

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, September 9, 2025 – 4:00 p.m.

www.westchasecdd.us

1. **Roll Call**
2. **Consent Agenda**
 - A. Approval of the August 5, 2025 Meeting Minutes with Any Corrections Submitted (under separate cover)
 - B. Acceptance of Financial Statements [Page 2]
3. **Field Manager's Report**
 - A. Securitas Representative
 - B. Discussion of Employee Compensation/Bonuses/Cashout
4. **Audience Comments**
5. **Engineer's Report**
 - A. Discussion of Trail Concept
 - B. Discussion of Pond 125
6. **Attorney's Report**
7. **Manager's Report**
 - A. Consideration of Resolution 2025-10 - Registered Agent [Page 22]
8. **Supervisors' Requests**
9. **Adjournment**

*The next workshop meeting is scheduled for September 16, 2025 and the next regular meeting is scheduled for October 7, 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

**Westchase
Community Development District**

Financial Report

July 31, 2025

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

July 31, 2025

WESTCHASE

Community Development District

Governmental Funds**Balance Sheet**

July 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	3,084,113	422,305	7,495	7,055	69,244	164,578	59,192
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	4,898	-	-	-	-	-	-
Deposits	3,191	667	3,030	20	-	8,120	853
TOTAL ASSETS	\$ 3,584,152	\$ 422,972	\$ 10,525	\$ 7,075	\$ 69,244	\$ 172,698	\$ 60,045
LIABILITIES							
Accounts Payable	\$ 33,388	\$ 418	\$ -	\$ -	\$ -	\$ 95,114	\$ -
Accrued Expenses	4,496	483	2,017	31	-	5,789	637
Sales Tax Payable	149	10	-	-	-	14	-
Deferred Revenue	477,184	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	515,217	911	2,017	31	-	100,917	637
FUND BALANCES							
Nonspendable:							
Prepaid Items	4,898	-	-	-	-	-	-
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	63,661	47,976
Unassigned:	1,755,230	254,149	5,308	7,024	54,555	-	7,414
TOTAL FUND BALANCES	\$ 3,068,935	\$ 422,061	\$ 8,508	\$ 7,044	\$ 69,244	\$ 71,781	\$ 59,408
TOTAL LIABILITIES & FUND BALANCES	\$ 3,584,152	\$ 422,972	\$ 10,525	\$ 7,075	\$ 69,244	\$ 172,698	\$ 60,045

WESTCHASE

Community Development District

Governmental Funds**Balance Sheet**

July 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	\$ -	\$ -	\$ -	\$ -	\$ 699,584	\$ 699,584
Lease Receivable	-	-	-	-	-	487,866
Due From Other Gov'tl Units	-	-	-	-	-	1,642
Interest/Dividend Receivables	-	-	-	-	-	2,442
Due From Other Funds	135,514	27,895	292,060	702,198	-	4,971,649
Investments:						
Money Market Account	-	-	-	-	4,272,065	4,272,065
Prepaid Items	-	-	-	-	-	4,898
Deposits	14,572	765	-	-	-	31,218
TOTAL ASSETS	\$ 150,086	\$ 28,660	\$ 292,060	\$ 702,198	\$ 4,971,649	\$ 10,471,364
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,920
Accrued Expenses	11,715	554	-	-	-	25,722
Sales Tax Payable	-	-	4	-	-	177
Deferred Revenue	-	-	-	-	-	477,184
Due To Other Funds	-	-	-	-	4,971,649	4,971,649
TOTAL LIABILITIES	11,715	554	4	-	4,971,649	5,603,652
FUND BALANCES						
Nonspendable:						
Prepaid Items	-	-	-	-	-	4,898
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	-	-	1,020,648
Unassigned:	54,186	4,657	143,221	-	-	2,285,744
TOTAL FUND BALANCES	\$ 138,371	\$ 28,106	\$ 292,056	\$ 702,198	\$ -	\$ 4,867,712
TOTAL LIABILITIES & FUND BALANCES	\$ 150,086	\$ 28,660	\$ 292,060	\$ 702,198	\$ 4,971,649	\$ 10,471,364

