

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

Heather Dilley, District Manager
Erin McCormick, Esq, District Counsel
Sherida Cook, Office Manager
Robert Dvorak, District Engineer
David Sylvanowicz, Field Manager

Regular Meeting Agenda

Tuesday, May 5, 2026 – 4:00 p.m.

Meeting Location: Maureen B. Gauzza Regional Library,
11211 Countryway Boulevard, Tampa, Florida

www.westchasecdd.us

1. Call to Order	
2. Audience Comments on Agenda Items – Three (3) Minute Time Limit	
3. Consent Agenda	
A. Review of Minutes from the Meeting held April 7, 2026.....	Page 3
B. Review of March 2026 Financial Statements.....	Page 26
a. Operations and Maintenance Expenditures Report for March 2026.....	Page 43
4. Business Items	
A. Presentation of Proposed Budget for Fiscal Year 2027	Page 45
B. Consideration for Adoption – Resolution 2026-08 , Approving Proposed Budget for Fiscal Year 2027 and Setting the Public Hearing.....	Page 79
a. Exhibit A - Proposed Budget for Fiscal Year 2027	
5. Staff Reports	
A. Field Manager	
a. Arborist Aboard – Tree Trimming Proposals for the intersection of CWB and Linebaugh.....	Page 115
B. District Engineer	
a. Consideration for Approval – Permanent Access Easement Agreement between Tampa Electric Company and Westchase East Community Development District.....	Page 135
i. Exhibit A – Tract “B” of Westchase Section “307”	
ii. Exhibit B – Access Easement	
C. District Counsel	
a. Discussion of Pond 120, Response from Property Owners and Consideration of proceeding with Dredging of Pond 120 and approval of Agreement with Contractor....	Page 141
b. Consideration of Estoppel and Consent Regarding Ground Lease – Proposed Assignment to Vertical Bridge Development, LLC (<i>Separate Under Cover</i>)	
D. District Manager	
a. Acceptance of Supervisor Greg Chesney’s Resignation.....	Page 169
b. Appointment of Board of Supervisor Vacant Seat #1	
i. Resume/s	
o Ashley Wait.....	Page 170
o Christopher High.....	Page 173
o Forrest Baumhover.....	Page 175
o Marlon Santos.....	Page 176
ii. Administering Oath of Office.....	Page 186
iii. Acceptance of Compensation Allotment	
c. Consideration for Adoption – Resolution 2026-09 , Designating Officers.....	Page 187
d. Presentation of Qualified Registered Electors as of April 15, 2026 – 8,436.....	Page 188

District Office:

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

Meeting Location:

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

6. **Audience Comments on New Business Items** – *Three (3) Minute Time Limit*
7. **Supervisor Requests**
8. **Adjournment**

The next workshop meeting is scheduled for May 19, 2026, at 6:30 p.m.

District Office:

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

Meeting Location:

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

1 RE: WESTCHASE COMMUNITY
2 DEVELOPMENT DISTRICT

3 _____ /
4
5 TRANSCRIPT OF: BOARD MEETING

6
7 DATE : APRIL 7, 2026

8
9 TIME: 4:00 p.m. - 5:35 p.m.

10
11 PLACE: Maureen Gauzza Regional Library
12 Community Room A
13 11211 Countryway Boulevard
14 Tampa, Florida 33626

15
16 REPORTED BY: Whitlie Grace Cullipher
17 Notary Public
18 State of Florida at Large
19
20
21
22
23
24
25

