

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE
JULY 1, 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, July 1, 2025 – 4:00 p.m.

- 1. Roll Call**
- 2. Consent Agenda**
 - A. Approval of the June 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. Discussion of the Fiscal Year 2026 Budget
 - 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 July 15, 2025 and the next regular meeting is scheduled for August 5, 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

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RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE : JUNE 3, 2025

TIME: 4:00 p.m. - 5:55 p.m.

PLACE: Maureen Gauzza Regional Library

Community Room A

11211 Countryway Boulevard

Tampa, Florida 33626

REPORTED BY: Whitlie Grace Cullipher

Notary Public

State of Florida at Large

<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 Reggie Gillis (via telephone)</p> <p>9</p> <p>10 ALSO PRESENT:</p> <p>11 INFRAMARK:</p> <p>12 Mark Vega, District Manager</p> <p>13</p> <p>14 DISTRICT ATTORNEY:</p> <p>15 Erin McCormick</p> <p>16</p> <p>17 WESTCHASE STAFF:</p> <p>18 David Sylvanowicz</p> <p>19 Sherida Cook</p> <p>20</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 (Motion passes) 82</p> <p>2</p> <p>3 Manger's Report 82</p> <p>4 Budget discussion 83</p> <p>5 Motion to approve Resolution 2025-06 85</p> <p>6 (Motion passes) 87</p> <p>7 Workshop discussion 89</p> <p>8</p> <p>9 Field Manager's Report 97</p> <p>10 Issue on Gretna Green with depression 97</p> <p>11 Motion to approve repair on Gretna Green for</p> <p>12 \$22,500 101</p> <p>13 (Motion passes) 103</p> <p>14 Baybridge Park repair discussion 103</p> <p>15 Trash can receptacle replacement discussion 111</p> <p>16 Motion to approve \$17,300.10 for trash can</p> <p>17 receptacle replacement 113</p> <p>18 (Motion passes) 114</p> <p>19</p> <p>20 Supervisor's requests 116</p> <p>21 Discussion of available grants 117</p> <p>22</p> <p>23 Motion to adjourn 120</p> <p>24 Motion to accept 120</p> <p>25 (Motion passes) 120</p>
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<p style="text-align: right;">Page 6</p> <p>1 We also have staff, engineer, manager and 2 attorney. 3 MR. SANTOS: It's June 3rd, though. You 4 said June 3rd -- you said June 6th, it's the 5 3rd. 6 MR. SYLVANOWICZ: It's June 3rd. The 7 agenda sheet is wrong. 8 CHAIRMAN LEWIS: The agenda sheet is 9 wrong. You're right. Thank you very much. 10 MR. SANTOS: Yep. 11 CHAIRMAN LEWIS: Today is June 3rd, 2025. 12 Okay. Looking for a -- a motion to approve the 13 consent agenda? 14 MR. WIMSATT: So moved. 15 CHAIRMAN LEWIS: Okay. 16 MR. CHESNEY: Seconded. 17 CHAIRMAN LEWIS: Seconded by Greg. 18 Any discussion? 19 (No response.) 20 CHAIRMAN LEWIS: All right. 21 All in favor? 22 Reggie? 23 MR. GILLIS: Aye. 24 (All board members signify in the 25 affirmative.)</p>	<p style="text-align: right;">Page 8</p> <p>1 way, this is -- this is not a reflection on the 2 management team because the management team, in 3 my opinion, does not have control of the 4 process. They can send out e-mails asking for 5 assistance. If those e-mails are not responded 6 to and no action is taken, this can drag this 7 process out for a month. It's probably a 8 two-week process that's taken over a month. 9 I'm speaking -- my -- David has told me 10 that all of the paperwork for me is here 11 tonight and so my case will be solved. Am I 12 correct? 13 MR. SYLVANOWICZ: Okay. You're skipping 14 over some steps and this is what we talked 15 about at your front step. 16 MR. SCHECHINGER: Well, just a second -- 17 MR. SYLVANOWICZ: No, let me answer your 18 question. Your paperwork is here. It needs to 19 be signed on the original documents by two of 20 our supervisors. 21 MR. SCHECHINGER: I understand. 22 MR. SYLVANOWICZ: Then, the attorney 23 needs that document back once you've signed it 24 and it's notarized and I can be corrected, but 25 then it needs to be filed with the county.</p>
<p style="text-align: right;">Page 7</p> <p>1 CHAIRMAN LEWIS: Okay. Carries four to 2 zero. 3 (Motion passes.) 4 CHAIRMAN LEWIS: Moving on to audience 5 comments. 6 Good afternoon, everybody. If -- just a 7 reminder, if you would, please state your name 8 and address for the record, please. 9 MR. SCHECHINGER: I'm Terry Schechinger 10 and I live at 12012 Marblehead Drive and first, 11 I'm going to start off by saying I'm not 12 familiar with all of your processes and, again, 13 a little bit of apology. If I ramble, please 14 stop me, I just had hip surgery and I'm still 15 under the effects of anesthesia and pain 16 medication, so if I'm out of order on anything, 17 just stop me, I don't have my wits about me, 18 but there's an issue that I think is of such 19 importance to me that I wanted to talk to the 20 supervisors about it. 21 I believe the process, which is undefined 22 in my opinion, for getting modification 23 requests for simple things is unduly complex 24 and way, way, way too long of a process. Had 25 Matt not intervened on my behalf and -- by the</p>	<p style="text-align: right;">Page 9</p> <p>1 We are under Sunshine Laws, so everything 2 needs to be done in meeting kind of schedules. 3 We can't force the issue when it comes to 4 signatures. This is what I tried to explain to 5 you. 6 MR. SCHECHINGER: I hear you, I hear you, 7 okay? 8 MR. SYLVANOWICZ: Okay. 9 MR. SCHECHINGER: And I'm not being 10 critical of you. Okay? 11 MR. SYLVANOWICZ: Sure. 12 MR. SCHECHINGER: I'm not. I don't think 13 -- 14 MR. SYLVANOWICZ: We do have your 15 documents here, but there's still processes. 16 MR. SCHECHINGER: And I don't know -- I 17 can't -- here's the problem. Okay? Not only 18 does it take a long time and people will use 19 the term process and I've -- I included in the 20 letter, in an e-mail, some things that I would 21 suggest. 22 I mean, I've been working on processes 23 for God knows how many years in business and in 24 industry and I've been -- I've had ten 25 attorneys working for me and attorneys, you</p>

<p style="text-align: right;">Page 10</p> <p>1 know, supporting me across state and local 2 governments across the country. 3 So here is the problem: The problem is 4 that the -- and I'm speaking -- I'm not only 5 speaking for myself. Okay? I think my process 6 will be taking place, but I think your 7 constituents deserve a more streamlined process 8 and one that has the process defined. I can't 9 find the process. I can't find the name 10 associated with that process to make each step 11 occur and there's no ownership that I can find 12 of the process because your management office 13 does not have the authority to control all the 14 steps of the process, thus dragging this out 15 forever. 16 So I would just ask graciously that you 17 look into and improve this process and allow 18 the management office the authority to remove 19 bottlenecks when bottlenecks are clearly there, 20 when they are not being responded to 21 appropriately and otherwise, I think this 22 process is a disservice and it's routine and I 23 -- I -- you know, I've heard a lot of things 24 about dates and times and what have you, but 25 I'll just finish with these last two comments.</p>	<p style="text-align: right;">Page 12</p> <p>1 David and Sherida a couple of times in the last 2 couple of weeks since I e-mailed you back and 3 told you that, you know, we would -- 4 MR. SCHECHINGER: Are you Matt? 5 CHAIRMAN LEWIS: I am Matt. 6 MR. SCHECHINGER: Matt, I thank you very 7 much -- 8 CHAIRMAN LEWIS: You're welcome. 9 MR. SCHECHINGER: -- for everyone's -- 10 for the record, had Matt not intervened, I'm 11 very confident that my application could still 12 be in limbo. So I -- I am grateful for you for 13 that and I'm grateful for the kindness that 14 you've given me. 15 CHAIRMAN LEWIS: Well, thank you. I 16 truly think that David and Sherida would have 17 gotten it across the finish line without me, 18 but it's -- but it's neither here nor there, 19 but thank you. 20 I work -- I will work with these guys to 21 make sure that we get that process defined and 22 it -- something I've already talked to David 23 about is when somebody comes to us with an 24 application to do the pavers like you are doing 25 at the road easement, that we have a written</p>
<p style="text-align: right;">Page 11</p> <p>1 One is our friends at the HOA say they 2 have never seen it take this long. I've had 3 the -- obviously, I've got to stay in touch 4 with the contractor who's going to do -- 5 install the pavers and that's a simple job and 6 they said they do a lot of business in 7 Westchase and in Waterchase, which they do and 8 they've never had -- they've never seen 9 anything like this. 10 So I just think it deserves a careful 11 look for the betterment of the people behind me 12 who are going to be through this process. They 13 don't deserve this much grief. 14 CHAIRMAN LEWIS: Thank you for that. I'm 15 glad to know that you're doing okay, up and 16 well from your hip surgery. I can tell you 17 that we've had dozens that have come before you 18 and I don't recall -- I don't know and I -- I 19 don't want to make any excuses at all, I -- but 20 we haven't had an issue like this before that I 21 can recall and this is my third term on the 22 board and I can let the other supervisors 23 mention that. 24 However, in short, I'll take your 25 comments to heart. I've actually spoken to</p>	<p style="text-align: right;">Page 13</p> <p>1 process that shows every step of how we do that 2 in an estimated timeline. 3 Unfortunately, Erin is -- and David's 4 right, we are under Sunshine Law. We only meet 5 once a month and we only take action once a 6 month. Erin has many other client's. We all 7 have other obligations. 8 Unfortunately, I don't know how this got 9 sidestepped with you, but I can tell you it 10 sounds like it's working and we'll move 11 forward. So -- yes, David? 12 MR. SYLVANOWICZ: I'll just add that I 13 think in the past, you guys have thinned down 14 the process because you typically would had to 15 have voted for it and so now, you are 16 authorized to signed. I think where the 17 disconnect was is I think -- I'm going to refer 18 to you as Terry. 19 MR. SCHECHINGER: Please do. 20 MR. SYLVANOWICZ: We've spoke many times. 21 I think he felt that it should've taken days 22 and weeks when it does take months because of 23 the process that we have to go through with our 24 meeting times. So I -- I'm not trying to 25 correct you, but I think that's part of the</p>

<p style="text-align: right;">Page 14</p> <p>1 disconnect.</p> <p>2 MR. SCHECHINGER: Well, there's nothing</p> <p>3 to correct. I mean -- I mean, my problem's</p> <p>4 gone away. I'm speaking for the people in the</p> <p>5 future and the comments that you're going to</p> <p>6 give somebody a sense of timeline is very</p> <p>7 important because I walked into Sherida and I</p> <p>8 handed her the forms. She said, "W got it,"</p> <p>9 and I walked out going, "Boy, this is going to</p> <p>10 be great." Okay? And then nothing happened.</p> <p>11 We couldn't get it through the attorney</p> <p>12 and so it sat there forever and I don't know</p> <p>13 what your attorney's practices are, but I know</p> <p>14 what my attorney's practices were and I don't</p> <p>15 know if it's first in, first out or how it's</p> <p>16 tracked or if there's a tracking system.</p> <p>17 I'm sure she has other clients, but the</p> <p>18 fact of the matter remains is because of this</p> <p>19 delay -- and again, I wanted to speak for my</p> <p>20 neighbors, not myself and I'll just end it with</p> <p>21 this and won't say another word: Because of</p> <p>22 this delay, I'm into July before I can get this</p> <p>23 work done because I have to wait because the</p> <p>24 MOD meeting meets tonight at the HOA. I'm</p> <p>25 screwed. The next time they meet is on the</p>	<p style="text-align: right;">Page 16</p> <p>1 already a call out to the county, is that the</p> <p>2 county's responsibility, is it the CDD's</p> <p>3 responsibility? Question number one.</p> <p>4 MR. SYLVANOWICZ: So if it's Bayboro and</p> <p>5 Montague, that's the county and as a resident,</p> <p>6 you can call or you can go on the online</p> <p>7 portal --</p> <p>8 MS. HIGH: Okay.</p> <p>9 MR. SYLVANOWICZ: -- and request service.</p> <p>10 MS. HIGH: Okay. All right.</p> <p>11 MR. SYLVANOWICZ: So that's how that kind</p> <p>12 of works.</p> <p>13 MS. HIGH: Okay.</p> <p>14 MR. SYLVANOWICZ: Also, rest assured that</p> <p>15 we have been -- on our fifteenth pond or sump</p> <p>16 that we are maintaining because those storm</p> <p>17 water drains go somewhere. They go into ponds,</p> <p>18 they go through skimmers, they go into</p> <p>19 wetlands, they get -- as we've all learned from</p> <p>20 Robert about where water goes and how it goes</p> <p>21 and -- so yes, you can always let the CDD know</p> <p>22 about if you see a -- a slow storm water or we</p> <p>23 get -- we get a thunderstorm and that happens.</p> <p>24 Absolutely let us know. Report it to the</p> <p>25 county because that takes -- it'll quick it</p>
<p style="text-align: right;">Page 15</p> <p>1 17th and I'll probably get approval on the 24th</p> <p>2 and then I have to get on the construction</p> <p>3 people's schedules, so these kind of delays are</p> <p>4 not a good service for your constituency.</p> <p>5 I'm done.</p> <p>6 CHAIRMAN LEWIS: Thank you. Okay.</p> <p>7 All right. Any other audience comments,</p> <p>8 questions?</p> <p>9 Yes, hi.</p> <p>10 MR. SANTOS: Go ahead.</p> <p>11 MS. HIGH: Heather High, 9804 Bayboro</p> <p>12 Bridge Drive. My husband and I were out</p> <p>13 walking the dogs, as per the usual every day</p> <p>14 and he happened to look in the storm water</p> <p>15 inlets in on our street, Bayboro Bridge and --</p> <p>16 was it Montague -- on the corner of Bayboro and</p> <p>17 Montague and there's sediment visible and</p> <p>18 organic material growing in there and so coming</p> <p>19 up on rainy season, more is going to get pushed</p> <p>20 down in there. Coming up on hurricanes,</p> <p>21 potential, you know, we want to make sure that</p> <p>22 those are nice and open and flowing so that any</p> <p>23 -- any flooding can be pushed out where it</p> <p>24 needs to be.</p> <p>25 Question on maintenance. Is there</p>	<p style="text-align: right;">Page 17</p> <p>1 into their work order system. I'll get</p> <p>2 notified by that manager that they are doing</p> <p>3 it, so then I go and look. We kind of have</p> <p>4 like roundabout with each other.</p> <p>5 So yeah, that's the best way to handle</p> <p>6 that.</p> <p>7 MS. HIGH: Okay. Is there consideration</p> <p>8 for potentially putting some awareness out</p> <p>9 there, maybe public service announcements to</p> <p>10 the neighbors to say, "Hey, it's rainy season.</p> <p>11 These things are going to get nice and clogged</p> <p>12 and we want to try to keep them free."</p> <p>13 MR. SYLVANOWICZ: So --</p> <p>14 CHAIRMAN LEWIS: Karen?</p> <p>15 MR. SYLVANOWICZ: -- Karen and I have</p> <p>16 talked.</p> <p>17 MS. RING: Yeah, I did -- there was just</p> <p>18 an article in the WOW that came out yesterday</p> <p>19 that does talk about all the things that</p> <p>20 they've been doing and then also, it talks</p> <p>21 about that same situation because we had it on</p> <p>22 Bridgeton and we called. They were out within</p> <p>23 a week and it -- I mean, it smelled -- I mean,</p> <p>24 there was stuff -- but basically, it was very</p> <p>25 quick and easy and that's what we kind of said,</p>

<p style="text-align: right;">Page 18</p> <p>1 that the neighborhoods do need to reach out and 2 let the county know. Put a ticket in, it's 3 really quick and easy. 4 MR. SYLVANOWICZ: Yeah, so understand, 5 too, is that I'm going to say last year, they 6 were look like, "Oh, if the drain goes down in 7 24 hours, they don't really address it." That 8 was their threshold. 9 That certainly has changed after Milton, 10 so they are a lot more responsive. They've 11 heard their residents, so -- and I have a good 12 communication with that manager. He'll let me 13 know if he thinks the water is not the -- the 14 back up is not the lines, not the leaves, that 15 it's -- it's where it's going. 16 Our attorney is working on a final 17 contract for street cleaning to try to increase 18 the amount that we do that by a couple for the 19 leaves, for the storm debris that ends up 20 there. So -- 21 MS. HIGH: Mm-hmm. Okay. 22 MR. SYLVANOWICZ: I hope that answers 23 your questions. 24 MS. WILCOX: And I did report -- last 25 meeting you weren't here, but we did get</p>	<p style="text-align: right;">Page 20</p> <p>1 thought this -- in the last storm, the last 2 couple of days, that the street did drain well. 3 I thought -- 4 MS. HIGH: Well -- and I'm not saying 5 that it's not draining right now. It's just 6 that there is visible like stuff in the -- in 7 the drains, so I assume that that's going to 8 end up being, you know, clogged and slow. 9 CHAIRMAN LEWIS: Sure. Just so you know, 10 too, clarification; behind the gate, you can 11 definitely call us, we would handle it and 12 anything else would be the county. 13 MS. HIGH: Okay. That makes. 14 MR. HIGH: I think the clarification is 15 because we were trying to -- so Chris High, 16 9804 Bayboro Bridge Drive. I think that we 17 were just trying to better understand kind of 18 what your role is in it, what your experience 19 with them has been and definitely what we 20 experienced last year, you know, we're just 21 looking around and looking in the inlet, you 22 can definitely tell there's debris and there's 23 things growing in there. 24 We just started hurricane season. People 25 say rainy season, but hurricane season started</p>
<p style="text-align: right;">Page 19</p> <p>1 assigned -- we -- our Bayboro neighbors -- we 2 did get assigned an engineer and he gave me his 3 card to look at that intersection and I haven't 4 heard back since our last meeting, but -- and I 5 gave you his card, too, that engineer who was 6 assigned from the county to look at our street, 7 Bridgeton and that little corner. I talked 8 about it at the last meeting. 9 MR. SYLVANOWICZ: Like road structure? 10 MS. WILCOX: No, the water drainage, the 11 -- 12 MR. SYLVANOWICZ: Oh, okay. 13 MS. WILCOX: Yeah, this Moe, the water 14 resource engineer, storm water engineering 15 services. I gave you his card. He came and 16 looked about six weeks ago. I haven't heard 17 back from him yet, but he was assigned to our 18 street and we talked about Bridgeton and the 19 corner and the drainage from our lake, our 20 street to the street behind Montague. 21 So this is the guy's name and I'll follow 22 up again, but here's the number, too, if you 23 want to put in that -- 24 MS. HIGH: Okay. 25 MS. WILCOX: I will tell you that I</p>	<p style="text-align: right;">Page 21</p> <p>1 on June 1st, so we -- with what we experienced 2 last year, we want to try and be as proactive, 3 at least vocal with you guys and the county and 4 try to get those -- any kind of improvements. 5 I don't know the last time a history of that 6 storm water system, when it was cleaned, 7 inspected, but I mean we can look visually in 8 there and see that there's -- there's issues. 9 Right? So it's not going to happen fast. It's 10 full of sand. Right? I think if we can get 11 with the county and have somebody clean it -- 12 MR. SYLVANOWICZ: Yeah. 13 MR. HIGH: We'll reach out and do our 14 part -- 15 MS. WILCOX: (Inaudible.) 16 CHAIRMAN LEWIS: They also on -- what 17 David referred to, they do have a customer 18 ticket system. I've used it. They have a 19 thing for potholes, things like that. They are 20 actually really pretty diligent about it for a 21 county, in my experience, because I've used it 22 and like David said, they'll call you back and 23 like Karen said, too. 24 MR. DVORAK: So is it the two inlets on 25 the east side of the road at Montague and</p>