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	JUL-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 4,622	\$ 52,116	\$ 26,000	200.45%
Interest - Tax Collector	678	6,434	1,500	428.93%
Lease Revenue	-	-	20,899	0.00%
Special Assmnts- Tax Collector	-	3,419,223	3,419,223	100.00%
Special Assmnts- Discounts	-	(124,652)	(136,769)	91.14%
Other Miscellaneous Revenues	-	2,775	-	0.00%
Pavilion Rental	1,751	16,460	4,000	411.50%
Insurance Reimbursements	-	611	-	0.00%
TOTAL REVENUES	7,051	3,372,967	3,334,853	101.14%
EXPENDITURES				
Administration				
P/R-Board of Supervisors	1,000	15,400	19,000	81.05%
FICA Taxes	77	1,178	1,454	81.02%
ProfServ-Engineering	18,640	96,275	53,500	179.95%
ProfServ-Legal Services	-	74,456	105,000	70.91%
ProfServ-Mgmt Consulting	10,724	107,786	128,683	83.76%
ProfServ-Recording Secretary	1,583	14,313	11,000	130.12%
Auditing Services	-	7,800	7,800	100.00%
Postage and Freight	-	144	600	24.00%
Insurance - General Liability	-	52,082	62,116	83.85%
Printing and Binding	-	-	300	0.00%
Legal Advertising	1,214	2,549	6,500	39.22%
Misc-Assessment Collection Cost	(2)	65,890	68,385	96.35%
Misc-Credit Card Fees	75	675	750	90.00%
Misc-Contingency	3,225	6,562	1,600	410.13%
Office Supplies	-	120	25	480.00%
Annual District Filing Fee	-	225	175	128.57%
Total Administration	36,536	445,455	466,888	95.41%
Flood Control/Stormwater Mgmt				
Contracts-Lake and Wetland	9,833	98,333	118,000	83.33%
Contracts-Fountain	450	5,678	8,820	64.38%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	-	53,800	26,560	202.56%
R&M-Fountain	178	3,719	6,000	61.98%
Total Flood Control/Stormwater Mgmt	10,461	161,530	174,380	92.63%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	JUL-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	27,298	227,731	258,765	88.01%
Payroll-Benefits	7,452	90,712	130,000	69.78%
Payroll - Overtime	3,945	29,296	32,000	91.55%
Payroll - Bonus	-	47,000	35,883	130.98%
FICA Taxes	3,845	33,535	33,959	98.75%
ProfServ-Landscape Architect	-	9,993	25,000	39.97%
Contracts-Police	19,020	151,548	160,000	94.72%
Contracts-Other Services	1,630	16,300	19,560	83.33%
Contracts-Landscape	63,167	629,392	557,208	112.95%
Contracts-Mulch	-	75,000	147,592	50.82%
Contracts-Plant Replacement	-	32,706	74,515	43.89%
Contracts-Road Cleaning	-	4,946	9,843	50.25%
Contracts-Trees & Trimming	39,710	78,710	72,000	109.32%
Contracts-Security Alarms	-	481	671	71.68%
Contracts-Pest Control	65	650	576	112.85%
Fuel, Gasoline and Oil	581	12,490	13,000	96.08%
Communication - Teleph - Field	403	6,147	5,000	122.94%
Utility - General	4,865	32,218	35,000	92.05%
Utility - Reclaimed Water	1,638	8,757	10,000	87.57%
Insurance - General Liability	-	5,620	6,703	83.84%
R&M-General	-	40,517	42,500	95.33%
R&M-Equipment	-	14,770	8,000	184.63%
R&M-Grounds	10,375	256,345	125,000	205.08%
R&M-Irrigation	4,029	130,532	40,500	322.30%
R&M-Sidewalks	5,901	40,514	15,616	259.44%
R&M-Signage	-	357	6,000	5.95%
R&M-Walls and Signage	-	30,089	32,500	92.58%
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	10,374	58,427	546,302	10.70%
Office Supplies	-	2,687	3,500	76.77%
Cleaning Services	550	5,500	6,600	83.33%
Op Supplies - General	-	632	5,000	12.64%
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%
Capital Outlay	-	5,850	-	0.00%
Total Right of Way	204,848	2,510,931	2,518,032	99.72%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	JUL-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	1,345	65,028	30,000	216.76%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	7,497	1,500	499.80%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	1,822	4,000	45.55%
Internet Services	812	6,938	7,391	93.87%
Park Improvements	-	42,011	129,362	32.48%
Total Common Area	<u>2,157</u>	<u>123,296</u>	<u>175,553</u>	<u>70.23%</u>
TOTAL EXPENDITURES	254,002	3,241,212	3,334,853	97.19%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>(246,951)</u>	<u>131,755</u>	<u>-</u>	<u>0.00%</u>
Net change in fund balance	<u>\$ (246,951)</u>	<u>\$ 131,755</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,937,180	2,937,180	
FUND BALANCE, ENDING		<u>\$ 3,068,935</u>	<u>\$ 2,937,180</u>	