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1 APPEARANCES:	1 (Motion passes) 49
2 WESTCHASE COMMUNITY DEVELOPMENT	2 Motion to accept proposal with All Water not to exceed
3 DISTRICT BOARD MEMBERS:	3 \$41,000 53
4	4 (Motion passes) 54
5 Matthew Lewis, Chairman	5 Pond 125 update 54
6 Greg Chesney, Vice Chairman	6
7 Jim Wimsatt	7 Attorney's Report 58
8 Christopher Barrett	8 Off-duty sheriff's agreement discussion 58
9 Reggie Gillis	9
10	10 Manager's Report 60
11 ALSO PRESENT:	11 Motion to move funds from Truist to Valley Bank 61
12 HIKAI:	12 (Motion passes) 61
13 Heather Dilley, District Manager	13 Discussion of new candidates 61
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15 DISTRICT ATTORNEY:	15 Audience comments 62
16 Erin McCormick	16
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19 David Sylvanowicz	19 Workshop items 83
20 Sherida Cook	20
21	21 Motion to adjourn 84
22 DISTRICT ENGINEER:	22 Motion to accept 84
23 Robert Dvorak	23 (Motion passes) 84
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25	25 Adjournment 85
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1 INDEX	1 The transcript of Westchase Community Development District Board
2	2 Meeting, on the 7th day of March, 2026, at the Maureen Gauzza
3 Meeting called to order 4	3 Regional Library, 11211 Countryway Boulevard, Community Room A,
4	4 Tampa, Florida, beginning at 4:00 p.m., reported by Whitlie
5 Roll Call 5	5 Grace Cullipher, Notary Public in and for the State of Florida
6	6 at Large.
7 Audience comments 6	7 * * * * *
8	8 CHAIRMAN LEWIS: All right. Good afternoon,
9 Consent agenda 10	9 everybody. Today is April 7th, 2026. I'm going to go ahead
10 Motion to accept 10	10 and call to order the Westchase CDD meeting for today and
11 (Motion passes) 10	11 this month. With that, let the record reflect that all
12	12 supervisors are here as well as staff, attorney, manager and
13 Field Manager's Report 10	13 engineer.
14 Discussion about signs 11	14 So with that, Heather, I'll turn it over to you for
15 Fountain discussion 12	15 audience comments, please.
16 Motion to fix fountain not to exceed \$12,000 28	16 MS. DILLEY: Okay, sounds good. For those of you
17 (Motion passes) 28	17 that have been here the last couple of meetings, I know this
18 Budget discussion 29	18 is probably a very familiar spiel, but for those of you that
19 Change orders discussion 40	19 are new, we have changed the agenda. We have two sections
20 Motion to approve change order numbers one and five 42	20 in the agenda, one at the beginning and one at the end for
21 (Motion passes) 44	21 comments for the audience. The first one is going to be
22	22 strictly on the agenda items that you see. So you may have
23 Engineer's Report 45	23 a comment at that point on agenda items and then at the end,
24 Pond 120 update 45	24 it will be new business items. Okay?
25 Motion to enter into agreements with homeowners 49	25 There's a three-minute maximum. Please address

