of the sidewalks in the Shires. 5 CHAIRMAN LEWIS: David, do you have an 6 update on that? 7 MR. SYLVANOWICZ: Uh -- 8 MR. DVORAK: I -- I can tell you where we 9 are at. That was part of my report. We got 10 both agreements finalized with the two 11 contractors that are going to be doing the work 12 and we've asked them for start dates for both 13 of them, anticipated scheduling and start date 14 and we haven't gotten anything back from either 15 one. 16 The folks that are doing the -- the C & K 17 group has got has got to be -- has got to do 18 their work. We decided over the summer when 19 school is out, so we know with that, more or 20 less, when that window is going to be, but we 21 haven't really heard back from either one. 22 We just really finalized getting 23 everyone's signatures and the forms that they 24 need and affidavits and things like that in the 25 last few days, week or whatever.</p>
<p style="text-align: right;">Page 19</p> <p>1 is, you know, I'm just waiting to hear back 2 from them, but yes. 3 CHAIRMAN LEWIS: Yes. 4 MS. COOK: But starting tomorrow then. 5 CHAIRMAN LEWIS: All right. Awesome. 6 MR. BARRETT: So do we have to close the 7 public hearing? 8 CHAIRMAN LEWIS: I think we -- 9 MS. McCORMICK: No, it's already closed. 10 MR. VEGA: We already made a motion to 11 close the public hearing. 12 CHAIRMAN LEWIS: Okay. Sorry, I'm trying 13 to get back to my agenda. 14 MR. GILLIS: It's right there. 15 CHAIRMAN LEWIS: Oh, that's right. I 16 forgot, our technology. I'm so used to -- 17 we've done this for a couple of months, but I'm 18 still used to going back to it on my iPad. 19 MR. WIMSATT: Going all the way back to 20 the year 2000. 21 CHAIRMAN LEWIS: Are we Conan O'Brien? 22 Okay. Thank you guys. All right. 23 Audience comments. So we're moving to 24 audience comments. 25 Yes, sir? If you could, state your name</p>	<p style="text-align: right;">Page 21</p> <p>1 So the next thing they are going to do is 2 provide us with the schedule and I'll forward 3 that on as soon as we know and you guys can 4 know within the community as well. 5 MR. SANTOS: And I have a follow-up 6 question on that. Does -- 7 CHAIRMAN LEWIS: Hang on just a minute 8 because it looks like Erin, our attorney, has a 9 -- 10 MS. McCORMICK: Oh, I was just going to 11 say, I did put in a formal request with the 12 Public Works Department and they are supposed 13 to have a specialist get in touch with me. I 14 just wanted to follow up with them about any 15 scheduling that the county may be doing on 16 roads within the community, but particularly 17 within the Shires and then Sherida had told me, 18 you know, that the Bennington and Glenfield 19 sidewalk work is being done right now. 20 So -- so yeah, I know that the -- the WCA 21 Government Affairs Committee has been working 22 on that. I tried calling Karen Ring also, but 23 I think she's in Europe right now. So I've got 24 like a formal case number just to follow up on 25 the Shires as well.</p>

<p style="text-align: right;">Page 22</p> <p>1 CHAIRMAN LEWIS: Okay.</p> <p>2 MR. CHESNEY: So when are they -- you</p> <p>3 know, if you guys could coordinate so you --</p> <p>4 MS. McCORMICK: Yeah, I think that --</p> <p>5 MR. CHESNEY: -- don't have them do the</p> <p>6 work without missing a chance to have someone</p> <p>7 else pay for it.</p> <p>8 MS. McCORMICK: Yeah, I think what I saw</p> <p>9 from Sherry, at least one of the contracts, it</p> <p>10 said the work was going to be completed by the</p> <p>11 end of July. So I -- I think we've got a</p> <p>12 little bit of time, but I definitely want to</p> <p>13 follow up with the Public Works Department.</p> <p>14 CHAIRMAN LEWIS: Marlon, you had</p> <p>15 something to follow up?</p> <p>16 MR. SANTOS: Well, two questions. I'm</p> <p>17 concerned that this could delay even more the</p> <p>18 work that could be done in the Shires -- the</p> <p>19 Shires, no?</p> <p>20 MS. McCORMICK: That's not the -- we just</p> <p>21 want to make sure that we're duplicating</p> <p>22 efforts that the county is doing.</p> <p>23 MR. SANTOS: Okay. Yeah, all right. So</p> <p>24 the other question I have is some of the cases</p> <p>25 where the sidewalks are kind of too bent over,</p>	<p style="text-align: right;">Page 24</p> <p>1 All right. Any other public comments,</p> <p>2 questions?</p> <p>3 (No response.)</p> <p>4 CHAIRMAN LEWIS: All good. All right.</p> <p>5 Well, Robert, we're back to you.</p> <p>6 MR. DVORAK: Yeah, I had a couple of more</p> <p>7 items real quick. Remember we were talking</p> <p>8 about the trail project and getting in front of</p> <p>9 the Water Management District? Put in for</p> <p>10 pre-application meeting and the first available</p> <p>11 was June 26th and I did it shortly after the</p> <p>12 last meeting. So they are way out, they are</p> <p>13 really backlogged.</p> <p>14 It's June 26th at 10:00 a.m. If any one</p> <p>15 of you wants to attend, I can forward you the</p> <p>16 invite. You don't have to commit anything now.</p> <p>17 Obviously, we're going to have another meeting</p> <p>18 in between now and then, but if one of you</p> <p>19 wanted to sit in and hear what is discussed,</p> <p>20 then I'd be happy to --</p> <p>21 MR. BARRETT: If I'm in town, I'd like</p> <p>22 to.</p> <p>23 MR. DVORAK: Okay.</p> <p>24 MR. BARRETT: I have to check, I know</p> <p>25 that we may be going out of town the end of</p>
<p style="text-align: right;">Page 23</p> <p>1 for lack of a better term, what is -- what is</p> <p>2 proposal since you can't really cut the root --</p> <p>3 right -- to redo the sidewalk block or part of</p> <p>4 the sidewalk, is it that they should just kind</p> <p>5 of put a new one that kind of -- how -- what is</p> <p>6 the --</p> <p>7 MR. DVORAK: Yeah, where there's going to</p> <p>8 be panels replaced, they'll demolish the old</p> <p>9 panel, cut the roots out of the way. A lot of</p> <p>10 what the county does or has been doing that we</p> <p>11 noticed when they are working out here is</p> <p>12 they'll grind the roots down and that -- it</p> <p>13 just -- the time that it takes for that root to</p> <p>14 then create another problem is really sort of</p> <p>15 accelerated, but if it -- if it ends up being a</p> <p>16 root that's cut and it's too large, then we</p> <p>17 have to coordinate with the arborist to make</p> <p>18 sure that it's not a root that would be big</p> <p>19 enough that it would kill it and if it does, if</p> <p>20 it was something that we would say, "Hey, this</p> <p>21 is going to end up killing the tree," then it</p> <p>22 would have to come out.</p> <p>23 MR. SANTOS: Okay. All right. Thank</p> <p>24 you.</p> <p>25 CHAIRMAN LEWIS: Thank you.</p>	<p style="text-align: right;">Page 25</p> <p>1 June, early July, but I think I'm here June</p> <p>2 26th.</p> <p>3 MR. DVORAK: Everything is generally --</p> <p>4 like just so you know, they do a really good</p> <p>5 job while you're -- it's a Teams call, too.</p> <p>6 You don't have to go there, but they do a</p> <p>7 really good job. They have this form where</p> <p>8 they do meeting minutes and they -- everything</p> <p>9 that's discussed is almost transcribed in</p> <p>10 there.</p> <p>11 So for anyone, if -- regardless if you</p> <p>12 are there in person or not, this is going to be</p> <p>13 available to everybody. Whatever thoughts they</p> <p>14 have or feedback they give us on this thing is</p> <p>15 going to be documented and memorialized and it</p> <p>16 goes actually in the parent file for the</p> <p>17 Westchase permits that we have with them and so</p> <p>18 that the -- you know, when we get further down</p> <p>19 the road, even a review engineer can review,</p> <p>20 you know, the reference back to the</p> <p>21 pre-application meeting minutes.</p> <p>22 So -- anyway, everybody will get to see</p> <p>23 the minutes regardless if, you know, regardless</p> <p>24 you're there or --</p> <p>25 MR. BARRETT: So the general census is</p>

<p style="text-align: right;">Page 26</p> <p>1 that this -- they will approve this, it's just 2 a matter of going through the -- jumping 3 through the hoops? 4 MR. DVORAK: Right, what you're doing in 5 a pre-app is you're trying to figure out what 6 their concerns are in permitting and in -- you 7 know, and they're going to be looking at 8 things, you know, like where we have the trails 9 and we're putting asphalt trails where there 10 isn't one. They're going to talk -- they are 11 thinking about drainage, too and my big concern 12 is really what their position is on going 13 through the forest and wetland areas. 14 And like I said, several -- five or six 15 years ago, I had a pre-app with them in another 16 community and they said, "Just take the path of 17 least resistance, you're fine," like people do 18 boardwalks in parks and communities all the 19 time, it's not a big deal. It can't sit on the 20 ground, it's got to be elevated like a 21 boardwalk, but that's -- that's the main thing. 22 I want to get their environmental people to 23 tell us, you know, what -- what we need to plan 24 for. 25 MR. BARRETT: So is there any way we --</p>	<p style="text-align: right;">Page 28</p> <p>1 -- like I said, I can -- we can draw a line and 2 put plans together, but I think there's a human 3 element to this that would help if she was 4 involved from the early part, if that's who we 5 want. 6 CHAIRMAN LEWIS: So just forecasting, I 7 actually just signed the paperwork we had 8 approved a couple of meetings ago -- \$2,400 to 9 engage her -- and we're supposed -- she was 10 supposed to show up last month at the workshop. 11 She's going to show up in two weeks -- right -- 12 the May workshop? 13 MR. SYLVANOWICZ: It's this one, yes. 14 CHAIRMAN LEWIS: I know we're going to 15 push the other topic that was on that 16 workshop -- 17 MR. SYLVANOWICZ: Yes. 18 CHAIRMAN LEWIS: -- so maybe we just talk 19 to her -- I don't know if you're available on 20 the 20th. I know we can talk about all this 21 later on after the meeting, but maybe it's a 22 good idea that we just kind of brainstorm. 23 MR. DVORAK: Is the 20th your next 24 workshop? 25 CHAIRMAN LEWIS: Yes.</p>
<p style="text-align: right;">Page 27</p> <p>1 are there any steps that we can take in 2 anticipation of their yes that would save time 3 on the project? 4 MR. DVORAK: Well, I think one of the 5 things -- and I mentioned this briefly at the 6 last meeting -- was the LA that you guys had 7 through the park, the landscape architect -- 8 what was her name? 9 MS. MCCORMICK: Ivy. 10 MR. DVORAK: Ivy, right, Ivy. I -- just 11 slipped my memory, but I -- I would get -- I 12 think a little -- maybe even at a workshop 13 because Ivy -- we can engineer the bridge and 14 we can design the trail and give -- put plans 15 together, but a boardwalk and trail system is a 16 people -- people are interacting with this and 17 there's a lot of issues related to, you know, 18 how you design things that -- with safety in 19 mind, you know, human safety in mind and things 20 like that that an engineer is not going to 21 think of or even know about and -- and so -- 22 and also, too, I mean, there's going to be 23 signage involved and there's going to be a lot 24 of different things and I just think engaging 25 her early on in this process as well is sort of</p>	<p style="text-align: right;">Page 29</p> <p>1 MR. DVORAK: Yeah, I can be here. 2 CHAIRMAN LEWIS: Okay. So that would be 3 our opportunity, Robert, to get those together. 4 MR. DVORAK: Okay. But anyway, meeting 5 is set for June 26th and we're -- after that, 6 we'll have our feedback and we'll be ready to 7 go. 8 The next thing was a -- the lake 125, the 9 bank modification is -- is completed. I went 10 out there late last week, I think Thursday and 11 there were some -- a few little punch-list 12 items that I want to -- you know, they left 13 their silk fence up, which is -- they -- and 14 they left a few other benchmarks where they had 15 hammered some stuff into the ground to use for, 16 you know, measuring their elevations and I'm 17 assuming that they've -- they've taken care of 18 that. It's more -- really more housekeeping 19 stuff than construction. 20 It doesn't look like much and I promised 21 ahead of time that it wasn't going to look like 22 much and when that grass turns green, you're 23 not even going to know that, you know, it was 24 there. 25 CHAIRMAN LEWIS: I know David said it's</p>

<p style="text-align: right;">Page 30</p> <p>1 been watered three or four times a week. So --</p> <p>2 MR. SYLVANOWICZ: Mm-hmm.</p> <p>3 MR. DVORAK: The subsoil is really moist</p> <p>4 and it's -- with the haygrass, it's going to</p> <p>5 take off. They'll be mowing it in a month, I</p> <p>6 bet, month and a half. So it all really -- it</p> <p>7 turned out really well, Tim did a great job.</p> <p>8 The weather and the water levels and everything</p> <p>9 were absolutely perfect. He caught the window</p> <p>10 of the absolute best time to do this work.</p> <p>11 CHAIRMAN LEWIS: Yes, sir, did you have a</p> <p>12 question?</p> <p>13 MR. SMITH: Yes, sir, Graham Smith, 9823</p> <p>14 Bayboro. I politely disagree with you that the</p> <p>15 work is complete. I was over there the other</p> <p>16 day and the huge dip that runs from the berm to</p> <p>17 the houses or actually to the fence, that has</p> <p>18 not been filled in. That still will catch</p> <p>19 water and the water is going to run towards the</p> <p>20 houses.</p> <p>21 MR. DVORAK: Yeah, that area, it's</p> <p>22 actually sloped towards the lake.</p> <p>23 CHAIRMAN LEWIS: So are -- sir, are you</p> <p>24 talking about where -- like in the picture,</p> <p>25 you're looking down that swale there? Is that</p>	<p style="text-align: right;">Page 32</p> <p>1 said yes, but -- but yes, there is a potential</p> <p>2 for water to sit there for a little bit until</p> <p>3 it dissipates or evaporates or goes. So --</p> <p>4 MR. DVORAK: It's not going to be water</p> <p>5 from the lake coming into it, it will be the</p> <p>6 rain that falls and comes off some of the roof</p> <p>7 tops and things like that; but we did have a</p> <p>8 drainage system, an inlet system, with the</p> <p>9 pipes that took everything underground and took</p> <p>10 it -- like Matt said -- to the street and the</p> <p>11 -- where the inlet was, there was a home on</p> <p>12 each side, you would have needed an easement</p> <p>13 that would have encroached on both properties</p> <p>14 and one of them --</p> <p>15 MR. SMITH: Yeah, Mr. Dans -- I think</p> <p>16 it's Dansereau --</p> <p>17 MS. WILCOX: Dansereau.</p> <p>18 MR. SMITH: -- he's now living in Italy</p> <p>19 with the Department of Defense. He was the</p> <p>20 homeowner in question on that.</p> <p>21 MS. WILCOX: Yeah, he's the one who said</p> <p>22 no.</p> <p>23 MR. DVORAK: Okay. Yeah, I couldn't</p> <p>24 remember that name.</p> <p>25 MS. WILCOX: Dansereau, Mike and Lynn.</p>
<p style="text-align: right;">Page 31</p> <p>1 -- is that what you're talking about?</p> <p>2 MR. SMITH: Yeah.</p> <p>3 UNKNOWN SPEAKER: Down the middle.</p> <p>4 CHAIRMAN LEWIS: So this -- this was</p> <p>5 actually something that came up before in a --</p> <p>6 in a meeting and/or a workshop. I've had -- I</p> <p>7 think we've talked about this --</p> <p>8 MR. DVORAK: It is trapped there.</p> <p>9 CHAIRMAN LEWIS: It is trapped there and</p> <p>10 -- and if you remember, it's -- what was the --</p> <p>11 the gentleman --</p> <p>12 MR. SYLVANOWICZ: Dansereau.</p> <p>13 CHAIRMAN LEWIS: Dansereau. We had --</p> <p>14 Robert's original design had a drainage pipe or</p> <p>15 an inlet -- or a couple of inlets -- in this --</p> <p>16 MR. DVORAK: Three in lens.</p> <p>17 CHAIRMAN LEWIS: -- in this swale here,</p> <p>18 in that low area and a pipe that ran between</p> <p>19 their house and another person's house. They</p> <p>20 declined to provide us an easement to allow</p> <p>21 that water and that pipe to drain out to the</p> <p>22 roadway to the -- to the street, to Bayboro.</p> <p>23 I know I asked the question to Robert, is</p> <p>24 that going to be an issue if it were -- is it</p> <p>25 still going to do it's job and function and he</p>	<p style="text-align: right;">Page 33</p> <p>1 MR. SMITH: They sold their house.</p> <p>2 MS. WILCOX: He is renting it, but the</p> <p>3 one next to it is now sold.</p> <p>4 MR. SANTOS: Maybe they --</p> <p>5 CHAIRMAN LEWIS: Did you guys have any</p> <p>6 other questions or comments or --</p> <p>7 MR. SMITH: I got a suggestion that will</p> <p>8 probably alleviate a lot of this drainage</p> <p>9 issue. It's -- it's an old Florida trick and</p> <p>10 it's -- if you go down deep enough under the</p> <p>11 soil, you find out you've got a lot of clay and</p> <p>12 what's called marl. It is just like clay and</p> <p>13 if you go down two or three feet with a</p> <p>14 post-hole digger, you just fill it in with</p> <p>15 marble chips and every time you get a lot of</p> <p>16 rain, it just drains right then and there.</p> <p>17 You'd have to put in more than one hole,</p> <p>18 but I mean that would take care of a lot of it.</p> <p>19 CHAIRMAN LEWIS: Hmm. Never heard of it.</p> <p>20 MR. SMITH: Marble chips are pretty --</p> <p>21 when I got my house in '97, that was one of the</p> <p>22 if first things I did. If you go down both</p> <p>23 sides of my house, I've got three or four holes</p> <p>24 and you can't even tell where they're at</p> <p>25 because the grass has grown over the marble --</p>

<p style="text-align: right;">Page 34</p> <p>1 grown over the marble chips, but every time it 2 rains, I don't have a drainage issue. 3 CHAIRMAN LEWIS: Hmm. That's good to 4 know. This was an engineer design that Robert 5 had performed and done, so we'll see how it 6 goes and if there's any other changes that may 7 need to be made, we'll have to revisit it. 8 MR. DVORAK: And we will monitor it 9 through the wet season and see what happens. 10 It's going to be a lot better than the lake 11 coming over into the people's -- into the yards 12 like it did every year. 13 CHAIRMAN LEWIS: Right, right. 14 MR. DVORAK: That's not going to be, you 15 know, happening. 16 And then the last thing I had was the 17 report I was going to put together for the 18 project for the, you know, gravity solution for 19 the -- the long-term project that we can get 20 with the county, send to the county. I've got 21 that basically written. I have a few exhibits 22 to do, so -- and then get someone to QC it, get 23 Steven to QC it, before the report's finalized. 24 One of the things I was going to suggest 25 to you guys on that was because part of my --</p>	<p style="text-align: right;">Page 36</p> <p>1 MR. BARRETT: So I -- I did see -- I saw 2 some other pictures of -- it looks like pond 3 work. Are you going to speak to -- 4 MR. SYLVANOWICZ: I'll talk about that, 5 sure. 6 MR. BARRETT: Okay. 7 CHAIRMAN LEWIS: David, do you mind 8 hitting the agenda one more time? I think we 9 go to Erin, but -- 10 MR. SYLVANOWICZ: Yes, I think you're 11 right. 12 CHAIRMAN LEWIS: After years of doing 13 this, I still can't remember. 14 All right. So Erin, attorney's report. 15 MS. McCORMICK: Yeah, so just a couple of 16 things. On the palm tree pruning, we've got 17 that contract and I think that they're -- J & R 18 is set to go on the tree pruning. 19 I have been talking with the -- two 20 different people at the TECO real estate group 21 about the maintenance road and, you know, I got 22 in touch with Dave because they said, "Well, 23 the easiest way for us to find whatever 24 easement governs that maintenance road is to 25 have the numbers that are on the TECO poles."</p>
<p style="text-align: right;">Page 35</p> <p>1 as I was writing it, this sort of dawned on me. 2 Because we're modifying a weir, a permanent 3 weir structure, as part of the project, it's 4 going to require modifying the SWFWMD permit 5 and we probably -- it'd probably be very 6 helpful to have a pre-app with them as well and 7 I -- I mean, literally, when I was writing it, 8 it dawned on me and I -- I can schedule it now, 9 but it's probably going to be now July for 10 something like that. 11 CHAIRMAN LEWIS: I was actually just 12 about to ask you, can you piggy-back the June 13 26th -- 14 MR. DVORAK: That would be nice. I can 15 ask them about that, but otherwise, I'd have to 16 schedule it. 17 CHAIRMAN LEWIS: Okay. 18 MR. DVORAK: But my point is I have 19 something that we can take a look at and then 20 send off to the county for their -- you know, 21 for them to digest. 22 CHAIRMAN LEWIS: Okay. 23 MR. DVORAK: And that's all I had. 24 CHAIRMAN LEWIS: All right, Robert. 25 Well, thanks a lot.</p>	<p style="text-align: right;">Page 37</p> <p>1 So Dave went our right away and got those 2 and I sent them to her and after that, I called 3 her back several times, I e-mailed her. The 4 latest thing is I got an e-mail back from her 5 that she was on vacation and was not available, 6 so I don't have the easement for the TECO road 7 and I -- I talked to Matt a couple of days ago 8 about, you know, next steps as far as sending 9 correspondence to TECO to get that and, you 10 know, going over what I've done and what is 11 going on with our pipes and he said, "Well, 12 let's hold off on doing that until we decide 13 what the board wants to do regarding those pipe 14 repairs at the meeting." 15 CHAIRMAN LEWIS: Yeah, so -- I mean, it 16 sounds like we're kind of waiting on something 17 that we may or may not get. So I -- we can -- 18 we've kind of kicked the can down the road on 19 this one for a couple of months. The rain is 20 going to start in June. So -- 21 MR. BARRETT: Yeah, I think I'm inclined 22 to make a motion to go ahead and do it simply 23 because that area flooded so badly during that 24 last major rain event and -- you know, 25 obviously, it's unlikely to happen again this</p>