<p style="text-align: right;">Page 22</p> <p>1 Bayboro?</p> <p>2 MS. HIGH: Mm-hmm.</p> <p>3 MR. DVORAK: Okay.</p> <p>4 MS. HIGH: Yeah, those are the that two</p> <p>5 we happened to look at.</p> <p>6 MR. HIGH: We were walking the dogs and</p> <p>7 seen it.</p> <p>8 MS. HIGH: And so we were looking -- we</p> <p>9 remember last year, one of our neighbors went</p> <p>10 in while it was still flooded and literally</p> <p>11 pulled stuff out and it started to drain own</p> <p>12 and so we were like, "Oh, wonder what's going</p> <p>13 on with that," and that's like --</p> <p>14 CHAIRMAN LEWIS: So I want to add, too --</p> <p>15 and I haven't seen you guys in a couple of</p> <p>16 meetings, maybe a couple meetings, but</p> <p>17 something I brought up and I think it was last</p> <p>18 month, but David has done a really, really good</p> <p>19 job working with Robert over the last like --</p> <p>20 is it six -- well, is it six months already?</p> <p>21 Yeah, we're in June, so probably six months.</p> <p>22 If you walk around the neighborhood, I</p> <p>23 know there's some on Countryway, sump areas</p> <p>24 that are actually drainage structures and</p> <p>25 they've been overgrown. These guys did one</p>	<p style="text-align: right;">Page 24</p> <p>1 that you clean just before the play ground on</p> <p>2 the Bridges, the park? What is that --</p> <p>3 MR. SYLVANOWICZ: So that -- I forget,</p> <p>4 it's like a -- it's a pond and it leads to the</p> <p>5 -- I forget which pond it is, but it's the back</p> <p>6 side of Baybridge Park.</p> <p>7 MS. WILCOX: Yeah, yeah.</p> <p>8 MR. SYLVANOWICZ: The Bridgeton Drive</p> <p>9 from -- and Seabridge, coming down that way,</p> <p>10 then takes a right and drains into there and</p> <p>11 then Baybridge Park, the actual park with and</p> <p>12 field, drains into there.</p> <p>13 MS. WILCOX: Okay. But our street,</p> <p>14 Bayboro Bridge, doesn't drain with that?</p> <p>15 MR. SYLVANOWICZ: Yours goes --</p> <p>16 MS. WILCOX: Street to street.</p> <p>17 MR. SYLVANOWICZ: -- across Montague and</p> <p>18 into pond --</p> <p>19 MS. WILCOX: 49 or 43.</p> <p>20 MR. SYLVANOWICZ: 43, yes.</p> <p>21 MR. HIGH: It runs between our house and</p> <p>22 --</p> <p>23 MS. WILCOX: The pond behind my house?</p> <p>24 MR. SYLVANOWICZ: Yes.</p> <p>25 MS. WILCOX: Yeah, yeah, and it goes</p>
<p style="text-align: right;">Page 23</p> <p>1 heck of a job of going through and having a</p> <p>2 contractor -- you know, if it's Rip Rap that</p> <p>3 they had to put back, resloping, regrading,</p> <p>4 resodding and kind of cleaning that out in</p> <p>5 anticipation of the storm season. So --</p> <p>6 MR. SYLVANOWICZ: And if I'm not</p> <p>7 mistaken, your street drains across Montague to</p> <p>8 the next pond --</p> <p>9 MR. HIGH: It does, yeah.</p> <p>10 MR. SYLVANOWICZ: -- so you have a good</p> <p>11 volume there of where that's going to get</p> <p>12 drained.</p> <p>13 MS. HIGH: Yeah.</p> <p>14 MS. WILCOX: Is --</p> <p>15 MR. SYLVANOWICZ: I'm not going to say</p> <p>16 you're all set, but from many discussions I've</p> <p>17 had, that a lot of these county drain systems</p> <p>18 are engineered to have that. In other words,</p> <p>19 where the pipe drains out, you have a well</p> <p>20 there to catch the sand and the dirt and all of</p> <p>21 that, so it does, but it -- you know, it needs</p> <p>22 to be serviced, too.</p> <p>23 MR. HIGH: Yeah, it hasn't been looked at</p> <p>24 in a few -- (inaudible.)</p> <p>25 MS. WILCOX: What do you call that area</p>	<p style="text-align: right;">Page 25</p> <p>1 through -- yeah, behind my house. I didn't --</p> <p>2 they cleaned it out. I didn't know if that</p> <p>3 cleaned -- because I thought, "Oh, the streets</p> <p>4 look good." We got storms that Sunday morning</p> <p>5 and I was out looking and I could still see the</p> <p>6 street. I was like, "Wow, this is great." I</p> <p>7 was hoping it was, you know, your pond clean</p> <p>8 up.</p> <p>9 MR. SYLVANOWICZ: That's great, yeah.</p> <p>10 MS. HIGH: I had one more question for</p> <p>11 you on fence timeline. Back behind --</p> <p>12 MR. SYLVANOWICZ: I was hoping it was</p> <p>13 going to be this week --</p> <p>14 MS. HIGH: Okay.</p> <p>15 MR. SYLVANOWICZ: -- but we're behind</p> <p>16 7-Eleven at another pond and it's turning into</p> <p>17 more of a job, so -- we wanted to wait and I</p> <p>18 was communicating this to Mr. Holder --</p> <p>19 MS. HIGH: Yes.</p> <p>20 MR. SYLVANOWICZ: -- that we wanted to</p> <p>21 wait until the kids are done going to school</p> <p>22 and then if we put it up, we have a better</p> <p>23 chance of not having it get vandalized. Kids</p> <p>24 get used to it and go, "Oh," and they find out</p> <p>25 during the summer that they can't go to the</p>

<p style="text-align: right;">Page 26</p> <p>1 middle school that way anymore and then they'll 2 find alternate ways. 3 MS. HIGH: Smart. 4 MR. SYLVANOWICZ: Yes, it's on the radar. 5 MR. HIGH: It hasn't been horrible today, 6 but they are -- I mean, it's 10:30, 11 o'clock 7 at night and they are back there. 8 MS. WILCOX: Oh, it's horrible. 9 MR. SYLVANOWICZ: I feel your pain. I -- 10 unfortunately, that fence has been sitting in 11 our yard just waiting to be installed. 12 MS. WILCOX: So if everybody doesn't 13 know, at the end of Bayboro Bridge Drive, 14 there's a cut-thru to Sheldon Road, so 15 everybody is cutting through, you know, the 16 cool kids are coming down our street, cutting 17 through their yard and going over to Sheldon 18 Road instead of, you know -- I mean, I wouldn't 19 want to go all the way around, either, but -- 20 MR. SYLVANOWICZ: We'll have signs up so 21 that we can reenforce the signs, also. 22 MS. WILCOX: Right, and if they need a 23 gate -- whenever they originally built those -- 24 whatever -- those things on Davidson, we had 25 talked about a gate for the students and right</p>	<p style="text-align: right;">Page 28</p> <p>1 other residents over on your street -- 2 MR. HIGH: Yeah. 3 CHAIRMAN LEWIS: -- and I've actually -- 4 as of, I think, two days ago, I responded back 5 to. The berm, there are no plans to fill in 6 that grade. That's the plan that we had. 7 They unfortunately declined the CDD to 8 have an easement to put in drainage pipes. I 9 accept that and the other supervisors can say 10 what they want. 11 I spoke with Robert multiple times last 12 week about that actual thing and the way the 13 elevations are with your slabs and your houses, 14 it's -- essentially, if we were to grade that 15 out, it would push the ponding closer to your 16 backyard. So -- and I think you said you were 17 an engineer, so I think you understand that. 18 So -- 19 MR. HIGH: Yeah, I understand. Plus, 20 it's already wet. 21 CHAIRMAN LEWIS: Yeah, I -- so again, we 22 talked multiple times last week. I looked at 23 the plan that we had, some of the elevations 24 there. Our opinion was just what I said, so as 25 of right now, there are no other plans to do</p>
<p style="text-align: right;">Page 27</p> <p>1 behind -- like behind Davidson, so it's a 2 Davidson issue to open a gate for those hours 3 of school. 4 CHAIRMAN LEWIS: Do you guys have any 5 other questions or -- 6 MR. HIGH: Yeah, one more. So -- you 7 know, I think that, you know, putting the berm 8 in, you know, there's going to be a ponding 9 issue back there. I mean, I think it got 10 really wet because it was all kind of wet 11 behind the houses -- right -- so for the berm, 12 I mean, is there any plans -- I mean, are we 13 going to -- it's going to collect water, it's 14 going to -- you know, like be a mosquito 15 breeding ground. Are we going to treat it, are 16 we going to spray it? 17 I don't know if there's any plans or any 18 way we could get drain it, you know, other than 19 seeping through the ground. I don't know if 20 that's something the engineer will talk about, 21 but thank you for putting the berm in. At 22 least -- it's just the start of the rainy 23 season, so I'm just saying, by the end of 24 summer, it's going to be full of water. So -- 25 CHAIRMAN LEWIS: So this has come up from</p>	<p style="text-align: right;">Page 29</p> <p>1 that. 2 MR. HIGH: Yeah, I guess it kind of is 3 what it is, but my concern is more of being 4 able to maintain it. It gets really wet back 5 there and then you mow it or whatever and then 6 force like more tree debris in there for bugs 7 and stuff. 8 CHAIRMAN LEWIS: Yeah, we'll have to lean 9 on David on that one, but we can -- we can talk 10 about that and offline it. 11 MR. HIGH: Please. 12 CHAIRMAN LEWIS: We are still, again -- 13 just to reiterate, too, as we told everyone 14 from your neighborhood, we are still looking at 15 longer term plans and I think Robert will kind 16 of get into that in his report. 17 So -- but -- but let me just say this, 18 too, because I've put this in two e-mails to 19 residents and I -- I feel like I need to say it 20 on the record. We -- when we set out to do 21 this, it was called -- we used terminology 22 short term and long term solution. 23 I just want to be clear, short term 24 solution is a long term solution. It is 25 holding back that hundred year floodplain and</p>

<p style="text-align: right;">Page 30</p> <p>1 it -- we do not need to do anything else, but 2 again, we told you we would. We felt as a 3 board we wanted to. I just want to make sure 4 everybody understands that just because it was 5 short term doesn't mean it's somehow going to 6 go away or fail or, you know -- 7 MR. WIMSATT: Should've called it a near 8 term and not a short term. 9 CHAIRMAN LEWIS: Right. 10 MR. HIGH: So thank you, I agree with 11 what you're doing because of like -- again, if 12 the water wasn't ponding, then the ponds would 13 be coming into their yards. Right? It is what 14 it is -- right -- we try to keep the water from 15 moving. So it's just that the way that the 16 grading is there that, you know, it's creating 17 an issue. 18 So -- but what you did with the solution, 19 with the berm, is what they asked for. 20 CHAIRMAN LEWIS: For sure. 21 MR. HIGH: And then long term wise, you 22 know, hopefully we can get some kind of 23 solution there, too. 24 CHAIRMAN LEWIS: Yeah, he's got some good 25 ideas that he's going to get into. I don't</p>	<p style="text-align: right;">Page 32</p> <p>1 full all the down past all the houses that were 2 flooded. That swale was full again, too and 3 it's gone now because it's settled down. 4 I'm just a little concerned if that 5 starts backing towards -- if we get enough 6 water in there that starts backing towards the 7 houses, we're going to have water trapped 8 between the berm and our houses. 9 CHAIRMAN LEWIS: Which would just be 10 rainwater, correct, yeah, because -- 11 MR. RILEY: Yeah, rainwater goes into 12 their house and -- 13 CHAIRMAN LEWIS: Yeah, sure. We can -- I 14 can talk to Robert about that offline and see 15 if there's anything we can do. 16 MR. DVORAK: What was your address again? 17 MR. RILEY: 9816 Bayboro Bridge. I'm one 18 of the last houses that was not flooded. 19 Coming from the cul-de-sac down, I was the last 20 house that was not flooded. 21 UNKNOWN SPEAKER: We have water around 22 the house. 23 MR. RILEY: We have the water around the 24 house, all the way around it, but it never got 25 in, but the next seven houses the rest of way</p>
<p style="text-align: right;">Page 31</p> <p>1 know who had their hand up first. I'm just 2 going to do it with you, sir, on the second row 3 in the blue shirt. 4 MR. RILEY: Jim Riley, 9816 Bayboro 5 Bridge. To the same point, there's always been 6 a swale behind the house between the lake -- 7 between the pond and the houses. There's 8 always been a deep swale. Anytime it rained 9 hard, that swale filled up. It gradually would 10 go down. Well, part of the berm, where they 11 built the berm now, took the space or half of 12 the space where that swale used to be, so the 13 water that was now coming in was coming on the 14 inside of the berm and instead of a swale, 15 we're getting a cast of water running from the 16 swale back to the fence. That's the first time 17 we've ever had that. 18 We still get a little bit of the swale, 19 but the water is now spreading further towards 20 the houses on the inside of the berm. 21 I've had water to the fence and I had 22 water to the fence before. Over 20 years, 23 we've had water up in there, but we've always 24 had the swale, which usually took care of it in 25 a heavy rain. I notice the whole swale was</p>	<p style="text-align: right;">Page 33</p> <p>1 down Bayboro Bridge, all seven of them were 2 flooded and part of it is -- the problem that 3 we had with the swale and of course, the -- of 4 course, the pond itself -- we knew that's what 5 happened. 6 I'm just concerned because the berm -- I 7 watched -- I was inside to see, I watched them 8 build the entire berm and because now it's 9 trapping water behind the berm, that water is 10 coming up closer to the house than it 11 ordinarily would before the berm. 12 CHAIRMAN LEWIS: And you're saying, too, 13 your fence, you noticed that the other day. 14 Right? 15 MR. RILEY: It was to the edge of the 16 fence. 17 CHAIRMAN LEWIS: Okay. 18 MR. RILEY: It was deep water and the 19 swale right at the berm and had shallow water 20 all the way up to the fence. 21 CHAIRMAN LEWIS: Okay. We'll have Robert 22 take a look at it. 23 MR. RILEY: That would be great. 24 CHAIRMAN LEWIS: Thank you for that. I'm 25 going to go to you, sir, in the back. I know</p>

<p style="text-align: right;">Page 34</p> <p>1 you had your hand raised, too, Marlon. I'll 2 get to you. 3 MR. SMITH: Thank you, sir. Graham 4 Smith, 9823 Bayboro Bridge. Last couple of 5 meetings we've been here, there's been talk on 6 the destruction of the sidewalks back on 7 Bayboro Bridge with replacement and being put 8 off until school had let out in June sometime. 9 Just trying to find out if there's a hard set 10 date that anyone knows as to when construction 11 is to begin? 12 MR. DVORAK: Yeah, I'm going to cover 13 that in a minute. 14 MR. SMITH: Okay. 15 CHAIRMAN LEWIS: Okay. Marlon -- 16 MR. SMITH: Will there -- 17 CHAIRMAN LEWIS: Oh, go ahead. 18 MR. SMITH: Will there be some type of a 19 notice for the -- what's going on -- on the 20 street? I -- as far as I'm aware, very few 21 people are aware of this. 22 MR. DVORAK: Yeah, I think we -- we just 23 finally got a schedule set with the contractor, 24 like literally within the last few days. We 25 had -- we had to push things back a little bit</p>	<p style="text-align: right;">Page 36</p> <p>1 MS. HIGH: Yeah, I can help. Mm-hmm. 2 MS. WILCOX: I'm not really a Facebook, 3 you know, professional because I -- I don't 4 know how -- 5 MS. HIGH: I'll do it. 6 MS. WILCOX: -- to really -- but if you 7 need any contact information or -- 8 MS. HIGH: Okay. 9 MR. SMITH: Thank you. 10 CHAIRMAN LEWIS: Yes, sir, no problem. 11 Marlon? 12 MR. SANTOS: Yeah, I got three items. 13 One of them, the person that, Robert, you are 14 talking about is Barry and that's what why I'm 15 -- so he asked me to ask this about the 16 sidewalks in the Shires, what's the -- because 17 last time, like a month ago, I asked the same 18 thing, if there's a date and he wants to know, 19 also and I do also want to know the date of the 20 -- when the replacement of the sidewalks are 21 going to start. If you guys have that 22 information, that would be great or if you're 23 going to cover it later, that would be nice. 24 MR. DVORAK: Yep. 25 MR. SANTOS: The other thing is the cell</p>
<p style="text-align: right;">Page 35</p> <p>1 because we've had to do some right-of-way use 2 permitting with the county, but I have a full 3 schedule and if -- like the Shires, I remember 4 there -- the gentleman that's usually here from 5 the Shires, he told -- you know, he approached 6 us and said, "I want to be the point person for 7 my neighborhood," and he gave us the cell phone 8 and his e-mail and he says if -- that, 9 "Whatever is happening, just keep me informed 10 and I'll" -- "I'll take care of informing all 11 the residents." 12 So if there's maybe someone in -- you 13 know, in your neighborhood there that would 14 want to be the point person we could use to -- 15 yeah, there you go, that we could -- 16 CHAIRMAN LEWIS: Well, I was actually 17 going to say, Ms. Wilcox, are you the VM for 18 Bayboro? 19 MS. WILCOX: I'm the alternate -- 20 CHAIRMAN LEWIS: Oh, okay. 21 MS. WILCOX: -- but I -- she runs the 22 Facebook group for our street. We have our own 23 Facebook group for our street. 24 MR. SMITH: But you can report that 25 today?</p>	<p style="text-align: right;">Page 37</p> <p>1 tower that AT&T installed, which was probably a 2 couple of months ago, is not active. Any -- 3 MS. McCORMICK: I called Allen today and 4 left a message for him, so -- and I haven't 5 heard back from him about the update. 6 MR. CHESNEY: And I will let you know, 7 AT&T is combing the neighborhoods because of 8 the new towers, violating the non-solicitation 9 rules. 10 MR. SANTOS: A couple of months ago, 11 there was talk about saying -- so I was like, 12 "Woo, okay, it's coming," but it's not. That 13 was two months ago, but just wanted to know if 14 you guys heard anything. 15 And then the third item I have is so I 16 went to the feedback session with the county at 17 the Westchase Elementary School about the 18 crosswalk on Linebaugh and, you know, I was 19 talking to this Michael Flick. He's a traffic 20 engineer supervisor and -- because I wanted to 21 understand what the process is -- right -- 22 because that day, from what I understood, they 23 had already spent \$250,000 just to do the 24 rendering and all the adds and -- whatever, 25 whatever they have to do, mobilize all the --</p>

<p style="text-align: right;">Page 38</p> <p>1 for the people.</p> <p>2 So I told him, "So it seems like it's a</p> <p>3 done deal because it's" -- you know, you</p> <p>4 already spent \$250,000 and then I realize it's</p> <p>5 to go back and scrap it. He said, "No, not</p> <p>6 really, there's a process, there is" -- got to</p> <p>7 get the feedback and then I said, "And then</p> <p>8 what happens, who has the final say?" He says,</p> <p>9 "Well" --</p> <p>10 CHAIRMAN LEWIS: So I'm sorry to</p> <p>11 interrupt, but I just wanted to let you know</p> <p>12 that is not a CDD issue and that's not anything</p> <p>13 we have jurisdiction over.</p> <p>14 MR. SANTOS: But hold on, that's my --</p> <p>15 CHAIRMAN LEWIS: So -- I wasn't sure if</p> <p>16 you had a question related to that.</p> <p>17 MR. SANTOS: Yeah, I do.</p> <p>18 CHAIRMAN LEWIS: Okay.</p> <p>19 MR. SANTOS: The reason is when I ask a</p> <p>20 question, he says, "Well, it's very important</p> <p>21 that HOA and CDD are onboard with this," if</p> <p>22 they have an opinion, that will help sway the</p> <p>23 vote -- right -- and my point is I don't</p> <p>24 understand why you guys say it's not an issue.</p> <p>25 It's Linebaugh, you guys take care of</p>	<p style="text-align: right;">Page 40</p> <p>1 something different.</p> <p>2 MR. SANTOS: That's fine, whatever</p> <p>3 decision it is. My point is they said it is</p> <p>4 very important that the CDD and the HOA are</p> <p>5 involved in this.</p> <p>6 CHAIRMAN LEWIS: I can tell you, we have</p> <p>7 not heard from them.</p> <p>8 MR. CHESNEY: Yeah. Well, they came to</p> <p>9 one meeting.</p> <p>10 CHAIRMAN LEWIS: Yeah --</p> <p>11 MR. SANTOS: Well, I asked specifically</p> <p>12 if I --</p> <p>13 CHAIRMAN LEWIS: -- that was a long time</p> <p>14 ago.</p> <p>15 MR. SANTOS: I don't know how the process</p> <p>16 works, but he told me, you know, that it's</p> <p>17 important that the HOA and CDD, either way --</p> <p>18 right -- if it's no or yes, it doesn't matter.</p> <p>19 You know, I have my particular opinions</p> <p>20 about it, but -- you know, I might be the --</p> <p>21 the minority on this, but I don't care. I</p> <p>22 mean, I just want to understand why you guys</p> <p>23 are saying, "Oh, we" -- you know, "We don't</p> <p>24 want to have anything to do with it," we have</p> <p>25 to do -- you have everything to do with it.</p>
<p style="text-align: right;">Page 39</p> <p>1 everything. Why not be involved in this? If</p> <p>2 -- why not face public opinion on -- right?</p> <p>3 MR. CHESNEY: What would you want us to</p> <p>4 do? Do you think our --</p> <p>5 MR. SANTOS: Well, have a vote. If the</p> <p>6 majority is not in agreement, let the county</p> <p>7 know that the CDD is also against it.</p> <p>8 MR. CHESNEY: That's a policy thing.</p> <p>9 That's for residents to do and you have the HOA</p> <p>10 and that's how you're to deal with that.</p> <p>11 MR. SANTOS: Well, you guys have a say on</p> <p>12 everything else that happens on Linebaugh and</p> <p>13 the median and the -- because -- (inaudible.)</p> <p>14 MR. CHESNEY: I think a better way to</p> <p>15 think about this board is -- is that we're</p> <p>16 overlay, we're our own taxing district, so if</p> <p>17 we wanted to work with the county and pay for</p> <p>18 it ourselves, we could, but that's not -- you</p> <p>19 know, we have made a decision not to take a</p> <p>20 position on that.</p> <p>21 MR. SANTOS: Well, I mean -- yeah, you</p> <p>22 made a decision, so that means that there's --</p> <p>23 MR. CHESNEY: You might -- you might --</p> <p>24 well, I mean, you're looking for a particular</p> <p>25 decision, I feel. She might be looking for</p>	<p style="text-align: right;">Page 41</p> <p>1 It's our neighborhood, it's the whole thing.</p> <p>2 Right? So I don't understand that.</p> <p>3 MR. WIMSATT: But for me, you know,</p> <p>4 positions -- again, kind of policy positions of</p> <p>5 the community are what the HOA does. That's</p> <p>6 why they have voting members, that's why they</p> <p>7 have a board. It's up to them to -- if they</p> <p>8 want to oppose it, it's up to them to lead it.</p> <p>9 If they want to support it, it's up to them to</p> <p>10 support it. That's not really our purview,</p> <p>11 it's not what we do. We're not policy. That's</p> <p>12 a -- a different --</p> <p>13 MR. SANTOS: Well, that's what you guys</p> <p>14 keep saying, but that --</p> <p>15 MR. WIMSATT: We're not policy for the</p> <p>16 neighborhood.</p> <p>17 MR. SANTOS: -- is what he told me, that</p> <p>18 it's also important that the CDD -- and I'm</p> <p>19 surprised that he said the CDD is also -- it's</p> <p>20 important for the CDD to be involved because I</p> <p>21 have been in here in a meeting before and you</p> <p>22 guys said, "No, we're going to stay off," and</p> <p>23 then he said, "Well, the CDD and HOA, it's</p> <p>24 important they have a" --</p> <p>25 CHAIRMAN LEWIS: And -- and no offense to</p>