<p style="text-align: right;">Page 6</p> <p>1 your questions to the board. It's at the discretion of the 2 board whether they would like to engage or just take your 3 comment or question under advisement.</p> <p>4 I won't be here at the next workshop as per our 5 contract, unless the board would like me to attend, but just 6 during the workshops that I am not here, I'd just ask that 7 we do the same as far as following suit with the audience 8 questions, if that's okay?</p> <p>9 And then also, just one other item to remind the 10 board that the workshops very important for board 11 discussion, although no approvals or -- or decisions get to 12 be made during the workshop, it's really for the board to 13 discuss the topic -- topics so they are prepared at the next 14 meeting to actually make those decisions. So just keep in 15 mind that the workshops are really more geared towards board 16 discussion. Okay?</p> <p>17 And now I'll hand it back to the Chair.</p> <p>18 CHAIRMAN LEWIS: Well, do you want we want to go 19 through does anybody --</p> <p>20 MS. DILLEY: Oh, yes, I'm sorry, my spiel. Okay. 21 That being said, I'll start with the rows and just go one 22 back and back. If you have any questions pertaining to the 23 agenda, it's only the agenda I take it right now and I'll 24 start in the front row if anyone has any questions on the 25 agenda?</p>	<p style="text-align: right;">Page 8</p> <p>1 if this is pertinent, but is there a map somewhere? I think 2 there's going to be some discussion on ponds. Is there a 3 map on the website somewhere that lists where the ponds are, 4 the pond numbers?</p> <p>5 MS. DILLEY: I --</p> <p>6 MS. SHAUGHNESSY: There must be a pond map 7 somewhere.</p> <p>8 MR. DVORAK: I have one, we did one for the 9 community and keep it updated. I can send one to Heather 10 and she can send it to you.</p> <p>11 MS. SHAUGHNESSY: That would be great. Thank you. 12 I'm Cheryl Shaughnessy.</p> <p>13 MR. BARRETT: So if -- could we just insert -- 14 agendas do reference pond numbers, if we could get a copy of 15 that on the website so people could just look up pond 16 numbers so they can know what we're talking about.</p> <p>17 CHAIRMAN LEWIS: Yeah, I was just about the say, I 18 think we have the map the boundary of the CDD, but not -- 19 not the ponds numbers.</p> <p>20 MR. SYLVANOWICZ: No, it has pond numbers.</p> <p>21 CHAIRMAN LEWIS: Oh, it does?</p> <p>22 MR. SYLVANOWICZ: Yeah, what Robert has is pond 23 numbers and --</p> <p>24 CHAIRMAN LEWIS: No, but what's available now on 25 the website.</p>
<p style="text-align: right;">Page 7</p> <p>1 (No response.)</p> <p>2 MS. DILLEY: And then the second row?</p> <p>3 Okay. Yes, sir, could you state your name and 4 address for the record?</p> <p>5 MR. SOSA: Michael Sosa, I guess about the 6 financial report, if the financial report is going to 7 include the ERU?</p> <p>8 MS. DILLEY: The -- the financial report has all of 9 the finances that we've done for the month and then it has 10 the calculations of the operations and maintenance, so I can 11 have -- the budget, which has got that information for you, 12 it's listed on the website.</p> <p>13 MR. SOSA: So I -- this is the third meeting that 14 I've come to and I was told -- the last two times, I asked a 15 question about ERU and I was told to come to the March -- I 16 mean to this meeting, so that's why I'm asking are you going 17 to be discussing that?</p> <p>18 MS. DILLEY: Not -- currently with the financials. 19 If you'd like, I could have a conversation with you after 20 the meeting, if you'd like?</p> <p>21 Okay. Any other questions in the second row?</p> <p>22 (No response.)</p> <p>23 MS. DILLEY: Any other questions in the last row?</p> <p>24 Yes, ma'am?</p> <p>25 MS. SHAUGHNESSY: I have a question. I'm not sure</p>	<p style="text-align: right;">Page 9</p> <p>1 MR. SYLVANOWICZ: No, I don't -- correct, yes.</p> <p>2 CHAIRMAN LEWIS: Okay.</p> <p>3 MR. SYLVANOWICZ: We're talking about two different 4 things.</p> <p>5 MR. BARRETT: Can we -- would we be able to get a 6 pond number map so we could alleviate this like --</p> <p>7 MR. SYLVANOWICZ: Sure.</p> <p>8 UNKNOWN SPEAKER: Excuse me, Heather, you said we 9 would address additional concerns whenever the agenda stuff 10 is complete. Is that right?</p> <p>11 MS. DILLEY: Yes, at the end, there will be new 12 business.</p> <p>13 UNKNOWN SPEAKER: All right.</p> <p>14 MS. DILLEY: Thank you, ma'am. And if you would 15 like to just stay after and give me your e-mail address, 16 I'll get that right to you and it will take me about a week 17 or so to get that uploaded to the website, but if you'd 18 like, at the end of the meeting.</p> <p>19 MS. SHAUGHNESSY: Sure, I can get -- before we 20 leave the meeting or --</p> <p>21 MS. DILLEY: Yes, yes, you could just put a star 22 next to your name, if you'd like, on the sign-in sheet.</p> <p>23 MS. SHAUGHNESSY: Sure, sure.</p> <p>24 MS. DILLEY: Okay, thank you.</p> <p>25 Okay. I'll pass it over to the Chair.</p>