<p style="text-align: right;">Page 38</p> <p>1 year, but I just -- if we can do something 2 about it, I am not going to wait for TECO given 3 how I've seen TECO respond before. So I'm 4 inclined to let's just get this thing done. 5 CHAIRMAN LEWIS: Okay. Do we have a 6 second? 7 MR. GILLIS: I'll second. 8 CHAIRMAN LEWIS: Okay. Thank you, 9 Reggie. 10 Any comments, discussion? 11 (No response.) 12 CHAIRMAN LEWIS: All in favor? 13 (All board members signify in the 14 affirmative.) 15 MR. BARRETT: Could we -- 16 CHAIRMAN LEWIS: Passes five -- hold on, 17 sorry. 18 MR. BARRETT: Sorry. Let's finish this 19 and then -- 20 CHAIRMAN LEWIS: Are you sure? Okay. 21 I think the carried five to zero. So -- 22 (Motion passes.) 23 MR. BARRETT: Is there any board interest 24 in still pursuing TECO and saying, "Look, you 25 dragged your feet, we ended up" -- "we felt</p>	<p style="text-align: right;">Page 40</p> <p>1 MS. McCORMICK: Yeah, so I would say -- I 2 mean, if we, you know, wanted to pursue this 3 further with TECO, we might not get anywhere 4 based on what appears to be the source of the 5 issue. 6 MR. DVORAK: I mean, we can look at the 7 condition of it when they come out and tell -- 8 tell some -- you know, be able to perhaps see 9 something. 10 CHAIRMAN LEWIS: I always feel like it's 11 worth the ask. They could just say no. So -- 12 MS. McCORMICK: And then the other thing 13 is I don't know if you wanted to talk about the 14 agreement that we have for district management 15 services at this time. Is that something -- 16 CHAIRMAN LEWIS: (Moves head up and 17 down.) 18 MS. McCORMICK: Yeah, so I -- I got from 19 Mark and Mona a copy of the last agreement for 20 district management services and it goes all 21 the way back to 2008, so it's quite old. There 22 is a scope of services that is attached to 23 that, so I'm going to pass that out to the 24 board members so you all can see a copy of that 25 and then depending on what the board wanted to</p>
<p style="text-align: right;">Page 39</p> <p>1 like this was an important thing"? 2 CHAIRMAN LEWIS: Erin, we talked about 3 that -- right -- the other day? 4 MS. McCORMICK: Yeah, we did. I mean, 5 I'm still going to get the -- I think the first 6 thing is to get that easement, so I'm still 7 planning on, you know, continuing to follow up 8 with her to get that. I think -- maybe when 9 they do the repairs, we were going to get some 10 additional information about the cause of the 11 -- of the pipes. I don't know if that's the 12 case. The crushed pipes that are going to be 13 repaired, do you think that when the work is 14 done, we'll have more information about the 15 cause of what has taken place there? 16 MR. SYLVANOWICZ: I think for the most 17 part why it is is just time. 18 MR. WIMSATT: Yeah. 19 MR. DVORAK: Corrosion. 20 MR. SYLVANOWICZ: The corrosion of 21 corrugated metal pipes that sure have crushed 22 down after a while, but not due to abuse like 23 we saw with the other sidewalk where they were 24 driving over the end of a pipe repeatedly with 25 tree service vehicles and then crushing it.</p>	<p style="text-align: right;">Page 41</p> <p>1 do today -- I mean, if you decided that you 2 want to do an RFQ, I can prepare a draft of 3 that and have you guys pass that out as well, 4 if you want. 5 And if you have -- I didn't make copies 6 of the agreement just because it's 70 pages, 7 but if you want me to read that or if you have 8 any questions about that, I've got it here and 9 I'm happy to. 10 MR. BARRETT: Would you mind e-mailing a 11 copy of that to us? 12 MS. McCORMICK: I'd be happy to. 13 MR. CHESNEY: And have we figured out the 14 -- so I -- so I had -- we had talked about this 15 in the workshop. So -- you know, given the 16 circumstances that we've had, you know, an 17 existing manager for 19 years and I think it's 18 our -- our duty to our community to put the 19 contract, the management contract, out to bid. 20 So you have full opportunity to retain 21 the contract, so I -- I just want that to be 22 clear. There's no dark horse or -- or anything 23 more than what you're seeing right now in this 24 conversation, a hundred percent. I don't think 25 any of us have had any conversations with</p>

<p style="text-align: right;">Page 42</p> <p>1 anyone else. Yeah, I know I haven't, so -- so 2 I will make a motion that we go ahead and begin 3 that process. 4 MS. McCORMICK: Do you want me to pass 5 out -- I can pass out a copy of the RFQ that I 6 prepared, too -- 7 MR. CHESNEY: Sure. 8 MS. McCORMICK: -- and I don't know if 9 you want to like move forward with this today. 10 I mean, the process will be -- if this isn't -- 11 it's not a competitive selection that goes 12 through the Consultant's Competitive 13 Negotiations Act, like if we were selecting a 14 new engineer or other type of professional. 15 District management, as well as district 16 counsel, don't go through that type of a 17 selection process; but still -- and this is a 18 copy of it, for you, too. 19 MR. VEGA: Thank you. 20 MS. McCORMICK: You know, you could do an 21 advertisement in the newspaper for RFQ services 22 and this is just like a rough draft of what I 23 put together. 24 MR. CHESNEY: Well, I think we should 25 begin the process that way we kind of see where</p>	<p style="text-align: right;">Page 44</p> <p>1 MS. McCORMICK: You can do a rating 2 system. You really don't have any restrictions 3 as far as how you review the -- a review of the 4 statements of qualification that you get. 5 So the way that I set this up was that 6 there would be a more detailed scope of 7 services than what is in here. That would be 8 available and any interested firms, we would 9 give them a date that they had to submit their 10 statements of qualifications to you and those 11 could either come to me, they can come to Dave 12 and Sherida if you wanted to have them sent to 13 the office, but I would do it the way that we 14 do for all of our publicly-bid projects, which 15 is to give a date and time certain that the 16 statements of qualification have to be 17 submitted by and maybe having them submit like 18 one original hardcopy and one electronic copy 19 that could be distributed to all of the board 20 members. 21 And what I did with -- was that they 22 would provide a cover letter, a company or an 23 individual profile, a summary of 24 qualifications, relevant project experience, 25 personnel qualifications, organizational chart,</p>
<p style="text-align: right;">Page 43</p> <p>1 we're at. 2 So I will make a motion that we begin the 3 process. When we end it is kind of open ended, 4 I guess, is all I was thinking. 5 CHAIRMAN LEWIS: I'll second that. 6 MS. McCORMICK: Okay. So do you want to 7 -- do you want to publish in the newspaper 8 the -- 9 MR. CHESNEY: Well, how do you get people 10 -- how do we know what's out there? I mean -- 11 MS. McCORMICK: Yeah. 12 MR. CHESNEY: -- we haven't done this 13 since 2008. I mean, honestly, we -- this is 14 the oldest contract we have. We've done 15 engineers, we've done our lawyer, we've done, 16 you know, all of these contracts, so -- yeah. 17 What -- I mean, we need to see who's interested 18 in being our district manager, if anyone. 19 MR. BARRETT: So can I clarify the 20 process then? Do -- you just kind of touched 21 on it. So this is one of these low-bid project 22 -- sorry, low bid or we can incorporate a -- 23 MS. McCORMICK: You can choose -- 24 MR. BARRETT: -- kind of a rating system, 25 like we did with landscaping?</p>	<p style="text-align: right;">Page 45</p> <p>1 references for at least five current or recent 2 clients and then you could also include in 3 there a fee schedule or hourly rates that they 4 would provide and then their confirmation of 5 their ability to meet our insurance 6 requirements that we would have for this. 7 And then your evaluation criteria, I left 8 it pretty broad. I just said it would be -- 9 the evaluation would be based on experience and 10 past performance, personnel qualifications, 11 capacity to perform and references. 12 But if you wanted to, we could go ahead 13 and assign points to each of those categories 14 or -- 15 MR. CHESNEY: Yeah, you're way ahead of 16 -- 17 MS. McCORMICK: Okay. 18 MR. BARRETT: Hang on. Jim just pointed 19 out the relevant paragraph there, so I -- I'm 20 good with this. 21 MS. McCORMICK: Okay. 22 MR. CHESNEY: Yeah, and I was thinking 23 like -- I mean, from a timing standpoint, like 24 -- like the written stuff, maybe -- that we 25 could all discuss back by maybe the July</p>

<p style="text-align: right;">Page 46</p> <p>1 workshop, would that be reasonable? Because I 2 mean, it takes a while. This is an important 3 position and that would just be for the written 4 stuff, no -- I mean, obviously, we could 5 exclude people from coming, but -- and then go 6 from there. Right? 7 CHAIRMAN LEWIS: So you're thinking have 8 this advertised in the next week or so and -- 9 MR. CHESNEY: Yeah. 10 CHAIRMAN LEWIS: -- then have a due date 11 in June or end of May? 12 MR. CHESNEY: Whatever it takes for the 13 July workshop to have written materials, like 14 who's interested and -- and then we can figure 15 out interviews and things like that. 16 MS. McCORMICK: Oh, okay. Yeah, so -- I 17 mean, I would just suggest that any discussion 18 on the merits, that the application should 19 happen at a regular board meeting, not at a 20 workshop, but if you're just talking about 21 figuring out the logistics, you could do that. 22 MR. CHESNEY: Yeah, that's exactly 23 what -- yeah, that's exactly it. 24 MS. McCORMICK: Do you have any comments? 25 MR. VEGA: The only thing I throw at you</p>	<p style="text-align: right;">Page 48</p> <p>1 making sure the numbers are loaded correctly. 2 MR. CHESNEY: I have confidence you're 3 going to do a fine presentation, don't -- don't 4 make any assumptions about it. I mean, I don't 5 know what you got going on personally, but I'm 6 still going to be here by then. So -- yeah. 7 Yeah, and -- and can I bring up a budget 8 related thing while -- 9 MR. VEGA: Yes. 10 MR. CHESNEY: -- we're talking about 11 this? So on the trail system, we're going to 12 put the trail in the high watermark budget. 13 Right? 14 MR. VEGA: Yeah. 15 MR. CHESNEY: Okay. 16 MR. VEGA: Yeah, and that high watermark 17 budget, we're going to be setting at the June 18 meeting, so -- 19 MR. CHESNEY: Right, at the next meeting. 20 MR. VEGA: -- I would need a motion 21 probably this meeting to make sure that we have 22 -- we split that -- that bond between all the 23 residents per statement -- or the methodology. 24 MR. CHESNEY: Okay. I'm getting 25 distracted. I -- on my time, I'll come back to</p>
<p style="text-align: right;">Page 47</p> <p>1 is -- you know, one, I totally understand about 2 going out bid. Time period, if you're making 3 any selection, let me finish your budget cycle 4 through August because you wouldn't want 5 somebody starting and trying to up -- figure 6 out your methodology and upload it into the tax 7 collector -- 8 MR. CHESNEY: I wouldn't -- 9 MR. VEGA: You know, so I'm selfish there 10 in wanting to make sure you guys have -- 11 MR. CHESNEY: Yeah. 12 MR. VEGA: You know, if you stay with us, 13 awesome. If you go somewhere else, I would -- 14 MR. CHESNEY: I wasn't anticipating any 15 change until closer to -- 16 MR. VEGA: -- want to do this transition 17 so that way the Westchase residents aren't 18 impacted. 19 MR. CHESNEY: Yeah, I wasn't anticipating 20 any change until closer to the fiscal year, if 21 -- 22 MR. VEGA: Okay. That's -- 23 MR. CHESNEY: If a change was made. 24 MR. VEGA: I was just worrying about the 25 timeline that you have coming up and just</p>	<p style="text-align: right;">Page 49</p> <p>1 that, the budget thing. 2 MR. VEGA: Okay. 3 CHAIRMAN LEWIS: Okay. 4 So we have a second. I think we're just 5 ready to vote at this point? 6 MS. McCORMICK: Yeah, so I would say -- 7 and what you're doing is you're going to 8 approve the publication of a Request For 9 Qualifications and the -- the distribution to 10 interested companies and if you want me to work 11 with David and Sherida to kind of coordinate 12 that process, I can do that. I would just 13 approve this in, you know -- 14 MR. CHESNEY: Like why wouldn't you just 15 handle it? I mean -- 16 MS. McCORMICK: I can, I can. 17 MR. CHESNEY: -- they have a lot of stuff 18 going on. 19 MS. McCORMICK: Yeah, that's fine, I can, 20 I can do it. I would just do this in kind of 21 this form with such modifications as counsel 22 may make -- 23 MR. CHESNEY: Okay. I'm just saying, 24 it's not a contractor. It's another -- 25 MS. McCORMICK: Yeah.</p>

<p style="text-align: right;">Page 50</p> <p>1 MR. CHESNEY: -- professional.</p> <p>2 MS. McCORMICK: Right, right, I can do</p> <p>3 that.</p> <p>4 MS. WILCOX: So what you're preparing,</p> <p>5 that's kind of the RFP that's going out to bid?</p> <p>6 So --</p> <p>7 MS. McCORMICK: It's a Request For</p> <p>8 Qualifications.</p> <p>9 MS. WILCOX: Okay. So that's like their</p> <p>10 public service word for an RFP. So --</p> <p>11 MR. GILLIS: No, it's not the same thing.</p> <p>12 MS. WILCOX: It's not the same thing?</p> <p>13 Okay.</p> <p>14 MR. BARRETT: So -- so with this process,</p> <p>15 Pam, what we do is we end up reaching out, like</p> <p>16 in the publication, to any interested company.</p> <p>17 Basically, it gives us a -- their portfolio of</p> <p>18 services and how they would treat us well and</p> <p>19 then we end up, as a board, choosing the</p> <p>20 ranking of how we're going to do it or not or</p> <p>21 we choose the company based on the information</p> <p>22 to open up negotiations.</p> <p>23 MS. WILCOX: Yeah, no, I'm aware of what</p> <p>24 the -- the Westchase Association just went</p> <p>25 through this to rebid GPI, but they got a bid</p>	<p style="text-align: right;">Page 52</p> <p>1 MS. WILCOX: Okay.</p> <p>2 MS. McCORMICK: We'll let them know that</p> <p>3 they can get a copy of that scope of services</p> <p>4 to review.</p> <p>5 CHAIRMAN LEWIS: Was there anything else,</p> <p>6 Erin?</p> <p>7 MS. McCORMICK: Nope.</p> <p>8 So I think we approved that --</p> <p>9 CHAIRMAN LEWIS: No, not yet.</p> <p>10 MS. McCORMICK: Oh, okay.</p> <p>11 CHAIRMAN LEWIS: So all in favor?</p> <p>12 (All board members signify in the</p> <p>13 affirmative.)</p> <p>14 CHAIRMAN LEWIS: Carries five to zero.</p> <p>15 (Motion passes.)</p> <p>16 MS. McCORMICK: And I am going to put in</p> <p>17 a date that's like a week before the July</p> <p>18 workshop to have these submitted.</p> <p>19 CHAIRMAN LEWIS: Is that July -- this</p> <p>20 year, we made the July meeting like --</p> <p>21 MR. CHESNEY: Yeah, it's July 15th is the</p> <p>22 workshop that I have.</p> <p>23 CHAIRMAN LEWIS: Okay. Yeah, because we</p> <p>24 -- the 1st is the first Tuesday. Okay,</p> <p>25 perfect. All right.</p>
<p style="text-align: right;">Page 51</p> <p>1 the other way. They said, "This is what we're</p> <p>2 requiring," and then asked the vendors to say,</p> <p>3 "Can they do it or not," which is kind of the</p> <p>4 opposite of what you just said. So --</p> <p>5 MR. BARRETT: No, no, she actually has a</p> <p>6 document of --</p> <p>7 MS. WILCOX: Oh, okay. Of what the</p> <p>8 current requirements are?</p> <p>9 MR. BARRETT: The scope of services.</p> <p>10 MS. WILCOX: Okay.</p> <p>11 CHAIRMAN LEWIS: Yeah, that was the first</p> <p>12 document she handed out.</p> <p>13 MS. WILCOX: Yeah, that's what I was</p> <p>14 asking, was like is that the -- like the --</p> <p>15 what you're looking for? Because usually, when</p> <p>16 you go out to a vendor or whatever you want to</p> <p>17 call it, you say, "This is the 12 things I want</p> <p>18 done, who can do it for what price and what are</p> <p>19 your qualifications?" Not these -- not the</p> <p>20 other way around when you say -- you know what</p> <p>21 I mean? Like -- you say, "Oh, you do that, but</p> <p>22 does it hit everything we need," like would the</p> <p>23 -- the people that are interested get that</p> <p>24 piece of paper that you have?</p> <p>25 MS. McCORMICK: Yes, yes, of course.</p>	<p style="text-align: right;">Page 53</p> <p>1 MS. McCORMICK: So maybe I'll make the --</p> <p>2 like have them do it on July 8th and then that</p> <p>3 will give me a week to get them out and for you</p> <p>4 all to have a chance to look at it before the</p> <p>5 workshop.</p> <p>6 MR. CHESNEY: I should actually be able</p> <p>7 to come to that one. My son gets married the</p> <p>8 Saturday -- the weekend before.</p> <p>9 CHAIRMAN LEWIS: And you, too, for sure.</p> <p>10 Wonder how big of a party that's going to be?</p> <p>11 MR. CHESNEY: Well, I might have to bring</p> <p>12 the dog back. So -- okay.</p> <p>13 CHAIRMAN LEWIS: All right.</p> <p>14 Erin, what else you got?</p> <p>15 MS. McCORMICK: Let me just see -- I've</p> <p>16 been working back and forth with Matt Rice on</p> <p>17 some applications for driveways in Stonebridge.</p> <p>18 One of them, I guess, the owner decided not to</p> <p>19 move forward with and now, I'm working with him</p> <p>20 on the one for the -- the resident that has the</p> <p>21 manhole that's located in his driveway.</p> <p>22 So I've asked that they provide us with</p> <p>23 the proposal that they have from the contractor</p> <p>24 just so I can have Robert take a look at that</p> <p>25 before we approve -- or before we do a license</p>

<p style="text-align: right;">Page 54</p> <p>1 agreement with them for that and I think that 2 is it for right now for me. 3 CHAIRMAN LEWIS: It just dawned on me. 4 Any update from Vertex, any -- 5 MS. McCORMICK: I have not talked to Alan 6 this week, so I don't have anything. 7 CHAIRMAN LEWIS: All right. 8 MS. McCORMICK: I can call him, though 9 and e-mail him. 10 CHAIRMAN LEWIS: Yeah, if you could just 11 get an update on how the antenna's going that's 12 currently up, if it's operational and if not, 13 when and I think he mentioned other vendors 14 that he was trying to obtain. 15 MR. WIMSATT: AT&T had sales people out 16 there in the neighborhood, neighborhoods. 17 CHAIRMAN LEWIS: Is that right? That's 18 the one that's up there currently, I think. 19 MS. McCORMICK: Yeah, yeah, and the -- 20 MR. WIMSATT: They can come flip it on, 21 flip it off. But yeah, they were telling us it 22 was coming. 23 CHAIRMAN LEWIS: Speaking from 24 experience, Jim? 25 All right. We're getting closer. Okay.</p>	<p style="text-align: right;">Page 56</p> <p>1 CHAIRMAN LEWIS: All in favor? 2 (All board members signify in the 3 affirmative.) 4 CHAIRMAN LEWIS: Carries five to zero. 5 (Motion passes.) 6 CHAIRMAN LEWIS: Welcome aboard. 7 MR. VEGA: Thank you. 8 MR. WIMSATT: Congratulations. 9 MR. VEGA: With that said, the second 10 item is the discussion of the budget and David, 11 I sent that to you in separate e-mail. 12 MR. SYLVANOWICZ: Okay. 13 MR. VEGA: I just resent it a couple of 14 minutes ago. 15 MR. SYLVANOWICZ: Okay. Let me check. 16 Sorry, I didn't realize that. I was not in my 17 office all afternoon. 18 CHAIRMAN LEWIS: You might not be on the 19 wifi. 20 MR. SYLVANOWICZ: Yeah, that's what I'm 21 trying to figure out. 22 MR. CHESNEY: I can talk about my piece 23 while we're doing that. So on the field -- you 24 and David and -- was it you or -- or Andy 25 regarding the budget.</p>
<p style="text-align: right;">Page 55</p> <p>1 Well, Erin, thank you. 2 MS. McCORMICK: Sure. 3 CHAIRMAN LEWIS: And moving on to 4 manager's report. Mark? 5 MR. VEGA: So under the manager's report, 6 we just have two things. One is a designation 7 of secretary and Inframark was requesting that 8 I be the designated secretary so I can sign 9 anything that has to do with your SWFWMD 10 permits, anything that goes back and forth with 11 the auditor general. They need someone that 12 can sign on all of the -- just the mundane 13 things that have to be signed off on. 14 CHAIRMAN LEWIS: If you don't mind me 15 asking, was -- did Andy have that role? 16 MR. VEGA: Andy has -- yes, so normally, 17 the district manager is the secretary. 18 CHAIRMAN LEWIS: Okay. 19 MR. VEGA: So it would just be replacing 20 Andy with myself. 21 CHAIRMAN LEWIS: Okay. So I'll make a 22 motion to approve resolution 2025-05. 23 MR. GILLIS: Second. 24 CHAIRMAN LEWIS: Okay. Any discussion? 25 (No response.)</p>	<p style="text-align: right;">Page 57</p> <p>1 MR. VEGA: Yeah, I don't -- yeah, Andy -- 2 MR. CHESNEY: Okay. You didn't -- you 3 didn't go through that. Okay. 4 CHAIRMAN LEWIS: I was there an hour and 5 -- 6 MR. CHESNEY: So I -- so it produced the 7 budget that you have, which has a higher 8 increase than is appropriate and that was 9 because of past jerry-rigging, so we have to 10 backout some of the other line items to get it 11 -- to be a more appropriate, you know, ongoing 12 budget. 13 In other words, David was looking at the 14 -- the individual line items and said, "Okay. 15 We've spent" -- for example -- "this much on 16 irrigation, but we're really trending this 17 much." So they went ahead and adjusted that, 18 but we have a couple of line items, like one is 19 an aggregate line item and it's over \$500,000 20 because for the last few years, especially 21 during COVID, we've done kind of an aggregate 22 budget where we look at it overall. 23 So we're trending very well. I think 24 we're at 52 percent for the year and we're 25 about halfway through the year, so I -- you</p>