<p style="text-align: right;">Page 42</p> <p>1 those guys, but just because they said that 2 doesn't make it right. 3 MR. SANTOS: But that -- that's fine, 4 sure, but why not? Right? I -- 5 CHAIRMAN LEWIS: Because we just 6 explained to you why. 7 MR. SANTOS: -- just want to know why you 8 guys decided not to -- not to -- 9 CHAIRMAN LEWIS: I fell like Mr. Chesney 10 and Mr. Wimsatt have actually explained why 11 we're not taking a position on that as a board. 12 So I -- I have my own position, as do they. 13 I've gone online and actually hit the QR code 14 on the little thing that -- the public share on 15 the corner -- 16 MR. SANTOS: Sure, but it's -- 17 CHAIRMAN LEWIS: I'm not -- actually, I'm 18 not going to continue on with this 19 conversation. We've given you a reason -- 20 we've given you two reasons. I -- I'd just -- 21 respectfully, we've got other stuff to do. 22 MR. SANTOS: All right. 23 CHAIRMAN LEWIS: So -- all right. Did 24 you have anything else? Was that the three? 25 MR. SANTOS: Yeah, that's it.</p>	<p style="text-align: right;">Page 44</p> <p>1 months after their antennas go on before they 2 actually turn on the service and they don't 3 have to let Vertex know exactly when that's 4 going to occur, but I'll be happy to -- 5 MS. WILCOX: Yeah. 6 MS. McCORMICK: I -- I did leave a 7 message with him, so I'm sure he will -- 8 MS. WILCOX: I know, but I'm just -- 9 MS. McCORMICK: -- get back to me. 10 MS. WILCOX: -- maybe a couple of days -- 11 UNKNOWN SPEAKER: And Verizon. 12 MS. WILCOX: Well, she said -- no, AT&T 13 and T-Mobile. I don't think Verizon -- 14 MS. McCORMICK: Yeah, they are the ones 15 that are controlling when the service gets 16 turned on. 17 MS. WILCOX: Okay. 18 CHAIRMAN LEWIS: Terry, did you have -- 19 MR. SCHECHINGER: David, I -- 20 MR. SYLVANOWICZ: Yes. 21 MR. SCHECHINGER: -- with respect to the 22 steps that you told me to take, I can't follow 23 that tonight because of the medication and -- 24 MR. SYLVANOWICZ: Sure. 25 MR. SCHECHINGER: -- stuff, so do you</p>
<p style="text-align: right;">Page 43</p> <p>1 CHAIRMAN LEWIS: All right. Anybody else 2 have any comments, questions? 3 Okay. So -- 4 MS. WILCOX: I do. 5 CHAIRMAN LEWIS: Oh, sorry. Okay. 6 MS. WILCOX: Erin, it seems like you are 7 the one who is in touch with the cell tower 8 people? 9 MS. McCORMICK: Mm-hmm. 10 MS. WILCOX: Any chance you could maybe 11 approach them a week before the meeting? 12 Because I think last month, We didn't get an 13 update and then today -- 14 MS. McCORMICK: Yeah, but I will tell you 15 that the -- our contact with the cell tower 16 people is the -- Vertex who constructed this 17 cell tower -- 18 MS. WILCOX: Right. 19 MS. McCORMICK: -- so he may be getting 20 feedback from the two cell phone providers that 21 are ultimately going to go on that cell phone 22 -- the cell tower. I think it's AT&T and 23 T-Mobile, but he doesn't control their schedule 24 and so he had indicated that, you know, 25 typically, they take up to like two to three</p>	<p style="text-align: right;">Page 45</p> <p>1 need anything from me before? 2 MR. SYLVANOWICZ: Erin has -- 3 MS. McCORMICK: Well, I have the license 4 agreements here that -- and I can have -- you 5 can have it signed, witnessed and notarized and 6 I'll go ahead and keep the signature page for 7 our Chair and our secretary to sign, but I can 8 give you -- I can just separate out that page 9 of the agreement and you can go ahead and have 10 this -- 11 MR. SCHECHINGER: Or do you want to get 12 them by tomorrow and -- and pick it up at the 13 -- at the management office? 14 MS. WILCOX: She has it right there. 15 MR. HIGH: No, no, no, I think he's 16 saying that he can't -- because he's on 17 medication, he doesn't want to fill it out 18 right now. 19 MS. McCORMICK: Oh, okay. 20 MR. SCHECHINGER: I'm -- one of the 21 things they say is -- is they advised me is as 22 long as you're on the --- the Anesthesia, you 23 should not make any decisions or make any 24 signatures, so I -- I don't know where we go 25 from here because I don't have my wits about me</p>

<p style="text-align: right;">Page 46</p> <p>1 and I --</p> <p>2 CHAIRMAN LEWIS: That's okay.</p> <p>3 MS. McCORMICK: I will go ahead and get</p> <p>4 it signed, get it to Sherida and then you can</p> <p>5 just pick it up whenever it's convenient for</p> <p>6 you and you guys can coordinate.</p> <p>7 MR. SCHECHINGER: Thank you.</p> <p>8 CHAIRMAN LEWIS: Okay, thank you.</p> <p>9 Thank you, David.</p> <p>10 Moving -- moving on to engineer's report.</p> <p>11 Robert?</p> <p>12 MR. DVORAK: There you go. All right.</p> <p>13 Sidewalks. So we got the schedule back from</p> <p>14 the ACPLM, who's the contractor with the</p> <p>15 majority of the work and their schedule is as</p> <p>16 follows and we'll distribute this to everyone.</p> <p>17 We just got it.</p> <p>18 Radcliff will be starting on 6/12 and</p> <p>19 wrapping up on 6/16. Sturbridge will start on</p> <p>20 6/17 and be wrapped up on 6/19 and then the</p> <p>21 Shires will start on 6/23 and finish up on 7/9.</p> <p>22 CHAIRMAN LEWIS: That's all weather</p> <p>23 permitting. Right?</p> <p>24 MR. DVORAK: Right, yeah, that's a good</p> <p>25 point. And then the other contractor, C & K,</p>	<p style="text-align: right;">Page 48</p> <p>1 MS. McCORMICK: And I was just going to</p> <p>2 mention that I -- I did follow up with the</p> <p>3 County Public Works Department and get the most</p> <p>4 up-to-date schedule of what they are doing</p> <p>5 regarding sidewalks in this area, sent it to</p> <p>6 Robert so that we could make sure there wasn't</p> <p>7 any overlap with what the county was planning</p> <p>8 on doing and what the district is undertaking.</p> <p>9 CHAIRMAN LEWIS: Okay, awesome. Thank</p> <p>10 you.</p> <p>11 Robert, anything else?</p> <p>12 MR. DVORAK: Yeah, and then the last one</p> <p>13 was on -- we were talking about the berm, but</p> <p>14 the -- my study on lake 125, I've finished it.</p> <p>15 Steven's going to review it, but basically,</p> <p>16 it's complete and it's a solution that includes</p> <p>17 modifying three or four different drainage</p> <p>18 components in that geography. All on CDD</p> <p>19 property, it's not anything offsite. The pipe</p> <p>20 system between, you know, across the TECO</p> <p>21 right-of-way being one of the items that would</p> <p>22 need to be upgraded and then there's a weir</p> <p>23 downstream that needs to be lowered that</p> <p>24 controls everything and all of those lakes</p> <p>25 because they are all interconnected, but what</p>
<p style="text-align: right;">Page 47</p> <p>1 who is doing Westchase Drive and Montague, the</p> <p>2 only thing they could give us at this point was</p> <p>3 their start date of 7/21 and they know that</p> <p>4 school is back in on August 11th and they will</p> <p>5 be -- they are 100 percent certain they will be</p> <p>6 finished before school starts.</p> <p>7 CHAIRMAN LEWIS: Okay.</p> <p>8 MR. DVORAK: They didn't give us a</p> <p>9 schedule yet, but we'll get that from him from</p> <p>10 a duration standpoint. So it's going to be</p> <p>11 kind of quick. It's a fast and furious thing</p> <p>12 when you -- think they are hitting</p> <p>13 neighborhoods and blowing through them in two</p> <p>14 or three days, but they've done this in a lot</p> <p>15 of different communities, so they know what</p> <p>16 they are doing.</p> <p>17 And we've got Jerry from our office who</p> <p>18 is going to be coordinating with them and be</p> <p>19 here making sure that everything goes as smooth</p> <p>20 as possible, so it doesn't take away from David</p> <p>21 and Sherida's day-to-day duties.</p> <p>22 So -- and like I said, we gave -- you</p> <p>23 know, we've got the contact information for the</p> <p>24 guy at the Shires, so he's -- he's going to be</p> <p>25 our point person in that community.</p>	<p style="text-align: right;">Page 49</p> <p>1 it's showing is that with some fairly simple</p> <p>2 and relatively inexpensive type of</p> <p>3 improvements, that we can -- we can lower the</p> <p>4 hundred year flood elevation in our lake by</p> <p>5 like three tenths of a foot, three to four</p> <p>6 tenths of a foot or three to four inches.</p> <p>7 So it's pretty significant when you think</p> <p>8 about the fact that, you know, you can't</p> <p>9 upgrade the culverts under Sheldon or Linebaugh</p> <p>10 Road. We're pretty limited on what we can do,</p> <p>11 but what I'm hoping this does is it gets it in</p> <p>12 the county's hands and they can look at this --</p> <p>13 like take it a little further out, you know, if</p> <p>14 it needs to be looked at further out when you</p> <p>15 consider the -- the limits of the community and</p> <p>16 what -- and what could we possibly do at like</p> <p>17 the railroad track or like I said, under</p> <p>18 Sheldon Road or something like that, but I</p> <p>19 think it's a really feasible project. It's all</p> <p>20 something that, you know, contractors that we</p> <p>21 work with can do.</p> <p>22 It would require modifying the SWFWMD ERP</p> <p>23 permits and so for that reason, I think it</p> <p>24 might be prudent -- like why we wouldn't give</p> <p>25 it to the county -- as to have a</p>

<p style="text-align: right;">Page 50</p> <p>1 pre-application meeting to see how permissible 2 the things are that -- you know, like what 3 would be the permit requirements for the 4 project as a whole and where their concerns 5 would be and if there's any -- if there's any 6 deal breakers in there somewhere that I don't 7 -- you know, that I'm not aware of. 8 CHAIRMAN LEWIS: Is that something that 9 you want to have -- try to have that pre-app 10 meeting before you get it to the county or -- 11 MR. DVORAK: We can, we can, because if 12 the -- if SWFWMD says that some part of it is 13 not permissible activity, they'd never do it -- 14 and I don't know why that would be, if they 15 did, then it would be -- you know, it would be 16 a nonstarter anyway. 17 CHAIRMAN LEWIS: Okay. 18 MR. DVORAK: But I can schedule that. 19 Their calendar's out. You guys remember when I 20 scheduled the pre-app for the -- the trail 21 system. That was a couple of months out, so 22 I'll just do the online portal and sign up for 23 a pre-app and then we'll just go from there. 24 CHAIRMAN LEWIS: Okay. And then let me 25 know -- I've talked before -- if I need to get</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. CHESNEY: Okay. All right. Thank 2 you. Sorry. 3 CHAIRMAN LEWIS: No, good question. 4 Yes, sir? 5 MR. SANTOS: So Robert, we've had like 6 several weeks of like -- really dry, no rain, 7 so I noticed some of the ponds are a little 8 lower than normal. Does that help like with 9 like -- if suddenly we start getting a lot of 10 rain, does that help with the flood on the -- 11 MR. DVORAK: Absolutely. 12 MR. SANTOS: -- in the same place? 13 MR. DVORAK: Yes. 14 MR. SANTOS: Yeah, it does. Right? I 15 was just thinking that, yeah, because you guys 16 have seen some of them are pretty low and -- 17 MR. DVORAK: Really? 18 MR. SANTOS: -- and a couple have just 19 had -- 20 MR. DVORAK: Yep. 21 MR. SANTOS: Okay. 22 CHAIRMAN LEWIS: Okay. Yes, sir? 23 MR. RILEY: As long as we're talking 24 about the -- the level of the pond, what's the 25 situation as far as the -- it was supposed to</p>
<p style="text-align: right;">Page 51</p> <p>1 any -- or when I need to get in touch with Kim 2 Beyer from county. 3 MR. DVORAK: Okay. 4 CHAIRMAN LEWIS: She can direct me to the 5 people that want to review that. So -- yes, 6 sir? 7 MR. SANTOS: Can I ask -- 8 CHAIRMAN LEWIS: Sorry? 9 MR. SANTOS: I have a question. 10 MR. CHESNEY: Well, can I just ask a 11 question for you before? 12 CHAIRMAN LEWIS: Sure, hold on. 13 MR. CHESNEY: So on -- you mentioned Kim 14 Beyer, so I don't mean to -- my -- memory might 15 be clouded, but we did verify that the county 16 did not have immediate plans for these sidewalk 17 repairs. I remember someone was going to 18 contact -- 19 MS. McCORMICK: Mm-hmm. Yeah, I did, 20 that's what I was just mentioning is that I did 21 that and -- 22 MR. DVORAK: They don't. 23 MR. CHESNEY: They're done? 24 MR. DVORAK: No, they don't have any 25 immediate plans.</p>	<p style="text-align: right;">Page 53</p> <p>1 be a pump and a -- and a back up for running a 2 pump to keep that level down or to get it down 3 once a hurricane is announced? 4 CHAIRMAN LEWIS: Yeah, so good question. 5 We were never going to -- I think a resident 6 had offered or suggested that we buy a 7 permanent pump or somehow, put a long term 8 in-ground pump in. That's -- we're not going 9 the direction. 10 As we do every year, David is going to 11 rent a pump and -- if needed and -- and I don't 12 want to put words in your mouth. Do you want 13 to explain what it is that you do? 14 MR. SYLVANOWICZ: Yep. So we'll -- we'll 15 acquire a pump when the pump needs acquiring. 16 So right now, the pond levels are so low, 17 that's great. This time last year, these ponds 18 weren't like this, so we're -- we definitely 19 have a lot more volume. Robert can attest to 20 that, so we'll -- we'll make that decision. Me 21 and Robert will be in touch with each other. 22 We do have a connection with Sunbelt. We know 23 exactly where it goes and how it pumps and we 24 have a way of tweaking where the water goes to 25 make sure that it doesn't backflow into pond</p>

<p style="text-align: right;">Page 54</p> <p>1 125, which is what it has done in the past. 2 CHAIRMAN LEWIS: Thanks, David. 3 MR. RILEY: And this is kind of a 4 pre-hurricane kind of thing. Right? 5 MR. SYLVANOWICZ: This would be -- yeah, 6 like if we get a hurricane coming in a week, I 7 -- I'm not going to be concerned because we 8 have so much volume empty, but as we -- we 9 don't know, we can't say what's it's going to 10 be this season, so -- but we'll make 11 accommodations and we will discuss and -- yes. 12 MR. RILEY: Thank you. 13 CHAIRMAN LEWIS: Thank you. 14 Question? 15 MS. HIGH: Just one more question. On 16 the study and the MOD link and the 17 pre-application meeting that you are doing, 18 will that be part of your update the following 19 CDD meeting or how will we know -- you know, 20 will there be meeting notes that you -- 21 MR. DVORAK: Yeah, what happens when you 22 do a pre-app meeting with the district, which 23 is very useful and we're doing one on the trail 24 is they have a really good -- they do a really 25 good job of -- the district does -- of meeting</p>	<p style="text-align: right;">Page 56</p> <p>1 course. 2 CHAIRMAN LEWIS: Hey, was just asking. 3 MS. WILCOX: We're here for the pond. So 4 just to follow up on that question, you said 5 that this simple drainage component is a 6 simple, inexpensive fix. That's the CDD, which 7 means we'll pay for it and what would that 8 cost? 9 MR. DVORAK: I don't know off the top of 10 my head, but we're talking probably less than 11 \$100,000. 12 MS. WILCOX: Okay. Just wondering if 13 it's bigger than a bread basket or if it's a 14 million dollar fix or if it's really a simple 15 fix or -- 16 CHAIRMAN LEWIS: He doesn't really know 17 yet because he hasn't -- he hasn't -- 18 MS. WILCOX: No, no, I know, but just 19 like a -- that's a good ballpark. 20 CHAIRMAN LEWIS: All right. 21 MS. WILCOX: Like is it a ten million 22 dollar trail improvement costs or is it a -- 23 MR. DVORAK: No. 24 MS. WILCOX: -- you know -- okay. That 25 makes sense. That's reasonable.</p>
<p style="text-align: right;">Page 55</p> <p>1 minutes and then they are distributed to 2 everybody and they are part of their -- their 3 public database, so anyone anywhere could look 4 this -- get on there and pull up the 5 pre-application meeting minutes and -- and see 6 what was discussed and what their requirements 7 are and whatnot. 8 So I'll provide it. You know, every time 9 -- any time we do this, it's -- I can make them 10 available as well. 11 MS. HIGH: That would be great, yeah. 12 MR. DVORAK: Yeah, but they typically do 13 it because there's no -- so nothing is 14 ambiguous. They're coming from their 15 perspective on what they told us and not what 16 we think we heard or anything like that. You 17 know what I mean? 18 MS. HIGH: Right, yeah, no. 19 MR. DVORAK: There's a big difference 20 sometimes, you know? 21 CHAIRMAN LEWIS: Yes, Ms. Wilcox? 22 MS. WILCOX: Pam Wilcox, 98 -- 23 CHAIRMAN LEWIS: Is this related to pond 24 125? 25 MS. WILCOX: -- Bayboro Bridge Drive. Of</p>	<p style="text-align: right;">Page 57</p> <p>1 CHAIRMAN LEWIS: Okay. All right. 2 Anything else, Robert? 3 MR. DVORAK: Nope. 4 CHAIRMAN LEWIS: Okay, awesome. Thank 5 you very much. 6 Erin, attorney's report. 7 MS. McCORMICK: So the first thing is 8 I've been corresponding with Mark and with 9 Sherida about a couple of the agreements that 10 we have with the Hillsborough County Sheriff's 11 Office and we have that traffic control 12 jurisdiction agreement that allows them to go 13 behind the gates in the communities in the 14 Greens and Harbor Links. 15 It's a three-year agreement -- I think 16 two-year agreement that expires in August of 17 this year, but there's a provision in it that 18 it can be renewed for an additional year. So 19 if the boards is agreeable with this, I'm going 20 to go ahead and send the notice to the county 21 to let them know that we want to renew that 22 agreement for the additional year and then 23 we'll just have to remember in August of -- or 24 before August of 2026, we're probably going to 25 need a new agreement for that.</p>