WESTCHASE

Community Development District

General Fund - Harbor Links (002)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	JUL-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 619	\$ 5,833	\$ 500	1166.60%
Special Assmnts- Tax Collector	-	59,877	59,877	100.00%
Special Assmnts- Discounts	-	(2,183)	(2,395)	91.15%
Gate Bar Code/Remotes	115	508	-	0.00%
TOTAL REVENUES	734	64,035	57,982	110.44%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	1,154	1,197	96.41%
Misc-Credit Card Fees	5	20	15	133.33%
Total Administration	5	1,174	1,212	96.86%
Right of Way				
Communication - Teleph - Field	262	2,500	3,300	75.76%
Electricity - Streetlights	483	5,114	5,500	92.98%
Insurance - General Liability	-	2,276	2,714	83.86%
R&M-General	-	15,282	19,700	77.57%
R&M-Gate	2,752	9,120	5,794	157.40%
Reserve - Roadways	-	-	19,762	0.00%
Total Right of Way	3,497	34,292	56,770	60.41%
TOTAL EXPENDITURES	3,502	35,466	57,982	61.17%
Excess (deficiency) of revenues				
Over (under) expenditures	(2,768)	28,569	-	0.00%
Net change in fund balance	\$ (2,768)	\$ 28,569	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		393,492	393,492	
FUND BALANCE, ENDING		\$ 422,061	\$ 393,492	

WESTCHASE

Community Development District

General Fund - The Enclave (003)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	JUL-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 5	\$ 93	\$ 150	62.00%
Special Assmnts- Tax Collector	-	26,744	26,744	100.00%
Special Assmnts- Discounts	-	(975)	(1,070)	91.12%
TOTAL REVENUES	5	25,862	25,824	100.15%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	515	535	96.26%
Total Administration	-	515	535	96.26%
<u>Right of Way</u>				
R&M-Streetlights	2,017	20,179	25,000	80.72%
Total Right of Way	2,017	20,179	25,000	80.72%
TOTAL EXPENDITURES	2,017	20,694	25,535	81.04%
Excess (deficiency) of revenues				
Over (under) expenditures	(2,012)	5,168	289	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	289	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	289	0.00%
Net change in fund balance	\$ (2,012)	\$ 5,168	\$ 289	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		3,340	3,340	
FUND BALANCE, ENDING		\$ 8,508	\$ 3,629	

WESTCHASE

Community Development District

General Fund - Saville Row (004)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	JUL-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24	\$ 80	30.00%
Special Assmnts- Tax Collector	-	16,168	16,168	100.00%
Special Assmnts- Discounts	-	(589)	(647)	91.04%
Gate Bar Code/Remotes	-	194	-	0.00%
TOTAL REVENUES	-	15,797	15,601	101.26%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	312	323	96.59%
Misc-Credit Card Fees	-	8	4	200.00%
Total Administration	-	320	327	97.86%
<u>Right of Way</u>				
Communication - Teleph - Field	165	1,650	1,980	83.33%
Insurance - General Liability	-	3,979	4,745	83.86%
R&M-General	-	-	1,500	0.00%
R&M-Gate	-	583	1,500	38.87%
R&M-Streetlights	31	311	300	103.67%
Reserve - Roadways	-	-	3,300	0.00%
Total Right of Way	196	6,523	13,325	48.95%
TOTAL EXPENDITURES	196	6,843	13,652	50.12%
Excess (deficiency) of revenues				
Over (under) expenditures	(196)	8,954	1,949	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	1,949	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	1,949	0.00%
Net change in fund balance	\$ (196)	\$ 8,954	\$ 1,949	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1,910)	(1,910)	
FUND BALANCE, ENDING		\$ 7,044	\$ 39	

WESTCHASE

Community Development District

General Fund - Commercial Road (005)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	JUL-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 99	\$ 914	\$ 150	609.33%
Special Assmnts- Tax Collector	-	6,052	6,052	100.00%
Special Assmnts- Discounts	-	(221)	(242)	91.32%
TOTAL REVENUES	99	6,745	5,960	113.17%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	117	121	96.69%
Total Administration	-	117	121	96.69%
<u>Right of Way</u>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	839	0.00%
Total Right of Way	-	-	5,839	0.00%
TOTAL EXPENDITURES	-	117	5,960	1.96%
Excess (deficiency) of revenues Over (under) expenditures	99	6,628	-	0.00%
Net change in fund balance	\$ 99	\$ 6,628	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		62,616	62,616	
FUND BALANCE, ENDING		\$ 69,244	\$ 62,616	