<p style="text-align: right;">Page 58</p> <p>1 know, the budget is looking good. Don't be 2 alarm by anything you see currently that has 3 those percentages and I've committed to doing 4 that with Mark before the June meeting. 5 And then I will include the -- I did 6 speak with the banker about the -- the trail 7 system and so he's completely fine with us. He 8 did mention -- he was unaware of doing anything 9 about doing a 20-year term. He -- he told me 10 to check with you actually, Erin, but he's okay 11 with a 20 -- he was not aware of anything from 12 a community development district perspective 13 that would say that we could not have a 20-year 14 term. 15 MR. VEGA: You have a 20-year bond. I'll 16 get the statute for you and run it past the -- 17 MR. CHESNEY: Yeah, please send it to -- 18 you know, we also addressed, if that was the 19 case, how to handle that with the bank. So 20 where I was going with this is if you look 21 at -- I spent the time to look at the different 22 expenses and because it's such a small amount 23 relative to it, we think the fixed expenses 24 with the bond issuance are too high. So the 25 bank line makes the most sense and the rate is</p>	<p style="text-align: right;">Page 60</p> <p>1 MR. CHESNEY: I hope it is. I'm going to 2 make a note. 3 MR. BARRETT: We did not incorporate that 4 this past year. So -- 5 MR. CHESNEY: Okay. 6 MS. McCORMICK: And we're talking about 7 just -- this financing would just be for the 8 trail system, not for anything else? 9 MR. CHESNEY: I mean, they're not going 10 to put any restrictions on it, but -- 11 MS. McCORMICK: Right, but that's how 12 they are going to assign this? 13 MR. CHESNEY: Right, because it -- I 14 mean, it will be an assessment that will pay. 15 It's not a special assessment. It's just going 16 to be within our normal assessment. 17 MS. McCORMICK: Right. 18 MR. CHESNEY: So sidewalk repairs -- 19 CHAIRMAN LEWIS: Is that the one that -- 20 MR. CHESNEY: -- trail system, anything 21 else? I'm sorry. 22 CHAIRMAN LEWIS: No, that's okay. Is 23 that the one we passed a couple of meetings 24 ago? 25 MR. BARRETT: No, that falls on this</p>
<p style="text-align: right;">Page 59</p> <p>1 within a quarter of percent of what the bond 2 market is. 3 So -- you know, he's like once we get the 4 scope of work, you know, the actual estimate, 5 then he'll go ahead and set up a line and he 6 didn't think we're going to have any difficulty 7 qualifying or any of those kinds of issues. 8 MS. McCORMICK: And what are you thinking 9 would be the term of the bank financing? 10 MR. CHESNEY: Well, I'm using a 11 20-year -- 12 MS. McCORMICK: 20 years. 13 MR. CHESNEY: Right, I'm using a 20-year 14 amortization for the budget. That was why I 15 was bringing it up within the budget 16 conversation. 17 MR. VEGA: And you're saying it's a 18 20-year loan from them? 19 MR. CHESNEY: Yeah. 20 MR. BARRETT: So can you just also make 21 sure that whatever the second step for the 22 sidewalk repairs, that that money is 23 incorporated in the budget, too? 24 MR. CHESNEY: Okay. 25 MR. BARRETT: Because we didn't --</p>	<p style="text-align: right;">Page 61</p> <p>1 budget year, but stage two of the sidewalk 2 repairs. There's a three-year request for that 3 period of sidewalk plan. 4 MR. CHESNEY: And I'm not sure what that 5 amount would be. 6 MR. DVORAK: They were -- they were 7 pretty equal in size. 8 MR. BARRETT: So whatever the equivalent 9 of the most recently passed motion. 10 MR. CHESNEY: Okay. Well, if it -- Mark 11 will -- Mark will help me figure that out. 12 Yeah, I just need to go through that and we 13 need to backout all this other stuff. 14 CHAIRMAN LEWIS: Okay. 15 MR. CHESNEY: Because it creates an 16 excuse it. (Phonetic) So right now, if you 17 looked at our budget, it looks like the -- the, 18 you know, commercial interests have a much -- 19 like a 40 percent increase, which is not the 20 case. 21 MS. McCORMICK: But you're talking about 22 doing this as an assessment that would be part 23 of the operations and maintenance budget for 24 the district? Because this is not really -- 25 it's not an operation for maintenance --</p>

<p style="text-align: right;">Page 62</p> <p>1 MR. CHESNEY: No, it's a capital 2 improvement. 3 MS. McCORMICK: -- it's a capital 4 improvement, so I think we would need to, you 5 know, identify this as -- 6 MR. VEGA: Maybe you should set it at 100 7 instead of the 170s. 8 MS. McCORMICK: Right, right. 9 MR. CHESNEY: Okay. You guys are -- 10 that's your job. 11 MS. McCORMICK: Yeah, so you are going to 12 have to go through like a separate public 13 hearing where you notice all the owners. 14 MR. VEGA: But we can do them at the same 15 meeting -- 16 MR. CHESNEY: Right. 17 MR. VEGA: -- back to back. 18 MS. McCORMICK: Right. 19 MR. CHESNEY: And we're going to -- 20 because our budget is increasing, we're going 21 to have that anyways. 22 MS. McCORMICK: Right. 23 MR. CHESNEY: So -- yeah, yeah, I'm with 24 you on that part. 25 MS. McCORMICK: Yeah, and I think it may</p>	<p style="text-align: right;">Page 64</p> <p>1 the June meeting. 2 MS. McCORMICK: Uh-huh. 3 MR. VEGA: As long as we approve the 4 project, but if we approve the project in June, 5 I will work on it for the next week to make 6 sure that I meet the June 15th deadline with 7 the county. 8 MR. CHESNEY: I mean, we can -- I don't 9 mind approving it, just, you know, we might 10 unapprove it before the actual budget. 11 MR. VEGA: Oh, yes, by August, you can 12 say, "No." 13 MR. CHESNEY: Yeah, I'm looking to you 14 for guidance on this. 15 MS. McCORMICK: Yeah, well, I think we 16 need to know the amount that's -- 17 MR. CHESNEY: Well, it's ten million 18 dollars and -- so I can come up with the 19 amortization. I can do it right now, if that's 20 what you need. It'd be like \$200 -- 21 MR. VEGA: I'll need the amortization 22 table from the -- from the bank to do that. 23 MR. CHESNEY: Well, I don't have one from 24 the bank yet they because they won't do it 25 until we -- they do an offer letter and they're</p>
<p style="text-align: right;">Page 63</p> <p>1 be like when the property appraiser sends out 2 the TRIM notices, I think this may be -- I'm 3 not sure, would it be broken up as to two 4 separate assessments or -- 5 MR. VEGA: Not in Hillsborough County. 6 MS. McCORMICK: Not in Hillsborough. 7 MR. VEGA: In Manatee, it would be a 8 separate line item -- 9 MS. McCORMICK: Okay, okay. 10 MR. VEGA: -- but in Hillsborough, they 11 would all be bundled together. 12 MS. McCORMICK: Okay. 13 MR. VEGA: So that will be -- when we 14 send out the letter for the increase, it's 15 going to be a -- about a three-page letter to 16 explain the way they tie together. 17 MR. CHESNEY: Just looking at the budget, 18 I was like, "I'll be interested" -- last year, 19 I don't think we got any calls, but this year, 20 I anticipate you getting some. 21 MS. McCORMICK: (Indiscernible.) For the 22 preliminary assessment report then that 23 identifies the -- the amounts for this project? 24 MR. VEGA: As long as we approve it 25 today, then I'll have time to have it ready for</p>	<p style="text-align: right;">Page 65</p> <p>1 not going to do an offer letter until we have 2 an actual est -- you know -- 3 MS. McCORMICK: Okay. Well, we're going 4 to -- so you need to, I think, today approve 5 Inframark's preparation of the assessment 6 methodology report that's going to be the basis 7 for these assessments and -- 8 MR. CHESNEY: Okay. 9 MS. McCORMICK: -- then it's going to be 10 based on a ten million dollar amount for a 11 project that, hopefully, we can define because 12 they'll have to, you know, define the scope of 13 what this project is going to be and then 14 Inframark would prepare the assessment 15 methodology, along with the role as to how much 16 is going to be levied, total amount of -- for 17 the financing and then what the annual cost is 18 going to be and it sounds like we're looking at 19 this being over a 20-year time period, so 20 there's going to be principal plus interest 21 that's going to be paid every year and we need 22 to know what the interest rate is or at 23 least -- (indiscernible.) 24 MR. VEGA: And that'll be on the 25 assessment table, the amortization table.</p>

<p style="text-align: right;">Page 66</p> <p>1 MR. CHESNEY: Okay. So I will send you 2 -- okay. How about you and I plan on having a 3 conversation with the banker. I'm going to 4 send you his info. I had sent it Andy when we 5 -- after the meeting, but I'll just make it 6 easy so you don't have to find it. His name is 7 Adam and he's with Truist. Okay. 8 MS. McCORMICK: Do you want them to 9 approve like a not to exceed amount for the 10 assessment report? 11 MR. VEGA: I'm not sure, is that -- they 12 have to give me that number -- 13 MS. McCORMICK: Mm-hmm. 14 MR. VEGA: -- because this is a bank loan 15 -- well, there's still -- the methodology would 16 be the same. You guys have a complicated 17 methodology because of the size. It shouldn't 18 be more than 8,500. 19 The last one I saw of this size was for 20 Tampa Palms and it was 8,500 and Tampa Palms -- 21 Tampa Palms opened space in the transportation 22 district, which is a district I manage. 23 They're twice the size of Westchase. So -- and 24 that was 8,500. 25 MR. CHESNEY: I'm sorry, I'm looking for</p>	<p style="text-align: right;">Page 68</p> <p>1 know, moving forward with it, then we can do 2 the methodology at that point instead of doing 3 it ahead of time because I wouldn't want you to 4 -- 5 MS. McCORMICK: Yeah, I was just 6 thinking, if we're doing it, I don't know if 7 there's going to be an increase in assessments 8 that are projected for your own assessments -- 9 MR. CHESNEY: Yes, yes. 10 MS. McCORMICK: -- so you're going to be 11 sending out letters to every resident at that 12 time. So, you know, it definitely would be 13 nice to be able to do this as one mailing as 14 opposed to having to have two separate 15 mailings. 16 MR. CHESNEY: So that's what you were -- 17 so I was thinking we would just estimate it for 18 the high watermark, whatever we -- like we 19 actually do a table, but not the final table 20 or, you know, we don't actually do an actual 21 assessment. That's what I was thinking, but -- 22 you know, we're just trying to move kind of 23 fast on this. 24 MR. VEGA: And what Erin's asking is when 25 you send out the letter, if anybody questions,</p>
<p style="text-align: right;">Page 67</p> <p>1 this. I'm not catching what the 8,500 is. 2 MS. McCORMICK: That's for the 3 preparation of the assessment methodology 4 report that will need to be considered by the 5 board at the June meeting in order to -- 6 MR. CHESNEY: So we have to go to that 7 level of detail now? 8 MS. McCORMICK: You have to have an 9 assessment methodology report that's the basis 10 for how much you're going to be levying the 11 assessments for because that needs to be 12 available when you send out the notices to the 13 residents so that they -- you know, if they 14 want to get a copy of that assessment 15 methodology report, they can request it. 16 MR. VEGA: Let me back up for a second 17 because I think I know where he's going. If 18 they don't -- if they don't approve it -- they 19 would have to approve it by August, the letter 20 would be going out to the -- it's -- 29 days 21 before the August meeting. 22 MS. McCORMICK: Mm-hmm. 23 MR. VEGA: We could approve the -- we 24 could plug the numbers in and at the July 25 meeting, if you guys decide that you're, you</p>	<p style="text-align: right;">Page 69</p> <p>1 "Okay. Where is this coming from?" At that 2 point, we have to give them a methodology, so I 3 would have to have something ready by mid-July 4 because people are start calling around then. 5 MR. CHESNEY: Yeah. 6 MR. VEGA: But we don't have to do -- 7 MR. CHESNEY: I guess what I'm saying is 8 why can't we just come up with the amount, add 9 it and say -- you know, we can raise whatever 10 the amount is and then we would back it out -- 11 MS. McCORMICK: As per like your 12 operating maintenance -- 13 MR. CHESNEY: Yeah. 14 MS. McCORMICK: -- costs? 15 MR. CHESNEY: Yeah, because -- because 16 it's to the -- to the tax payer, it's the same 17 thing. My taxes are going to go from here to 18 here, that's the proposed -- 19 MS. McCORMICK: Yeah, but you have to 20 have a separate pot of money that these -- 21 MR. CHESNEY: I understand. 22 MS. McCORMICK: -- assessments are going 23 to come out of. 24 MR. CHESNEY: I understand when that 25 actually happens --</p>

<p style="text-align: right;">Page 70</p> <p>1 MS. McCORMICK: Right.</p> <p>2 MR. CHESNEY: -- but I was -- just for</p> <p>3 the high watermark, I just thought we could</p> <p>4 just estimate it, but you're saying then you</p> <p>5 would have to do another series of letters in</p> <p>6 August?</p> <p>7 MS. McCORMICK: We'd have to do a</p> <p>8 separate public hearing then and the public</p> <p>9 hearing for the assessments for the trail</p> <p>10 system doesn't have to be -- it doesn't really</p> <p>11 have to coincide with the timing of your O and</p> <p>12 M budget, but if you want to be able to have it</p> <p>13 put on the tax roll, then it does.</p> <p>14 MR. VEGA: Which you would want it on the</p> <p>15 tax roll.</p> <p>16 MR. CHESNEY: Yeah, of course, we have to</p> <p>17 have it on the tax roll. Okay. That's the</p> <p>18 answer I think you're -- that I'm looking for.</p> <p>19 So you're telling me I can't just say, "Okay.</p> <p>20 We're going to increase it \$250," and then in</p> <p>21 August, say, "Okay. Well, 200 was for the</p> <p>22 trail and 50 is for our O and M." I can't in</p> <p>23 August.</p> <p>24 MS. McCORMICK: Right, right.</p> <p>25 MR. CHESNEY: Okay. Gotcha.</p>	<p style="text-align: right;">Page 72</p> <p>1 So -- you know, we just did the West Park</p> <p>2 Village project, which was an upgrade of your</p> <p>3 existing facilities. I guess --</p> <p>4 MR. CHESNEY: So this is an upgrade of</p> <p>5 the preserves.</p> <p>6 MS. McCORMICK: -- just from an</p> <p>7 accounting standpoint, it depends on how you</p> <p>8 classify this. Is this a new capital</p> <p>9 expenditure or is --</p> <p>10 MR. CHESNEY: It's an upgrade of our --</p> <p>11 what is it -- nature preserves. What's the</p> <p>12 other word I'm looking for?</p> <p>13 MR. WIMSATT: Conservation.</p> <p>14 MR. CHESNEY: Conservation easement, it's</p> <p>15 an improvement to our conservation easement.</p> <p>16 Thank you.</p> <p>17 MS. McCORMICK: I mean, I think that the</p> <p>18 bank may want this to be a separate assessment.</p> <p>19 MR. CHESNEY: I did check with -- that,</p> <p>20 Adam and I had a very specific conversation</p> <p>21 about because I asked him those things and he</p> <p>22 did not -- I mean, I could be wrong, but --</p> <p>23 MS. McCORMICK: Well, I mean, the issue</p> <p>24 is that you have to pledge that these funds are</p> <p>25 going to be available every year for the next</p>
<p style="text-align: right;">Page 71</p> <p>1 MR. VEGA: Because the standard -- and</p> <p>2 maybe I'm going to mix the number up. The</p> <p>3 standard special assessment that we do budget</p> <p>4 wise is 170 and then this is a capital, so this</p> <p>5 will be a -- a special assessment 100, so</p> <p>6 that's why there's two public hearings.</p> <p>7 They'll be back to back in the meeting.</p> <p>8 MR. CHESNEY: Well, why does it have to</p> <p>9 be a special assessment? Why can't it just be</p> <p>10 -- I mean, we're improving our system. It's</p> <p>11 not like we're buying something new. I mean,</p> <p>12 what's the difference in it between just that</p> <p>13 and a park?</p> <p>14 MR. VEGA: The trail doesn't exist at</p> <p>15 this moment.</p> <p>16 MR. CHESNEY: Well, the -- the preserve</p> <p>17 does. I mean, we're responsible for -- for the</p> <p>18 land. All we're doing is adding a trail. It's</p> <p>19 not any different than if we added a swing at a</p> <p>20 park. I'm not trying to -- I'm just to get it</p> <p>21 down make this as simple as possible.</p> <p>22 MS. McCORMICK: Yeah. Well, I mean, your</p> <p>23 operating and maintenance assessments are</p> <p>24 really to go for operation and maintenance</p> <p>25 costs that you have throughout the community.</p>	<p style="text-align: right;">Page 73</p> <p>1 20 years and you can't pledge for O and M --</p> <p>2 MR. CHESNEY: I asked him that question.</p> <p>3 I might've misunderstood him, but I told him</p> <p>4 that I'd -- we had that part -- we had that</p> <p>5 conversation, so unless I misunderstood him,</p> <p>6 which is possible.</p> <p>7 MS. McCORMICK: Yeah, I feel like they</p> <p>8 are going to require a pledge of funds, but</p> <p>9 that's something that we can go back and --</p> <p>10 MR. CHESNEY: I asked him because that</p> <p>11 was one of the reasons why I didn't want to do</p> <p>12 the bond is because they require you pledge --</p> <p>13 you know, it's an assessment bond versus, you</p> <p>14 know, the other way is a line of credit.</p> <p>15 MS. McCORMICK: I mean, from a bank</p> <p>16 standpoint, they are giving you this pot of</p> <p>17 money and they want assurance that those funds</p> <p>18 are going to be --</p> <p>19 MR. CHESNEY: Well, we have the ability</p> <p>20 to tax.</p> <p>21 MS. McCORMICK: Right, but you don't have</p> <p>22 -- you don't have a binding obligation as to</p> <p>23 what your appropriation is going to be in the</p> <p>24 future. You can't -- you can't bind a board</p> <p>25 ten years from now.</p>

<p style="text-align: right;">Page 74</p> <p>1 MR. CHESNEY: Yeah, how about we pass 2 whatever we need to pass now so that we can 3 move on and then we can have a conversation, 4 you and I, with Adam. 5 MS. McCORMICK: Okay. 6 CHAIRMAN LEWIS: You and Mark are going 7 to meet as well. Right? 8 MR. CHESNEY: Yeah, Mark and I have to 9 meet anyways on the budget to backout some of 10 this other stuff. 11 MS. McCORMICK: Okay. 12 MR. CHESNEY: So let's just focus on what 13 we need to do right now. 14 MS. McCORMICK: Well, so -- I think the 15 -- so you're saying we could wait and send out 16 the notices for everything, for the budget and 17 for this assessment -- 18 MR. VEGA: It can wait until after the 19 June meeting. 20 MS. McCORMICK: -- until after the June 21 meeting, so it sounds like he doesn't need you 22 to approve the not to exceed amount for the 23 assessment methodology right now? 24 MR. VEGA: Not at this time. We can do 25 that at the -- at the June meeting and have it</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. CHESNEY: -- with the contact. 2 MR. VEGA: Because if I could be on the 3 call with you guys -- the only question I would 4 have is if he could put together a -- 5 MR. CHESNEY: I'd be happy to not be on 6 the call. So yeah, sure. 7 MR. VEGA: I just want a tentative 8 amortization table. If he could put something 9 together -- 10 MR. CHESNEY: Yeah, I'm just -- any bank 11 -- any banker is going to be reluctant to do an 12 amortization table because they don't want to 13 -- because an amortization table usually goes 14 along with a -- a term sheet and these -- these 15 aren't the final terms because those terms 16 won't come due until we have an actual project 17 to term. You know what I mean? We have to 18 have a -- we have to wait for the engineer to, 19 you know -- and make sure we can do this and 20 approximately what it will cost. 21 You know, it has to -- Ivy has to do her 22 part before we get an actual term sheet. 23 MR. VEGA: I know, and we should have 24 that by the August meeting. 25 MR. CHESNEY: Yeah, I guess. I'm just</p>
<p style="text-align: right;">Page 75</p> <p>1 ready for July. Right now, we just work out 2 the details. 3 The only thing I would need you, as a 4 board, is to commit to the project; to, you 5 know, make a motion to proceed with that so I 6 can start working that -- 7 MR. CHESNEY: So I'll make a motion that 8 we direct staff to come up -- to formalize the 9 funding mechanism for a trail system to improve 10 our conservation easement. 11 MR. GILLIS: I'll second. 12 CHAIRMAN LEWIS: Seconded by Reggie. 13 Any other comments, discussion? 14 (No response.) 15 CHAIRMAN LEWIS: All right. All in 16 favor? 17 (All board members signify in the 18 affirmative.) 19 CHAIRMAN LEWIS: Carries five to zero. 20 (Motion passes.) 21 MR. VEGA: And Greg, we'll just -- 22 introduce me to Adam so I can -- all I need 23 from him is -- 24 MR. CHESNEY: I sent you the e-mail -- 25 MR. VEGA: You sent it, perfect.</p>	<p style="text-align: right;">Page 77</p> <p>1 trying to move it along in the next budget 2 here. 3 MR. VEGA: No, no, I know. The only 4 reason I say we should have it by the August 5 meeting is I don't want to -- even if you guys 6 approve it and we're not doing the -- maybe the 7 project gets delayed because SWFWMD for some 8 reason -- or Ivy says, "Hey," you know, "it's 9 going to take us four, six, maybe nine months." 10 I just want to make sure that we are collecting 11 tax money, you know, with -- 12 MR. CHESNEY: Yeah. Well, that's why we 13 -- not to belabor this further, but that's why 14 I didn't want to identify the funding mechanism 15 with the project because maybe we use part of 16 our fund balance, maybe -- you know -- you 17 know, we wanted to have some flexibility in 18 this. Maybe we don't start, maybe we break it 19 into -- into stages, two or three stages. 20 MS. McCORMICK: Yeah, it seems like we're 21 getting a little bit ahead of things when we 22 don't have a defined project yet because I'm 23 not sure that the bank's going to be able to 24 finalize the financing until we have a little 25 bit more in the way of an estimate of the</p>