<p style="text-align: right;">Page 58</p> <p>1 The other thing is that the county had 2 given Sherida an off-duty deputy sheriff's 3 indemnification agreement. We have entered 4 into similar agreements as this with the 5 sheriff's office before. It basically is the 6 district saying that for that off-duty 7 sheriff's office -- or sheriff's officers, we 8 understand that they are providing services and 9 we are agreeing to indemnify them for an 10 incident that might occur while they're acting 11 in an off-duty capacity. 12 However, there is provisions under 13 Florida law that says that even if they're off 14 duty, if they're doing something that -- where 15 they sustain an injury while enforcing criminal 16 traffic or penal laws of the state, that's 17 regarded as working on duty, so that somewhat, 18 you know, addresses the compensation 19 requirement; but because this is indemnity 20 agreement, I said that it would be a good idea 21 to have the board approve it tonight. 22 Another thing I talked with Mark about is 23 that we should get and make sure that our 24 workers' comp and insurance policies for the 25 district cover this, so he's working on getting</p>	<p style="text-align: right;">Page 60</p> <p>1 you, my experience with this -- 2 MS. WILCOX: Fair is fair. 3 MR. CHESNEY: -- (inaudible.) Back 4 office sitting there, but okay. Well, that's 5 -- that's a significant issue. Thank you for 6 bringing it to our attention. 7 CHAIRMAN LEWIS: So let me ask this: If 8 -- and I'm just, for lack of a better term, 9 spit balling here, but if we don't sign this, 10 is there another agency that we can use that 11 wouldn't require this? 12 MS. McCORMICK: Well, not one that has 13 the same powers that the off-duty sheriff's 14 patrol has. I mean, there's a lot of CDDs that 15 use security companies to do patrolling, like 16 road patrols, but they don't have the same 17 abilities that the off-duty sheriff's patrol 18 has. 19 MR. VEGA: You could also use Florida 20 Highway Patrol, but the only difference between 21 Florida Highway Patrol and Hillsborough County 22 Sheriff is Florida Highway Patrol cannot leave 23 a leave-behind ticket. If someone is parked 24 illegally, if there's a vehicle just parked, 25 they can't do anything about it.</p>
<p style="text-align: right;">Page 59</p> <p>1 that bound. 2 MR. VEGA: So currently it's not on this 3 year's policy, so I've asked them to bind it 4 just so -- 5 MR. CHESNEY: What's not in the insurance 6 policy? - 7 MR. VEGA: Workers' comp coverage on the 8 deputies. 9 MR. CHESNEY: How did -- how have we been 10 dealing with it? 11 THE COURT REPORTER: Greg, I can barely 12 hear you. Sorry. 13 MR. CHESNEY: How have we been dealing 14 with it then? I mean, because I remember that 15 was a requirement, that we had to get -- we 16 also had to get whatever police liability 17 and -- 18 MR. VEGA: Correct, it was on there two 19 years ago and Andy did not check the box when 20 he renewed it this past year. 21 MR. CHESNEY: Okay. 22 MR. VEGA: I have the copy from the 23 insurance company and -- 24 MR. CHESNEY: You're throwing your 25 predecessor under the bus, but I'm just telling</p>	<p style="text-align: right;">Page 61</p> <p>1 CHAIRMAN LEWIS: Okay. I was just 2 asking. I wasn't necessarily against it, I 3 just was curious. Okay. 4 MS. McCORMICK: So what I would say is if 5 the board wants to, by motion, approve us 6 entering into the indemnification agreement and 7 also doing the request to extend the traffic 8 control jurisdiction agreement, you can do that 9 all as one motion. 10 MR. CHESNEY: So moved. 11 MR. WIMSATT: I'll second it. 12 CHAIRMAN LEWIS: Seconded by Jim. 13 Any discussions, questions? 14 (No response.) 15 CHAIRMAN LEWIS: Okay. All in favor? 16 Reggie? 17 MR. GILLIS: Aye. 18 (All board members signify in the 19 affirmative.) 20 CHAIRMAN LEWIS: Thank you. Carries four 21 to zero. 22 (Motion passes.) 23 MR. CHESNEY: I would like if you would 24 copy me on the insurance -- whatever you are 25 doing there.</p>

<p style="text-align: right;">Page 62</p> <p>1 MR. VEGA: No problem.</p> <p>2 MS. McCORMICK: Do you want to talk about</p> <p>3 the bank financing for the trail system now?</p> <p>4 Do you want me to just start out talking about</p> <p>5 that?</p> <p>6 CHAIRMAN LEWIS: (Moves head up and</p> <p>7 down.)</p> <p>8 MS. McCORMICK: So Greg and Mark and</p> <p>9 myself and the banker from Truist had a</p> <p>10 conference call a few weeks ago regarding the</p> <p>11 bank financing for the trail system and kind of</p> <p>12 went over some of the parameters of that and</p> <p>13 then I had reached out to a bond attorney, bond</p> <p>14 counsel, with Bryant, Miller, Olive that I've</p> <p>15 worked with in the past, Misty Taylor. She</p> <p>16 also worked with Curt Boedner (phonetic) who's</p> <p>17 passed away now, but he had been with Fowler</p> <p>18 White when their original bonds for the CDD</p> <p>19 were issued and then he, you know, ended up,</p> <p>20 later in his career, at Bryant, Miller and</p> <p>21 Olive and he and Misty have a connection and</p> <p>22 we've talked to her about the next steps to go</p> <p>23 ahead and do with the bank financing.</p> <p>24 Because we were talking about</p> <p>25 conceptually a 20-year bank financing of</p>	<p style="text-align: right;">Page 64</p> <p>1 agreement and a third party trustee that is</p> <p>2 going to be responsible for holding these</p> <p>3 proceeds, the construction proceeds, the ten</p> <p>4 million dollars and then disbursing it and so</p> <p>5 that typically is a third party financial</p> <p>6 institution. There's only a handful of those</p> <p>7 that work with CDDs in this realm and the one</p> <p>8 that Misty and I have used most frequently is</p> <p>9 US Bank, so I think that's what we would be</p> <p>10 looking to, you know, explore, having them as a</p> <p>11 trustee on this.</p> <p>12 The district also needs to formally</p> <p>13 retain Misty for her services and we don't --</p> <p>14 we had a conference call with her this</p> <p>15 afternoon. We don't have an engagement letter</p> <p>16 from her, but to -- to facilitate this process,</p> <p>17 you could, tonight, authorize the Chair to</p> <p>18 execute that. We talked to her about what the</p> <p>19 -- the fees would be related to this and she</p> <p>20 said for, you know, a note financing like this,</p> <p>21 that we're talking about, it would be typically</p> <p>22 \$30,000 and then if validation is required,</p> <p>23 they have separate like validation litigation</p> <p>24 attorneys that would be handling that and they</p> <p>25 bill on an hourly basis and she said, you know,</p>
<p style="text-align: right;">Page 63</p> <p>1 approximately ten million dollars, this is</p> <p>2 something under the statute's governing CDDs.</p> <p>3 If it's an obligation that's for more than five</p> <p>4 years, with any kind of financing, it has to be</p> <p>5 validated in court.</p> <p>6 So we're looking to see if the</p> <p>7 validations that were done by the Westchase CDD</p> <p>8 and the Westchase East CDD, back in like the</p> <p>9 early 1990s, if we can under those auspices</p> <p>10 when there was about 37 million dollars</p> <p>11 cumulatively in bonds that were validated.</p> <p>12 If so, that would simplify things because</p> <p>13 we wouldn't have to file a complaint for bond</p> <p>14 validation in circuit court, which would</p> <p>15 probably add another 60 to 90 days on this time</p> <p>16 process and hopefully, we're going to have an</p> <p>17 answer to that question by the end of this</p> <p>18 week. Misty is working on looking at some</p> <p>19 information related to that and then she's</p> <p>20 going to talk to her validation litigation</p> <p>21 attorneys at Bryant, Miller and Olive just to</p> <p>22 make sure they are onboard with -- if we do</p> <p>23 make a determination that a validation isn't</p> <p>24 required.</p> <p>25 But we are going to need to have a trust</p>	<p style="text-align: right;">Page 65</p> <p>1 usually, that would be in the range of ten to</p> <p>2 \$15,000.</p> <p>3 Of course, if we get into this and things</p> <p>4 get more complicated, that would change and --</p> <p>5 or it could change and if we have future</p> <p>6 financing, we could, you know, add on services</p> <p>7 to that engagement letter, but that's -- that's</p> <p>8 kind of a -- one of the first steps that needs</p> <p>9 to happen, so we wanted to see if the board</p> <p>10 wants to approve that tonight.</p> <p>11 MR. CHESNEY: Yeah, the one question I</p> <p>12 didn't ask in that meeting and I should have is</p> <p>13 -- I'm sorry. No, no, I'm thinking of</p> <p>14 something else. I mean, what if we -- what if</p> <p>15 we don't get approval? What if SWFWMD meeting</p> <p>16 goes bad or something like that? What are we</p> <p>17 on the hook for fee-wise with Misty?</p> <p>18 MS. McCORMICK: Typically, it's at the</p> <p>19 time of closing that you pay.</p> <p>20 MR. CHESNEY: Oh, okay. So if it doesn't</p> <p>21 move forward, then --</p> <p>22 MS. McCORMICK: Right, right.</p> <p>23 MR. CHESNEY: Okay. I would be happy to</p> <p>24 make that motion then.</p> <p>25 MS. McCORMICK: I can -- I can verify</p>

<p style="text-align: right;">Page 66</p> <p>1 that with her, but I think that's the case. 2 MR. WIMSATT: I would second that. 3 CHAIRMAN LEWIS: I actually have another 4 question, though. Kind of -- it was related to 5 that, I guess. Is there any fee, though? Is 6 it an hourly fee after that point or -- 7 MS. McCORMICK: That's what I want to 8 clarify with her, if -- you know, if we didn't 9 move forward, if she would just bill the time 10 that she had incurred up to that point on an 11 hourly basis? 12 MR. CHESNEY: Because she -- yeah, she 13 gave us an estimate based on the loan amount, 14 which is, I guess, how they get. It sounded 15 like it was 30 basis points. 16 CHAIRMAN LEWIS: Okay. And what's her 17 last name? I'm sorry. 18 MS. McCORMICK: Misty Taylor. 19 CHAIRMAN LEWIS: Taylor, okay. 20 MS. McCORMICK: Oh, and Leann Duffy would 21 be the contact person with US Bank. And so -- 22 you know, next steps are going to be to have an 23 engineer's report and an assessment report. 24 Based on the financing that we're looking at, 25 based on the work that Robert has done on the</p>	<p style="text-align: right;">Page 68</p> <p>1 CHAIRMAN LEWIS: We are not going to have 2 one for June. I think we had too many people 3 out. 4 MS. McCORMICK: Okay. So the next 5 meeting you would be having would be July -- 6 when is our board meeting in July? 7 MR. CHESNEY: I think it's the 2nd or 8 1st. 9 MR. VEGA: July 1st. 10 CHAIRMAN LEWIS: Yeah, the 1st, it is the 11 1st. 12 MS. McCORMICK: And that's when we would 13 do the preliminary assessment. We would set up 14 the assessment hearing at that time. 15 MR. VEGA: But still, wouldn't we still 16 had planning to put that on the trim notice and 17 we need to do that today? 18 MS. McCORMICK: Oh, we do -- when do we 19 need to put it on the trim notices? 20 MR. VEGA: June 15th. 21 MS. McCORMICK: Oh, June 15th? No, 22 because they haven't been approved yet. So if 23 you need to have it -- have them before June 24 15th, then we need to set up a meeting between 25 now and June 15th to approve those preliminary</p>
<p style="text-align: right;">Page 67</p> <p>1 project -- because if we don't have to proceed 2 with the validation, what we're trying to do is 3 to get the preliminary assessment report 4 approved, get the preliminary engineer's report 5 approved, schedule a public hearing and a 6 assessment hearing and then there would be 7 notices that would be sent out to every 8 resident in the community with the public 9 hearing date and that you would need to kind of 10 coincide with what we're doing on the budgeting 11 process. 12 And I know that Robert's got a -- a 13 meeting set up, a pre-app meeting with SWFWMD 14 on the trail system, but I -- I mean, I think 15 we can have a preliminary engineer's report and 16 then we can always then, you know -- 17 MR. DVORAK: Go from there. 18 MS. McCORMICK: -- go from there. 19 CHAIRMAN LEWIS: Okay. 20 MS. McCORMICK: What I would suggest, 21 though, because we're really like trying to, 22 you know, crunch the timing on this as much as 23 possible, if you're going to be having a June 24 workshop meeting, that we continue this meeting 25 to the June date also. Are you not having a --</p>	<p style="text-align: right;">Page 69</p> <p>1 assessments for the trails. 2 MR. VEGA: All right. Is -- is there a 3 date that we could continue this meeting until 4 the week of June 15th? 5 CHAIRMAN LEWIS: I know I'm going out of 6 town Monday for two weeks. 7 MR. CHESNEY: Why do we need to continue 8 it? 9 MR. GILLIS: I will be in Ireland. 10 MS. McCORMICK: Okay. So we're talking 11 about -- and this is what I was concerned about 12 as far as timing. So have, right now, have not 13 adopted any preliminary assessments for this 14 that would be -- that we would send notices out 15 to the residents based on this is the amount 16 that you're going to be assessed for this 17 project. 18 MR. CHESNEY: Oh, yeah, so we had talked 19 about that at the last meeting. What about 20 just -- I mean, you're just going to put a high 21 watermark. It's not -- we don't need to do all 22 of the procedural protocols -- 23 MR. VEGA: Right, I've asked Adam for an 24 11 million dollar amortization table, which 25 normally follows with the May 1st payment -</p>

<p style="text-align: right;">Page 70</p> <p>1 MS. McCORMICK: But this is not your own 2 end assessments, this is your debt assessment. 3 This is a separate debt assessment, so it's 4 going to be a separate line item on the 5 property tax bills and that's when he's saying 6 he needs to send to the county. 7 MR. VEGA: Right. 8 MR. CHESNEY: Yeah, I -- and all I'm 9 asking -- well, what I am asking is can't we 10 just estimate it based on the --- on the 11 anticipated amortization. 12 MS. McCORMICK: Well, we can, but we need 13 to have the board approve it. I mean, it's 14 going to show this is the assessment on each 15 lot based on the product type within the 16 community and he's got to prepare an assessment 17 methodology, whether it's -- 18 MR. CHESNEY: Can we -- can we do it and 19 make it subject to a board member approving it? 20 Not approving it, but -- 21 CHAIRMAN LEWIS: Right. 22 MR. WIMSATT: Approving it and ratifying 23 the area? 24 MS. McCORMICK: Well, you're going to 25 have to determine how the assessments are going</p>	<p style="text-align: right;">Page 72</p> <p>1 family, small single family, large single 2 family, doesn't matter. It's the unit would be 3 receiving the same benefit, but that's up to 4 the board. 5 MR. CHESNEY: Yeah. I mean, why wouldn't 6 we just use our regular assessment methodology 7 that kind of has a little bit of play in it 8 that's based on the trips. 9 MR. VEGA: Okay. 10 MR. CHESNEY: You know, that way -- that 11 way, you know, certain neighborhoods pay a 12 little more, but they are little nicer 13 neighborhoods kind of thing. Yeah, I say we do 14 that, use our existing methodology. I'm sorry, 15 I have so many things in my head. 16 MR. VEGA: Okay. Then I'd just need 17 board consensus on that real quick. 18 MR. CHESNEY: Sure. 19 MS. WILCOX: Can I just ask what the 20 regular methodology is versus -- 21 CHAIRMAN LEWIS: Hold on. Let us get to 22 a motion and then we can discuss it and you can 23 ask questions, if you don't mind, please. 24 Okay? Thank you. 25 MR. CHESNEY: So yeah, I say we use our</p>
<p style="text-align: right;">Page 71</p> <p>1 to be structured. Is it going to be an equal 2 assessment on each lot or is it going to be 3 based on -- 4 MR. CHESNEY: I thought we were just 5 going to use our regular assessment 6 methodology. 7 CHAIRMAN LEWIS: I thought we were, too, 8 from -- 9 MS. McCORMICK: The O and M assessment 10 methodology and you've got to determine the 11 assessments, the debt assessment for the trail 12 system, so that would -- 13 MR. VEGA: That will make it easier. 14 MS. McCORMICK: So that would be applied 15 to all of the property owners, not just 16 residential, but all of the property owners 17 within the community. 18 MR. CHESNEY: Yeah, might get some 19 pushback for that. Yeah, might get push back 20 on that part, but yeah. 21 MR. VEGA: Because if the trail is all -- 22 you could do it equal based on benefits. 23 MR. CHESNEY: Equal -- 24 MR. VEGA: Everything would be the exact 25 -- yeah, whether it's a townhome, villa, single</p>	<p style="text-align: right;">Page 73</p> <p>1 regular assessment methodology -- 2 MR. VEGA: Okay. 3 MR. CHESNEY: -- and I'll make a motion 4 that we -- 5 MS. McCORMICK: And this will be based on 6 a ten million dollar project at a -- 7 MR. CHESNEY: Well, let's talk about 8 that. So ten or eleven because -- 9 MR. VEGA: I think I'd recommend 11 10 because it'll cover all costs because we don't 11 know what it -- it's not going to be -- if it's 12 ten million, with the 30,000 -- 13 MS. McCORMICK: Well, we also have the 14 interest costs associated with that. I mean, 15 you're going to have to extrapolate how much 16 interest -- 17 MR. VEGA: I mean -- 18 MS. McCORMICK: -- is going to be paid, 19 so we don't really know what the amount of the 20 assessment is going to be. 21 MR. CHESNEY: Well, let's just use the 22 engineer's estimate, which is what we have that 23 was presented. It's like 11 million -- what 24 was it, Robert? 25 MR. DVORAK: 11,776,000.</p>

<p style="text-align: right;">Page 74</p> <p>1 MR. VEGA: 11,776,000.</p> <p>2 MR. CHESNEY: Okay.</p> <p>3 MS. McCORMICK: Okay. But then you need</p> <p>4 to figure out what the --</p> <p>5 MR. VEGA: What the interest is.</p> <p>6 MS. McCORMICK: Right, what the interest</p> <p>7 is on that and what the interest rate is going</p> <p>8 to be.</p> <p>9 MR. CHESNEY: Just use the rate that Adam</p> <p>10 gave us currently. Like I said, all of this is</p> <p>11 just in flux and it's just for the high</p> <p>12 watermark anyhow. I mean, if the deal doesn't</p> <p>13 go through, this will all just come off.</p> <p>14 CHAIRMAN LEWIS: Were you -- were you</p> <p>15 going to move -- motion to have --</p> <p>16 MR. CHESNEY: Just what we were talking</p> <p>17 about, just a motion that we include this</p> <p>18 amount in our high up watermark using our</p> <p>19 current assessment methodology.</p> <p>20 CHAIRMAN LEWIS: Okay. Do we need to</p> <p>21 include -- or would -- about a board member --</p> <p>22 I would recommend you ratifying that?</p> <p>23 MR. CHESNEY: Yeah, I guess.</p> <p>24 CHAIRMAN LEWIS: Prior to the 6/15 date.</p> <p>25 MR. CHESNEY: That part, I'm a little</p>	<p style="text-align: right;">Page 76</p> <p>1 locations in Westchase --</p> <p>2 MR. WIMSATT: What is trips?</p> <p>3 MR. CHESNEY: So trips are car rides to</p> <p>4 that piece of property. So if you live in a</p> <p>5 neighborhood with slightly more homes, let's</p> <p>6 say 100 homes versus a neighborhood that has 40</p> <p>7 homes, you're going to have more trips, so</p> <p>8 you're rate would be slightly less.</p> <p>9 That's why if you ever look at the O and</p> <p>10 M methodology, like the Bridges, some of the</p> <p>11 denser neighborhoods, West Park Village has a</p> <p>12 slightly lower rate than some of the states in</p> <p>13 Harbor Links for example and what that does is</p> <p>14 it -- and the reason we like that is for</p> <p>15 commercial properties, it makes -- because</p> <p>16 commercial properties have an added benefit in</p> <p>17 this community, that they get the benefit of</p> <p>18 all of our trips that they drive by. So what</p> <p>19 it does is -- is it allows us to capture the</p> <p>20 value of being a business holder in Westchase.</p> <p>21 I didn't say that very well, but that's</p> <p>22 the general gist. Is that all right?</p> <p>23 MS. WILCOX: Did anybody understand that?</p> <p>24 I didn't understand that.</p> <p>25 MS. RING: Yes.</p>
<p style="text-align: right;">Page 75</p> <p>1 unclear. If it needs to be ratified by a</p> <p>2 certain date, then yes.</p> <p>3 MR. VEGA: I'll just have that together</p> <p>4 and I'll e-mail it to you.</p> <p>5 MR. CHESNEY: Sure.</p> <p>6 MR. WIMSATT: But the board as a whole</p> <p>7 can ratify it and --</p> <p>8 MR. VEGA: And Greg, I'll basically send</p> <p>9 you the last page of the budget.</p> <p>10 MR. CHESNEY: Yeah, yeah, or this last</p> <p>11 time, you put it on the first page because I</p> <p>12 went all the way to the end and I was like,</p> <p>13 "Where is it?"</p> <p>14 MR. VEGA: Yeah, that caught me off</p> <p>15 guard, also.</p> <p>16 All right. I will second that.</p> <p>17 All right. Now, Ms. Wilcox, did you have</p> <p>18 a question?</p> <p>19 MS. WILCOX: Yes, what's the</p> <p>20 current/regular methodology for assessments? I</p> <p>21 don't know.</p> <p>22 MR. CHESNEY: So right now, we use a</p> <p>23 methodology where we -- and it's been a while</p> <p>24 since I've looked at it -- where we base it on</p> <p>25 trips. So if you think about different</p>	<p style="text-align: right;">Page 77</p> <p>1 MR. CHESNEY: Yeah, well, it wasn't</p> <p>2 really -- it's not heavy on my mind right now.</p> <p>3 MS. WILCOX: Yeah, I just didn't know --</p> <p>4 so basically, if you have more people going to</p> <p>5 an area, they get assessed more?</p> <p>6 MR. VEGA: And that's done by federal</p> <p>7 standard.</p> <p>8 MR. CHESNEY: Well, they actually get</p> <p>9 assessed less per capita.</p> <p>10 MS. WILCOX: Okay. So --</p> <p>11 MR. VEGA: And that follows the federal</p> <p>12 standard of the Institute of Traffic</p> <p>13 Engineers, the ITE, based on the Florida</p> <p>14 Department of Transportation is how they</p> <p>15 determine the trips. Right now, it's version</p> <p>16 11.</p> <p>17 MR. CHESNEY: Yeah, yeah, it's -- it's</p> <p>18 not something we made up. It's --</p> <p>19 MS. WILCOX: No, I -- I was thinking, you</p> <p>20 know, Greg was, you know, one late night</p> <p>21 thinking about trips and it's a great way to</p> <p>22 determine the taxes.</p> <p>23 So give me a simple example that anyone</p> <p>24 could -- so a trip in a -- in a -- you know, in</p> <p>25 a West Park Village house would get this</p>