WESTCHASE

Community Development District

General Fund - The Greens (102)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	JUL-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 254	\$ 2,975	\$ 700	425.00%
Special Assmnts- Tax Collector	-	440,316	440,316	100.00%
Special Assmnts- Discounts	-	(16,052)	(17,613)	91.14%
Gate Bar Code/Remotes	166	2,419	-	0.00%
TOTAL REVENUES	420	429,658	423,403	101.48%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	2	8,487	48,435	17.52%
Misc-Credit Card Fees	5	96	80	120.00%
Total Administration	7	8,583	48,515	17.69%
Right of Way				
Contracts-Security Services	22,062	214,848	240,978	89.16%
Contracts-Pest Control	20	200	240	83.33%
Communication - Teleph - Field	177	1,710	2,100	81.43%
Insurance - General Liability	-	1,581	1,885	83.87%
R&M-General	173,087	227,756	20,000	1138.78%
R&M-Gate	-	7,392	10,000	73.92%
R&M-Streetlights	5,789	57,397	68,712	83.53%
Reserve - Roadways	-	-	62,000	0.00%
Total Right of Way	201,135	510,884	405,915	125.86%
TOTAL EXPENDITURES	201,142	519,467	454,430	114.31%
Excess (deficiency) of revenues				
Over (under) expenditures	(200,722)	(89,809)	(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	\$ (200,722)	\$ (89,809)	\$ (31,027)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		161,590	161,590	
FUND BALANCE, ENDING		\$ 71,781	\$ 130,563	

WESTCHASE

Community Development District

General Fund - Stonebridge (103)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	JUL-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 89	\$ 951	\$ 200	475.50%
Special Assmnts- Tax Collector	-	19,237	19,237	100.00%
Special Assmnts- Discounts	-	(701)	(769)	91.16%
Gate Bar Code/Remotes	-	171	-	0.00%
TOTAL REVENUES	89	19,658	18,668	105.30%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	371	385	96.36%
Misc-Credit Card Fees	-	4	10	40.00%
Total Administration	-	375	395	94.94%
<u>Right of Way</u>				
Communication - Teleph - Field	131	1,337	1,500	89.13%
Insurance - General Liability	-	324	386	83.94%
R&M-General	-	4,750	1,000	475.00%
R&M-Gate	-	3,829	3,792	100.98%
R&M-Streetlights	637	6,236	7,740	80.57%
Reserve - Roadways	-	-	3,855	0.00%
Total Right of Way	768	16,476	18,273	90.17%
TOTAL EXPENDITURES	768	16,851	18,668	90.27%
Excess (deficiency) of revenues				
Over (under) expenditures	(679)	2,807	-	0.00%
Net change in fund balance	\$ (679)	\$ 2,807	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		56,601	56,601	
FUND BALANCE, ENDING		\$ 59,408	\$ 56,601	

WESTCHASE

Community Development District

General Fund -West Park Village (323,4,5A,6) (104)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	JUL-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 134	\$ 1,430	\$ -	0.00%
Special Assmnts- Tax Collector	-	176,696	176,696	100.00%
Special Assmnts- Discounts	-	(6,442)	(7,068)	91.14%
TOTAL REVENUES	134	171,684	169,628	101.21%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	3,405	3,534	96.35%
Total Administration	-	3,405	3,534	96.35%
<u>Right of Way</u>				
R&M-General	-	-	2,044	0.00%
R&M-Streetlights	11,715	115,070	144,348	79.72%
Reserve - Roadways	-	-	19,702	0.00%
Total Right of Way	11,715	115,070	166,094	69.28%
TOTAL EXPENDITURES	11,715	118,475	169,628	69.84%
Excess (deficiency) of revenues Over (under) expenditures	(11,581)	53,209	-	0.00%
Net change in fund balance	<u>\$ (11,581)</u>	<u>\$ 53,209</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		85,162	85,162	
FUND BALANCE, ENDING		<u>\$ 138,371</u>	<u>\$ 85,162</u>	