<p style="text-align: right;">Page 78</p> <p>1 construction costs for this project and we 2 could levy debt assessments until we have the 3 bank financing in place. I mean, they have to 4 happen at the same time simultaneously, but 5 maybe if we have sufficient money in 6 contingency or reserve that would allow us to 7 move forward with the project, then we use that 8 for the first year and we do the financing next 9 year -- 10 MR. CHESNEY: No, no, you're not in 11 operation. No, no. 12 MS. McCORMICK: No? 13 MR. CHESNEY: No. I understand what 14 you're saying, but just -- the motion is 15 exactly correct. 16 MS. McCORMICK: Okay. 17 MR. CHESNEY: We'll be fine. 18 MS. McCORMICK: Okay. All right. 19 MR. CHESNEY: Okay. 20 CHAIRMAN LEWIS: All right. Thank you, 21 Greg. Thank you, everybody else. 22 MR. CHESNEY: I'm sorry. 23 CHAIRMAN LEWIS: Thank you, everyone. 24 All right. Mark, do you have anything 25 else?</p>	<p style="text-align: right;">Page 80</p> <p>1 there's some numbers in there that need to be 2 fine-tuned and -- and Greg and I are going to 3 do that. 4 MR. CHESNEY: Yeah, so -- so just so you 5 understand, David -- because -- as the 6 beautiful new field manager we have, you know, 7 instead of working on just an aggregate number, 8 he's like, you know, coming anew. 9 "Well, how much did we spend on 10 irrigation last year?" 11 I mean, so -- you know, I keep using 12 irrigation as an example because that's the one 13 that's easiest to use for me. 14 MR. VEGA: Go up one page and you'll -- 15 it's -- 16 MR. CHESNEY: So -- you know, it's 17 helpful to have a budget that provides that 18 kind of information on a year against year 19 basis. 20 MR. VEGA: Yeah, so when you look at some 21 of the numbers, like hardened grounds is up 256 22 percent, R and N sidewalks is up 378 percent. 23 We just need to lock those numbers down and, 24 you know, just -- what do you -- you know, what 25 exactly do you want to spend on those projects?</p>
<p style="text-align: right;">Page 79</p> <p>1 MR. VEGA: Do you want to talk about the 2 budget or -- 3 CHAIRMAN LEWIS: Say it again? 4 MR. VEGA: Do you want to talk about the 5 budget or do you want to see -- 6 MR. SYLVANOWICZ: I have it up here, 7 yeah, just give me direction on where you want 8 me to go. 9 MR. VEGA: Greg, is there -- Greg and I 10 are going to work on this. 11 MR. CHESNEY: Yeah, I -- I only looked at 12 it briefly before this meeting. 13 I'm sorry, Mark, I don't have your e-mail 14 address. 15 MR. VEGA: Oh, mark.vega@Inframark.com. 16 MR. CHESNEY: Gotcha. 17 MR. VEGA: So this is a number that Andy 18 and David work on. Matt was there for a 19 portion of the begging of it. I have not 20 gotten to talk to the board about the budget, 21 so this is the first time I can -- in a noticed 22 meeting, so I know Matt and I said that we 23 would have everything worked out before the 24 workshop so I could present to you a -- this 25 one is titled, "Working budget," because</p>	<p style="text-align: right;">Page 81</p> <p>1 MR. CHESNEY: Yeah, and if you look, you 2 see miscellaneous contingency, \$546,000, that's 3 what's throwing the whole budget off. 4 So that was a number that Alan and I had 5 come up with to help balance things between 6 commercial and residential side. So by going 7 through and adjusting all of this, it threw the 8 assessment table way out of whack and I -- 9 CHAIRMAN LEWIS: Okay. 10 MR. VEGA: And that's why there's no 11 assessment table in here because, as Greg said, 12 it was pretty out of whack, so didn't want to 13 shock anybody. 14 MR. CHESNEY: Not yet anyways. 15 CHAIRMAN LEWIS: All right. Anything 16 else to go through here? 17 MR. VEGA: No, Greg and I will work on it 18 at the next -- we'll have it ready for the next 19 workshop. At the workshop, I will -- I'll have 20 it in Excel and we can do live changes in the 21 pod. You know, there's several different tabs 22 that we'll be working on and I can get it down 23 to the penny what a resident would be paying. 24 CHAIRMAN LEWIS: Okay. Awesome. Thank 25 you, Mark.</p>

<p style="text-align: right;">Page 82</p> <p>1 David, I think we're moving on to you.</p> <p>2 MR. SYLVANOWICZ: As you know, I've been</p> <p>3 working with Robert and Kirk and then</p> <p>4 developing my own lists for pond and wetland</p> <p>5 clean out. I do have some pictures, if you're</p> <p>6 interested. Kind of a show and tell of what's</p> <p>7 being going on out there.</p> <p>8 Just kind of like as an example, this is</p> <p>9 a particularly egregious one that we found.</p> <p>10 This was Bridgeton Drive. This is near</p> <p>11 Baybridge Park, if you're wondering why</p> <p>12 Baybridge Park has been flooding for the last</p> <p>13 couple of years.</p> <p>14 So the ultimate goal is to make it look</p> <p>15 more like -- sorry -- more like that, so that</p> <p>16 the water has flow through the skimmer and into</p> <p>17 the wetlands. This is a vast improvement.</p> <p>18 This is an example of where the -- southern</p> <p>19 part of Green Links Drive and Gretna Green.</p> <p>20 CHAIRMAN LEWIS: Yeah, I've gotten some</p> <p>21 comments that have noticed the work that you</p> <p>22 guys have done on this and so I just want to</p> <p>23 say thanks on behalf of them. I think they all</p> <p>24 understand what's going on and --</p> <p>25 MR. SYLVANOWICZ: Yeah, I don't want to</p>	<p style="text-align: right;">Page 84</p> <p>1 MR. SYLVANOWICZ: Absolutely.</p> <p>2 MR. BARRETT: So I have a question: My</p> <p>3 brother can be very persnickety. That's not on</p> <p>4 the record, is it?</p> <p>5 THE COURT REPORTER: Yes, I'm here</p> <p>6 tonight, so yes.</p> <p>7 MR. BARRETT: Well, let's hope he doesn't</p> <p>8 read anything. He texted me over the weekend</p> <p>9 about the back part of West Park Village, I</p> <p>10 think, where -- and I speculate that you guys</p> <p>11 were doing drainage clean out back by the</p> <p>12 apartments and -- and I just said, "Well, this</p> <p>13 is really kind of to help." So that's what</p> <p>14 that is, I was right?</p> <p>15 MR. SYLVANOWICZ: Yeah, I think I have a</p> <p>16 picture of that.</p> <p>17 MR. BARRETT: Okay.</p> <p>18 MR. SYLVANOWICZ: And this is behind the</p> <p>19 apartments and the reason that this was done is</p> <p>20 because at some point in the past, the skimmer</p> <p>21 was removed from here because it wasn't flowing</p> <p>22 and the thing that I found out from Robert's</p> <p>23 office and Kirk was that the reason the water</p> <p>24 wasn't flowing under the skimmer was because it</p> <p>25 needed to be cleaned out. So I showed that</p>
<p style="text-align: right;">Page 83</p> <p>1 take too much of your time, I just -- but</p> <p>2 that's basically the working list that I</p> <p>3 created and then kind of folded in Robert's</p> <p>4 lists or actually Kirk's list from -- we needed</p> <p>5 to be recertified. So these are just the areas</p> <p>6 that we've been -- that we have completed and</p> <p>7 the -- going across the TECO lines with the</p> <p>8 four pipes, that's going to only allow things</p> <p>9 to flow.</p> <p>10 We've much talked about the -- the</p> <p>11 Countryway Boulevard crossing where we have a</p> <p>12 work order, you know, we've talked at length</p> <p>13 about that. We're waiting for the county to</p> <p>14 clean that out and keep the flow going.</p> <p>15 We even went through the process of --</p> <p>16 with my two guys walking the canal up in that</p> <p>17 area and realizing that we need some tree work</p> <p>18 in there. That was just from storm damage</p> <p>19 still.</p> <p>20 So I didn't know how much you wanted me</p> <p>21 to get into this. I just felt like putting</p> <p>22 some pictures up here for you guys to peruse</p> <p>23 and go from there.</p> <p>24 MR. BARRETT: All this is aimed at</p> <p>25 reducing flooding?</p>	<p style="text-align: right;">Page 85</p> <p>1 other representative of all the -- all the leaf</p> <p>2 debris and all of that and when it's raining,</p> <p>3 all that leaf debris and stick debris, you</p> <p>4 don't see, you just see the water up to a</p> <p>5 certain level and it's not until you go poking</p> <p>6 that you find it.</p> <p>7 So it being such a drought, we've been</p> <p>8 able to accomplish a lot with many excavators</p> <p>9 and using a vendor, just get in there and dig</p> <p>10 it out.</p> <p>11 So this -- as of today, this skimmer has</p> <p>12 been reinstalled and it's been clean out and</p> <p>13 it's also the same vendor that we've been using</p> <p>14 that did the berm, the 125 berm.</p> <p>15 MR. BARRETT: And this may be because of</p> <p>16 the drought, but he did comment that there's a</p> <p>17 lot of trash sitting like in the area that's</p> <p>18 been cleaned out. So I don't know if that's</p> <p>19 something addressable or -- I don't want to --</p> <p>20 MR. SYLVANOWICZ: It's really not in that</p> <p>21 area because then it becomes the apartments,</p> <p>22 it's actually the property of the apartments.</p> <p>23 MR. CHESNEY: Okay. Well --</p> <p>24 MR. SYLVANOWICZ: So yeah, if he walks</p> <p>25 that pond or walks that area, that's -- that's</p>

<p style="text-align: right;">Page 86</p> <p>1 kind of what he's seeing. Yes, I was down 2 there today. 3 Another -- this is another example, just 4 to show you how it kind of works. There was 5 piles -- those piles of dirt were all in front 6 of the skimmer, so that was decreasing the 7 flow. So the excavator would use the piles of 8 dirt to try to make different piles and move it 9 around so that it can be then smoothed out and 10 -- so this is the fountain pond right near in 11 fire station on Countryway Boulevard and so -- 12 CHAIRMAN LEWIS: David, the culvert down 13 here near CSX on Countrway that -- you haven't 14 heard anything different, that the county's 15 still scheduled to come out on June 1st? 16 MR. SYLVANOWICZ: As of June, is supposed 17 to and I have reached out to Mary-Elizabeth 18 Fuentes, who's on the government affairs and 19 she has bumped me up to a Mr. Baker. I've 20 e-mailed him and I haven't gotten anything back 21 from him, but just, "Keep me in the loop," type 22 of thing. 23 CHAIRMAN LEWIS: Okay. 24 MR. SYLVANOWICZ: So this is just a quick 25 -- this is the finale of that pond where</p>	<p style="text-align: right;">Page 88</p> <p>1 MR. SYLVANOWICZ: So we're addressing 2 some of those -- 3 MR. BARRETT: All right. 4 MR. SYLVANOWICZ: -- but we're running 5 out of time, but I -- I hear you. The one that 6 we're looking at now is behind Baybridge Park, 7 behind the last house on the right as you enter 8 in -- 9 MR. BARRETT: Right. 10 MR. SYLVANOWICZ: -- and that's the 11 representative of all the branches in front of 12 the skimmer and that -- he's working there, was 13 working there today and that basically hadn't 14 -- that had like two feet in front of skimmer. 15 That does the Bridges -- I mean, Bridgeton 16 Drive coming into Baybridge, so that is -- 17 could be part of it. 18 It's -- what I am finding out is that 19 it's not one skimmer, it's just like this piece 20 of skimmers are -- it goes to this pond and it 21 goes to this pond and then it reaches into this 22 wetland. So -- 23 MR. BARRETT: If you could put it on your 24 list to -- 25 MR. SYLVANOWICZ: Sure. Yep.</p>
<p style="text-align: right;">Page 87</p> <p>1 everything is smoothed out and then we resodded 2 it so that now, when it starts raining, it's 3 not all going to erode right back in. 4 So those are some good examples of what 5 we've been doing on that list, whether it be 6 digging it out, spreading it out, cleaning out 7 in front of the skimmer, at the end, resodding 8 it. It was quite a list that we've been still 9 working on and still going from there. 10 CHAIRMAN LEWIS: Yes, sir? 11 MR. BARRETT: Yeah, so if I could ask 12 you, I know Doug looked this a couple of times, 13 but it sounds like you're take a much more 14 aggressive approach. 15 MR. SYLVANOWICZ: Milton did that, made 16 me be very aggressive with this. 17 MR. BARRETT: Okay. So there is a 18 drainage, storm drain on sea -- not Seabridge, 19 on Montague Street that floods and makes the 20 Bridges virtually inaccessible during a really, 21 really heavy rain event. I don't know if 22 there's anything you can do to look at that to 23 see if there's kind of more aggressive approach 24 to resolving that issue, but it is -- it was a 25 major problem during Milton.</p>	<p style="text-align: right;">Page 89</p> <p>1 MR. BARRETT: -- be looked at, I know 2 that it would make a dig difference. 3 MR. SYLVANOWICZ: Mm-hmm. 4 MR. BARRETT: It was in accessible, the 5 Bridges -- 6 MR. SYLVANOWICZ: Right. 7 MR. BARRETT: -- unless you had like an 8 SUV because that -- and even in just a regular 9 heavy rain in the summer, it gets backed up for 10 a couple of hours. 11 MR. SYLVANOWICZ: Yeah, so I walked quite 12 a few in that region and didn't see the -- what 13 I'd been showing as bad. Like it had been 14 addressed, it had been trenched, like the water 15 could flow like in between -- 16 MR. BARRETT: It may be -- and it may be 17 that there's like a weir that's farther into 18 that wetland -- 19 MR. SYLVANOWICZ: Right. 20 MR. BARRETT: -- and that's where the 21 problem is that you can't see just from the 22 street, but -- 23 MR. SYLVANOWICZ: Oh, no, this is walking 24 -- this is walking deep in through and whatnot. 25 Oh, yeah.</p>

<p style="text-align: right;">Page 90</p> <p>1 MR. BARRETT: Okay. I'm sorry, I don't 2 mean to question you. 3 MR. SYLVANOWICZ: No, that's okay, no. 4 MR. BARRETT: It just has been something 5 that became a huge, huge issue with the storm. 6 MR. SYLVANOWICZ: Sure. 7 MS. WILCOX: I have something to add, if 8 I could? 9 CHAIRMAN LEWIS: Sure. 10 MS. WILCOX: I have reported several 11 incidents, reports of the flooding, your 12 street, my street, that intersection to the 13 county and yesterday, the engineer came out and 14 a Moe -- he's the storm water engineer services 15 and he's going -- he's going to open a case now 16 and he is going to look at my street to 17 Bridgeton to Greg's pond because my street goes 18 to -- my pond, my street, Bayboro Bridge Drive, 19 empties to Greg's pond behind his house. 20 So the engineer, the county engineer that 21 came out yesterday, he will look at Montague, 22 Bridgeton, Bayboro Bridge Drive to where that 23 water's supposed to go. 24 MR. BARRETT: So I'm talking about the 25 storm inlet that is on Montague, but passed --</p>	<p style="text-align: right;">Page 92</p> <p>1 MR. SYLVANOWICZ: Yep. 2 MS. WILCOX: Yes, thank you, David. 3 CHAIRMAN LEWIS: Yes, Marlon? 4 MR. SANTOS: About this work that David 5 showed, I have a question. So first of all, 6 thanks for doing this. This is the -- being 7 proactive -- reactive, proactive at the same 8 time, so my question is is this something we're 9 going to do like every couple of years to -- to 10 stop being reactive because it seems like it 11 doesn't accumulate like every year. It seems 12 that all that mud that he showed on that 13 picture -- is this something we're going to be 14 doing every year, every couple of years to 15 avoid the floods or what's the plan? 16 CHAIRMAN LEWIS: David, do you want to 17 answer that? 18 MR. SYLVANOWICZ: Well, we have a hundred 19 ponds labeled on that map, so there's only so 20 much I can do given the dry period. So I'll -- 21 CHAIRMAN LEWIS: But I think that's -- 22 that's the intent. Right? 23 MR. SYLVANOWICZ: Yes, it is, to work 24 through the ones -- 25 MR. DVORAK: I think, too, all these</p>
<p style="text-align: right;">Page 91</p> <p>1 passed Stonebridge going towards -- 2 MS. WILCOX: Right, where it always 3 flows, right. 4 MR. BARRETT: Okay. Yeah. 5 MS. WILCOX: Yeah, that's where it -- 6 THE COURT REPORTER: I'm sorry, can you 7 repeat the name you just said one more time? I 8 didn't hear you. 9 MS. WILCOX: His name is Moe. 10 THE COURT REPORTER: Moe, thank you. 11 MS. WILCOX: His last name is H-a-j-i, 12 dash, G-h-o-l-i-z-a-d-e-h and he is the -- 13 THE COURT REPORTER: Thank you, I really 14 appreciate that. 15 MS. WILCOX: -- storm water engineering 16 services and this is the request I put in in 17 October, repeated, repeated because our streets 18 -- your -- the flooding continued on the 19 streets. So -- 20 CHAIRMAN LEWIS: Thank you. 21 MS. WILCOX: So he's going to look at 22 that and hopefully it'll help that water to 23 move. 24 MR. BARRETT: And David, I just want to 25 thank you because that's awesome.</p>	<p style="text-align: right;">Page 93</p> <p>1 permits -- all these ponds are permitted and 2 are in all different permits and they're on a 3 cycle would be recertified -- 4 MR. SYLVANOWICZ: Right. 5 MR. DVORAK: -- and for a very long time, 6 before we got involved -- or I got involved -- 7 8 the things were getting recertified for 9 years, but not a lot of work was necessarily 10 needed. 11 And I'm not saying no one looked at it, 12 I'm just saying that it takes a long time for 13 this sediment and leaves and all this stuff to 14 build up and so each time we go and we look at 15 a new set of permits -- and there's new ones 16 every year that come and need to be 17 recertified, we go out and inspect and when we 18 find these issues, we are having them done, but 19 the -- the next recertification will be in five 20 years and my guess is, like I said, the 21 sediment and where it's moving is taking 20 22 years to get to where it is now. 23 So if we get on a cycle where we're 24 looking at these every five years and there's a 25 hundred, so you're looking at -- you're looking 26 20 a year -- right -- for 5-year cycle, you're</p>

<p style="text-align: right;">Page 94</p> <p>1 going to have all of them being looked at and 2 that's kind of what we've been doing. 3 Even on -- when Doug was he, we'd get -- 4 we gave him projects, too and when we found 5 something that wasn't in compliance, we'd have 6 him go out and do the work. So it will get 7 caught up, it's -- you can't do all of them all 8 at once, that's for sure and I'm not saying all 9 of them are all bad, you know, they are not all 10 clogged up, but we are taking the ones that are 11 as they come up and -- 12 MR. SANTOS: Yeah, that's what I was 13 thinking, like the most -- the biggest 14 offenders, if you will and -- 15 MR. DVORAK: Right. 16 MR. SANTOS: -- just to avoid -- but like 17 you said, you got too many, but -- yeah, 18 anyways, thanks for doing this. 19 CHAIRMAN LEWIS: David, you got a street 20 sweeper or -- 21 MR. SYLVANOWICZ: Well, there's a couple 22 of workshop notes. I know Greg wanted Deputy 23 Gunderson to report -- 24 CHAIRMAN LEWIS: Yeah. 25 MR. SYLVANOWICZ: -- and I think we want</p>	<p style="text-align: right;">Page 96</p> <p>1 equipment that is more than what my guys can 2 do. We do -- or the county even does like half 3 an inch to three quarter of an inch grinds; 4 tripping hazard. They can go as much as two 5 inches and they have a piece of equipment that 6 tapers the grind down and he went through -- or 7 they went through the Greens behind the gate 8 and looked at -- it was like 7,000 tripping 9 hazards and they gave me a price for that. 10 I just didn't know if there was any 11 interest in looking at a different way of 12 replacing sidewalks. 13 MR. VEGA: Is that Precision Sidewalks? 14 MR. SYLVANOWICZ: Say it again? 15 MR. VEGA: Is that Precision? 16 MR. SYLVANOWICZ: Yeah, why? Do you have 17 experience with them? 18 MR. VEGA: Mm-hmm. 19 MR. SYLVANOWICZ: Precision Sidewalk 20 Safety, PSFC. 21 CHAIRMAN LEWIS: Is the fee on an 22 application basis or is it on some kind of like 23 annual fee that they monitor or -- 24 MR. SYLVANOWICZ: He gave me -- to fix 25 all of it, it was in the hundreds of thousands</p>
<p style="text-align: right;">Page 95</p> <p>1 to change that. 2 MR. CHESNEY: Well, I already told Matt. 3 CHAIRMAN LEWIS: Yeah, let's push that 4 to, I guess, June. 5 MR. SYLVANOWICZ: Okay. Or no, you 6 wanted -- 7 MR. CHESNEY: Can we do it after -- yeah, 8 we can do it July or -- 9 CHAIRMAN LEWIS: Or August? 10 MR. CHESNEY: Yeah. 11 CHAIRMAN LEWIS: Okay. Let's push it to 12 August. 13 MR. SYLVANOWICZ: Put a pin in it. 14 All right. Ivy is confirmed for May 15 20th. Just as a sidenote, I had the -- this 16 professional sidewalk company, they presented 17 to me their services. So free estimate, sure. 18 They estimated the Greens. It must have taken 19 them days to do. I was -- I don't want to get 20 into it, but I want to see if maybe there's a 21 workshop in our future where he can come and 22 present services. 23 Basically, they offer a much more 24 aggressive way of managing sidewalks by 25 grinding them and they have more proprietary</p>	<p style="text-align: right;">Page 97</p> <p>1 of dollars, but it's -- 2 CHAIRMAN LEWIS: Sure. 3 MR. SYLVANOWICZ: -- something that could 4 be spread out over fiscal years. We could do 5 neighborhoods, I just didn't know if you had 6 any -- 7 CHAIRMAN LEWIS: Do you think it's a good 8 idea or -- I mean, what do you think? 9 MR. SYLVANOWICZ: Well, it's -- 10 CHAIRMAN LEWIS: Is it worth it to have 11 them present to us -- or Mark -- 12 MR. SYLVANOWICZ: I think it's free for 13 you to see what they have to offer. 14 MR. VEGA: So Precision Sidewalks, it's a 15 very effective -- and Robert and I were just 16 talking about it. They can come in and they 17 can cut -- because they come in with a blade. 18 They don't grind, they literally cut it off. 19 CHAIRMAN LEWIS: Hmm. 20 MR. VEGA: They don't grind it off, they 21 cut it off. Robert and I were just discussing 22 that a sidewalk is three and a half inches 23 thick and when you cut two inches off, you've 24 got an inch and a half that you're just waiting 25 for someone to drive over, a golf cart to go</p>