<p style="text-align: right;">Page 78</p> <p>1 assessment and then a trip to Harbor Links 2 would be assessed, so a dollar versus \$10 or 3 \$10 versus what? Like a simple -- 4 MR. CHESNEY: It's much slighter than 5 that. It's more like a dollar and \$1.10. 6 MS. WILCOX: Oh, okay. 7 MR. CHESNEY: Yeah. 8 CHAIRMAN LEWIS: Okay. Do you have a 9 question? 10 MS. HIGH: It's a really dumb question. 11 CHAIRMAN LEWIS: There are no dumb 12 questions. 13 MS. HIGH: Where did the idea for the 14 trails come from? 15 CHAIRMAN LEWIS: I don't want to put 16 Robert on the spot, but I think it may have 17 come from Robert and I will say this: Reggie 18 Gillis, who is on the phone, the other 19 supervisor, kind of resurrected this a couple 20 of -- I guess two workshops ago maybe, just as 21 a capital improvement project for the 22 neighborhood and that's why we've started to 23 look at it more. 24 We actually -- I'll mention this, too and 25 I know we've got a motion on the table, but we</p>	<p style="text-align: right;">Page 80</p> <p>1 on this investment. If you look at a three 2 percent uptake in values on a per square foot 3 basis, so you're looking at 65,000,000 in 4 addition home equity for -- I mean, we've given 5 this some thought. We're going to present it a 6 little better once we figure out if we can 7 actually do it. 8 So -- but we think it will -- you know, 9 just like all of us, we continue to improve and 10 maintain our homes and keep the values up, so 11 this is community-wide investment versus an 12 individual investment. 13 MR. GILLIS: I just want to add that it 14 also was a project that we looked at long range 15 planning. It was sent out as part of a survey 16 a couple of different times, so there was -- 17 there was a significant -- not as big as the 18 support for purchasing the golf course, but 19 there was significant community interest in 20 doing this -- 21 MS. HIGH: Gotcha. 22 MR. GILLIS: -- beyond just this board 23 and beyond just the folks that show up at the 24 meetings. 25 CHAIRMAN LEWIS: Yeah, thank you, Reggie.</p>
<p style="text-align: right;">Page 79</p> <p>1 had a workshop two weeks ago. Ivy Clinton, who 2 was the landscape architect for the West Park 3 Village park redo, did a great job, we engaged 4 her about overall stuff within the community, 5 but we actually asked her to kind of take a 6 look at this as well, so that when those areas 7 of the trail entered the neighborhoods, that 8 we're not -- you know, we're making it nice and 9 it's not just a boardwalk coming into 10 somebody's side yard or something. 11 So anyway, long story to get to, but just 12 to kind of help the community. I -- here, let 13 me say this and I know you said -- the idea 14 that we liked about it is a lot of these newer 15 communities are using trails or advertising 16 trails. Lake Wood Ranch, Starkey Ranch, they 17 all have trail systems. We want to kept 18 Westchase the number one place to live and we 19 -- I think this is a good -- we think this is a 20 good idea to help that. 21 So anyway -- sorry, Greg. 22 MR. CHESNEY: Well, I was just going to 23 add to some of the things you were saying. So 24 some of the things that, you know, we think -- 25 we think we're going to get a six-time return</p>	<p style="text-align: right;">Page 81</p> <p>1 That's a great point. And this -- if somebody 2 wants a copy of this -- this is very much a 3 draft, but just kind of keep that in mind -- we 4 can probably get you one. 5 MR. DVORAK: Yeah, the whole point of the 6 graphic was really just to show how you could 7 interconnect a lot of different things in the 8 -- in the community, not necessarily a specific 9 alignment or route. It's going to be subject 10 to, you know, a lot of different environmental 11 criteria that -- you know, for the Water 12 Management District, but -- you know, there's 13 also been a required collaboration from third 14 -- you know, from other parties. 15 So like for example, when we go to the 16 north there, we're actually on county property 17 to get to the north there, so we're going to 18 need some cooperation from the county and then 19 there's portions of it that's within TECO right 20 of way, so we're going to have to require their 21 -- we're going to have a lot of different 22 stakeholders here that are going to be a part 23 of this. So -- 24 CHAIRMAN LEWIS: All right. Awesome. We 25 have -- any other questions, discussion?</p>

<p style="text-align: right;">Page 82</p> <p>1 (No response.)</p> <p>2 CHAIRMAN LEWIS: Okay. All those in</p> <p>3 favor of the motion?</p> <p>4 MR. GILLIS: Aye.</p> <p>5 (All board members signify in the</p> <p>6 affirmative.)</p> <p>7 CHAIRMAN LEWIS: Okay. Carries four to</p> <p>8 zero.</p> <p>9 (Motion passes.)</p> <p>10 CHAIRMAN LEWIS: Thank you. All right.</p> <p>11 Is that all you got?</p> <p>12 MS. McCORMICK: I think so, for right</p> <p>13 now.</p> <p>14 CHAIRMAN LEWIS: Okay.</p> <p>15 Mr. Mark, manager's report?</p> <p>16 MR. VEGA: So what I have is the budget</p> <p>17 that we discussed and it is on page 55. We can</p> <p>18 either go line item by line item or we can look</p> <p>19 at the assessment table, which is on page 87.</p> <p>20 The current O and M budget -- let me get that</p> <p>21 one up -- the current O and M budget is -- to</p> <p>22 most residents -- a 1.39 percent increase. The</p> <p>23 heavier increase is on the shopping centers,</p> <p>24 professional centers. Those are 13.97 percent</p> <p>25 increase.</p>	<p style="text-align: right;">Page 84</p> <p>1 that we're approving 2025 -- series 2025 bond</p> <p>2 for 11,776,000 plus interest to be --</p> <p>3 MS. McCORMICK: So this resolution only</p> <p>4 sets the budget hearing, not the assessment</p> <p>5 hearing?</p> <p>6 MR. VEGA: Correct, we'll need a new</p> <p>7 resolution for that.</p> <p>8 MS. McCORMICK: Okay.</p> <p>9 MR. VEGA: But we'll do that at the July</p> <p>10 meeting.</p> <p>11 MS. McCORMICK: Okay.</p> <p>12 CHAIRMAN LEWIS: Okay. Is that the</p> <p>13 meeting -- would we need to include that before</p> <p>14 the 6/15 or can we do that at the July meeting</p> <p>15 for the new resolution?</p> <p>16 MR. VEGA: That resolution will be</p> <p>17 setting the public hearing.</p> <p>18 CHAIRMAN LEWIS: Okay.</p> <p>19 MR. VEGA: It's actually 60 days out, is</p> <p>20 that too much time or is that fine, the 29 days</p> <p>21 out?</p> <p>22 MS. McCORMICK: It's not a 60-day</p> <p>23 requirement.</p> <p>24 MR. VEGA: Not a 60-day -- okay. So we</p> <p>25 can do that for the --</p>
<p style="text-align: right;">Page 83</p> <p>1 So the residents we're talking about</p> <p>2 \$7.50 a year, not a month, \$7.50 a year and</p> <p>3 then it will be in addition to the project.</p> <p>4 CHAIRMAN LEWIS: Okay.</p> <p>5 MR. SYLVANOWICZ: Which page, Mark?</p> <p>6 MR. VEGA: The assessment table is on</p> <p>7 page 87. It will be the third from the bottom,</p> <p>8 third -- are you in the agenda or are you on</p> <p>9 the --</p> <p>10 MR. SYLVANOWICZ: I'm in the --</p> <p>11 MR. VEGA: Oh, go to the last page and</p> <p>12 then go up two. There you go. Right there.</p> <p>13 So are as you can see, it's a 1.39 -- a 1.39</p> <p>14 percent increase of the residents. If you go</p> <p>15 over to the second to last column, the dollar</p> <p>16 change, it's \$7.50 per household per year.</p> <p>17 So -- and the main increase is because of</p> <p>18 assessment methodology, the way the trip</p> <p>19 charges are set up, the commercial properties</p> <p>20 are paying 13.97 percent increase.</p> <p>21 MR. CHESNEY: Does that help you answer</p> <p>22 your question on the assessment methodology?</p> <p>23 MS. WILCOX: About the trips, yes.</p> <p>24 MR. VEGA: The only additional would be</p> <p>25 -- when we make a motion to approve this --</p>	<p style="text-align: right;">Page 85</p> <p>1 MS. McCORMICK: At the July meeting.</p> <p>2 MR. VEGA: Right.</p> <p>3 CHAIRMAN LEWIS: So right now, we just</p> <p>4 need a motion to approve the 2025-6 Resolution</p> <p>5 that we have in the --</p> <p>6 MS. McCORMICK: Right, to set your budget</p> <p>7 hearing for August 5th.</p> <p>8 MR. VEGA: Correct.</p> <p>9 CHAIRMAN LEWIS: Okay. So I'll move to</p> <p>10 --</p> <p>11 MR. VEGA: Which is Resolution 2025-06.</p> <p>12 CHAIRMAN LEWIS: Okay. I'll move to</p> <p>13 approve that, including the series 2025 bond</p> <p>14 for -- what was the amount again?</p> <p>15 MR. VEGA: 11,776,000 plus interest.</p> <p>16 CHAIRMAN LEWIS: Okay. As stated.</p> <p>17 MS. McCORMICK: Plus interest, cost of</p> <p>18 issuance and --</p> <p>19 MR. VEGA: Cost of issuance and</p> <p>20 associated fees.</p> <p>21 MS. McCORMICK: Right.</p> <p>22 CHAIRMAN LEWIS: Okay. And the kitchen</p> <p>23 sink. Hold on just a minute. Do we have a</p> <p>24 second?</p> <p>25 MR. WIMSATT: I'll second.</p>

<p style="text-align: right;">Page 86</p> <p>1 CHAIRMAN LEWIS: Okay. Seconded by Jim. 2 Yes, sir? 3 MR. SANTOS: I got a question. So this 4 additional amount for household -- you said 5 seven dollars a year, is that to pay for this 6 bond -- right -- is it for the 20 years and 7 then it drops? How does that work? 8 MR. VEGA: I'm sorry, say that again? 9 The first -- 10 MR. SANTOS: The seven dollars per 11 household -- 12 MR. VEGA: No, the \$7.50, that's just for 13 operations and maintenance. There was an 14 increase on landscape contract and -- 15 MR. SANTOS: Oh, okay, just business. 16 MR. VEGA: It's just our regular -- it's 17 just -- I don't want to say inflation, but -- 18 you know -- 19 MR. SANTOS: Okay. 20 CHAIRMAN LEWIS: Okay. Any other 21 questions discussion? 22 (No response.) 23 CHAIRMAN LEWIS: All in favor? 24 MR. GILLIS: Aye. 25 (All board members signify in the</p>	<p style="text-align: right;">Page 88</p> <p>1 MR. CHESNEY: Oh, that's right. 2 CHAIRMAN LEWIS: -- and I thought we all 3 agreed that it was -- 4 MS. McCORMICK: You're not going to be 5 sending that out until after the July meeting. 6 Right? 7 MR. VEGA: Yeah, we won't be sending that 8 out until -- 9 CHAIRMAN LEWIS: Okay. I just wanted to 10 make sure because Andy said he could modify it, 11 I think. 12 MR. VEGA: We can modify it as -- 13 CHAIRMAN LEWIS: Okay. 14 MR. VEGA: -- long as they're in 15 agreeance with the letter and we have -- 16 CHAIRMAN LEWIS: Okay. 17 MR. VEGA: -- (Inaudible.) Before it 18 goes out. 19 CHAIRMAN LEWIS: Okay. I feel like we 20 all talked about that afterwards and agreed, so 21 -- 22 MR. VEGA: Yeah, most of my letters that 23 go out, I always have a second page. There's 24 the statutory language that has to be there. 25 The second page kind of goes into the</p>
<p style="text-align: right;">Page 87</p> <p>1 affirmative.) 2 CHAIRMAN LEWIS: Carries four to zero. 3 (Motion passes.) 4 MR. CHESNEY: Robert, when is your SWFWMD 5 meeting? 6 MR. DVORAK: 26th. 7 MR. CHESNEY: Thank you. 8 MR. VEGA: And with this, we'll be -- 9 since there is an increase, there will be two 10 adds, 29 days and 28 days, they'll have the 11 assessment table and map. I don't know why the 12 map has to go on there, it's part of law. I 13 don't know what it does. It doesn't really do 14 anything. 15 CHAIRMAN LEWIS: Actually, while we're on 16 this, Chris Barrett brought this up last year 17 about some language, I believe, in this. I 18 have to go back to my May or June notes from 19 last year's meeting, but there was something 20 that he brought up -- and I don't know if -- I 21 guess nobody else remembers this, but I do. 22 There was -- I'll get with you, Mark, I'll go 23 home and look, but I -- I am 99.99 percent sure 24 it was related to the letter that goes out to 25 residents, that it was a little bit confusing.</p>	<p style="text-align: right;">Page 89</p> <p>1 explanation part, makes everybody feel warm and 2 fuzzy because of the first part is just 3 statutory -- statutory and compliance 4 information. 5 CHAIRMAN LEWIS: Yeah. 6 MR. VEGA: That is -- can be confusing 7 unless you do this daily. 8 CHAIRMAN LEWIS: All right. Awesome. 9 What else you got, Mark? 10 MR. VEGA: That's really -- oh, now, I 11 just want to double check, we're canceling the 12 June 17th workshop? 13 CHAIRMAN LEWIS: It was never scheduled. 14 MR. VEGA: It was never scheduled? 15 MS. COOK: Yes, it was. 16 CHAIRMAN LEWIS: Oh, okay, okay. Fair 17 enough. I don't think there was ever any 18 reason to ever actually use that date. 19 MR. VEGA: Okay, no problem. So I will 20 have it -- I'll get it removed off the website 21 and -- 22 MS. COOK: And from here too. Yeah. 23 CHAIRMAN LEWIS: Sorry, Sherida. Thank 24 you. 25 MS. COOK: It's fine. Just so you know,</p>

<p style="text-align: right;">Page 90</p> <p>1 we are scheduled all the way almost to -- like 2 September is like the only one I can't book 3 yet, but we are getting there. 4 CHAIRMAN LEWIS: Okay, perfect. 5 Yes, ma'am? 6 MS. WILCOX: Can I ask, I did ask Sherida 7 earlier, that the agenda be posted to the 8 website a week in advance? 9 MS. COOK: So it's supposed to be. The 10 people that are supposed to keep us compliance 11 have dropped the ball twice now in the last 12 three months and I have been requested three 13 times that the agenda be -- 14 CHAIRMAN LEWIS: So what can we do about 15 that? 16 MS. COOK: I don't know. 17 CHAIRMAN LEWIS: I'll look over at Erin 18 and ask what we can do about that? 19 MS. COOK: Yeah, the people who are 20 supposed to be keeping us in compliance are not 21 doing it right now and I do not know what is 22 going on over there. 23 CHAIRMAN LEWIS: Okay. That's -- 24 MR. SYLVANOWICZ: Question for him. 25 CHAIRMAN LEWIS: Maybe have an offline</p>	<p style="text-align: right;">Page 92</p> <p>1 MR. SYLVANOWICZ: We'll talk after. 2 MS. COOK: Right now, we have audio on 3 and -- 4 MR. VEGA: We've gone away from them to 5 other -- because of the same the issues. 6 MS. COOK: You are familiar with them? 7 Okay. 8 MR. VEGA: Mm-hmm. 9 CHAIRMAN LEWIS: Okay. 10 MR. VEGA: Now, the only -- Erin can 11 attest to it by counsel, by law, by Section 12 189, it's supposed to be up on the website a 13 week prior to the meeting, but there is -- at 14 this time, there's no penalty, there's no slap 15 on the wrist. If you don't do it, it just 16 doesn't happen. 17 CHAIRMAN LEWIS: Okay. We'll just -- 18 MR. VEGA: But you want to be compliant 19 with the law. 20 MR. WIMSATT: We'd like to comply anyway. 21 Yeah. 22 CHAIRMAN LEWIS: Okay. Mark, thank you 23 very much. 24 David, field manager's report. 25 MR. SYLVANOWICZ: I -- before I go, Mark,</p>
<p style="text-align: right;">Page 91</p> <p>1 discussion about that. 2 MS. McCORMICK: Yes. 3 MS. COOK: Yeah. 4 CHAIRMAN LEWIS: Thank you for bringing 5 that up. 6 Okay. Did you have anything else, Mark? 7 I'm sorry. 8 MR. VEGA: No, and one of the issues that 9 you might -- one of ways around fixing the 10 website, Campus Suites/SchoolNow is a company 11 that almost 98, 99 percent of our CDDs goes 12 with and there's never an issue with them. 13 CHAIRMAN LEWIS: What is the name, Campus 14 Suites? 15 MR. VEGA: Campus Suites to SchoolNow, 16 SchoolsNow. 17 CHAIRMAN LEWIS: Okay. 18 MR. VEGA: So they do ours and most of 19 our competitor -- Inframark's competitor 20 websites and they also do many of the 21 universities and colleges across the country. 22 They're -- 23 CHAIRMAN LEWIS: Do you guys want to look 24 into that with him? 25 MS. COOK: Yeah, yeah.</p>	<p style="text-align: right;">Page 93</p> <p>1 you also have a B on your -- did you want to 2 talk about something else? 3 MR. WIMSATT: The discussion of form one? 4 MR. VEGA: Oh, I'm sorry, I -- that -- 5 did everybody get an e-mail from that website 6 from that e-mail address? The State of Florida 7 Ethics Commission, item B. 8 CHAIRMAN LEWIS: Yeah, I think it was a 9 couple of months ago, though. 10 MR. VEGA: You got it a couple of months 11 ago. I know a couple people just got it 12 recently on the 22nd of last month. Just want 13 to make sure that you get that done. July 1st, 14 you technically would be late if you haven't. 15 They will not fine you after July 1st if you 16 have not done it, they will send me e-mails. 17 As long you do it by September 1st, you will 18 not be find. 19 September 1st, they start fining \$25 a 20 day and you cannot get out of it. Doesn't 21 matter if you're out of the country, in a coma. 22 They have not released anyone from the fining 23 period. 24 MR. CHESNEY: I already did mine. 25 CHAIRMAN LEWIS: Yeah, okay.</p>