<p style="text-align: right;">Page 10</p> <p>1 CHAIRMAN LEWIS: Okay, thank you very much. All 2 right. So at this time, moving on to the consent agenda. 3 Looking for a motion to approve? 4 MR. WIMSATT: I'll move to approve. 5 CHAIRMAN LEWIS: Okay, Jim. Seconded by Reggie. 6 Any comments or questions about this? 7 (No response.) 8 CHAIRMAN LEWIS: Or discussion. All right. 9 Hearing none, I'll -- all in favor? 10 (All board members signify in the affirmative.) 11 CHAIRMAN LEWIS: Carries five to zero. 12 (Motion passes.) 13 CHAIRMAN LEWIS: Okay. So -- 14 MR. BARRETT: So in all of those contracts, these 15 are for like finalizing all of the work we have approved 16 behind the Sturbridge community -- sorry, the berm there, 17 the drainage. Am I correct that that's what that's for? 18 MS. DILLEY: Yes, these are the approvals and then 19 Erin has drafted all of the agreements and they are fully 20 executed, so that's what those ratifications are. 21 MR. BARRETT: Okay. I just wanted the audience to 22 know that that's what that was for. 23 CHAIRMAN LEWIS: Okay, thank you. 24 Okay. Staff reports. We'll move on to field 25 manager. David?</p>	<p style="text-align: right;">Page 12</p> <p>1 CHAIRMAN LEWIS: That's okay. I -- I just wanted 2 to make sure I was understanding where you were going. 3 MR. SYLVANOWICZ: Sorry, kind of got -- 4 CHAIRMAN LEWIS: I was looking at it and I 5 should've paid attention. 6 MR. SYLVANOWICZ: Yep. 7 CHAIRMAN LEWIS: Thank you. 8 MR. SYLVANOWICZ: Okay. So as things happen 9 sometimes in Westchase, we try to figure out what's 10 happening and with the use of the cameras that were there, 11 we had two incidents where kids -- I guess this is a thing 12 to do -- put soap suds, bottles and bottles of soap suds 13 into the fountain. That fountain is so large, it doesn't 14 really give the effect that they're looking for. What it 15 does it causes us to have to get with our maintenance guy, 16 he needs to pull the filters, he needs to drain some of the 17 water down, he needs to chemicalize it and he goes through 18 this whole process. 19 So we had a couple of incidents of this happening 20 and after the last incident, he was noticing a lot of 21 corrosion on parts that don't get wet, that haven't been 22 seen wet and he couldn't get the system to function. So I 23 got with the owner of Freeport Fountains, he met me out 24 there and he went through the whole process of 25 troubleshooting it, thinking it was just the corrosion, the</p>
<p style="text-align: right;">Page 11</p> <p>1 MR. SYLVANOWICZ: Sure. So my first -- in my field 2 manager report that you guys have, West Park Village and 3 Brompton, they are still adding signs; they, being county, 4 so I've been in contact with Mike Flick who's had meetings 5 with residents about that road and about the fire lanes. We 6 need -- right now as it stands, they've striped the road, 7 they -- we need about eight more signs to be put into the 8 decorative -- you know, we did them through Reed Industry 9 and we just did 70 or so signs in West Park Village, but 10 technically, that's on hold now by him because he's still 11 trying to iron out where these signs are going to be. I 12 guess they were not in accordance with some of the residents 13 and there was some meetings and stuff, so that's on hold. 14 What I am going to move to is we -- we have an 15 issue with our new fountain and the control structure of 16 that. So -- 17 CHAIRMAN LEWIS: David, I'm sorry, so the signs 18 that you have, this proposal from Reed, we're -- we're 19 pushing for a -- 20 MR. SYLVANOWICZ: We're going to push it because 21 it's for eight signs and I don't know if we need eight 22 signs. 23 CHAIRMAN LEWIS: Okay. 24 MR. SYLVANOWICZ: You guys can't -- I can't give 25 you firmer numbers on --</p>	<p style="text-align: right;">Page 13</p> <p>1 humidity and whatnot and then he started digging deeper, 2 like any sort of -- just trying to troubleshoot like -- with 3 your car, like you're replacing this part or you're trying 4 to figure out this part and it just keeps going down the 5 line and he wasn't getting anywhere with it. 6 So he basically spent the day there and he 7 troubleshot it to the point where we need four electrical 8 components replaced and at that time, we didn't know why 9 they were so wet. So I'm going to show you some pictures 10 and I think we've figured it out and figured out how to 11 prevent it from happening again, but unfortunately, it's 12 happened. 13 So to start with, if you go down into the well, you 14 can see this piece. Let me make it bigger, if it will let 15 me. So that's basically what we accessed. We don't really 16 open up the box. This allows the -- the Panther Pool 17 technician to manage the filtration of the foundation and go 18 through everything, but he, under my direction, opened it up 19 and this is where we had all sorts of components in there. 20 So in different parts, this -- this part, this 21 part, this part and this part, I believe or this main part 22 is showing signs of corrosion and what we believe has 23 happened -- and this is from the having many discussions, 24 watching the video and whatnot -- that Todd, who is the 25 technician, opened up the -- the ground cover because this</p>

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1 is like three steps down in the ground, he found soap suds
 2 in the chamber and what we believe has happened is that with
 3 repeated times of this occurring with people putting soap
 4 suds in there, there is a filter in there and there's also a
 5 sump pump. Again, I'm waiting for it to load. So that
 6 takes care of any of the groundwater to keep everything dry.
 7 This is the pool equipment that filters the water and then
 8 this is the jet pump that causes the fountains to give the
 9 display and then the electronics I showed you controls it
 10 all, controls the lights.
 11 We believe what happened was when he cleaned up the
 12 soap and pulled that filter out of the -- the pool filter
 13 that's there, some of the water had soap in it and he got it
 14 -- he got it into the sump pump. After the fact, he would
 15 open up the cover days later and find it a foot deep with
 16 soap suds. That caused -- over repeated times -- caused the
 17 -- the -- basically, the corrosion of these sensitive
 18 electronic parts that are in that box and if you look here
 19 and here, we have vent fans and then those two pumps blow
 20 air. So basically, with a little bit of diluted soapy water
 21 on the ground or in that sump pump, we just circulated the
 22 suds around and brought it to a level of kind of like a
 23 kid's tub and -- so yeah.
 24 So that's why we have close to 8,500 there's worth
 25 of damage to electronics in a well.