<p style="text-align: right;">Page 98</p> <p>1 over and it's going to crack and crumble. You 2 just got -- they are very fast, very efficient 3 for like a half inch, you know, like an -- but 4 when you go two inches and that's -- they'll 5 tell you, "Hey, we can do two inches," but 6 you'll most likely need to replace it in the 7 coming years. You know, the only problem is, 8 sometimes it's six months, you know, we've seen 9 their -- and maybe they -- they are very good 10 company. 11 CHAIRMAN LEWIS: Okay. 12 MR. VEGA: Nothing negative about them, 13 but I just never have liked the two-inch cuts 14 because you are replacing that slab sooner than 15 later. 16 CHAIRMAN LEWIS: Any -- any interest in a 17 workshop? I mean, you kind of feel like maybe 18 no or -- 19 MR. SYLVANOWICZ: I did ask that question 20 and they kind of -- I think he gave me pushback 21 on saying it's -- they're more like six inches 22 because I did ask that question of, "Are we 23 making weaker sidewalks because we're beveling 24 it?" 25 It's -- it's a long report. I didn't</p>	<p style="text-align: right;">Page 100</p> <p>1 me 2,250 for it, but he was hoping to do it 2 like six times a year, which I didn't really 3 have a problem with and I actually asked to 4 have it -- see the change in the budget, but to 5 actually have like a seventh in there for storm 6 cleanup and whatnot. 7 A lot of -- to dovetail back into the 8 drainage and the ponds and -- it is the leaves, 9 it is the oak leaves just sitting there, 10 getting blown into the drains, so if we were 11 little bit more proactive with the street 12 sweeping during -- during the wintertime when 13 the leaves are on the sidewalks and in the 14 gutters, potentially, we could avoid some of 15 this. 16 CHAIRMAN LEWIS: Okay. And is that 2,250 17 each time or is that -- 18 MR. SYLVANOWICZ: 2,250 each time and 19 that's all the way and all of that. 20 CHAIRMAN LEWIS: Okay. 21 MR. SYLVANOWICZ: I wanted to kind of 22 also circle back. We thought of a piece of 23 equipment and for -- you know, for the amount 24 that he does it six times a year, it would take 25 us about 14 years to get to that point of</p>
<p style="text-align: right;">Page 99</p> <p>1 want to get into it now. I just wanted to see 2 if there was interest in even putting it in a 3 workshop. 4 CHAIRMAN LEWIS: I personally don't, but 5 I'm open to saying, "Okay," if anybody wants 6 to. I mean, I feel like we manage our 7 sidewalks pretty well. 8 MR. SYLVANOWICZ: Okay. Yeah, update on 9 street sweeper -- I think that's what you 10 mentioned. We were using one vendor that Doug 11 had had for a few years. He's kind of gone 12 sideways. He's either selling off equipment or 13 getting out of the business completely. 14 I went through the process of contacting 15 the gentleman that was in street sweeping 16 beforehand and that was offering the -- he did 17 the presentation on maybe the district buying 18 the machine and the reason he thought of us 19 with the -- the gentleman I spoke with was that 20 they use the same type of equipment. It's a 21 better equipment than what Ray was using. 22 CHAIRMAN LEWIS: And the cost went down? 23 Am I reading that right? 24 MR. SYLVANOWICZ: Well, it's like 2,500 25 to 3,000, what Ray was charging me. He offered</p>	<p style="text-align: right;">Page 101</p> <p>1 paying for that owned piece of equipment. 2 Never mind the maintenance, never mind the 3 repairs. So I just wanted to kind of put that 4 into perspective. That's all. 5 CHAIRMAN LEWIS: Okay. Yeah, thank you. 6 MR. SYLVANOWICZ: At some point during a 7 workshop, you guys had agreed to give Sonny a 8 retirement bonus, but you never voted on it. 9 So I asked her, I'm like, "Did you get your 10 bonus," and she's like, "No," and so then I 11 asked Andy and Andy went back through it and 12 said, "Yes, I was at that and we didn't vote on 13 it." 14 MR. CHESNEY: It was a workshop. 15 MR. SYLVANOWICZ: It was a workshop. 16 CHAIRMAN LEWIS: Oh, okay, that's -- I 17 honestly don't recall what -- does anybody 18 recall what it was? 19 MR. CHESNEY: I helped Andy find it. 20 CHAIRMAN LEWIS: Oh, you did? 21 MR. CHESNEY: Like we figured it out. 22 That's what it was. It was at -- we did it at 23 a workshop and then we never voted on it. 24 CHAIRMAN LEWIS: You have a good memory. 25 I don't have a memory of that at all. No</p>

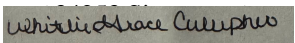
<p style="text-align: right;">Page 102</p> <p>1 offense, Sonny, if you read this. 2 Okay. Do we have a motion or -- 3 MR. CHESNEY: I'll make the motion. 4 MS. McCORMICK: Do we know what the 5 amount is? 6 MR. CHESNEY: It's \$10,000. 7 I'll make the motion that we pay Sonny 8 the \$10,000 we thought we were going -- already 9 paid her. 10 CHAIRMAN LEWIS: Okay. I'll second that. 11 MR. VEGA: Question. 10,000 or grossed 12 up 10,000 to cover taxes? 13 MR. CHESNEY: 10,000. 14 MR. VEGA: 10,000. 15 MR. CHESNEY: Mm-hmm. 16 CHAIRMAN LEWIS: Good question. Thank 17 you. 18 Any comments, questions? 19 (No response.) 20 CHAIRMAN LEWIS: Okay. All in favor? 21 (All board members signify in the 22 affirmative.) 23 CHAIRMAN LEWIS: Is that five? Yes, 24 okay. Carries five to zero. 25 (Motion passes.)</p>	<p style="text-align: right;">Page 104</p> <p>1 her house. 2 CHAIRMAN LEWIS: And this is -- what was 3 that again, the Greens? 4 MR. SYLVANOWICZ: Yeah, 9709 Gretna 5 Green. 6 CHAIRMAN LEWIS: I mean, I'll throw it 7 out there. I'll -- I'll make a motion to 8 approve the removal of this one. 9 MR. SYLVANOWICZ: Yeah, they also put in 10 that they have irrigation repairs and issues, 11 like a meter. 12 CHAIRMAN LEWIS: Is that from that -- 13 sorry, the water in this picture, is that from 14 irrigation or is that from rainwater just 15 pushing up -- 16 MR. SYLVANOWICZ: It's irrigation issues 17 and then they did have a drain -- they do have 18 a drain because the sidewalk at one point was 19 doing the peak, so we were getting the slime 20 and the puddles and all of that. So at some 21 point in the past, they put in a drain for that 22 reason and then it had been replaced at some 23 point. 24 CHAIRMAN LEWIS: Okay. 25 MR. GILLIS: Before we -- I'll just make</p>
<p style="text-align: right;">Page 103</p> <p>1 CHAIRMAN LEWIS: Thanks for bringing that 2 back to my attention, David. 3 MR. SYLVANOWICZ: My last thing is oak 4 trees removal permit 9709 Gretna Green Drive. 5 Very nice people. As we have done this many 6 times, I've had this discussion, I make it very 7 clear that it's for them to pay for. They 8 wrote a very long letter. They are concerned 9 about all of the same things; the sidewalk, the 10 sod, the roots, but the -- the tree does have a 11 lean. It is curling up in the easement the 12 same way the one down the street from last week 13 is doing. 14 CHAIRMAN LEWIS: It looks like to me that 15 if a UPS truck went by, it could clip that 16 thing. 17 MR. SYLVANOWICZ: Yeah, so that's looking 18 down. This one probably gives you the idea 19 right there. 20 MR. VEGA: It hasn't lifted the curb yet? 21 MR. SYLVANOWICZ: It's not lifting the 22 curb. The sidewalk has been replaced. The 23 sidewalk is probably going to need to be dealt 24 with again and they are new to this house. I 25 don't know if anybody new Mitch Glazer, this is</p>	<p style="text-align: right;">Page 105</p> <p>1 a comment: Have we thought about is there ever 2 a point where we say, "This is not on them," 3 because I look at that tree in that easement -- 4 I know we're trying to discourage residents 5 from just taking out trees, but that tree has 6 to go. I mean, it's clear it has to go. It 7 was put in a poor place. It's going to be in 8 the street shortly. 9 MR. BARRETT: So when we -- when the 10 district paid for it, we saw almost an entire 11 clear cutting portion of Kingsford. 12 MR. CHESNEY: Yeah, we had so many -- I 13 mean -- 14 CHAIRMAN LEWIS: Yeah, it increased a lot 15 that one -- one year. 16 MR. GILLIS: When we were paying for it? 17 CHAIRMAN LEWIS: Yeah, when we were 18 paying for it. 19 MR. BARRETT: And so what has been 20 effective is the number of street trees coming 21 down has gone down rapidly because the 22 residents haven't foot the bill. 23 MR. GILLIS: I understand. My general 24 comment, again, has there ever been a point 25 where -- like looking at that --</p>

<p style="text-align: right;">Page 106</p> <p>1 MR. CHESNEY: Maybe safety wise.</p> <p>2 MR. GILLIS: That thing is falling in the</p> <p>3 street.</p> <p>4 MR. SYLVANOWICZ: Well, I think I pushed</p> <p>5 you guys last year. I think it was the May</p> <p>6 meeting, so that was like -- Doug had retired</p> <p>7 and I was still confused about what we wanted</p> <p>8 to do with trees. We kind of had like this</p> <p>9 behind the gate, not behind the gate, kind of</p> <p>10 -- so you guys gave me the clearance to take</p> <p>11 care of diseased, dying, dangerous trees and</p> <p>12 this being an oak, if you talk to arborist,</p> <p>13 they'll say, "Yeah, you should take it out,"</p> <p>14 but a lot of the times, a tree that has a lean</p> <p>15 like that for a long time just roots itself and</p> <p>16 just stays there.</p> <p>17 Like this isn't -- this isn't wind damage</p> <p>18 that it's uprooting and picking up and we</p> <p>19 needed to deal with. This was -- you know, it</p> <p>20 just grew that way.</p> <p>21 MR. GILLIS: But it'll be across the</p> <p>22 street in probably ten years.</p> <p>23 MR. SYLVANOWICZ: Oh, sure, yes. It's</p> <p>24 too big for this easement.</p> <p>25 CHAIRMAN LEWIS: And you're saying behind</p>	<p style="text-align: right;">Page 108</p> <p>1 no roots on this side to hold it up. It is</p> <p>2 definitely going over.</p> <p>3 So I would just recommend not touching</p> <p>4 that sidewalk until you decide what you're</p> <p>5 going to do with that tree.</p> <p>6 MR. SYLVANOWICZ: And to his point,</p> <p>7 Tavistock lost six or seven oaks during the</p> <p>8 last storm and they were a hundred percent at</p> <p>9 where sidewalks were repaired by the county</p> <p>10 because it -- one legged -- it was like a</p> <p>11 one-legging tree, basically.</p> <p>12 CHAIRMAN LEWIS: Do we have a second?</p> <p>13 MR. CHESNEY: Oh, I'll second it. We're</p> <p>14 talking about the tree. Right?</p> <p>15 MR. GILLIS: I don't think anybody made a</p> <p>16 motion in the room.</p> <p>17 CHAIRMAN LEWIS: No, I did, I did, yeah.</p> <p>18 MR. GILLIS: Oh, okay.</p> <p>19 CHAIRMAN LEWIS: Oh, I thought you knew</p> <p>20 that and just wanted to make a comment.</p> <p>21 MR. GILLIS: No, I didn't.</p> <p>22 CHAIRMAN LEWIS: Okay.</p> <p>23 Any other discussion?</p> <p>24 (No response.)</p> <p>25 CHAIRMAN LEWIS: Okay. All in favor?</p>
<p style="text-align: right;">Page 107</p> <p>1 the gate, is there any time that the board</p> <p>2 would approve --</p> <p>3 MR. GILLIS: Yes, that's what I'm asking.</p> <p>4 CHAIRMAN LEWIS: -- the removal and pay</p> <p>5 for a replacement, is that -- or pay for the</p> <p>6 removal and replacement or --</p> <p>7 MR. GILLIS: If it -- if it's --</p> <p>8 MR. CHESNEY: If it needs a replacement.</p> <p>9 CHAIRMAN LEWIS: I'm sorry, I meant to</p> <p>10 say the removal. I meant to say the removal.</p> <p>11 MR. GILLIS: I mean, if it's causing a</p> <p>12 hazard to the community is really what I am</p> <p>13 getting at. Is there ever a point in which the</p> <p>14 board would look at because I -- I'm just</p> <p>15 thinking if we said no and they didn't do this,</p> <p>16 that tree would be across the street in a few</p> <p>17 years.</p> <p>18 That's it. That's just my question in</p> <p>19 general.</p> <p>20 MR. VEGA: The only thing I'd throw out</p> <p>21 there as a side not, if you leave the tree and</p> <p>22 you address the sidewalks, you're going to cut</p> <p>23 the roots and you're going to weaken the tree</p> <p>24 and then you have created -- you know, the next</p> <p>25 time there's a hurricane, strong wind, there's</p>	<p style="text-align: right;">Page 109</p> <p>1 (All board members signify in the</p> <p>2 affirmative.)</p> <p>3 CHAIRMAN LEWIS: Carries five to zero.</p> <p>4 (Motion passes.)</p> <p>5 CHAIRMAN LEWIS: I wasn't sure if you</p> <p>6 were putting it up.</p> <p>7 All right. David?</p> <p>8 MR. BARRETT: Can I just follow up with</p> <p>9 David? Are we replacing -- like are we going</p> <p>10 in and putting in --</p> <p>11 MR. SYLVANOWICZ: Yeah, so this one -- if</p> <p>12 you go through, not to get too far into the</p> <p>13 weeds, they do have a permit, so an inspector</p> <p>14 will come out and look at it and somewhere in</p> <p>15 this, it says, "Replacement is required of one</p> <p>16 Hillsborough County approved street tree."</p> <p>17 There's a whole other chart of that, but</p> <p>18 it probably will be like a standard Crape</p> <p>19 Myrtle because that's what's been done there.</p> <p>20 CHAIRMAN LEWIS: Hang on just a sec,</p> <p>21 Marlon. On a sidenote, did we end up putting</p> <p>22 the tree policy on our website? Did I ask you</p> <p>23 that already?</p> <p>24 MS. COOK: Yeah, it's under there. It's</p> <p>25 under the Hillsborough County link. Yeah.</p>

<p style="text-align: right;">Page 110</p> <p>1 CHAIRMAN LEWIS: Okay. Thank you.</p> <p>2 MR. BARRETT: I will just say I think the</p> <p>3 use of Crape Myrtles as street trees is just a</p> <p>4 bad position because what I've seen, at least</p> <p>5 in my walks and runs through the neighborhood,</p> <p>6 is that the residents are far more inclined to</p> <p>7 take trimming those Crape Myrtles into their</p> <p>8 own hands and they decimate them.</p> <p>9 MR. SYLVANOWICZ: So it's the Japanese</p> <p>10 Blueberry tree form, which you turn your back</p> <p>11 and someone turns it into a topiary.</p> <p>12 MR. BARRETT: Right.</p> <p>13 CHAIRMAN LEWIS: Well, hold on, let me</p> <p>14 stop you right there. I do mean to interrupt</p> <p>15 you, but any -- any sub-neighborhood, we had</p> <p>16 created a tree policy that had a list --</p> <p>17 MR. SYLVANOWICZ: They do have like a</p> <p>18 list that -- yeah.</p> <p>19 CHAIRMAN LEWIS: So -- I mean, that's</p> <p>20 probably been six or seven years now. I mean,</p> <p>21 I don't know if that's something we want to</p> <p>22 revisit at a workshop. I know we're stacking</p> <p>23 up these workshops, but this has come up at the</p> <p>24 last couple of meetings. I know we had a</p> <p>25 removal at the last meeting and the gentleman</p>	<p style="text-align: right;">Page 112</p> <p>1 MR. SYLVANOWICZ: This is Gretna Green.</p> <p>2 MR. BARRETT: This is in the Greens?</p> <p>3 MR. SYLVANOWICZ: Yeah.</p> <p>4 MR. BARRETT: Why does the county have</p> <p>5 any say over the trees --</p> <p>6 MR. SYLVANOWICZ: Because they pulled a</p> <p>7 permit.</p> <p>8 MR. BARRETT: I would totally ignore that</p> <p>9 and I would put in the tree of our choice.</p> <p>10 That is not county-owned land.</p> <p>11 MR. SYLVANOWICZ: Okay. So not to get</p> <p>12 into the weeds, but Matt Rice pulled the permit</p> <p>13 at -- at the sidewalks 9859, 9863. He was</p> <p>14 instructed to. That is -- so they have the</p> <p>15 permit, they did the modification, Matt came</p> <p>16 here and said, "Can we put it through the CDD</p> <p>17 paying for it and managing it," so that he can</p> <p>18 balance his end. You guys agreed to do that.</p> <p>19 So basically, I managed it and then the</p> <p>20 CDD back billed through the CDD fees. Okay?</p> <p>21 CHAIRMAN LEWIS: But Stonebridge is all</p> <p>22 Crape Myrtles anyway.</p> <p>23 MR. SYLVANOWICZ: Well --</p> <p>24 CHAIRMAN LEWIS: That's a whole different</p> <p>25 neighborhood.</p>
<p style="text-align: right;">Page 111</p> <p>1 wasn't happy, but --</p> <p>2 MR. SYLVANOWICZ: Yeah, and I don't think</p> <p>3 he's going to do it. These people were</p> <p>4 motivated. I made it very clear, it's a</p> <p>5 hundred percent your cost and I said, "This is</p> <p>6 what the board's deciding," with the whole</p> <p>7 disincentivize and they were willing to go</p> <p>8 forward.</p> <p>9 CHAIRMAN LEWIS: Yeah, I guess my point</p> <p>10 is maybe just look at that list and see --</p> <p>11 MR. SYLVANOWICZ: Sure.</p> <p>12 CHAIRMAN LEWIS: -- you know, something</p> <p>13 other -- I'm in agreement with Chris on -- I</p> <p>14 got five Crape Myrtles in my yard, but I think</p> <p>15 a street tree is probably not a great idea, but</p> <p>16 that's just my opinion.</p> <p>17 MR. SYLVANOWICZ: Well, as a street tree,</p> <p>18 yes, there is -- there's a few there and</p> <p>19 basically, they -- they want us to put in</p> <p>20 Magnolias or a Japanese Blueberry and this is</p> <p>21 coming from the arborist of Hillsborough</p> <p>22 County. I had a very length conversation with</p> <p>23 him and the issue with the Japanese Blueberries</p> <p>24 is that they do -- they'll trim it.</p> <p>25 MR. BARRETT: This is in the Fords?</p>	<p style="text-align: right;">Page 113</p> <p>1 MR. SYLVANOWICZ: Here's the stickiness</p> <p>2 of it: Stonebridge isn't behind a gate, so</p> <p>3 you'd think they can do whatever they want to</p> <p>4 do. Okay. They pulled a permit, so the</p> <p>5 inspector went out there. That was deemed --</p> <p>6 if you read the permit -- a shade tree. To</p> <p>7 review, those trees were on the --- the side of</p> <p>8 the road that doesn't have a sidewalk. So all</p> <p>9 of our streets have the sidewalks and</p> <p>10 easements. For whatever reason, that one just</p> <p>11 has the grass. There's no sidewalk.</p> <p>12 It makes it very confusing when Erin does</p> <p>13 some of her -- with the new paving things.</p> <p>14 Okay. We put in what they wanted the,</p> <p>15 they came out, denied it and said we were going</p> <p>16 to have to pull them because that was deemed a</p> <p>17 shade-tree area in a multi-trunked white Crape</p> <p>18 Myrtle, which is up and down that street, is</p> <p>19 not deemed a county-shade tree.</p> <p>20 MS. McCORMICK: I think that might be a</p> <p>21 mistake on the part of the county because they</p> <p>22 don't own that road right-of-way. It almost</p> <p>23 sounds like they might not have been aware of</p> <p>24 it.</p> <p>25 MR. SYLVANOWICZ: I have brought that up.</p>