<p style="text-align: right;">Page 94</p> <p>1 MR. VEGA: And I know that covered this 2 earlier, if you've already done it, for those 3 that haven't -- and I don't know if Reggie has 4 done it -- I don't know if Reggie or 5 Christopher did it, but make sure that there's 6 a box on there to check that you've done the 7 training. 8 I know Andy's provided you the training 9 from the state link that you click on and it 10 shoots you to YouTube. You watch a video and 11 there's not a certificate that's afterwards. 12 They don't record your IP address. It's on the 13 honor system that you've done it. Just make 14 sure you check the box. 15 CHAIRMAN LEWIS: Reggie, did you hear all 16 of that from Mark about the ethics training and 17 the e-mail? 18 (No response.) 19 CHAIRMAN LEWIS: Reggie? 20 MR. VEGA: And I plan on being there 21 in -- 22 MR. GILLIS: I'm sorry, I didn't unmute. 23 I did not get all of it. By which e-mail, is 24 it through -- 25 CHAIRMAN LEWIS: It's on the front --</p>	<p style="text-align: right;">Page 96</p> <p>1 That website, I am pretty positive 2 someone will be requesting that information by 3 public records bog soon as -- you know, after 4 July 1st. 5 CHAIRMAN LEWIS: Okay. 6 MR. GILLIS: So it's an annual 7 requirement now? 8 MR. VEGA: Yes, it used to be mailed. 9 Now, they are doing it electronically. 10 MR. GILLIS: Okay, thanks. 11 CHAIRMAN LEWIS: No problem. All right, 12 Mark. Thanks again. 13 MR. VEGA: That's all. 14 CHAIRMAN LEWIS: David? 15 MR. SYLVANOWICZ: Uh -- 16 MR. VEGA: David, thank you for reminding 17 me of that. I was focused on the budget and 18 making sure that it was -- 19 CHAIRMAN LEWIS: Yes, thank you. 20 MR. SYLVANOWICZ: I -- I thought that's 21 what that was. So I talked to Matt about the 22 issue we have at the end of Gretna Green, right 23 near Linebaugh with respect to the road that 24 needs to be repaired. We have a depression 25 that was caused unfortunately by too many</p>
<p style="text-align: right;">Page 95</p> <p>1 it's under manager's report under meeting 2 agenda. It's ethics, 3 FDMSinfo@mail.disclosure.floridaethics.gov. 4 MR. GILLIS: Same one as last year. 5 MR. VEGA: Yes. 6 CHAIRMAN LEWIS: Yeah, pretty sure it is. 7 Mark's saying it is. 8 MR. VEGA: Yeah, and I'm going to leave 9 that on there for the July and August meeting. 10 Just as a reminder, I've told just -- I've told 11 all my admins to leave it out there. I want to 12 make sure everybody is covered. I don't want 13 anybody getting fined or -- 14 CHAIRMAN LEWIS: Appreciate that. 15 MR. VEGA: You know, this is a very, very 16 simple -- and if anybody has any questions, 17 feel free to call me offline because I've 18 talked -- you don't have to be extremely 19 explicit or very detailed in your tangible 20 properties and different things. There's 21 limits that -- if you have any questions call 22 me up. I've talked several board members of 23 putting off of putting a lot of personal 24 information on there because now, it's 25 electronic.</p>	<p style="text-align: right;">Page 97</p> <p>1 repairs by -- the irrigation are not very well 2 done repairs by the previous vendor. 3 So it's a county road, but the CDD is on 4 the hook for it. I had got an estimate from 5 Azzarelli Paving who does many a county 6 project -- is a county paver. This was their 7 estimate and unfortunately, they have to create 8 a -- an MOT and a lane closure with barrels and 9 flashing signs and that extremely adds to the 10 price. 11 A typical -- and then it being in a speed 12 limit road, we have to basically repair it and 13 then in a month, return and repair it even 14 more, grind it down, you know -- 15 CHAIRMAN LEWIS: Well, when you say 16 repair, it's essentially -- if you've got to 17 mill out the existing pavements, they've got to 18 make sure any of the base work is down there 19 and then -- so they are going to put one -- at 20 least one, maybe two layers of asphalt and then 21 they've got to let that sit and they're going 22 to come back and do another layer. So -- 23 MR. SYLVANOWICZ: Correct. Thank you. 24 CHAIRMAN LEWIS: -- so pretty standard. 25 MS. McCORMICK: You said this is Gretna</p>

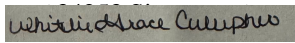
<p style="text-align: right;">Page 98</p> <p>1 Green, though, so it's behind gates?</p> <p>2 MR. SYLVANOWICZ: No, it's not.</p> <p>3 CHAIRMAN LEWIS: Do you want to show the</p> <p>4 picture?</p> <p>5 MS. McCORMICK: Oh, it's not.</p> <p>6 CHAIRMAN LEWIS: You have a picture</p> <p>7 included in here.</p> <p>8 MR. SYLVANOWICZ: Yep. It's -- it is on</p> <p>9 Gretna Green north of Linebaugh, the gate is in</p> <p>10 the distance right here.</p> <p>11 MS. McCORMICK: Hmm.</p> <p>12 MR. SYLVANOWICZ: I spoke with the county</p> <p>13 multiple times about this --</p> <p>14 MS. McCORMICK: Mm-hmm.</p> <p>15 MR. SYLVANOWICZ: -- and they've washed</p> <p>16 their hands of it because that whole --</p> <p>17 unfortunately, the -- the repair was in the</p> <p>18 easement, but it was open for too long. I had</p> <p>19 dealt with Matt, I had talked to Robert about</p> <p>20 this, trying -- I was in that hole trying to</p> <p>21 prevent it from -- and we no sooner fixed it</p> <p>22 and we were back in the hole because the</p> <p>23 irrigation vendor before basically did not</p> <p>24 repair it, so it was constantly getting</p> <p>25 undermined until it was repaired by Red Tree.</p>	<p style="text-align: right;">Page 100</p> <p>1 that caused a lot of that to be undermined, not</p> <p>2 anything that irrigation or either vendor or</p> <p>3 the CDD caused, but it is -- it is what it is.</p> <p>4 CHAIRMAN LEWIS: So it looks like, total,</p> <p>5 22,274, if you add those two invoices up or --</p> <p>6 MR. SYLVANOWICZ: Yeah, so it's 73 and</p> <p>7 then --</p> <p>8 CHAIRMAN LEWIS: I mean, it's small</p> <p>9 quantities, so typically, stuff like that is</p> <p>10 going to have a little bit higher of a cost to</p> <p>11 it.</p> <p>12 MR. SYLVANOWICZ: Yeah, and they have had</p> <p>13 three set ups, which always kills me.</p> <p>14 CHAIRMAN LEWIS: I did confirm with some</p> <p>15 folks at the county. They do quite a bit of</p> <p>16 county work, so they are reputable.</p> <p>17 Okay. So you're just looking for a</p> <p>18 motion for approval on this?</p> <p>19 MR. SYLVANOWICZ: Yeah, and with respect</p> <p>20 to pricing -- with respect to the concrete</p> <p>21 people that I used like in the Greens, they --</p> <p>22 they -- on the curbing for that length, they</p> <p>23 are right in -- they are actually -- Azzarelli</p> <p>24 is a little cheaper per square foot. It's just</p> <p>25 the added cost of the lane closure that we</p>
<p style="text-align: right;">Page 99</p> <p>1 So county did come by and patch it. This</p> <p>2 is an older picture, so it just has a quick</p> <p>3 patch on it. The curb, the drain curb, is also</p> <p>4 fallen, so that is also an estimate that I</p> <p>5 have.</p> <p>6 All in all, unfortunately -- I have</p> <p>7 select terms for how I refer to this hole, but</p> <p>8 that's -- this is for the curb repair and</p> <p>9 unfortunately, it's a 2,500 dollar lane closer</p> <p>10 and all that. So we're paying 7,500 dollars</p> <p>11 basically in lane closures and permitting</p> <p>12 because they have to do this in three different</p> <p>13 steps.</p> <p>14 MR. CHESNEY: And we have to pay for this</p> <p>15 versus the county?</p> <p>16 MR. SYLVANOWICZ: Yep. Because the</p> <p>17 county knows -- that was open so many different</p> <p>18 times. The county knows it was an irrigation</p> <p>19 repair that opened up and undermined the road.</p> <p>20 CHAIRMAN LEWIS: I had asked him that</p> <p>21 same question.</p> <p>22 MR. CHESNEY: You did?</p> <p>23 CHAIRMAN LEWIS: Yeah.</p> <p>24 MR. SYLVANOWICZ: It's annoying to me,</p> <p>25 too, because it's maybe a low spot in the road</p>	<p style="text-align: right;">Page 101</p> <p>1 talked about and we got a patch done last year</p> <p>2 just near the gate and it was about that</p> <p>3 pricing.</p> <p>4 CHAIRMAN LEWIS: Okay. I will move to</p> <p>5 approve the proposed repair for the amount of</p> <p>6 -- not to exceed I'll say \$22,500.</p> <p>7 MR. WIMSATT: I'll second it.</p> <p>8 MR. CHESNEY: 22,500 --</p> <p>9 MR. DVORAK: Are they doing a right of</p> <p>10 way use permit?</p> <p>11 MR. CHESNEY: Oh, it's 15 plus the 73?</p> <p>12 CHAIRMAN LEWIS: Yes.</p> <p>13 MS. McCORMICK: Well, thinking of the</p> <p>14 agreement, we can put this in our standard</p> <p>15 agreement, they are required to do all the</p> <p>16 permitting.</p> <p>17 MR. SYLVANOWICZ: Yeah, Azzarelli will do</p> <p>18 that.</p> <p>19 MR. CHESNEY: No one else thinks we</p> <p>20 should call someone at the county and say,</p> <p>21 "Look" --</p> <p>22 CHAIRMAN LEWIS: Well, we can, we can go</p> <p>23 down that route. When I asked David that, I</p> <p>24 guess a couple of weeks ago --</p> <p>25 MR. SYLVANOWICZ: Yeah, well, I also got</p>

<p style="text-align: right;">Page 102</p> <p>1 Azzarelli involved because he does work with 2 the county and has different contacts, so he 3 reached out on our behalf to try to just stick 4 it into the county's schedule and they 5 basically -- that was a hard no because they 6 knew it was caused by the previous vendor and 7 irrigation repairs. It had been open for a 8 while. It was an issue and it was -- 9 MR. CHESNEY: Gotcha. So did you get a 10 second -- 11 CHAIRMAN LEWIS: I did with Jim. 12 Any other discussion? 13 (No response.) 14 CHAIRMAN LEWIS: All right. 15 All in favor? 16 MR. GILLIS: Aye. 17 (All board members signify in the 18 affirmative.) 19 CHAIRMAN LEWIS: All right. Carries four 20 to zero, David. 21 (Motion passes.) 22 MR. SYLVANOWICZ: Thank you. So I'm 23 going to rely on Greg who walks Baybridge Park 24 every day -- 25 MR. CHESNEY: Yes, I do, when I'm here.</p>	<p style="text-align: right;">Page 104</p> <p>1 was 2016, but it -- it's -- ten years is about 2 what you get out of a piece of equipment like 3 that. 4 Glencliff Park, for whatever reason, 5 which was done in 2016 also, is in better shape 6 and you guys -- just last year, we redid the 7 shades. So when it comes to Baybridge Park, 8 looking at that pour-and-play, I would like to 9 see what you guys are thinking because I priced 10 out the pour-and-play, for all of the 11 pour-and-play and it came in at \$155,000. 12 CHAIRMAN LEWIS: Now, when you say that, 13 that's just for Baybridge Park, though? 14 MR. SYLVANOWICZ: That's just Baybridge 15 Park and that's not the equipment. That's 16 pour-and-playing around it. So then I did -- I 17 just estimated it, that it was about 2,500 18 square feet and that was about \$40,000. 19 That's just from one vendor and honestly, 20 it's a little frustrating because I picked a 21 Florida vendor, but they are out of 22 Tallahassee, but really the guy I am talking to 23 is in Michigan because they are national and 24 they are just using like Google Earth to 25 estimate it, so it would be done by an area</p>
<p style="text-align: right;">Page 103</p> <p>1 MR. SYLVANOWICZ: Chris Barrett not being 2 here, he brought this to our attention, but 3 we've known it. So Baybridge Park has needed 4 some repairs and maintenance. We've had to 5 redo the shade cover. We had it repaired for 6 like 600 bucks. There was -- there's some -- 7 some of the components are starting to age out, 8 but we were able to fix it with an area weldor, 9 with our own guys taking it down and 10 reinstalling it. 11 We've ordered some new of the spring toys 12 that are either wearing out or have been 13 broken, but there's an issue with the -- the 14 pour-and-play, which is the ground surface and 15 there's a main drain right there and it's 16 showing it's age. It's -- the pour-and-play is 17 peeling up. 18 Chris actually sent me pictures of it 19 saying, "Is this a tripping hazard, is this an 20 issue," and I said, "Yep. I'm actually going 21 to present it to you soon." 22 So the pour-and-play, I went out and -- 23 one of two ways and this is more or less to 24 inform you guys, this is the way I'm thinking. 25 I think that park has some time left in it. It</p>	<p style="text-align: right;">Page 105</p> <p>1 vendor. 2 My exploration of finding other parks -- 3 the people who did our parks, one is so 4 unresponsive that we can't even buy stuff 5 anymore from them that are wearing out and the 6 other one is in Canada. So the -- this is just 7 a what are you guys thinking? It's something 8 that needs to be done. I unfortunately don't 9 have a picture -- I can't find the picture I 10 took of what this looks like. 11 MR. CHESNEY: Are you thinking about 12 using something else besides the -- 13 MR. SYLVANOWICZ: I wasn't, no. 14 CHAIRMAN LEWIS: That discussion had come 15 up. I think this was pre-David, about looking 16 into all the parks and -- 17 MR. CHESNEY: Yeah, just because -- I 18 mean, we knew it was expensive and we've 19 repaired it, like it didn't wear that great. 20 MR. SYLVANOWICZ: It doesn't, like we've 21 -- we just -- you can -- you can tell me how 22 much -- what we just bought. It was like five 23 gallons of the two different products that you 24 need and then the -- the chemical that 25 activities it and turns it into the stuff that</p>

<p style="text-align: right;">Page 106</p> <p>1 we spread -- my guys do it -- that stuff is 2 like six or \$700 almost. 3 MS. COOK: I think it was like \$900 for 4 what we need. 5 MR. SYLVANOWICZ: Thank you, for like 12 6 square feet. 7 MS. COOK: Yeah, a patch. 8 MR. SYLVANOWICZ: And the guys are very 9 good at drawing little shapes and patching it 10 as it gets ripped and worn and -- but -- 11 CHAIRMAN LEWIS: So how long would it be 12 if -- for the smaller area, how long would the 13 park be down or would you just close -- you 14 wouldn't just close that off -- right -- 15 because -- 16 MR. SYLVANOWICZ: The park would need to 17 be closed. My understanding is that it's a 18 period of days, maybe a workweek because they 19 need to grade it and in that estimate -- I have 20 the estimate if you want to peruse them. It 21 would include some product, it does include 22 grading and redoing everything so that it's -- 23 it's, you know, raked out, leveled and draining 24 properly again. 25 MR. CHESNEY: Well, I mean, you did say</p>	<p style="text-align: right;">Page 108</p> <p>1 our storm period of last year and all the water 2 that we did get. 3 CHAIRMAN LEWIS: Okay. 4 MR. SYLVANOWICZ: We didn't -- I wanted 5 to present it to you and then we can certainly 6 take care of it at a workshop. 7 MR. CHESNEY: Yeah, I think that would be 8 good. Do -- do we know like what -- if we 9 wanted just like rubber much, what that would 10 cost to -- 11 MR. SYLVANOWICZ: I don't offhand, no. 12 MR. CHESNEY: Okay. I can't remember why 13 we went with that versus what we had prior. 14 There was a reason, but -- 15 MS. COOK: Was it because it was more 16 like ADA compliant maybe, it's easier because 17 -- 18 MR. CHESNEY: Could be. 19 MR. SYLVANOWICZ: No, sorry. 20 MR. CHESNEY: Well, I was just thinking, 21 that park, as you know, gets an enormous amount 22 of playground traffic. I mean, it's 23 incredible. 24 MR. SYLVANOWICZ: Yes. Again, it's that 25 -- Sonny, on her way out, was saying, "The</p>
<p style="text-align: right;">Page 107</p> <p>1 that it has some life in it, so we don't have 2 to decide this today? 3 MR. SYLVANOWICZ: I don't believe so. 4 Kids are playing on it every day, but it's -- 5 it's getting -- getting to that end. 6 CHAIRMAN LEWIS: Well, I thought you 7 actually said that about Glencliff. Is -- 8 MR. SYLVANOWICZ: Glencliff is in great 9 shape. 10 CHAIRMAN LEWIS: Okay, but this has still 11 got a little life in it as well? Like we could 12 push this to July, if need be? 13 MR. CHESNEY: I got the impression that 14 we could push it to next year. 15 CHAIRMAN LEWIS: Or -- or -- 16 MR. SYLVANOWICZ: Well, I'm looking for 17 guidance because -- again, I wish I had -- 18 CHAIRMAN LEWIS: Yeah, a picture would 19 help. 20 MR. SYLVANOWICZ: -- a picture to show 21 it, but it is rippled. It is -- like there's 22 soft spots when you walk on it because the 23 ground has been voided, so -- from -- from 24 water, from basically last year and the amount 25 that we got. It definitely went downhill over</p>	<p style="text-align: right;">Page 109</p> <p>1 parks are ten years old. You're going to need 2 to have the board look into that again," and 3 then to -- to get a text from Chris about, "Are 4 you looking into" -- "what do you want to do 5 about this?" 6 MR. CHESNEY: Yeah, because the reason I 7 like to separate it is because Baybridge Park, 8 I mean, the field there also has drainage 9 issues that are significant. You know, we had 10 talked on this board at one time about putting 11 in a synthetic surface there, you know, like a 12 sport field -- 13 MR. SYLVANOWICZ: Yep. 14 MR. CHESNEY: -- because we thought it 15 would hold the water better. You know, I think 16 -- I think you are at the beginning of a -- of 17 a process. 18 MR. SYLVANOWICZ: Yep. 19 CHAIRMAN LEWIS: Does anything need to be 20 done -- I don't know if we need to take action 21 for it, but the area that you're talking about, 22 that Chris brought up, does that need to be 23 repaired sooner? I mean, can that be -- is 24 that under your threshold that we wouldn't need 25 to take action?</p>

<p style="text-align: right;">Page 110</p> <p>1 MR. SYLVANOWICZ: No, because when I 2 looked -- that's what I tried to do was -- 3 CHAIRMAN LEWIS: Oh, so the 2,500 is that 4 smaller area? 5 MR. SYLVANOWICZ: The 2,500 is just that 6 lower depression point. I -- you know, I can 7 move on, but I can see if I can load -- like I 8 said, I don't have a picture, but I'm realizing 9 that Chris sent a picture. 10 MS. COOK: I'm looking to see if I have a 11 pictures. 12 CHAIRMAN LEWIS: Well, I mean, unless -- 13 yeah, I mean, I guess I'm kind of going off of 14 what you think. I don't want to leave a 15 problem that's just going to get worse or have 16 -- 17 MR. SYLVANOWICZ: That's the drain and 18 you can see that it's torn and -- 19 CHAIRMAN LEWIS: So what is that right 20 there? What's that green thing? Is that a 21 hole? 22 MR. SYLVANOWICZ: That's another patch. 23 CHAIRMAN LEWIS: Oh, it's a patch. 24 MR. SYLVANOWICZ: See, we -- what we buy 25 is we buy back and we buy green and when they</p>	<p style="text-align: right;">Page 112</p> <p>1 quick? Gents, I'm going to hop off. There's a 2 tornado warning, things are going off like 3 crazy here in Oklahoma City, so I'm heading 4 down. 5 CHAIRMAN LEWIS: Oh, boy. All right, 6 Reggie. Stay safe, man. I thought he was 7 going to jump in and have the comment that I 8 was thinking, "Are these things made of 9 platinum," because -- 10 MR. SYLVANOWICZ: I know, truly, truly. 11 CHAIRMAN LEWIS: Holy crap. 12 MR. SYLVANOWICZ: Yep. They have like -- 13 they last about ten years and there are a 14 significant -- I don't know, if you just drive 15 around and look, you -- 16 CHAIRMAN LEWIS: We got to have them, 17 though. I mean, they look nice. I mean, they 18 get a lot of use, just like the park. 19 MR. SYLVANOWICZ: Yeah, we have a lot of 20 them. What is like, 65? So to buy 12, we can 21 certainly find homes for 12 and then I would 22 probably turn around and do the same thing; 23 save some of the ones that are worth it, kind 24 of recycle that metal, get it back out there, 25 refurbish and save some more.</p>
<p style="text-align: right;">Page 111</p> <p>1 mix it together and if they mix -- 2 MR. CHESNEY: I know exactly what you're 3 talking about. 4 CHAIRMAN LEWIS: Oh, okay. 5 MR. CHESNEY: I do walk every day. 6 CHAIRMAN LEWIS: Okay. That doesn't look 7 that bad. I mean, it's -- 8 MR. SYLVANOWICZ: And it still has the 9 cushion. It's soft. 10 CHAIRMAN LEWIS: All right. Well, let's 11 table that one for another day. 12 MR. SYLVANOWICZ: Yep. The last part, we 13 -- last year, bought 12 trash can receptacles. 14 They were easy to find homes in all our parks 15 and pavilions. In the process of taking 12, I 16 saved six and had them refurbished. I kind of 17 have the pricing on the manager's report. 18 So like if we buy a new trash receptacle 19 now, it's going to be \$1,400, 1,441. Last 20 year, they were 1,383. Out of 24 -- 24 21 pricing, when I refurbished them and then 22 bought a new cover to put on them, they were 23 \$996. I did look into having them repaired and 24 buying a new cover and -- 25 MR. GILLIS: Can I cut you off real</p>	<p style="text-align: right;">Page 113</p> <p>1 CHAIRMAN LEWIS: So this is the one 2 that's for 17,300.10? 3 MR. SYLVANOWICZ: Correct. 4 CHAIRMAN LEWIS: Okay. Yeah, I think -- 5 I feel like we talked about this refurbishing 6 thing and it just didn't seem to last. Right? 7 MR. SYLVANOWICZ: It's not -- we have to 8 buy a new cover and we get a better deal with 9 buying the cover with the actual receptacle 10 than when we -- when we piece it out, they up 11 charge it more. 12 CHAIRMAN LEWIS: Okay. I'll move to 13 approve the cost for 17,300.10 for new trash 14 cans. 15 MR. CHESNEY: Second. 16 CHAIRMAN LEWIS: I guess it's just the 17 three of us. 18 All in favor? 19 (All board members signify in the 20 affirmative.) 21 CHAIRMAN LEWIS: Passes three to zero. 22 (Motion passes.) 23 CHAIRMAN LEWIS: Nobody's else leave yet. 24 All right. David, what else you got? 25 MR. SYLVANOWICZ: Just last thing, one</p>