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1 CHAIRMAN LEWIS: Is there a way to insulate this
 2 any better or is there a different filter that can be -- I
 3 mean, I -- I don't know, I --
 4 MR. SYLVANOWICZ: Yeah, so the guy that manages
 5 this is the owner of Panther Pools and he is very
 6 knowledgeable and we kind of went back and forth about that
 7 and then me meeting with John Vollet, who is the owner of
 8 Freeport and we went around and I kind of connected the
 9 dots. He believes when he pulls that filter out, like
 10 anything, it's wet, water gets on the ground, he takes it
 11 outside, he cleans it off, he chemicalizes the whole system
 12 and starts fresh.
 13 So he's not going to do that now. He is going to
 14 basically drain that outside of the vessel so that we don't
 15 get any of the soapy water in there and basically try to
 16 prevent any sort of that soapy discharged water from getting
 17 there.
 18 CHAIRMAN LEWIS: Okay.
 19 MR. BARRETT: So I -- I was under the impression
 20 that there's a chemical made that can simply be added to
 21 fountains that basically makes like any type of added
 22 detergent not be able to bubble. I don't know if that
 23 would help save the --
 24 MR. SYLVANOWICZ: Well, we have cases of it. We go
 25 through it. We add it to try to bring the bubbles down, but

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1 that -- that sud is still in the water, so the next time it
 2 happens, he also suggested -- and so this is coming from
 3 Freeport Fountains also is that we just drain the whole
 4 system and start over.
 5 So unfortunately, you know, with water restrictions
 6 that we have and whatnot, that's also time consuming and
 7 costly. I don't know how to manage that. You know, we used
 8 to have a concrete fountain there that ran on a small pool
 9 pump and they just dumped water in and we added the bottles
 10 of -- they dumped the soap in, we added the additive and it
 11 kind of took care of it and we moved on. So this is a new
 12 discovery that took some time to figure out why; like
 13 literally pulling covers and seeing a line, but not having
 14 any water in there and not knowing how water could get in
 15 there.
 16 CHAIRMAN LEWIS: Yeah, this happens on college
 17 campuses. I may know of one in the States that this happens
 18 to a lot. I'm sure other people in the room do, too.
 19 MR. CHESNEY: Just curious, which fountain are you
 20 thinking?
 21 CHAIRMAN LEWIS: Oh, you know. I'm just curious if
 22 -- if maybe they have ideas because this -- I think this
 23 happens on a nightly basis, the one I'm thinking of.
 24 MR. SYLVANOWICZ: Yeah, unfortunately, I think it
 25 was -- because I know we had cases of that stuff and we've

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1 ordered it since then and we've added it to it and it
 2 happens at the other fountain and we just kind of proceed
 3 with it, so now with the new fountain and a new control
 4 panel and all the sensitive equipment, that's different than
 5 just a pool pump.
 6 CHAIRMAN LEWIS: Yeah, okay. And we're -- we kind
 7 of have an idea of who did it with the cameras or no or --
 8 MR. SYLVANOWICZ: So I talked to -- we see the
 9 people doing it, but we have multiple incidences of that.
 10 What do you with that? You know, it's like --
 11 CHAIRMAN LEWIS: I know.
 12 MR. SYLVANOWICZ: It becomes like -- you just go,
 13 "Ugh." Do we put up another sign that says, "Do not" -- so
 14 --
 15 CHAIRMAN LEWIS: No, no.
 16 MR. SYLVANOWICZ: Th sign is sharp, you know,
 17 please don't touch.
 18 MR. CHESNEY: Do you know who the kids are? Yeah,
 19 you have the sheriff go talk to their parents.
 20 MR. SYLVANOWICZ: If they can find them, sure.
 21 MR. BARRETT: So -- because we've had these issues
 22 before in previous -- like years ago, there was a very
 23 helpful officer at Davidson Middle School who knew every kid
 24 on campus and could ID them from these videos. So if you're
 25 having trouble finding out where they have the