<p style="text-align: right;">Page 114</p> <p>1 MR. BARRETT: I can understand with a 2 certain trunk diameter, protecting an oak tree 3 because I think that's county law, but 4 stipulating what tree goes on our property -- 5 MS. McCORMICK: Right. 6 MR. BARRETT: -- that's crazy. 7 MR. SYLVANOWICZ: They went back to 8 developer information. 9 MR. VEGA: They went back to the DRI? 10 MR. SYLVANOWICZ: Huh? 11 MR. VEGA: They went back to the DRI, the 12 Director of Regional Impact? 13 MR. SYLVANOWICZ: I don't know, but 14 that's what it was. 15 MR. BARRETT: Would you mind -- 16 CHAIRMAN LEWIS: You were about to say 17 the same thing I was. Go ahead. 18 MR. BARRETT: Would you mind poking 19 around to see whether the county has the right 20 to -- 21 MS. McCORMICK: Yeah. I mean, I guess if 22 they approved it as part of the site review 23 process and required that -- that shade trees 24 be constructed, you know, every -- I don't 25 know -- 20 feet along the frontage of the</p>	<p style="text-align: right;">Page 116</p> <p>1 own the sidewalk, why they would stipulate to 2 the kind of tree we would put in. 3 MS. McCORMICK: Yeah, I mean, it looks 4 like the inspector's name up there is Cameron 5 Ward, so I can just call him and ask him that. 6 MR. BARRETT: I'm cool with them saying, 7 "Another tree has to go in there." I'm less 8 cool with them telling us what kind in this 9 case. 10 CHAIRMAN LEWIS: All right. 11 David, what else you got? 12 MR. SYLVANOWICZ: I think that's it. 13 CHAIRMAN LEWIS: All right. You sure? 14 MR. SYLVANOWICZ: I think so. 15 CHAIRMAN LEWIS: All right. 16 Moving into supervisor's request. I will 17 start with Jim since he's way down there. 18 MR. WIMSATT: All the way down here. I'm 19 good. 20 CHAIRMAN LEWIS: Chris? 21 MR. BARRETT: I'm good. 22 CHAIRMAN LEWIS: Reggie? 23 MR. GILLIS: Good. 24 CHAIRMAN LEWIS: Greg? 25 MR. CHESNEY: No.</p>
<p style="text-align: right;">Page 115</p> <p>1 homes, they might be saying that they have the 2 ability to have a say in it or not because it's 3 within their right-of-way, but it -- 4 MR. BARRETT: I'm more -- my issue is 5 more of a street tree, like behind the gates. 6 MS. McCORMICK: Yeah. 7 MR. SYLVANOWICZ: Right, that was a 8 situation with -- 9 MR. BARRETT: I can understand 10 Stonebridge being a different situation, I'm 11 more -- I'd like the answer to -- 12 MS. McCORMICK: Okay, sure. On the 13 Gretna Green one. 14 MR. SYLVANOWICZ: Yeah. 15 MS. McCORMICK: Yeah, I can talk to the 16 county reviewer for who issued that letter and 17 find out why. 18 MR. SYLVANOWICZ: Somehow, he was able to 19 rectify it with county. I don't know, exactly, 20 what was said. I -- but I was told, no, it 21 can't be what it was. 22 MR. BARRETT: Well, I can understand them 23 saying, "You have to replace the tree." I 24 don't understand why -- since they don't own 25 the land, they don't own the road, they don't</p>	<p style="text-align: right;">Page 117</p> <p>1 CHAIRMAN LEWIS: Last workshop, we had 2 discussed the memorandum of employee benefits 3 and I -- I think we landed on there were no 4 changes, but somebody please correct me if I'm 5 wrong. That's the notes that I had in regards 6 to weeks of vacation because I went back to 7 this memo and -- 8 MR. CHESNEY: No, no, we increased it 9 from the five to ten years, they got -- or it 10 went to three weeks and it's like -- because I 11 -- I remember poking fun that David got an 12 extra week out of vacation out of the ordeal. 13 So -- 14 CHAIRMAN LEWIS: Oh, we did? Okay. 15 Okay. I wrote exactly what I thought had memo 16 already. Five to ten was three weeks, greater 17 than ten was four and then I know this whole 18 thing with Christian and LaVaughn started the 19 conversation. They started accruing four 20 weeks, so it -- 21 MR. SYLVANOWICZ: Right. 22 CHAIRMAN LEWIS: So did we -- so did we 23 agree to increase less than five years to three 24 weeks? 25 MR. CHESNEY: I guess. That's my</p>

<p style="text-align: right;">Page 118</p> <p>1 recollection, but --</p> <p>2 CHAIRMAN LEWIS: Okay. And maybe the</p> <p>3 other thing that's throwing me is the one-year</p> <p>4 cary over within 90 days, that's already in the</p> <p>5 memo as well. So I -- I suppose the motion is</p> <p>6 to change the memorandum of employee -- CDD</p> <p>7 employee benefits for less than five years to</p> <p>8 three weeks of vacation per year and then we're</p> <p>9 keeping ten years or more at four weeks.</p> <p>10 MR. SYLVANOWICZ: I think my comment was</p> <p>11 don't have it as a memorandum because I think</p> <p>12 what you're doing is you're saying, "Dave and</p> <p>13 Sherida can have three weeks of vacation</p> <p>14 because we're adults and have a certain</p> <p>15 experience level and we're hired for that</p> <p>16 reason."</p> <p>17 I don't think you want to say a person</p> <p>18 who gets hired here automatically gets three</p> <p>19 weeks. I think that was the discussion.</p> <p>20 MR. CHESNEY: It has to be by class of</p> <p>21 employee, so that is what we're saying.</p> <p>22 MR. SYLVANOWICZ: Okay.</p> <p>23 MR. CHESNEY: I mean, were you thinking a</p> <p>24 lot of new hires were coming on?</p> <p>25 MR. SYLVANOWICZ: No, no, I was just</p>	<p style="text-align: right;">Page 120</p> <p>1 ten.</p> <p>2 MR. VEGA: Over ten?</p> <p>3 CHAIRMAN LEWIS: Yeah, I guess I -- zero</p> <p>4 to ten. I stated that wrong. I'm looking at</p> <p>5 what I wrote and what's on this memo already.</p> <p>6 I misstated that.</p> <p>7 Yeah, so zero to ten, three weeks per</p> <p>8 year and then greater than ten, four weeks,</p> <p>9 which is actually what it's at now.</p> <p>10 Okay. Do we have a second?</p> <p>11 MR. GILLIS: Second.</p> <p>12 CHAIRMAN LEWIS: Reggie seconded.</p> <p>13 Any other questions, comments?</p> <p>14 (No response.)</p> <p>15 CHAIRMAN LEWIS: All in favor?</p> <p>16 (All board members signify in the</p> <p>17 affirmative.)</p> <p>18 CHAIRMAN LEWIS: Carries five to zero.</p> <p>19 (Motion passes.)</p> <p>20 CHAIRMAN LEWIS: Move to adjourn.</p> <p>21 MR. GILLIS: Seconded.</p> <p>22 CHAIRMAN LEWIS: Did you say no?</p> <p>23 MR. CHESNEY: No, I didn't say anything.</p> <p>24 CHAIRMAN LEWIS: Oh, okay. Try to keep</p> <p>25 these things under two hours.</p>
<p style="text-align: right;">Page 119</p> <p>1 giving you guys flexibility to make that</p> <p>2 determination.</p> <p>3 MR. CHESNEY: Well, I mean, yeah, that</p> <p>4 would violate the labor law.</p> <p>5 MR. SYLVANOWICZ: Okay.</p> <p>6 MS. McCORMICK: Do you want to make that</p> <p>7 change? Because I think that document was</p> <p>8 generated by you guys.</p> <p>9 MR. VEGA: We -- we created that</p> <p>10 document.</p> <p>11 CHAIRMAN LEWIS: It was in -- I can give</p> <p>12 you a copy.</p> <p>13 MS. McCORMICK: If you need me to --</p> <p>14 MR. VEGA: Yeah, can you send it to me?</p> <p>15 Yeah, that'd be perfect.</p> <p>16 CHAIRMAN LEWIS: I think I have a</p> <p>17 hardcopy.</p> <p>18 MR. VEGA: That's the only -- okay.</p> <p>19 CHAIRMAN LEWIS: You can take it, though.</p> <p>20 I'm sure I can get another one somewhere.</p> <p>21 Okay. Restate that or --</p> <p>22 MR. VEGA: So less than five years is</p> <p>23 three weeks vacation, over five years is four</p> <p>24 weeks vacation.</p> <p>25 MR. SYLVANOWICZ: I think it was over</p>	<p style="text-align: right;">Page 121</p> <p>1 (All board members signify in the</p> <p>2</p> <p>3 affirmative.)</p> <p>4</p> <p>5 CHAIRMAN LEWIS: All right. Approved.</p> <p>6</p> <p>7 (Motion passes.)</p> <p>8</p> <p>9 (At 6:00 p.m., all proceedings were</p> <p>10</p> <p>11 concluded.) 12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19 Matthew Lewis, Chairman</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p style="text-align: right;">05-06-25</p>

1 CERTIFICATE OF COURT REPORTER
2
3 STATE OF FLORIDA
4 COUNTY OF HILLSBOROUGH
5
6 I, Whitlie G. Cullipher, Certified Shorthand
7 Reporter, do hereby certify that I was authorized to
8 and did stenographically report the Westchase
9 Community District Development Meeting; and that the
10 foregoing transcript is a true record of my
11 stenographic notes.
12
13 I FURTHER CERTIFY that I am not a relative,
14 employee, or attorney, or counsel of any of the
15 parties, nor am I a relative or employee of any of
16 the parties' attorney or counsel connected with the
17 action, nor am I financially interested in the
18 action.
19
20 DATED this 20th day of May, 2025 at Hillsborough
21 County, Florida.
22
23 
24 _____
25 Whitlie G. Cullipher, CSR

**Westchase
Community Development District**

Financial Report

April 30, 2025

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds Pages 1 - 2

Statement of Revenues, Expenditures and Changes in Fund Balance

General Fund(s) Pages 3 - 14

SUPPORTING SCHEDULES

Special Assessments - Collection Schedule(s) Pages 15 - 16

**Westchase
Community Development District**

Financial Statements

(Unaudited)

April 30, 2025

Balance Sheet

April 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
ASSETS							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lease Receivable	487,866	-	-	-	-	-	-
Due From Other Gov'tl Units	1,642	-	-	-	-	-	-
Interest/Dividend Receivables	2,442	-	-	-	-	-	-
Due From Other Funds	3,848,124	425,297	12,777	7,785	68,767	335,309	61,816
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	15,920	-	-	-	-	-	-
Deposits	3,191	667	3,030	20	-	8,120	853
TOTAL ASSETS	\$ 4,359,185	\$ 425,964	\$ 15,807	\$ 7,805	\$ 68,767	\$ 343,429	\$ 62,669
LIABILITIES							
Accounts Payable	\$ 128,761	\$ 527	\$ 2,015	\$ 33	\$ -	\$ 5,763	\$ 635
Deferred Revenue	477,184	-	-	-	-	-	-
Deferred Compensation-Current	296	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	606,241	527	2,015	33	-	5,763	635
FUND BALANCES							
Nonspendable:							
Prepaid Items	15,920	-	-	-	-	-	-
Deposits	3,191	667	3,030	20	-	8,120	853
Restricted for:							
Capital Projects	-	-	-	-	-	-	-
Assigned to:							
Operating Reserves	743,585	9,407	170	-	1,278	-	3,165
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	157,838	-	-	13,411	150,328	47,976
Unassigned:	2,428,217	257,525	10,592	7,752	54,078	179,218	10,040
TOTAL FUND BALANCES	\$ 3,752,944	\$ 425,437	\$ 13,792	\$ 7,772	\$ 68,767	\$ 337,666	\$ 62,034
TOTAL LIABILITIES & FUND BALANCES	\$ 4,359,185	\$ 425,964	\$ 15,807	\$ 7,805	\$ 68,767	\$ 343,429	\$ 62,669

Balance Sheet

April 30, 2025

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	\$ -	\$ -	\$ -	\$ -	\$ 994,284	\$ 994,284
Lease Receivable	-	-	-	-	-	487,866
Due From Other Gov'tl Units	-	-	-	-	-	1,642
Interest/Dividend Receivables	-	-	-	-	-	2,442
Due From Other Funds	165,197	29,210	290,137	702,196	-	5,946,615
Investments:						
Money Market Account	-	-	-	-	4,952,331	4,952,331
Prepaid Items	-	-	-	-	-	15,920
Deposits	14,572	765	-	-	-	31,218
TOTAL ASSETS	\$ 179,769	\$ 29,975	\$ 290,137	\$ 702,196	\$ 5,946,615	\$ 12,432,318
LIABILITIES						
Accounts Payable	\$ 11,737	\$ 553	\$ -	\$ -	\$ -	\$ 150,024
Deferred Revenue	-	-	-	-	-	477,184
Deferred Compensation-Current	-	-	-	-	-	296
Due To Other Funds	-	-	-	-	5,946,616	5,946,616
TOTAL LIABILITIES	11,737	553	-	-	5,946,616	6,574,120
FUND BALANCES						
Nonspendable:						
Prepaid Items	-	-	-	-	-	15,920
Deposits	14,572	765	-	-	-	31,218
Restricted for:						
Capital Projects	-	-	-	702,196	-	702,196
Assigned to:						
Operating Reserves	361	1,289	3,751	-	-	763,006
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	69,252	21,395	145,084	-	-	1,107,315
Unassigned:	83,847	5,973	141,302	-	(1)	3,178,543
TOTAL FUND BALANCES	\$ 168,032	\$ 29,422	\$ 290,137	\$ 702,196	\$ (1)	\$ 5,858,198
TOTAL LIABILITIES & FUND BALANCES	\$ 179,769	\$ 29,975	\$ 290,137	\$ 702,196	\$ 5,946,615	\$ 12,432,318

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	APR-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 5,394	\$ 37,658	\$ 26,000	144.84%
Interest - Tax Collector	1,852	5,756	1,500	383.73%
Lease Revenue	-	-	20,899	0.00%
Special Assmnts- Tax Collector	53,294	3,324,404	3,419,223	97.23%
Special Assmnts- Discounts	(31)	(127,372)	(136,769)	93.13%
Other Miscellaneous Revenues	-	876	-	0.00%
Pavilion Rental	825	13,963	4,000	349.08%
TOTAL REVENUES	61,334	3,255,285	3,334,853	97.61%

EXPENDITURES**Administration**

P/R-Board of Supervisors	2,000	11,800	19,000	62.11%
FICA Taxes	153	903	1,454	62.10%
ProfServ-Engineering	8,250	51,050	53,500	95.42%
ProfServ-Legal Services	8,008	51,560	105,000	49.10%
ProfServ-Mgmt Consulting	10,724	75,615	128,683	58.76%
ProfServ-Recording Secretary	1,428	9,745	11,000	88.59%
Auditing Services	-	7,800	7,800	100.00%
Postage and Freight	-	106	600	17.67%
Insurance - General Liability	-	52,082	62,116	83.85%
Printing and Binding	-	-	300	0.00%
Legal Advertising	572	1,335	6,500	20.54%
Misc-Assessment Collection Cost	1,065	63,941	68,385	93.50%
Misc-Credit Card Fees	30	566	750	75.47%
Misc-Contingency	77	2,445	1,600	152.81%
Office Supplies	-	120	25	480.00%
Annual District Filing Fee	-	225	175	128.57%
Total Administration	32,307	329,293	466,888	70.53%

Flood Control/Stormwater Mgmt

Contracts-Lake and Wetland	9,833	68,833	118,000	58.33%
Contracts-Fountain	-	3,613	8,820	40.96%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	10,000	37,200	26,560	140.06%
R&M-Fountain	30	3,572	6,000	59.53%
Total Flood Control/Stormwater Mgmt	19,863	113,218	174,380	64.93%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	APR-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	23,133	164,176	258,765	63.45%
Payroll-Benefits	2,225	54,519	130,000	41.94%
Payroll - Overtime	2,617	20,196	32,000	63.11%
Payroll - Bonus	-	37,000	35,883	103.11%
FICA Taxes	2,853	23,853	33,959	70.24%
ProfServ-Landscape Architect	532	7,600	25,000	30.40%
Contracts-Police	11,550	102,099	160,000	63.81%
Contracts-Other Services	1,630	11,410	19,560	58.33%
Contracts-Landscape	60,892	439,892	557,208	78.95%
Contracts-Mulch	-	75,000	147,592	50.82%
Contracts-Plant Replacement	22,500	22,500	74,515	30.20%
Contracts-Road Cleaning	-	4,946	9,843	50.25%
Contracts-Trees & Trimming	-	39,000	72,000	54.17%
Contracts-Security Alarms	-	321	671	47.84%
Contracts-Pest Control	50	350	576	60.76%
Fuel, Gasoline and Oil	1,330	9,199	13,000	70.76%
Communication - Teleph - Field	200	4,743	5,000	94.86%
Utility - General	4,336	18,710	35,000	53.46%
Utility - Reclaimed Water	1,273	4,426	10,000	44.26%
Insurance - General Liability	-	5,620	6,703	83.84%
R&M-General	269	36,914	42,500	86.86%
R&M-Equipment	615	12,459	8,000	155.74%
R&M-Gate	79	79	-	0.00%
R&M-Grounds	63,300	168,811	125,000	135.05%
R&M-Irrigation	40	85,113	40,500	210.16%
R&M-Sidewalks	5,093	25,949	15,616	166.17%
R&M-Signage	-	357	6,000	5.95%
R&M-Walls and Signage	615	29,384	32,500	90.41%
Holiday Decoration	-	12,251	10,000	122.51%
Misc-Hurricane Expense	1,349	384,410	-	0.00%
Misc-Taxes (Streetlights)	-	32,463	41,039	79.10%
Misc-Contingency	21,498	45,066	546,302	8.25%
Office Supplies	526	2,268	3,500	64.80%
Cleaning Services	550	3,850	6,600	58.33%
Op Supplies - General	(18)	556	5,000	11.12%
Op Supplies - Uniforms	347	881	600	146.83%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	-	1,474	6,000	24.57%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	APR-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Conference and Seminars	-	-	1,000	0.00%
Total Right of Way	229,384	1,887,845	2,518,032	74.97%
<u>Common Area</u>				
R&M-General	14,377	58,018	30,000	193.39%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	3,000	3,000	1,500	200.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	1,822	4,000	45.55%
Internet Services	642	4,314	7,391	58.37%
Park Improvements	-	42,011	129,362	32.48%
Total Common Area	18,019	109,165	175,553	62.18%
TOTAL EXPENDITURES	299,573	2,439,521	3,334,853	73.15%
Excess (deficiency) of revenues Over (under) expenditures	(238,239)	815,764	-	0.00%
Net change in fund balance	<u>\$ (238,239)</u>	<u>\$ 815,764</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,937,180	2,937,180	
FUND BALANCE, ENDING		<u>\$ 3,752,944</u>	<u>\$ 2,937,180</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	APR-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 723	\$ 3,896	\$ 500	779.20%
Special Assmnts- Tax Collector	933	58,217	59,877	97.23%
Special Assmnts- Discounts	(1)	(2,231)	(2,395)	93.15%
Gate Bar Code/Remotes	105	234	-	0.00%
TOTAL REVENUES	1,760	60,116	57,982	103.68%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	19	1,120	1,197	93.57%
Misc-Credit Card Fees	4	9	15	60.00%
Total Administration	23	1,129	1,212	93.15%
<u>Right of Way</u>				
Communication - Teleph - Field	262	1,808	3,300	54.79%
Electricity - Streetlights	552	3,674	5,500	66.80%
Insurance - General Liability	-	2,276	2,714	83.86%
R&M-General	-	14,594	19,700	74.08%
R&M-Gate	42	4,690	5,794	80.95%
Reserve - Roadways	-	-	19,762	0.00%
Total Right of Way	856	27,042	56,770	47.63%
TOTAL EXPENDITURES	879	28,171	57,982	48.59%
Excess (deficiency) of revenues Over (under) expenditures	881	31,945	-	0.00%
Net change in fund balance	\$ 881	\$ 31,945	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		393,492	393,492	
FUND BALANCE, ENDING		\$ 425,437	\$ 393,492	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	APR-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 6	\$ 77	\$ 150	51.33%
Special Assmnts- Tax Collector	417	26,002	26,744	97.23%
Special Assmnts- Discounts	-	(996)	(1,070)	93.08%
TOTAL REVENUES	423	25,083	25,824	97.13%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	8	500	535	93.46%
Total Administration	8	500	535	93.46%
<u>Right of Way</u>				
R&M-Streetlights	2,023	14,131	25,000	56.52%
Total Right of Way	2,023	14,131	25,000	56.52%
TOTAL EXPENDITURES	2,031	14,631	25,535	57.30%
Excess (deficiency) of revenues Over (under) expenditures	(1,608)	10,452	289	n/a
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	289	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	289	0.00%
Net change in fund balance	\$ (1,608)	\$ 10,452	\$ 289	n/a
FUND BALANCE, BEGINNING (OCT 1, 2024)		3,340	3,340	
FUND BALANCE, ENDING		\$ 13,792	\$ 3,629	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	APR-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24	\$ 80	30.00%
Special Assmnts- Tax Collector	252	15,720	16,168	97.23%
Special Assmnts- Discounts	-	(602)	(647)	93.04%
Gate Bar Code/Remotes	140	205	-	0.00%
TOTAL REVENUES	392	15,347	15,601	98.37%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	5	302	323	93.50%
Misc-Credit Card Fees	5	8	4	200.00%
Total Administration	10	310	327	94.80%
<u>Right of Way</u>				
Communication - Teleph - Field	165	1,155	1,980	58.33%
Insurance - General Liability	-	3,979	4,745	83.86%
R&M-General	-	-	1,500	0.00%
R&M-Gate	-	-	1,500	0.00%
R&M-Streetlights	34	221	300	73.67%
Reserve - Roadways	-	-	3,300	0.00%
Total Right of Way	199	5,355	13,325	40.19%
TOTAL EXPENDITURES	209	5,665	13,652	41.50%
Excess (deficiency) of revenues Over (under) expenditures	183	9,682	1,949	n/a
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	1,949	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	1,949	0.00%
Net change in fund balance	\$ 183	\$ 9,682	\$ 1,949	n/a
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1,910)	(1,910)	
FUND BALANCE, ENDING		\$ 7,772	\$ 39	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	APR-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 115	\$ 605	\$ 150	403.33%
Special Assmnts- Tax Collector	94	5,884	6,052	97.22%
Special Assmnts- Discounts	-	(225)	(242)	92.98%
TOTAL REVENUES	209	6,264	5,960	105.10%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	2	113	121	93.39%
Total Administration	2	113	121	93.39%
<u>Right of Way</u>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	839	0.00%
Total Right of Way	-	-	5,839	0.00%
TOTAL EXPENDITURES	2	113	5,960	1.90%
Excess (deficiency) of revenues Over (under) expenditures	207	6,151	-	0.00%
Net change in fund balance	\$ 207	\$ 6,151	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		62,616	62,616	
FUND BALANCE, ENDING		\$ 68,767	\$ 62,616	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	APR-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 297	\$ 2,182	\$ 700	311.71%
Special Assmnts- Tax Collector	6,863	428,106	440,316	97.23%
Special Assmnts- Discounts	(4)	(16,403)	(17,613)	93.13%
Gate Bar Code/Remotes	455	1,654	-	0.00%
TOTAL REVENUES	7,611	415,539	423,403	98.14%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	137	8,234	48,435	17.00%
Misc-Credit Card Fees	17	68	80	85.00%
Total Administration	154	8,302	48,515	17.11%
Right of Way				
Contracts-Security Services	-	128,661	240,978	53.39%
Contracts-Pest Control	20	140	240	58.33%
Communication - Teleph - Field	177	1,179	2,100	56.14%
Insurance - General Liability	-	1,581	1,885	83.87%
R&M-General	22,460	52,582	20,000	262.91%
R&M-Gate	1,041	6,952	10,000	69.52%
R&M-Streetlights	5,811	40,066	68,712	58.31%
Reserve - Roadways	-	-	62,000	0.00%
Total Right of Way	29,509	231,161	405,915	56.95%
TOTAL EXPENDITURES	29,663	239,463	454,430	52.70%
Excess (deficiency) of revenues				
Over (under) expenditures	(22,052)	176,076	(31,027)	n/a
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(31,027)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(31,027)	0.00%
Net change in fund balance	\$ (22,052)	\$ 176,076	\$ (31,027)	n/a
FUND BALANCE, BEGINNING (OCT 1, 2024)		161,590	161,590	
FUND BALANCE, ENDING		\$ 337,666	\$ 130,563	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	APR-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 104	\$ 675	\$ 200	337.50%
Special Assmnts- Tax Collector	300	18,704	19,237	97.23%
Special Assmnts- Discounts	-	(717)	(769)	93.24%
Gate Bar Code/Remotes	70	135	-	0.00%
TOTAL REVENUES	474	18,797	18,668	100.69%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	6	360	385	93.51%
Misc-Credit Card Fees	3	3	10	30.00%
Total Administration	9	363	395	91.90%
Right of Way				
Communication - Teleph - Field	131	944	1,500	62.93%
Insurance - General Liability	-	324	386	83.94%
R&M-General	-	4,750	1,000	475.00%
R&M-Gate	42	2,670	3,792	70.41%
R&M-Streetlights	649	4,313	7,740	55.72%
Reserve - Roadways	-	-	3,855	0.00%
Total Right of Way	822	13,001	18,273	71.15%
TOTAL EXPENDITURES	831	13,364	18,668	71.59%
Excess (deficiency) of revenues Over (under) expenditures	(357)	5,433	-	0.00%
Net change in fund balance	\$ (357)	\$ 5,433	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		56,601	56,601	
FUND BALANCE, ENDING		\$ 62,034	\$ 56,601	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	APR-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 156	\$ 1,009	\$ -	0.00%
Special Assmnts- Tax Collector	2,754	171,797	176,696	97.23%
Special Assmnts- Discounts	(2)	(6,582)	(7,068)	93.12%
TOTAL REVENUES	2,908	166,224	169,628	97.99%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	55	3,304	3,534	93.49%
Total Administration	55	3,304	3,534	93.49%
<u>Right of Way</u>				
R&M-General	-	-	2,044	0.00%
R&M-Streetlights	11,986	80,050	144,348	55.46%
Reserve - Roadways	-	-	19,702	0.00%
Total Right of Way	11,986	80,050	166,094	48.20%
TOTAL EXPENDITURES	12,041	83,354	169,628	49.14%
Excess (deficiency) of revenues Over (under) expenditures	(9,133)	82,870	-	0.00%
Net change in fund balance	<u>\$ (9,133)</u>	<u>\$ 82,870</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		85,162	85,162	
FUND BALANCE, ENDING		<u>\$ 168,032</u>	<u>\$ 85,162</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	APR-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 48	\$ 259	\$ 90	287.78%
Special Assmnts- Tax Collector	121	7,562	7,778	97.22%
Special Assmnts- Discounts	-	(290)	(311)	93.25%
TOTAL REVENUES	169	7,531	7,557	99.66%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	2	145	156	92.95%
Total Administration	2	145	156	92.95%
Right of Way				
R&M-Streetlights	555	3,879	4,999	77.60%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	555	3,879	7,401	52.41%
TOTAL EXPENDITURES	557	4,024	7,557	53.25%
Excess (deficiency) of revenues Over (under) expenditures	(388)	3,507	-	0.00%
Net change in fund balance	\$ (388)	\$ 3,507	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		25,915	25,915	
FUND BALANCE, ENDING		\$ 29,422	\$ 25,915	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	APR-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 519	\$ 2,805	\$ 500	561.00%
Special Assmnts- Tax Collector	425	26,530	27,287	97.23%
Special Assmnts- Discounts	-	(1,016)	(1,091)	93.13%
Gate Bar Code/Remotes	70	232	-	0.00%
TOTAL REVENUES	1,014	28,551	26,696	106.95%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	9	510	546	93.41%
Misc-Credit Card Fees	3	10	10	100.00%
Total Administration	12	520	556	93.53%
<u>Right of Way</u>				
Insurance - General Liability	-	626	747	83.80%
R&M-General	4,275	5,095	4,543	112.15%
R&M-Drainage	-	-	2,625	0.00%
R&M-Gate	468	13,951	5,000	279.02%
Internet Services	127	874	1,800	48.56%
Reserve - Roadways	-	-	11,425	0.00%
Total Right of Way	4,870	20,546	26,140	78.60%
TOTAL EXPENDITURES	4,882	21,066	26,696	78.91%
Excess (deficiency) of revenues Over (under) expenditures	(3,868)	7,485	-	0.00%
Net change in fund balance	\$ (3,868)	\$ 7,485	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		282,652	282,652	
FUND BALANCE, ENDING		\$ 290,137	\$ 282,652	