<p style="text-align: right;">Page 114</p> <p>1 update. On the TECO lines, Tim Cooney, on Site 2 Masters, was able to get the pipes installed. 3 They still have a little bit more work there to 4 do, so I'm happy for that. 5 Like I said, we're on our fifteenth clean 6 out, sump pond, you know, getting guidance from 7 Robert and from Kirk and his office. So that's 8 going well. You know, fingers crossed that 9 it's going to make a huge improvement as we go 10 forward. 11 CHAIRMAN LEWIS: Yeah, that's good. I -- 12 sorry, go ahead. 13 MR. SYLVANOWICZ: I don't think I have 14 anything else. Did you have anything else? 15 MS. COOK: No. 16 CHAIRMAN LEWIS: Related to something 17 that we had talked about, did the county come 18 out on 6/1 -- 19 MR. SYLVANOWICZ: Nope, not yet. 20 CHAIRMAN LEWIS: -- and clean out that 21 culvert? 22 MS. COOK: An e-mail reminder went out 23 today and it will continue to go out until 24 somebody shows up. 25 CHAIRMAN LEWIS: Great.</p>	<p style="text-align: right;">Page 116</p> <p>1 MS. WILCOX: Just a clarification 2 question. And the new pipes that were 3 installed on that TECO -- where was that, was 4 that the same spot? 5 MR. SYLVANOWICZ: No, so if you're at the 6 soccer field, walk down the TECO lines heading 7 east, those two wetlands -- those pipes had 8 decayed, so now, those wetlands should be 9 balanced out. Water runs from the northeast to 10 the southwest in Westchase. 11 CHAIRMAN LEWIS: All right. That's it, 12 David? 13 MR. SYLVANOWICZ: That's it. 14 CHAIRMAN LEWIS: Supervisor's requests. 15 I'll start with you, Greg. 16 MR. CHESNEY: Nope. 17 CHAIRMAN LEWIS: Jim? 18 MR. WIMSATT: No, sir. 19 CHAIRMAN LEWIS: All right. I have 20 nothing. So move -- 21 MR. HIGH: So thank you for everything 22 you are doing. Going back to the long term 23 plan for pond 125 -- is that the right number 24 -- there is available funding that puts it 25 forward. SRF grants are out right now for</p>
<p style="text-align: right;">Page 115</p> <p>1 MS. COOK: I will not let it go. 2 CHAIRMAN LEWIS: So they haven't 3 responded? 4 MR. SYLVANOWICZ: No, and I have blocked 5 the tracks a little bit today to see if I could 6 see any activity of them starting because we 7 discussed that they may start in Twin Branch 8 Acres and work their way upstream to 9 Westchase -- 10 CHAIRMAN LEWIS: Okay. 11 MR. SYLVANOWICZ: -- and to that culvert. 12 I did not see any activity. 13 MS. COOK: So the person I've been using 14 to communicate with them is that Mary Elizabeth 15 Fuentes, who is the liaison between the county 16 and the GAC, the government -- the government 17 committee, so I sent her an e-mail just to be 18 like, "Hey, June 1st has come and gone and we 19 haven't seen any equipment yet." Just want to 20 make sure it stays on the radar, so hopefully 21 -- and she's very good, very responsive, so 22 hopefully, she can keep it going. 23 CHAIRMAN LEWIS: Okay. That's the 24 culvert near the CSX tracks on Countryway that 25 David found clogged pretty significantly.</p>	<p style="text-align: right;">Page 117</p> <p>1 Milton and Helene. I don't know if you guys 2 have ever done anything like that, but the 3 application is relatively short. There is more 4 reporting and they do it, so maybe it can help 5 with funding or maybe even there's more 6 improvements we could do if we qualify for 7 that. 8 So I know you're talking to the state, 9 but maybe there's an opportunity for funding 10 that's out there. 11 MR. DVORAK: Yeah, that does kind of fall 12 into the type of project that we qualify. A 13 lot of communities went after that money and it 14 was -- basically, they were trying to get money 15 for their differed maintenance that they hadn't 16 been doing. Like what David is doing now, like 17 they were trying to get money for that kind of 18 stuff, but this is different. 19 This would be -- this is a true project. 20 In other words, you'd have your -- this is -- 21 MR. CHESNEY: How do we do it? I love 22 grants. Last time we did the parks, we got 23 like two million from the state. 24 MR. DVORAK: In one of our other CDDs, 25 there was a guy -- it was at Oak Creek -- that</p>

<p style="text-align: right;">Page 118</p> <p>1 they tried to go after grant money and they 2 were unsuccessful because it wasn't maintenance 3 issues, that they had just -- they had -- 4 that's the way SWFWMD looked at it. 5 MR. CHESNEY: Mark, do you want to look 6 into that and see if there's something we can 7 do? Where do we find out -- 8 MR. DVORAK: Yeah, there's people that 9 specialize in -- 10 MR. CHESNEY: I understand that part, but 11 what is the grant? 12 MR. HIGH: I can give you -- 13 MR. CHESNEY: Okay. 14 CHAIRMAN LEWIS: I was going to say, 15 could you e-mail one of us and -- 16 MR. HIGH: Sure, yeah. So I know there's 17 three off the top of my head and I can e -- 18 mail it to you. So there's -- for the fences, 19 there's a hazardous mitigation grant, it's an 20 HMGP. The state, you have the Florida 21 Residency (phonetic) Program. I believe that 22 planning opened this month by design, which if 23 you are closer to deign, it starts on July 1st 24 and then specifically, the SRF funding from -- 25 there's seven point -- no, 1.7 billion from</p>	<p style="text-align: right;">Page 120</p> <p>1 double than what we're expecting. So -- 2 3 CHAIRMAN LEWIS: All right. Motion to -- 4 5 adjourn? 6 7 (All board members signify in the 8 9 affirmative.) 10 11 MR. WIMSATT: Approved -- seconded. 12 13 (Motion passes.) 14 15 CHAIRMAN LEWIS: Thank you guys. Good 16 17 meeting. 18 19 (At 5:56 p.m., all proceedings were 20 21 concluded.) 22 23 _____ 24 Matthew Lewis, Chairman 25 06-03-25</p>
<p style="text-align: right;">Page 119</p> <p>1 Milton and Helene that's been allocated for SRF 2 funding and I think because you would qualify 3 as a small community, that you would have 4 probably like zero percent interest. You know, 5 you got to get in and get qualified and I think 6 you get more points for being small, too. 7 So those are all out there, but I can 8 definitely send you something. 9 MR. DVORAK: That would be great. 10 CHAIRMAN LEWIS: Thank you, sir, for 11 bringing that up. 12 MR. HIGH: And another thing. You were 13 talking about permitting and I was thinking 14 about the limiting -- like the wetland tree 15 portion maybe would be the limiting factor and 16 then I was like, "Well, hold on, there's like 17 all these grants outs there." So -- 18 MR. CHESNEY: If you know of any 19 consultants -- we find that that's the way to 20 win. 21 CHAIRMAN LEWIS: I was thinking the same 22 these two are. 23 MR. CHESNEY: When we did the park one, 24 we did one on our own and we were unsuccessful 25 and we hired a consultant next time and got</p>	<p style="text-align: right;">Page 121</p> <p>1 CERTIFICATE OF COURT REPORTER 2 3 STATE OF FLORIDA 4 COUNTY OF HILLSBOROUGH 5 6 I, Whitley 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 25th day of June, 2025 at Hillsborough 21 County, Florida. 22 23  24 25 Whitley G. Cullipher, CSR</p>

**Westchase
Community Development District**

Financial Report

May 31, 2025

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

May 31, 2025

WESTCHASE

Community Development District

Governmental Funds**Balance Sheet**

May 31, 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	3,630,001	425,552	11,019	7,156	68,930	290,491	61,281
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	10,724	-	-	-	-	-	-
Deposits	3,191	667	3,030	20	-	8,120	853
TOTAL ASSETS	\$ 4,135,866	\$ 426,219	\$ 14,049	\$ 7,176	\$ 68,930	\$ 298,611	\$ 62,134
LIABILITIES							
Accounts Payable	\$ 57,707	\$ 473	\$ 2,015	\$ 29	\$ -	\$ 5,796	\$ 650
Accrued Expenses	64,797	-	-	-	-	-	-
Sales Tax Payable	92	11	-	11	-	53	5
Deferred Revenue	477,184	-	-	-	-	-	-
Deferred Compensation-Current	296	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	600,076	484	2,015	40	-	5,849	655
FUND BALANCES							
Nonspendable:							
Prepaid Items	10,724	-	-	-	-	-	-
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:	2,216,259	257,823	8,834	7,116	54,241	134,314	9,485
TOTAL FUND BALANCES	\$ 3,535,790	\$ 425,735	\$ 12,034	\$ 7,136	\$ 68,930	\$ 292,762	\$ 61,479
TOTAL LIABILITIES & FUND BALANCES	\$ 4,135,866	\$ 426,219	\$ 14,049	\$ 7,176	\$ 68,930	\$ 298,611	\$ 62,134

WESTCHASE

Community Development District

Governmental Funds**Balance Sheet**

May 31, 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	\$ -	\$ -	\$ -	\$ -	\$ 712,312	\$ 712,312
Lease Receivable	-	-	-	-	-	487,866
Due From Other Gov'tl Units	-	-	-	-	-	1,642
Interest/Dividend Receivables	-	-	-	-	-	2,442
Due From Other Funds	155,267	28,774	290,792	702,198	-	5,671,461
Investments:						
Money Market Account	-	-	-	-	4,959,149	4,959,149
Prepaid Items	-	-	-	-	-	10,724
Deposits	14,572	765	-	-	-	31,218
TOTAL ASSETS	\$ 169,839	\$ 29,539	\$ 290,792	\$ 702,198	\$ 5,671,461	\$ 11,876,814
LIABILITIES						
Accounts Payable	\$ 11,590	\$ 553	\$ -	\$ -	\$ -	\$ 78,813
Accrued Expenses	-	-	-	-	-	64,797
Sales Tax Payable	-	-	9	-	-	181
Deferred Revenue	-	-	-	-	-	477,184
Deferred Compensation-Current	-	-	-	-	-	296
Due To Other Funds	-	-	-	-	5,671,461	5,671,461
TOTAL LIABILITIES	11,590	553	9	-	5,671,461	6,292,732
FUND BALANCES						
Nonspendable:						
Prepaid Items	-	-	-	-	-	10,724
Deposits	14,572	765	-	-	-	31,218
Restricted for:						
Capital Projects	-	-	-	702,198	-	702,198
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:	74,064	5,537	141,948	-	-	2,909,621
TOTAL FUND BALANCES	\$ 158,249	\$ 28,986	\$ 290,783	\$ 702,198	\$ -	\$ 5,584,082
TOTAL LIABILITIES & FUND BALANCES	\$ 169,839	\$ 29,539	\$ 290,792	\$ 702,198	\$ 5,671,461	\$ 11,876,814

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	MAY-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 4,996	\$ 42,652	\$ 26,000	164.05%
Interest - Tax Collector	-	5,756	1,500	383.73%
Lease Revenue	-	-	20,899	0.00%
Special Assmnts- Tax Collector	31,995	3,356,399	3,419,223	98.16%
Special Assmnts- Discounts	834	(126,538)	(136,769)	92.52%
Other Miscellaneous Revenues	-	876	-	0.00%
Pavilion Rental	283	14,247	4,000	356.18%
TOTAL REVENUES	38,108	3,293,392	3,334,853	98.76%

EXPENDITURES
Administration

P/R-Board of Supervisors	1,800	13,600	19,000	71.58%
FICA Taxes	138	1,040	1,454	71.53%
ProfServ-Engineering	10,605	61,655	53,500	115.24%
ProfServ-Legal Services	-	51,560	105,000	49.10%
ProfServ-Mgmt Consulting	10,724	86,339	128,683	67.09%
ProfServ-Recording Secretary	1,533	11,278	11,000	102.53%
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	-	1,335	6,500	20.54%
Misc-Assessment Collection Cost	657	64,597	68,385	94.46%
Misc-Credit Card Fees	15	581	750	77.47%
Misc-Contingency	828	3,273	1,600	204.56%
Office Supplies	-	120	25	480.00%
Annual District Filing Fee	-	225	175	128.57%
Total Administration	26,300	355,591	466,888	76.16%

Flood Control/Stormwater Mgmt

Contracts-Lake and Wetland	9,833	78,667	118,000	66.67%
Contracts-Fountain	1,165	4,778	8,820	54.17%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	16,600	53,800	26,560	202.56%
R&M-Fountain	-	3,541	6,000	59.02%
Total Flood Control/Stormwater Mgmt	27,598	140,786	174,380	80.74%

WESTCHASE

Community Development District

General Fund (001)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	MAY-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	18,058	182,235	258,765	70.42%
Payroll-Benefits	22,056	76,575	130,000	58.90%
Payroll - Overtime	2,574	22,770	32,000	71.16%
Payroll - Bonus	10,000	47,000	35,883	130.98%
FICA Taxes	3,285	27,138	33,959	79.91%
ProfServ-Landscape Architect	1,070	8,670	25,000	34.68%
Contracts-Police	15,961	118,060	160,000	73.79%
Contracts-Other Services	1,630	13,040	19,560	66.67%
Contracts-Landscape	63,167	503,058	557,208	90.28%
Contracts-Mulch	-	75,000	147,592	50.82%
Contracts-Plant Replacement	855	23,355	74,515	31.34%
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	400	576	69.44%
Fuel, Gasoline and Oil	300	9,499	13,000	73.07%
Communication - Teleph - Field	638	5,394	5,000	107.88%
Utility - General	5,280	23,989	35,000	68.54%
Utility - Reclaimed Water	1,380	5,806	10,000	58.06%
Insurance - General Liability	-	5,620	6,703	83.84%
R&M-General	-	36,914	42,500	86.86%
R&M-Equipment	30	12,489	8,000	156.11%
R&M-Grounds	38,000	206,811	125,000	165.45%
R&M-Irrigation	5,295	90,409	40,500	223.23%
R&M-Sidewalks	5,096	31,045	15,616	198.80%
R&M-Signage	-	357	6,000	5.95%
R&M-Walls and Signage	-	29,384	32,500	90.41%
Holiday Decoration	-	12,251	10,000	122.51%
Misc-Hurricane Expense	-	384,410	-	0.00%
Misc-Taxes (Streetlights)	-	32,463	41,039	79.10%
Misc-Contingency	2,988	48,053	546,302	8.80%
Office Supplies	306	2,575	3,500	73.57%
Cleaning Services	550	4,400	6,600	66.67%
Op Supplies - General	-	556	5,000	11.12%
Op Supplies - Uniforms	-	881	600	146.83%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	-	1,474	6,000	24.57%
Conference and Seminars	-	-	1,000	0.00%
Total Right of Way	198,569	2,086,348	2,518,032	82.86%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	MAY-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	1,850	59,868	30,000	199.56%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	400	3,400	1,500	226.67%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	1,822	4,000	45.55%
Internet Services	642	4,956	7,391	67.05%
Park Improvements	-	42,011	129,362	32.48%
Total Common Area	<u>2,892</u>	<u>112,057</u>	<u>175,553</u>	<u>63.83%</u>
TOTAL EXPENDITURES	255,359	2,694,782	3,334,853	80.81%
Excess (deficiency) of revenues				
Over (under) expenditures	(217,251)	598,610	-	0.00%
Net change in fund balance	<u>\$ (217,251)</u>	<u>\$ 598,610</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,937,180	2,937,180	
FUND BALANCE, ENDING		<u>\$ 3,535,790</u>	<u>\$ 2,937,180</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	MAY-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 669	\$ 4,566	\$ 500	913.20%
Special Assmnts- Tax Collector	560	58,777	59,877	98.16%
Special Assmnts- Discounts	15	(2,216)	(2,395)	92.53%
Gate Bar Code/Remotes	34	268	-	0.00%
TOTAL REVENUES	1,278	61,395	57,982	105.89%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	12	1,131	1,197	94.49%
Misc-Credit Card Fees	-	9	15	60.00%
Total Administration	12	1,140	1,212	94.06%
Right of Way				
Communication - Teleph - Field	262	2,070	3,300	62.73%
Electricity - Streetlights	474	4,148	5,500	75.42%
Insurance - General Liability	-	2,276	2,714	83.86%
R&M-General	-	14,594	19,700	74.08%
R&M-Gate	156	4,924	5,794	84.98%
Reserve - Roadways	-	-	19,762	0.00%
Total Right of Way	892	28,012	56,770	49.34%
TOTAL EXPENDITURES	904	29,152	57,982	50.28%
Excess (deficiency) of revenues				
Over (under) expenditures	374	32,243	-	0.00%
Net change in fund balance	\$ 374	\$ 32,243	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		393,492	393,492	
FUND BALANCE, ENDING		\$ 425,735	\$ 393,492	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	MAY-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 6	\$ 81	\$ 150	54.00%
Special Assmnts- Tax Collector	250	26,253	26,744	98.16%
Special Assmnts- Discounts	7	(990)	(1,070)	92.52%
TOTAL REVENUES	263	25,344	25,824	98.14%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	5	505	535	94.39%
Total Administration	5	505	535	94.39%
Right of Way				
R&M-Streetlights	2,015	16,145	25,000	64.58%
Total Right of Way	2,015	16,145	25,000	64.58%
TOTAL EXPENDITURES	2,020	16,650	25,535	65.20%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,757)	8,694	289	3008.30%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	289	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	289	0.00%
Net change in fund balance	\$ (1,757)	\$ 8,694	\$ 289	3008.30%
FUND BALANCE, BEGINNING (OCT 1, 2024)		3,340	3,340	
FUND BALANCE, ENDING		\$ 12,034	\$ 3,629	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	MAY-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 24	\$ 80	30.00%
Special Assmnts- Tax Collector	151	15,871	16,168	98.16%
Special Assmnts- Discounts	4	(598)	(647)	92.43%
Gate Bar Code/Remotes	(11)	194	-	0.00%
TOTAL REVENUES	144	15,491	15,601	99.29%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	3	305	323	94.43%
Misc-Credit Card Fees	-	8	4	200.00%
Total Administration	3	313	327	95.72%
Right of Way				
Communication - Teleph - Field	165	1,320	1,980	66.67%
Insurance - General Liability	-	3,979	4,745	83.86%
R&M-General	-	-	1,500	0.00%
R&M-Gate	583	583	1,500	38.87%
R&M-Streetlights	29	250	300	83.33%
Reserve - Roadways	-	-	3,300	0.00%
Total Right of Way	777	6,132	13,325	46.02%
TOTAL EXPENDITURES	780	6,445	13,652	47.21%
Excess (deficiency) of revenues				
Over (under) expenditures	(636)	9,046	1,949	464.14%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	1,949	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	1,949	0.00%
Net change in fund balance	\$ (636)	\$ 9,046	\$ 1,949	464.14%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1,910)	(1,910)	
FUND BALANCE, ENDING		\$ 7,136	\$ 39	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	MAY-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 107	\$ 711	\$ 150	474.00%
Special Assmnts- Tax Collector	57	5,941	6,052	98.17%
Special Assmnts- Discounts	1	(224)	(242)	92.56%
TOTAL REVENUES	165	6,428	5,960	107.85%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	1	114	121	94.21%
Total Administration	1	114	121	94.21%
Right of Way				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	839	0.00%
Total Right of Way	-	-	5,839	0.00%
TOTAL EXPENDITURES	1	114	5,960	1.91%
Excess (deficiency) of revenues Over (under) expenditures	164	6,314	-	0.00%
Net change in fund balance	\$ 164	\$ 6,314	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		62,616	62,616	
FUND BALANCE, ENDING		\$ 68,930	\$ 62,616	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	MAY-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 275	\$ 2,456	\$ 700	350.86%
Special Assmnts- Tax Collector	4,120	432,226	440,316	98.16%
Special Assmnts- Discounts	107	(16,295)	(17,613)	92.52%
Gate Bar Code/Remotes	187	1,841	-	0.00%
TOTAL REVENUES	4,689	420,228	423,403	99.25%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	85	8,319	48,435	17.18%
Misc-Credit Card Fees	9	77	80	96.25%
Total Administration	94	8,396	48,515	17.31%
Right of Way				
Contracts-Security Services	43,094	171,755	240,978	71.27%
Contracts-Pest Control	20	160	240	66.67%
Communication - Teleph - Field	177	1,356	2,100	64.57%
Insurance - General Liability	-	1,581	1,885	83.87%
R&M-General	456	53,037	20,000	265.19%
R&M-Gate	-	6,952	10,000	69.52%
R&M-Streetlights	5,753	45,819	68,712	66.68%
Reserve - Roadways	-	-	62,000	0.00%
Total Right of Way	49,500	280,660	405,915	69.14%
TOTAL EXPENDITURES	49,594	289,056	454,430	63.61%
Excess (deficiency) of revenues				
Over (under) expenditures	(44,905)	131,172	(31,027)	0.00%
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	\$ (44,905)	\$ 131,172	\$ (31,027)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		161,590	161,590	
FUND BALANCE, ENDING		\$ 292,762	\$ 130,563	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	MAY-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 96	\$ 770	\$ 200	385.00%
Special Assmnts- Tax Collector	180	18,884	19,237	98.16%
Special Assmnts- Discounts	5	(712)	(769)	92.59%
Gate Bar Code/Remotes	(5)	129	-	0.00%
TOTAL REVENUES	276	19,071	18,668	102.16%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4	363	385	94.29%
Misc-Credit Card Fees	2	4	10	40.00%
Total Administration	6	367	395	92.91%
Right of Way				
Communication - Teleph - Field	131	1,075	1,500	71.67%
Insurance - General Liability	-	324	386	83.94%
R&M-General	-	4,750	1,000	475.00%
R&M-Gate	44	2,714	3,792	71.57%
R&M-Streetlights	650	4,963	7,740	64.12%
Reserve - Roadways	-	-	3,855	0.00%
Total Right of Way	825	13,826	18,273	75.66%
TOTAL EXPENDITURES	831	14,193	18,668	76.03%
Excess (deficiency) of revenues				
Over (under) expenditures	(555)	4,878	-	0.00%
Net change in fund balance	\$ (555)	\$ 4,878	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		56,601	56,601	
FUND BALANCE, ENDING		\$ 61,479	\$ 56,601	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	MAY-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 145	\$ 1,155	\$ -	0.00%
Special Assmnts- Tax Collector	1,653	173,449	176,696	98.16%
Special Assmnts- Discounts	43	(6,539)	(7,068)	92.52%
TOTAL REVENUES	1,841	168,065	169,628	99.08%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	34	3,338	3,534	94.45%
Total Administration	34	3,338	3,534	94.45%
Right of Way				
R&M-General	-	-	2,044	0.00%
R&M-Streetlights	11,590	91,640	144,348	63.49%
Reserve - Roadways	-	-	19,702	0.00%
Total Right of Way	11,590	91,640	166,094	55.17%
TOTAL EXPENDITURES	11,624	94,978	169,628	55.99%
Excess (deficiency) of revenues Over (under) expenditures	(9,783)	73,087	-	0.00%
Net change in fund balance	\$ (9,783)	\$ 73,087	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		85,162	85,162	
FUND BALANCE, ENDING		\$ 158,249	\$ 85,162	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	MAY-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 44	\$ 304	\$ 90	337.78%
Special Assmnts- Tax Collector	73	7,635	7,778	98.16%
Special Assmnts- Discounts	2	(288)	(311)	92.60%
TOTAL REVENUES	119	7,651	7,557	101.24%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	1	147	156	94.23%
Total Administration	1	147	156	94.23%
Right of Way				
R&M-Streetlights	553	4,433	4,999	88.68%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	553	4,433	7,401	59.90%
TOTAL EXPENDITURES	554	4,580	7,557	60.61%
Excess (deficiency) of revenues Over (under) expenditures	(435)	3,071	-	0.00%
Net change in fund balance	\$ (435)	\$ 3,071	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		25,915	25,915	
FUND BALANCE, ENDING		\$ 28,986	\$ 25,915	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	MAY-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 481	\$ 3,286	\$ 500	657.20%
Special Assmnts- Tax Collector	255	26,786	27,287	98.16%
Special Assmnts- Discounts	7	(1,010)	(1,091)	92.58%
Gate Bar Code/Remotes	36	268	-	0.00%
TOTAL REVENUES	779	29,330	26,696	109.87%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	5	516	546	94.51%
Misc-Credit Card Fees	-	10	10	100.00%
Total Administration	5	526	556	94.60%
Right of Way				
Insurance - General Liability	-	626	747	83.80%
R&M-General	-	5,095	4,543	112.15%
R&M-Drainage	-	-	2,625	0.00%
R&M-Gate	-	13,951	5,000	279.02%
Internet Services	127	1,001	1,800	55.61%
Reserve - Roadways	-	-	11,425	0.00%
Total Right of Way	127	20,673	26,140	79.09%
TOTAL EXPENDITURES	132	21,199	26,696	79.41%
Excess (deficiency) of revenues Over (under) expenditures	647	8,131	-	0.00%
Net change in fund balance	\$ 647	\$ 8,131	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		282,652	282,652	
FUND BALANCE, ENDING		\$ 290,783	\$ 282,652	