WESTCHASE

Community Development District

General Fund - West Park Village (324-C5) (105)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	JUL-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 41	\$ 387	\$ 90	430.00%
Special Assmnts- Tax Collector	-	7,778	7,778	100.00%
Special Assmnts- Discounts	-	(284)	(311)	91.32%
TOTAL REVENUES	41	7,881	7,557	104.29%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	150	156	96.15%
Total Administration	-	150	156	96.15%
<u>Right of Way</u>				
R&M-Streetlights	554	5,540	4,999	110.82%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	554	5,540	7,401	74.85%
TOTAL EXPENDITURES	554	5,690	7,557	75.29%
Excess (deficiency) of revenues Over (under) expenditures	(513)	2,191	-	0.00%
Net change in fund balance	\$ (513)	\$ 2,191	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		25,915	25,915	
FUND BALANCE, ENDING		\$ 28,106	\$ 25,915	

WESTCHASE

Community Development District

General Fund - Vineyards (106)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	JUL-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 445	\$ 4,196	\$ 500	839.20%
Special Assmnts- Tax Collector	-	27,287	27,287	100.00%
Special Assmnts- Discounts	-	(995)	(1,091)	91.20%
Gate Bar Code/Remotes	41	309	-	0.00%
TOTAL REVENUES	486	30,797	26,696	115.36%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	526	546	96.34%
Misc-Credit Card Fees	2	11	10	110.00%
Total Administration	2	537	556	96.58%
<u>Right of Way</u>				
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	-	14,007	5,000	280.14%
Internet Services	127	1,128	1,800	62.67%
Reserve - Roadways	-	-	11,425	0.00%
Total Right of Way	127	20,856	26,140	79.79%
TOTAL EXPENDITURES	129	21,393	26,696	80.14%
Excess (deficiency) of revenues				
Over (under) expenditures	357	9,404	-	0.00%
Net change in fund balance	\$ 357	\$ 9,404	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		282,652	282,652	
FUND BALANCE, ENDING		\$ 292,056	\$ 282,652	

**Westchase
Community Development District**

Supporting Schedules

July 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	510	308
11/22/24	104,333	4,436	2,129	110,898	90,295	1,581	706	427
12/03/24	506,565	21,538	10,338	538,440	438,409	7,677	3,429	2,073
12/06/24	1,307,287	55,581	26,679	1,389,547	1,131,399	19,813	8,849	5,350
12/17/24	438,031	18,549	8,939	465,520	379,036	6,638	2,965	1,792
01/07/25	1,083,623	45,915	22,115	1,151,653	937,700	16,421	7,334	4,434
02/07/25	176,237	4,577	3,597	184,411	150,151	2,629	1,174	710
03/10/25	54,660	604	1,116	56,380	45,905	804	359	217
04/07/25	64,107	38	1,308	65,454	53,294	933	417	252
05/07/25	39,512	(1,025)	806	39,294	31,994	560	250	151
06/09/25	21,051	(626)	430	20,855	16,981	297	133	80
06/18/25 *	56,834	(1,691)	1,160	56,303	45,843	803	359	217
TOTAL	\$ 3,965,359	\$ 153,093	\$ 80,926	\$ 4,199,378	\$ 3,419,223	\$ 59,877	\$ 26,744	\$ 16,168
% COLLECTED					100%	100%	100%	100%
TOTAL O/S					-	-	-	-

*Tax Certificate Sale

WESTCHASE
Community Development District

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
06/09/25	30	2,187	96	878	39	136
06/18/25 *	81	5,904	258	2,369	104	366
TOTAL	\$ 6,052	\$ 440,316	\$ 19,237	\$ 176,696	\$ 7,778	\$ 27,287
% COLLECTED	100%	100%	100%	100%	100%	100%
TOTAL O/S	-	-	-	-	-	-

*Tax Certificate Sale

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE.

WHEREAS, the Westchase Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), Florida Statutes; and

WHEREAS, the District wishes to change its designated registered agent.

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

Section 1. Erin McCormick, Esq. of Erin McCormick Law, P.A. is hereby designated as Registered Agent for the Westchase Community Development District.

Section 2. The District's Registered Office shall be located at 3314 Henderson Boulevard, Suite 100 D, Tampa, Florida 33609.

Section 3. In accordance with Section 189.014(1), Florida Statutes, the District’s Secretary is hereby directed to file copies of this resolution with Hillsborough County and the Florida Department of Economic Opportunity.

Section 4. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF SEPTEMBER, 2025.

ATTEST:

**WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman/Vice Chairman