**Westchase
Community Development District**

Supporting Schedules

April 30, 2025

WESTCHASE
Community Development District

Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025

					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				\$ 4,199,378 100%	\$ 3,419,223 81.42%	\$ 59,877 1.43%	\$ 26,744 0.64%	\$ 16,168 0.39%
11/06/24	\$ 37,756	\$ 1,993	\$ 771	\$ 40,520	\$ 32,992	\$ 578	\$ 258	\$ 156
11/15/24	75,362	3,204	1,538	80,104	65,222	1,142	510	308
11/22/24	104,333	4,436	2,129	110,898	90,295	1,581	706	427
12/03/24	506,565	21,538	10,338	538,440	438,409	7,677	3,429	2,073
12/06/24	1,307,287	55,581	26,679	1,389,547	1,131,399	19,813	8,849	5,350
12/17/24	438,031	18,549	8,939	465,520	379,036	6,638	2,965	1,792
01/07/25	1,083,623	45,915	22,115	1,151,653	937,700	16,421	7,334	4,434
02/07/25	176,237	4,577	3,597	184,411	150,151	2,629	1,174	710
03/10/25	54,660	604	1,116	56,380	45,905	804	359	217
04/07/25	64,107	38	1,308	65,454	53,294	933	417	252
TOTAL	3,847,961	156,435	78,530	4,082,925	3,324,404	58,217	26,002	15,720
% COLLECTED					97%	97%	97%	97%
TOTAL O/S					116,453	94,818	1,660	742
						448		

Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025

Date Received	ALLOCATION BY FUND					
	005 Commercial Road	102 The Greens	103 Stonebridge	104 West Park Village	105 West Park Village	106 Vineyards
	Fund Assessments	Fund Assessments	Fund Assessments	Fund Assessments	Fund Assessments	Fund Assessments
Assessments Levied	\$ 6,052 0.14%	\$ 440,316 10.49%	\$ 19,237 0.46%	\$ 176,696 4.21%	\$ 7,778 0.19%	\$ 27,287 0.65%
11/06/24	\$ 58	\$ 4,249	\$ 186	\$ 1,705	\$ 75	\$ 263
11/15/24	115	8,399	367	3,371	148	521
11/22/24	160	11,628	508	4,666	205	721
12/03/24	776	56,457	2,467	22,656	997	3,499
12/06/24	2,003	145,698	6,365	58,468	2,574	9,029
12/17/24	671	48,811	2,133	19,588	862	3,025
01/07/25	1,660	120,754	5,276	48,458	2,133	7,483
02/07/25	266	19,336	845	7,759	342	1,198
03/10/25	81	5,912	258	2,372	104	366
04/07/25	94	6,863	300	2,754	121	425
TOTAL	5,884	428,106	18,704	171,796	7,562	26,530
% COLLECTED	97%	97%	97%	97%	97%	97%
TOTAL O/S	168	12,210	533	4,900	216	757

WESTCHASE
Community Development District

Annual Operating Budget

FY 2026

Preliminary Budget

Prepared by:



Table of Contents**General Fund Budget**

General Fund 001	Pages 1 - 2
Allocation of Reserves - Exhibit "A"	Page 3
Narrative - Administrative and Maintenance	Pages 4 - 9
General Fund 002 Harbor Links	Page 10
Allocation of Reserves - Exhibit "B"	Page 11
General Fund 003 The Enclave	Page 12
Allocation of Reserves - Exhibit "C"	Page 13
General Fund 004 Saville Row	Page 14
Allocation of Reserves - Exhibit "D"	Page 15
General Fund 005 Commercial Road	Page 16
Allocation of Reserves - Exhibit "E"	Page 17
General Fund 102 The Greens	Page 18
Allocation of Reserves - Exhibit "F"	Page 19
General Fund 103 Stonebridge	Page 20
Allocation of Reserves - Exhibit "G"	Page 21
General Fund 104 West Park Village (323,4,5A,6)	Page 22
Allocation of Reserves - Exhibit "H"	Page 23
General Fund 105 West Park Village (324 - C5)	Page 24
Allocation of Reserves - Exhibit "I"	Page 25
General Fund 106 Vineyards	Page 26
Allocation of Reserves - Exhibit "J"	Page 27

Other Supporting Documents

Assessments Schedule	Pages 28-29
----------------------	-------------

Westchase

Community Development District

Operating Budget

FY 2026

WESTCHASE

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED FY 2025	ACTUAL	PROJECTED	TOTAL	ANNUAL
		THRU 2/28/25	March- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 26,000	\$ 32,262	\$ 46,242	\$ 78,504	\$ 26,000
Interest - Tax Collector	1,500	3,904	-	3,904	1,500
Lease Revenue	20,899	-	-	-	20,899
Special Assmnts- Tax Collector	3,419,223	3,271,110	148,113	3,419,223	3,212,590
Special Assmnts- Delinquents	-	-	-	-	-
Special Assmnts- Discounts	(136,769)	(127,341)	(9,428)	(136,769)	(128,504)
Other Miscellaneous Revenues		876	-	876	800
Pavilion Rental	4,000	13,138	-	13,138	5,000
Insurance Reimbursements	-	-	-	-	-
TOTAL REVENUES	3,334,853	3,193,949	184,927	3,378,876	3,138,285

EXPENDITURES**Administrative**

P/R-Board of Supervisors	19,000	9,800	9,200	19,000	19,000
FICA Taxes	1,454	750	704	1,454	1,454
ProfServ-Engineering	53,500	42,800	61,347	104,147	75,000
ProfServ-Legal Services	105,000	43,552	62,425	105,977	105,000
ProfServ-Mgmt Consulting Serv	128,683	64,891	63,792	128,683	128,683
ProfServ-Recording Secretary	11,000	6,838	9,801	16,639	16,639
Auditing Services	7,800	7,800	-	7,800	7,800
Postage and Freight	600	106	494	600	600
Insurance - General Liability	62,116	52,082	-	52,082	62,116
Printing and Binding	300	-	300	300	300
Legal Advertising	6,500	763	5,737	6,500	6,500
Misc-Assessmnt Collection Cost	68,384	62,875	5,509	68,384	-
Misc-Credit Card Fees	750	535	767	1,302	1,100
Misc-Contingency	1,600	3,848	5,515	9,363	9,363
Office Supplies	25	120	-	120	120
Subscriptions and Memberships	-	-	-	-	-
Annual District Filing Fee	175	225	-	225	175
Total Administrative	466,887	296,985	226,391	523,376	433,850

WESTCHASE

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED FY 2025	ACTUAL	PROJECTED	TOTAL	ANNUAL
		THRU	March-	PROJECTED	BUDGET
		2/28/25	9/30/2025	FY 2025	FY 2026
<i>Flood Control/Stormwater</i>					
Contracts-Lake and Wetland	118,000	59,000	84,567	143,567	118,000
Contracts-Fountain	8,820	3,613	5,179	8,792	8,820
R&M-Aquascaping	15,000	-	15,000	15,000	15,000
R&M-Drainage	26,560	27,200	-	27,200	-
R&M-Fountain	6,000	3,542	5,077	8,619	8,000
<i>Total Flood Control/Stormwater</i>	174,380	93,355	109,822	203,177	149,820
<i>Right of Way</i>					
Payroll-Salaries	258,765	141,043	117,722	258,765	310,000
Payroll-Benefits	130,000	52,294	74,955	127,249	104,000
Payroll - Overtime	32,000	17,579	25,197	42,776	36,000
Payroll - Bonus	35,883	37,000	-	37,000	40,000
FICA Taxes	33,959	20,999	30,099	51,098	50,000
Prof-Landscape Architect	25,000	7,068	10,131	17,199	25,000
Contracts-Police	160,000	90,549	129,787	220,336	185,000
Contracts-Other Services	19,560	9,780	14,018	23,798	20,000
Contracts-Landscape	557,208	379,000	543,233	922,233	708,000
Contracts-Mulch	147,592	75,000	72,592	147,592	147,592
Contracts-Plant Replacement	74,515	-	74,515	74,515	140,000
Contracts-Road Cleaning	9,843	4,946	4,897	9,843	9,843
Contracts-Trees & Trimming	72,000	39,000	55,900	94,900	72,000
Contracts-Security Alarms	671	321	460	781	781
Contracts-Pest Control	576	300	430	730	730
Fuel, Gasoline and Oil	13,000	7,869	11,279	19,148	16,500
Communication - Teleph - Field	5,000	4,543	6,512	11,055	9,000
Utility - General	35,000	14,374	20,603	34,977	23,275
Utility - Reclaimed Water	10,000	3,153	6,847	10,000	10,000
Insurance - General Liability	6,703	5,620	1,083	6,703	6,703
R&M-General	42,500	36,645	52,525	89,170	60,000
R&M-Equipment	8,000	11,844	16,976	28,820	20,000
R&M-Grounds	125,000	105,511	151,232	256,743	125,000
R&M-Irrigation	40,500	85,073	121,938	207,011	80,000

WESTCHASE

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED FY 2025	ACTUAL	PROJECTED	TOTAL	ANNUAL
		THRU 2/28/25	March- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
R&M-Sidewalks	15,616	20,856	29,894	50,750	26,000
R&M-Signage	6,000	357	5,643	6,000	6,000
R&M-Walls and Signage	32,500	28,769	3,731	32,500	32,500
R&M-Emergency & Disaster Relief	-	-	-	-	-
Misc-Holiday Decor	10,000	12,251	-	12,251	20,000
Misc-Taxes (Streetlights)	41,039	32,463	46,530	78,993	80,000
Misc-Contingency	546,302	23,567	522,735	546,302	-
Office Supplies	3,500	1,743	1,757	3,500	3,500
Cleaning Services	6,600	3,300	4,730	8,030	6,800
Op Supplies - General	5,000	574	4,426	5,000	3,000
Op Supplies - Uniforms	600	534	66	600	600
Supplies - Misc.	600	-	600	600	600
Subscriptions and Memberships	6,000	1,474	4,526	6,000	4,000
Conference and Seminars	1,000	-	1,000	1,000	1,000
Miscellaneous-Hurricane Expense	-	314,615	-	314,615	-
Cap Outlay	-	-	-	-	-
Total Right of Way	2,518,032	1,590,014	2,168,568	3,758,582	2,383,424
Common Area					
R&M-General	30,000	43,641	-	43,641	30,000
R&M-Boardwalks	700	-	700	700	700
R&M-Brick Pavers	1,200	-	1,200	1,200	1,200
R&M-Grounds	1,500	-	1,500	1,500	1,500
R&M-Signage	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	4,000	1,822	2,178	4,000	4,000
Misc-Internet Services	7,391	3,672	3,719	7,391	7,391
Impr - Park	129,362	42,011	87,351	129,362	125,000
Total Common Area	175,553	91,146	98,048	189,194	171,191
TOTAL EXPENDITURES	3,334,853	2,071,500	2,602,829	4,674,329	3,138,285
Excess (deficiency) of revenues					
Over (under) expenditures	0	1,122,449	(2,417,902)	(1,295,453)	-
FUND BALANCE, BEGINNING	2,937,180	2,937,181	-	2,937,181	-
FUND BALANCE ENDING	\$ 2,937,181	\$ 4,059,630	\$ (2,417,902)	\$ 1,641,728	\$ -

Annual Operating Budget
Fiscal Year 2026

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ -
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	-
Total Funds Available (Estimated) - 9/30/2026	-

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

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

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	784,571 ⁽¹⁾
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	502,031
Subtotal	<u>1,346,602</u>

Total Allocation of Available Funds	<u>1,349,796</u>
--	-------------------------

Total Unassigned (undesignated) Cash	<u>\$ (1,349,796)</u>
---	------------------------------

(1) Represents approximately 3 months of budgeted expenditures.

Budget Narrative Fiscal Year 2026

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 2026

EXPENDITURES

Administrative (continued)**Insurance-General Liability**

The District's Property Insurance policy is with Public Insurance Risk. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected 10% increase in the premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the Hillsborough County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous-Credit Card Fees

The District has elected to accept credit card payments for pavilion rentals, remote controls and gate bar codes. They have a contract with Square Up. For a swiped card, the fee is 2.75% and for a keyed in card, the fee is 3.5%.

Miscellaneous-Contingency

Unscheduled expenses not included in the budget categories or not anticipated in a specific line item.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

Flood Control/Stormwater Management**Contracts-Lake and Wetland**

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

Contracts-Fountain

Triangle Pool Service contract is \$450 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 \$265 per quarter to maintain the cascade fountain.

Budget Narrative
Fiscal Year 2026

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

Redtree Landscape contract amount is \$59,000 per month for landscape maintenance services for the District.

Contracts-Mulch

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

Contracts-Plant Replacement

Contract amount is \$140,000 per year for seasonal plant installation per contract specifications.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Right of Way (continued)**Contracts-Road Cleaning**

Tampa Bay Junk Removal Company contract is \$3,266 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 \$160 per quarter for Alarm Net Transmission, Monitoring of Alarm System and Service Contract Burglary.

Contracts-Pest Control

Hughes Exterminators, Inc. contract amount is \$50 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 *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.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

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 \$3,000, 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".