**Westchase
Community Development District**

Supporting Schedules

May 31, 2025

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	1,142.16	510	308
11/22/24	104,333	4,436	2,129	110,898	90,295	1,581.24	706	427
12/03/24	506,565	21,538	10,338	538,440	438,409	7,677.37	3,429	2,073
12/06/24	1,307,287	55,581	26,679	1,389,547	1,131,399	19,812.91	8,849	5,350
12/17/24	438,031	18,549	8,939	465,520	379,036	6,637.63	2,965	1,792
01/07/25	1,083,623	45,915	22,115	1,151,653	937,700	16,420.89	7,334	4,434
02/07/25	176,237	4,577	3,597	184,411	150,151	2,629.43	1,174	710
03/10/25	54,660	604	1,116	56,380	45,905	803.89	359	217
04/07/25	64,107	38	1,308	65,454	53,294	933.27	417	252
05/07/25	39,512	(1,025)	806	39,294	31,994	560.28	250	151
TOTAL	\$ 3,887,473	\$ 155,410	\$ 79,336	\$ 4,122,219	\$ 3,356,399	\$ 58,777	\$ 26,253	\$ 15,871
% COLLECTED					98%	98%	98%	98%
TOTAL O/S					77,159	62,824	1,100	491

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
05/07/25	57	4,120	180	1,653	73	255
TOTAL	\$ 5,941	\$ 432,226	\$ 18,884	\$ 173,449	\$ 7,635	\$ 26,786
% COLLECTED	98%	98%	98%	98%	98%	98%
TOTAL O/S	111	8,090	353	3,247	143	501

WESTCHASE
Community Development District

Annual Operating Budget

FY 2026

Preliminary Budget

Prepared by:



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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	March-	PROJECTED	BUDGET
		2/28/25	9/30/2025	FY 2025	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	3,473,006
Special Assmnts- Delinquents	-	-	-	-	-
Special Assmnts- Discounts	(136,769)	(127,341)	(9,428)	(136,769)	(138,920)
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	3,388,285

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
Flood Control/Stormwater					
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
Total Flood Control/Stormwater	174,380	93,355	109,822	203,177	149,820
Right of Way					
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	250,000
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	2,633,424
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	3,388,285
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	847,071 ⁽¹⁾
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	502,031
Subtotal	<u>1,409,102</u>

Total Allocation of Available Funds	<u>1,412,296</u>
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Total Unassigned (undesignated) Cash	<u>\$ (1,412,296)</u>
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(1) Represents approximately 3 months of budgeted expenditures.

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	60,182
Special Assmnts- Discounts	(2,052)	(2,245)	2,395	-	-	-	(2,407)
Gate Bar Code/Remotes	162	-	-	-	-	-	-
TOTAL REVENUES	63,609	54,392	62,772	-	59,877	59,877	58,275
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	653	1,123	1,198	-	1,198	1,198	1,204
Misc-Credit Card Fees	6	15	15	-	-	-	15
Total Administrative	659	1,138	1,213	-	1,198	1,198	1,219
<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	-	-	-	3,000
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	-	-	-	57,056
TOTAL EXPENDITURES	57,756	54,392	57,983	-	1,198	1,198	58,275
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	<u>667</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating	9,628 ⁽¹⁾
Reserves - Roadways Prior Years	141,077
Reserves - Roadways FY 2024	19,762
Reserves - Roadways FY 2025	<u>19,762</u>
Subtotal	<u>180,601</u>

Total Allocation of Available Funds	190,896
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Total Unassigned (undesignated) Cash	<u>\$ 280,633</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

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	28,339
Special Assmnts- Discounts	(660)	(722)	(1,070)	-	-	-	(1,134)
TOTAL REVENUES	17,815	17,485	25,824	-	26,744	26,744	27,356
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	210	361	535	-	535	535	567
Total Administrative	210	361	535	-	535	535	567
<i>Right of Way</i>							
R&M-Streetlights	23,554	17,124	25,000	-	-	-	26,500
Total Right of Way	23,554	17,124	25,000	-	-	-	26,500
TOTAL EXPENDITURES	23,764	17,485	25,535	-	535	535	27,067
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>
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Total Unassigned (undesignated) Cash	<u><u>\$ 26,498</u></u>
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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	<u>20</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	- (1)
Reserves - Roadways Prior Years	1,934
Reserves - Roadways FY 2024	-
Reserves - Roadways FY 2025	3,300
Subtotal	<u>5,234</u>

Total Allocation of Available Funds	<u>5,254</u>
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Total Unassigned (undesignated) Cash	<u>\$ 9,547</u>
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Notes

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

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

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

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>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

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

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

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

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 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							
Administrative							
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
Right of Way							
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
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Total Unassigned (undesignated) Cash	\$ 34,307
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 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
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Total Unassigned (undesignated) Cash	<u>\$ 67,082</u>
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Notes

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

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 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⁾
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Reserves - Roadways Prior Years	18,993
Reserves - Roadways FY 2024	2,402
Reserves - Roadways FY 2025	2,402
Subtotal	<u>23,797</u>

Total Allocation of Available Funds	25,851
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Total Unassigned (undesignated) Cash	<u>\$ 10,021</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

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

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>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

Westchase

Community Development District

Debt Service Budgets

FY 2026

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

ACCOUNT DESCRIPTION	ANNUAL BUDGET FY 2026
REVENUES	
Special Assmnts- Tax Collector	\$ 924,204
Special Assmnts- Discounts	(36,968)
TOTAL REVENUES	887,236
EXPENDITURES	
<i>Administrative</i>	
Misc-Assessmnt Collection Cost	18,484
Total Administrative	\$ 18,484
<i>Debt Service</i>	
Principal Debt Retirement	195,858
Interest Expense	672,893
Total Debt Service	\$ 868,752
TOTAL EXPENDITURES	\$ 887,236
Excess (deficiency) of revenues	
Over (under) expenditures	\$ 0

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			Debt Service	Total Assessments per Unit			
		FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	Fund	FY 2026	FY 2025	Dollar Change	Percent Change
Wycliffe	30	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Bennington	108	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Woodbay	163	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Berkley Square	122	\$420.15	\$416.52	0.87%	\$0.00	\$0.00	n/a	\$123.35	\$543.50	\$416.52	\$126.98	30.49%
Glenfield	101	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Keswick Forest	64	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Shopping Center	9.9	\$22,095.75	\$21,324.23	3.62%	\$0.00	\$0.00	n/a	\$6,486.97	\$28,582.72	\$21,324.23	\$7,258.49	34.04%
Shopping Center	7.24	\$22,095.75	\$21,324.23	3.62%	\$0.00	\$0.00	n/a	\$6,486.97	\$28,582.72	\$21,324.23	\$7,258.49	34.04%
Glenclyff	48	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Harbor Links	109	\$588.04	\$583.47	0.78%	\$349.89	\$348.12	0.51%	\$172.64	\$1,110.58	\$931.59	\$178.99	19.21%
Harbor Links Estates	63	\$588.04	\$583.47	0.78%	\$349.89	\$348.12	0.51%	\$172.64	\$1,110.58	\$931.59	\$178.99	19.21%
The Enclave	108	\$588.04	\$583.47	0.78%	\$262.40	\$247.63	5.97%	\$172.64	\$1,023.08	\$831.10	\$191.98	23.10%
Saville Rowe	36	\$588.04	\$583.47	0.78%	\$302.98	\$449.10	-32.54%	\$172.64	\$1,063.67	\$1,032.57	\$31.10	3.01%
Ayshire	49	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Cheshire	81	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Derbyshire	105	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Epic Properties	400	\$420.15	\$416.52	0.87%	\$0.00	\$0.00	n/a	\$123.35	\$543.50	\$416.52	\$126.98	30.49%
Radcliffe	154	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
7/11	1.17	\$22,095.75	\$21,324.23	3.62%	\$1,420.66	\$1,420.66	0.00%	\$6,486.97	\$30,003.37	\$22,744.89	\$7,258.49	31.91%
Primrose	1.27	\$22,095.75	\$21,324.23	3.62%	\$1,420.66	\$1,420.66	0.00%	\$6,486.97	\$30,003.37	\$22,744.89	\$7,258.49	31.91%
Professional Center	1.82	\$22,095.75	\$21,324.23	3.62%	\$1,420.66	\$1,420.66	0.00%	\$6,486.97	\$30,003.37	\$22,744.89	\$7,258.49	31.91%
Professional Center	5.54	\$22,095.75	\$21,324.23	3.62%	\$0.00	\$0.00	n/a	\$6,486.97	\$28,582.72	\$21,324.23	\$7,258.49	34.04%
Remax Real Estate	0.53	\$22,095.75	\$21,324.23	3.62%	\$0.00	\$0.00	n/a	\$6,486.97	\$28,582.72	\$21,324.23	\$7,258.49	34.04%
Golf Course	58	\$95.36	\$94.11	1.32%	\$0.00	\$0.00	n/a	\$27.99	\$123.35	\$94.11	\$29.24	31.07%
Greensprings	60	\$588.04	\$583.47	0.78%	\$859.53	\$863.36	-0.44%	\$172.64	\$1,620.21	\$1,446.83	\$173.38	11.98%
Greencrest	54	\$588.04	\$583.47	0.78%	\$859.53	\$863.36	-0.44%	\$172.64	\$1,620.21	\$1,446.83	\$173.38	11.98%
Greenhedges	53	\$588.04	\$583.47	0.78%	\$859.53	\$863.36	-0.44%	\$172.64	\$1,620.21	\$1,446.83	\$173.38	11.98%
Greenmont	41	\$588.04	\$583.47	0.78%	\$859.53	\$863.36	-0.44%	\$172.64	\$1,620.21	\$1,446.83	\$173.38	11.98%
Greendale	59	\$588.04	\$583.47	0.78%	\$859.53	\$863.36	-0.44%	\$172.64	\$1,620.21	\$1,446.83	\$173.38	11.98%
Greenpoint	153	\$588.04	\$583.47	0.78%	\$859.53	\$863.36	-0.44%	\$172.64	\$1,620.21	\$1,446.83	\$173.38	11.98%
Village Green	10	\$588.04	\$583.47	0.78%	\$859.53	\$863.36	-0.44%	\$172.64	\$1,620.21	\$1,446.83	\$173.38	11.98%
Village Green	67	\$588.04	\$583.47	0.78%	\$859.53	\$863.36	-0.44%	\$172.64	\$1,620.21	\$1,446.83	\$173.38	11.98%
Village Green	13	\$588.04	\$583.47	0.78%	\$859.53	\$863.36	-0.44%	\$172.64	\$1,620.21	\$1,446.83	\$173.38	11.98%
Westpark Village	77	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
Westpark Village	10	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
Westpark Village	38	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
Westpark Village	37	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
Westpark Village	22	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
Westpark Village	22	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
Westpark Village	24	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%

Comparison of Assessment Rates

Fiscal Year 2026 vs. Fiscal Year 2025

Name	Units	General Fund			Special Funds			Debt Service	Total Assessments per Unit			
		FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	Fund	FY 2026	FY 2025	Dollar Change	Percent Change
Westpark Village	40	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
Westpark Village	6	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
Westpark Village	50	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
Westpark Village	22	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
Westpark Village	30	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
Westpark Village	17	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
David Weekly Homes	36	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
Westpark Village	38	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
Castleford	69	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Stamford	61	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Baybridge	102	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Wakesbridge	86	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Abbotsford	40	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Chelmsford	100	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Brentford	85	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Kingsford	132	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Stockbridge	68	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Sturbridge	47	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Stonebridge	66	\$588.04	\$583.47	0.78%	\$291.47	\$291.47	0.00%	\$172.64	\$1,052.15	\$874.94	\$177.21	20.25%
Woodbridge	40	\$588.04	\$583.47	0.78%	\$0.00	\$0.00	n/a	\$172.64	\$760.68	\$583.47	\$177.21	30.37%
Vineyards	120	\$588.04	\$583.47	0.78%	\$220.77	\$227.39	-2.91%	\$172.64	\$981.45	\$810.86	\$170.59	21.04%
Cavendish	90	\$588.04	\$583.47	0.78%	\$316.09	\$316.09	0.00%	\$172.64	\$1,076.78	\$899.56	\$177.21	19.70%
Gables Residential III	615	\$420.15	\$416.52	0.87%	\$0.00	\$0.00	n/a	\$123.35	\$543.50	\$416.52	\$126.98	30.49%
Arlington Park Condos	76	\$420.15	\$416.52	0.87%	\$0.00	\$0.00	n/a	\$123.35	\$543.50	\$416.52	\$126.98	30.49%
Gables Commercial	0.94	\$22,095.75	\$21,324.23	3.62%	\$0.00	\$0.00	n/a	\$6,486.97	\$28,582.72	\$21,324.23	\$7,258.49	34.04%
Westchase Early Learning Center	1.73	\$22,095.75	\$21,324.23	3.62%	\$0.00	\$0.00	n/a	\$6,486.97	\$28,582.72	\$21,324.23	\$7,258.49	34.04%
CVS	1.42	\$22,095.75	\$21,324.23	3.62%	\$0.00	\$0.00	n/a	\$6,486.97	\$28,582.72	\$21,324.23	\$7,258.49	34.04%
Applebees	1.04	\$22,095.75	\$21,324.23	3.62%	\$0.00	\$0.00	n/a	\$6,486.97	\$28,582.72	\$21,324.23	\$7,258.49	34.04%
Burger King	1.69	\$22,095.75	\$21,324.23	3.62%	\$0.00	\$0.00	n/a	\$6,486.97	\$28,582.72	\$21,324.23	\$7,258.49	34.04%
Office	2	\$22,095.75	\$21,324.23	3.62%	\$0.00	\$0.00	n/a	\$6,486.97	\$28,582.72	\$21,324.23	\$7,258.49	34.04%
Residential	51	\$588.04	\$583.47	0.78%	\$152.50	\$152.50	0.00%	\$172.64	\$913.19	\$735.97	\$177.21	24.08%
Ave @ Westchase	1.74	\$22,095.75	\$21,324.23	3.62%	\$0.00	\$0.00	n/a	\$6,486.97	\$28,582.72	\$21,324.23	\$7,258.49	34.04%
Ave @ Westchase	0.57	\$22,095.75	\$21,324.23	3.62%	\$0.00	\$0.00	n/a	\$6,486.97	\$28,582.72	\$21,324.23	\$7,258.49	34.04%
Ave @ Westchase	3.24	\$22,095.75	\$21,324.23	3.62%	\$0.00	\$0.00	n/a	\$6,486.97	\$28,582.72	\$21,324.23	\$7,258.49	34.04%
Morton Plant Mease	2.74	\$22,095.75	\$21,324.23	3.62%	\$0.00	\$0.00	n/a	\$6,486.97	\$28,582.72	\$21,324.23	\$7,258.49	34.04%