EXPENDITURES

Budget Narrative
Fiscal Year 2026**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 Glenclyff, 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 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 9,361	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ 500
Special Assmnts- Tax Collector	56,138	56,137	59,877	-	59,877	59,877	56,989
Special Assmnts- Discounts	(2,052)	(2,245)	2,395	-	-	-	(2,280)
Gate Bar Code/Remotes	162	-	-	-	-	-	-
TOTAL REVENUES	63,609	54,392	62,772	-	59,877	59,877	55,210
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	653	1,123	1,198	-	1,198	1,198	1,140
Misc-Credit Card Fees	6	15	15	-	-	-	15
Total Administrative	659	1,138	1,213	-	1,198	1,198	1,155
<i>Right of Way</i>							
Communication - Teleph - Field	3,761	3,300	3,300	-	-	-	3,300
Electricity - Streetlighting	7,112	5,500	5,500	-	-	-	5,500
Insurance - General Liability	1,999	1,878	2,714	-	-	-	(1)
R&M-General	27,358	19,700	19,700	-	-	-	19,700
R&M-Gate	16,867	5,794	5,794	-	-	-	5,794
Reserve - Roadways	-	17,082	19,762	-	-	-	19,762
Total Right of Way	57,097	53,254	56,770	-	-	-	54,055
TOTAL EXPENDITURES	57,756	54,392	57,983	-	1,198	1,198	55,210
Excess (deficiency) of revenues							
Over (under) expenditures	5,853	-	4,789	-	58,679	58,679	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	4,789	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	4,789	-	-	-	-
Net change in fund balance	5,853	-	4,789	-	58,679	58,679	-
FUND BALANCE, BEGINNING		5,853	393,087	393,087	-	393,087	451,766
FUND BALANCE, ENDING	\$ 5,853	\$ 5,853	\$ 397,876	\$ 393,087	\$ 58,679	\$ 451,766	\$ 451,766

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 451,766
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	19,762
Total Funds Available (Estimated) - 9/30/2026	471,529

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

Deposits	\$ 667
Subtotal	667

Assigned Fund Balance

Operating Reserves - First Quarter Operating	8,862 ⁽¹⁾
Reserves - Roadways Prior Years	141,077
Reserves - Roadways FY 2024	19,762
Reserves - Roadways FY 2025	19,762
Subtotal	180,601

Total Allocation of Available Funds	190,130
--	----------------

Total Unassigned (undesignated) Cash	\$ 281,400
---	-------------------

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 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 418	\$ 150	\$ 150	\$ -	-	\$ -	\$ 150
Special Assmnts- Tax Collector	18,057	18,057	26,744	-	26,744	26,744	26,744
Special Assmnts- Discounts	(660)	(722)	(1,070)	-	-	-	(1,070)
TOTAL REVENUES	17,815	17,485	25,824	-	26,744	26,744	25,824
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	210	361	535	-	535	535	535
Total Administrative	210	361	535	-	535	535	535
<i>Right of Way</i>							
R&M-Streetlights	23,554	17,124	25,000	-	-	-	25,000
Total Right of Way	23,554	17,124	25,000	-	-	-	25,000
TOTAL EXPENDITURES	23,764	17,485	25,535	-	535	535	25,535
Excess (deficiency) of revenues							
Over (under) expenditures	(5,949)	-	289	-	26,209	26,209	289
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	289	-	-	-	289
TOTAL OTHER SOURCES (USES)	-	-	289	-	-	-	289
Net change in fund balance	(5,949)	-	289	-	26,209	26,209	289
FUND BALANCE, BEGINNING		(5,949)	2,946	3,235	-	3,235	29,444
FUND BALANCE, ENDING	\$ (5,949)	\$ (5,949)	\$ 3,235	\$ 3,235	\$ 26,209	\$ 29,444	\$ 29,733

WESTCHASE

Community Development District

The Enclave General Fund

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 29,444
Net Change in Fund Balance - Fiscal Year 2026	289
Reserves - Fiscal Year 2026 Additions	-
Total Funds Available (Estimated) - 9/30/2026	29,733

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

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

Assigned Fund Balance

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

Total Allocation of Available Funds	<u>3,235</u>
--	---------------------

Total Unassigned (undesigned) Cash	<u><u>\$ 26,498</u></u>
---	--------------------------------

Notes

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 265	\$ 80	\$ 80	\$ -	\$ -	\$ -	\$ 80
Special Assmnts- Tax Collector	5,842	9,047	16,168	-	16,168	16,168	10,907
Special Assmnts- Discounts	(214)	(362)	(647)	-	-	-	(436)
Gate Bar Code/Remotes	65	-	-	-	-	-	-
TOTAL REVENUES	5,958	8,765	15,601	-	16,168	16,168	10,551
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	68	181	323	-	323	323	218
Misc-Credit Card Fees	2	4	4	-	-	-	4
Total Administrative	70	185	327	-	323	323	222
<i>Right of Way</i>							
Communication - Teleph - Field	1,911	1,800	1,980	-	-	-	1,980
Insurance - General Liability	3,291	3,420	3,562	-	-	-	(200)
R&M-General	3,957	1,500	1,500	-	-	-	1,500
R&M-Gate	2,610	1,500	1,500	-	-	-	1,500
R&M-Streetlights	412	360	300	-	-	-	300
Reserve - Roadways	-	-	3,300	-	-	-	3,300
Total Right of Way	12,181	8,580	12,142	-	-	-	8,380
TOTAL EXPENDITURES	12,251	8,765	12,469	-	323	323	8,602
Excess (deficiency) of revenues							
Over (under) expenditures	(6,293)	-	3,132	-	15,845	15,845	1,949
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	3,132	-	-	-	1,949
TOTAL OTHER SOURCES (USES)	-	-	3,132	-	-	-	1,949
Net change in fund balance	(6,293)	-	3,132	-	15,845	15,845	1,949
FUND BALANCE, BEGINNING		(6,293)	205	(6,293)	-	(6,293)	9,552
FUND BALANCE, ENDING	\$ (6,293)	\$ (6,293)	\$ 3,337	\$ (6,293)	\$ 15,845	\$ 9,552	\$ 11,501

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 9,552
Net Change in Fund Balance - Fiscal Year 2026	1,949
Reserves - Fiscal Year 2026 Additions	3,300
Total Funds Available (Estimated) - 9/30/2026	14,801

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	\$ 9,547
---	-----------------

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 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 1,283	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 150
Special Assmnts- Tax Collector	5,520	5,520	6,052	-	6,052	6,052	6,052
Special Assmnts- Discounts	(202)	(221)	(242)	-	-	-	(242)
TOTAL REVENUES	6,601	5,449	5,960	-	6,052	6,052	5,960
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	64	110	121	-	121	121	121
Total Administrative	64	110	121	-	121	121	121
<i>Right of Way</i>							
R&M - General	-	5,000	5,000	-	5,000	5,000	5,000
Reserve - Roadways	-	339	339	-	-	-	839
Total Right of Way	-	5,339	5,339	-	5,000	5,000	5,839
TOTAL EXPENDITURES	64	5,449	5,460	-	5,121	5,121	5,960
Excess (deficiency) of revenues							
Over (under) expenditures	6,537	-	500	-	931	931	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	500	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	500	-	-	-	-
Net change in fund balance	6,537	-	500	-	931	931	-
FUND BALANCE, BEGINNING		-	43,928	44,428	-	44,428	45,359
FUND BALANCE, ENDING	\$ 6,537	\$ -	\$ 44,428	\$ 44,428	\$ 931	\$ 45,359	\$ 45,359

WESTCHASE

Community Development District

Commercial Road General Fund 005

Exhibit "E"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 45,359
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	839
Total Funds Available (Estimated) - 9/30/2026	46,198

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

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

Total Unassigned (undesignated) Cash	<u>\$ 30,668</u>
---	-------------------------

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 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 8,280	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ 700
Special Assmnts- Tax Collector	344,186	406,350	440,316	-	440,316	440,316	438,358
Special Assmnts- Discounts	(12,582)	(16,254)	(17,613)	-	-	-	(17,534)
Gate Bar Code/Remotes	2,651	-	-	-	-	-	-
Insurance Reimbursements	-	-	-	-	-	-	-
TOTAL REVENUES	342,535	390,796	423,403	-	440,316	440,316	421,525
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	4,003	8,126	8,806	-	8,806	8,806	8,767
Misc-Credit Card Fees	101	80	80	-	-	-	80
Total Administrative	4,104	8,206	8,886	-	8,806	8,806	8,847
<i>Right of Way</i>							
Contracts-Security Services	230,065	240,977	240,977	-	-	-	240,977
Contracts-Pest Control	240	240	240	-	-	-	240
Communication - Teleph - Field	2,005	2,100	2,100	-	-	-	2,100
Insurance - General Liability	1,116	1,273	1,445	-	-	-	45
R&M-General	90,994	20,000	20,000	-	-	-	20,000
R&M-Gate	22,260	10,000	10,000	-	-	-	10,000
R&M-Streetlights	67,173	66,000	68,712	-	-	-	68,712
Reserve - Roadways	-	42,000	62,000	-	-	-	62,000
Total Right of Way	413,853	382,590	405,475	-	-	-	404,074
TOTAL EXPENDITURES	417,957	390,796	414,361	-	8,806	8,806	412,922
Excess (deficiency) of revenues							
Over (under) expenditures	(75,422)	-	9,042	-	431,510	431,510	8,603
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	9,042	-	-	-	8,603
TOTAL OTHER SOURCES (USES)	-	-	9,042	-	-	-	8,603
Net change in fund balance	(75,422)	-	9,042	-	431,510	431,510	8,603
FUND BALANCE, BEGINNING		(75,422)	236,953	(75,422)	-	(75,422)	356,088
FUND BALANCE, ENDING	\$ (75,422)	\$ (75,422)	\$ 245,995	\$ (75,422)	\$ 431,510	\$ 356,088	\$ 364,691

WESTCHASE

Community Development District

The Greens General Fund 102

Exhibit "F"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 356,088
Net Change in Fund Balance - Fiscal Year 2026	8,603
Reserves - Fiscal Year 2026 Additions	62,000
Total Funds Available (Estimated) - 9/30/2026	426,691

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

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

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	- (1)
Reserves - Roadways Prior Years	231,156
Reserves - Roadways FY 2024	62,000
Reserves - Roadways FY 2025	<u>62,000</u>
Subtotal	<u>355,156</u>

Total Allocation of Available Funds	363,276
--	----------------

Total Unassigned (undesignated) Cash	<u>\$ 63,415</u>
---	-------------------------

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 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2023	FY 2024	BUDGET FY 2025	THRU Feb-25	March- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 2,097	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ 200
Special Assmnts- Tax Collector	16,056	16,056	19,237	-	19,237	19,237	19,237
Special Assmnts- Discounts	(587)	(642)	(769)	-	-	-	(769)
Gate Bar Code/Remotes	-	-	-	-	-	-	-
TOTAL REVENUES	17,566	15,614	18,668	-	19,237	19,237	18,668
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	187	321	385	-	385	385	385
Misc-Credit Card Fees	-	10	10	-	-	-	10
Total Administrative	187	331	395	-	385	385	395
<i>Right of Way</i>							
Communication - Teleph - Field	1,453	1,500	1,500	-	-	-	1,500
Insurance - General Liability	411	386	386	-	-	-	386
R&M-General	6,987	1,000	1,000	-	-	-	1,000
R&M-Gate	11,835	3,792	3,792	-	-	-	3,792
R&M-Streetlights	7,182	5,650	7,740	-	-	-	7,740
Reserve - Roadways	-	2,955	3,855	-	-	-	3,855
Total Right of Way	27,868	15,283	18,273	-	-	-	18,273
TOTAL EXPENDITURES	28,055	15,614	18,668	-	385	385	18,668
Excess (deficiency) of revenues Over (under) expenditures	(10,489)	-	0	-	18,852	18,852	-
Net change in fund balance	(10,489)	-	0	-	18,852	18,852	-
FUND BALANCE, BEGINNING		(10,489)	68,887	68,887	-	68,887	87,740
FUND BALANCE, ENDING	\$ (10,489)	\$ (10,489)	\$ 68,887	\$ 68,887	\$ 18,852	\$ 87,740	\$ 87,740

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 87,740
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	3,855
Total Funds Available (Estimated) - 9/30/2026	91,594

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	3,855
Reserves - Roadways FY 2025	3,855
Subtotal	52,731

Total Allocation of Available Funds	57,287
--	---------------

Total Unassigned (undesignated) Cash	\$ 34,307
---	------------------

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 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Interest - Investments	\$ 3,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	126,326	126,326	176,696	-	176,696	176,696	176,696
Special Assmnts- Discounts	(4,618)	(5,053)	(7,068)	-	-	-	(7,068)
TOTAL REVENUES	124,848	121,273	169,628	-	176,696	176,696	169,628
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,469	2,527	3,534	-	3,534	3,534	3,534
Total Administrative	1,469	2,527	3,534	-	3,534	3,534	3,534
<i>Right of Way</i>							
R&M-General	-	2,044	2,044	-	-	-	2,044
R&M-Streetlights	135,025	105,000	144,348	-	-	-	144,348
Reserve - Roadways	3,142	11,702	19,702	-	-	-	19,702
Total Right of Way	138,167	118,746	166,094	-	-	-	166,094
TOTAL EXPENDITURES	139,636	121,273	169,628	-	3,534	3,534	169,628
Excess (deficiency) of revenues							
Over (under) expenditures	(14,788)	-	-	-	173,162	173,162	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	32,662
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	32,662
Net change in fund balance	(14,788)	-	-	-	173,162	173,162	32,662
FUND BALANCE, BEGINNING		(14,788)	84,656	(14,788)	-	(14,788)	158,374
FUND BALANCE, ENDING	\$ (14,788)	\$ (14,788)	\$ 84,656	\$ (14,788)	\$ 173,162	\$ 158,374	\$ 191,036

WESTCHASE

Community Development District

*West Park Village (323,4,5A,6) General Fund 104***Exhibit "H"**

Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 158,374
Net Change in Fund Balance - Fiscal Year 2026	32,662
Reserves - Fiscal Year 2026 Additions	19,702
Total Funds Available (Estimated) - 9/30/2026	210,738

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

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

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital - (1)

Reserves - Roadways FY Prior Year	89,680
Reserves - Roadways FY 2024	19,702
Reserves - Roadways FY 2025	19,702
Subtotal	<u>129,083</u>

Total Allocation of Available Funds	143,656
--	----------------

Total Unassigned (undesignated) Cash	<u>\$ 67,082</u>
---	-------------------------

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 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 597	\$ 90	\$ 90	\$ -	\$ -	\$ -	\$ 90
Special Assmnts- Tax Collector	7,778	7,778	7,778	-	7,778	7,778	7,778
Special Assmnts- Discounts	(284)	(311)	(311)	-	-	-	(311)
TOTAL REVENUES	8,091	7,557	7,557	-	7,778	7,778	7,557
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	90	156	156	-	156	156	156
Total Administrative	90	156	156	-	156	156	156
<i>Right of Way</i>							
R&M-Streetlights	6,445	4,999	4,999	-	-	-	4,999
Reserve - Roadways	-	2,402	2,402	-	-	-	2,402
Total Right of Way	6,445	7,401	7,401	-	-	-	7,401
TOTAL EXPENDITURES	6,535	7,557	7,557	-	156	156	7,557
Excess (deficiency) of revenues							
Over (under) expenditures	1,556	-	-	-	7,622	7,622	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	1,556	-	-	-	7,622	7,622	-
FUND BALANCE, BEGINNING	-	1,556	25,847	25,847	-	25,847	33,469
FUND BALANCE, ENDING	\$ 1,556	\$ 1,556	\$ 25,847	\$ 25,847	\$ 7,622	\$ 33,469	\$ 33,469

WESTCHASE

Community Development District

West Park Village (324-C5) General Fund 105

Exhibit "I"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 33,469
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	2,402
Total Funds Available (Estimated) - 9/30/2026	35,871

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

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

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	1,289 ⁽¹⁾
--	----------------------

Reserves - Roadways Prior Years	18,993
Reserves - Roadways FY 2024	2,402
Reserves - Roadways FY 2025	<u>2,402</u>
Subtotal	<u>23,797</u>

Total Allocation of Available Funds	25,851
--	---------------

Total Unassigned (undesignated) Cash	<u>\$ 10,021</u>
---	-------------------------

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 2026 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 6,370	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ 500
Special Assmnts- Tax Collector	25,447	25,447	27,287	-	27,287	27,287	26,493
Special Assmnts- Discounts	(930)	(1,018)	(1,091)	-	-	-	(1,060)
Gate Bar Code/Remotes	-	-	-	-	-	-	-
TOTAL REVENUES	30,887	24,929	26,696	-	27,287	27,287	25,933
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	296	509	546	-	546	546	530
Misc-Credit Card Fees	-	10	10	-	-	-	10
Total Administrative	296	519	556	-	546	546	540
<i>Right of Way</i>							
Insurance - General Liability	470	517	569	-	-	-	-
R&M-General	2,200	4,543	4,543	-	-	-	4,543
R&M-Drainage	-	2,625	2,625	-	-	-	2,625
R&M-Gate	7,741	5,000	5,000	-	-	-	5,000
Misc-Internet Services	1,555	1,800	1,800	-	-	-	1,800
Reserve - Roadways	-	9,925	11,425	-	-	-	11,425
Total Right of Way	11,966	24,410	25,962	-	-	-	25,393
TOTAL EXPENDITURES	12,262	24,929	26,517	-	546	546	25,933
Excess (deficiency) of revenues							
Over (under) expenditures	18,625	-	178	-	26,741	26,741	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	178	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	178	-	-	-	-
Net change in fund balance	18,625	-	178	-	26,741	26,741	-
FUND BALANCE, BEGINNING	-	18,625	280,704	280,882	-	280,882	307,623
FUND BALANCE, ENDING	\$ 18,625	\$ 18,625	\$ 280,882	\$ 280,882	\$ 26,741	\$ 307,623	\$ 307,623

WESTCHASE

Community Development District

Vineyards General Fund 106

Exhibit "J"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 307,623
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	11,425
Total Funds Available (Estimated) - 9/30/2026	319,048

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

Operating Reserves - First Quarter Operating Capital	\$ 3,627 ⁽¹⁾
Reserves - Roadways Prior Years	135,159
Reserves - Roadways FY 2024	11,425
Reserves - Roadways FY 2025	11,425
Subtotal	<u>158,009</u>
Total Allocation of Available Funds	161,636

Total Unassigned (undesignated) Cash	<u>\$ 157,412</u>
---	--------------------------

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 2026

Comparison of Assessment Rates

Fiscal Year 2026 vs. Fiscal Year 2025

Name	Units	General Fund			Special Funds			Total Assessments per Unit			
		FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change
Wycliffe	30	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Bennington	108	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Woodbay	163	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Berkley Square	122	\$391.60	\$382.91	2.27%	\$0.00	\$0.00	n/a	\$391.60	\$382.91	\$8.69	2.27%
Glenfield	101	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Keswick Forest	64	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Shopping Center	9.9	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$20,109.65	\$17,645.42	\$2,464.23	13.97%
Shopping Center	7.24	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$20,109.65	\$17,645.42	\$2,464.23	13.97%
Glenclyff	48	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Harbor Links	109	\$547.15	\$539.65	1.39%	\$331.33	\$326.38	1.52%	\$878.48	\$866.03	\$12.46	1.44%
Harbor Links Estates	63	\$547.15	\$539.65	1.39%	\$331.33	\$326.38	1.52%	\$878.48	\$866.03	\$12.46	1.44%
The Enclave	108	\$547.15	\$539.65	1.39%	\$247.63	\$167.19	48.11%	\$794.78	\$706.84	\$87.93	12.44%
Saville Rowe	36	\$547.15	\$539.65	1.39%	\$302.98	\$251.30	20.57%	\$850.14	\$790.95	\$59.18	7.48%
Ayshire	49	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Cheshire	81	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Derbyshire	105	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Epic Properties	400	\$391.60	\$382.91	2.27%	\$0.00	\$0.00	n/a	\$391.60	\$382.91	\$8.69	2.27%
Radcliffe	154	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
7/11	1.17	\$20,109.65	\$17,645.42	13.97%	\$1,420.66	\$1,295.77	9.64%	\$21,530.31	\$18,941.19	\$2,589.11	13.67%
Primrose	1.27	\$20,109.65	\$17,645.42	13.97%	\$1,420.66	\$1,295.77	9.64%	\$21,530.31	\$18,941.19	\$2,589.11	13.67%
Professional Center	1.82	\$20,109.65	\$17,645.42	13.97%	\$1,420.66	\$1,295.77	9.64%	\$21,530.31	\$18,941.19	\$2,589.11	13.67%
Professional Center	5.54	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$20,109.65	\$17,645.42	\$2,464.23	13.97%
Remax Real Estate	0.53	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$20,109.65	\$17,645.42	\$2,464.23	13.97%
Golf Course	58	\$94.35	\$94.11	0.26%	\$0.00	\$0.00	n/a	\$94.35	\$94.11	\$0.25	0.26%
Greensprings	60	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,406.68	\$1,336.41	\$70.26	5.26%
Greencrest	54	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,406.68	\$1,336.41	\$70.26	5.26%
Greenhedges	53	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,406.68	\$1,336.41	\$70.26	5.26%
Greenmont	41	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,406.68	\$1,336.41	\$70.26	5.26%
Greendale	59	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,406.68	\$1,336.41	\$70.26	5.26%
Greenpoint	153	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,406.68	\$1,336.41	\$70.26	5.26%
Village Green	10	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,406.68	\$1,336.41	\$70.26	5.26%
Village Green	67	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,406.68	\$1,336.41	\$70.26	5.26%
Village Green	13	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,406.68	\$1,336.41	\$70.26	5.26%
Westpark Village	77	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
Westpark Village	10	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
Westpark Village	38	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
Westpark Village	37	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%

Comparison of Assessment Rates

Fiscal Year 2026 vs. Fiscal Year 2025

Name	Units	General Fund			Special Funds			Total Assessments per Unit			
		FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change
Westpark Village	22	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
Westpark Village	22	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
Westpark Village	24	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
Westpark Village	40	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
Westpark Village	6	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
Westpark Village	50	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
Westpark Village	22	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
Westpark Village	30	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
Westpark Village	17	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
David Weekly Homes	36	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
Westpark Village	38	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
Castleford	69	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Stamford	61	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Baybridge	102	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Wakesbridge	86	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Abbotsford	40	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Chelmsford	100	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Brentford	85	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Kingsford	132	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Stockbridge	68	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Sturbridge	47	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Stonebridge	66	\$547.15	\$539.65	1.39%	\$291.47	\$243.28	19.81%	\$838.62	\$782.93	\$55.70	7.11%
Woodbridge	40	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$547.15	\$539.65	\$7.50	1.39%
Vineyards	120	\$547.15	\$539.65	1.39%	\$220.77	\$212.06	4.11%	\$767.92	\$751.71	\$16.22	2.16%
Cavendish	90	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$863.24	\$765.63	\$97.61	12.75%
Gables Residential III	615	\$391.60	\$382.91	2.27%	\$0.00	\$0.00	n/a	\$391.60	\$382.91	\$8.69	2.27%
Arlington Park Condos	76	\$391.60	\$382.91	2.27%	\$0.00	\$0.00	n/a	\$391.60	\$382.91	\$8.69	2.27%
Gables Commercial	0.94	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$20,109.65	\$17,645.42	\$2,464.23	13.97%
Westchase Early Learning Center	1.73	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$20,109.65	\$17,645.42	\$2,464.23	13.97%
CVS	1.42	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$20,109.65	\$17,645.42	\$2,464.23	13.97%
Applebees	1.04	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$20,109.65	\$17,645.42	\$2,464.23	13.97%
Burger King	1.69	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$20,109.65	\$17,645.42	\$2,464.23	13.97%
Office	2	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$20,109.65	\$17,645.42	\$2,464.23	13.97%
Residential	51	\$547.15	\$539.65	1.39%	\$152.50	\$152.50	0.00%	\$699.65	\$692.15	\$7.50	1.08%
Ave @ Westchase	1.74	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$20,109.65	\$17,645.42	\$2,464.23	13.97%
Ave @ Westchase	0.57	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$20,109.65	\$17,645.42	\$2,464.23	13.97%
Ave @ Westchase	3.24	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$20,109.65	\$17,645.42	\$2,464.23	13.97%
Morton Plant Mease	2.74	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$20,109.65	\$17,645.42	\$2,464.23	13.97%

Comparison of Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025

Name	Units	General Fund			Special Funds			Total Assessments per Unit			
		FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change

RESOLUTION 2025-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2025/2026 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 2025/2026; 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 2025/2026 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 5, 2025

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 3rd day of June 2025.

Matt Lewis
Chairman

Mark Vega
Secretary