<p style="text-align: right;">Page 18</p> <p>1 conversations, something like that, like the resource 2 officer at the local school may be of help. 3 MR. SYLVANOWICZ: We did talk about that. I did 4 talk to Gunderson about it and he kind of waved the -- he's 5 like, "We'll write a report for anything, we'll take the 6 complaint." He was like most likely, what's going to happen 7 is that they'll make some inquiries, not be able to find 8 anybody or even if they do find them, since it's a repeated 9 offense, not so much by this person, by like -- by kids 10 doing this, that it would just -- it would hit the legal 11 system and get dropped because they couldn't say who did it 12 what or when or that wasn't their intent and -- you know, so 13 -- and the other issue is that these kids -- this one kid 14 that we could get a clear face off had a -- had a beard. So 15 to your point, is it a college kid, is it a high school 16 senior that's looking forward towards homecoming? Who 17 knows. Which high school? 18 MR. BARRETT: Was it a grey beard? 19 MR. WIMSATT: Was it Matt Lewis? 20 MR. SYLVANOWICZ: No, I can definitely say it was 21 definitely not him. 22 UNKNOWN SPEAKER: Call my lawyer. 23 MS. SHAUGHNESSY: Am I allowed to ask a question 24 here or -- 25 MS. DILLEY: At this time, it's at the discretion</p>	<p style="text-align: right;">Page 20</p> <p>1 saying can you put it out there and say, "Hey, this is a 2 problem in the community"?) 3 CHAIRMAN LEWIS: Okay. 4 MS. DILLEY: Ma'am, we're going to continue on, but 5 thank you for that comment. I appreciate it. Okay? 6 CHAIRMAN LEWIS: Yeah, thank you. 7 Okay. Well, is there any other comments or 8 questions or anything? 9 Go ahead, David. 10 MR. SYLVANOWICZ: I have one more thing. Only -- 11 my concern is -- this is from talking to John, who is the 12 owner. So we're going to replace these parts and that's 13 what he gave me the proposal for. Now, it's for 8,475. He 14 basically said we're not trying to make money, we're giving 15 you the parts at cost and it's just their time to go out 16 there and reprogram all the parts and install them. 17 The concern is that like anything, we're going to 18 replace these and then he is going to hit go and then 19 there's going to be other issues potentially with that 20 larger pump. So I don't know -- I couldn't get him to tell 21 me how much maintaining, repairing, replacing parts of that 22 might cost, but that's my concern is that we have the pump, 23 we've had the fountain down, we have -- we'll continue to 24 have it down and then if we have more additional parts, I 25 don't know how long -- how much more that is going to be.</p>
<p style="text-align: right;">Page 19</p> <p>1 of the board. 2 CHAIRMAN LEWIS: Is it related to the pond -- or 3 I'm sorry, the -- I'm looking at the agenda. 4 MS. SHAUGHNESSY: No, it's related to the 5 fountains. 6 CHAIRMAN LEWIS: Yeah, go ahead. 7 MS. SHAUGHNESSY: Is it possible to put in an 8 article in the WOW and -- making it sound not funny because 9 I don't know, I wouldn't like to think my kids were doing 10 it and -- (indiscernible.) 11 CHAIRMAN LEWIS: I almost -- 12 MS. SHAUGHNESSY: And if my kids are doing it, I 13 think they should be responsible for it. I know we can't 14 hunt them down, but can we make it known to parents that 15 it's occurring and that it's causing the HOA -- you know, 16 the HOA charges. It affects those and it's not really fair 17 to the community, so maybe they should be -- have a talk 18 with their kids about it. Don't do things to damage the 19 community you live in. 20 MR. BARRETT: Yeah, I wasn't -- just to clarify, my 21 goal was not to have kids charged with crimes. My goal was 22 simply to have a conversation with the appropriate people. 23 So just wanted to clarify that. 24 MS. SHAUGHNESSY: But if -- if you put that in the 25 WOW and you could put -- I'm not saying charge them, I'm</p>	<p style="text-align: right;">Page 21</p> <p>1 MS. DILLEY: What we could do is have a not to 2 exceed, if it pleases the board. So we've got the 8,475 and 3 then do you have any kind of -- 4 MR. SYLVANOWICZ: I don't. 5 MS. DILLEY: -- dollar amount that we could cover 6 those other expenses, if foreseen down the line, for David 7 to go ahead and approve. 8 MR. SYLVANOWICZ: And along those lines, the pool 9 pump, Todd from Panther Pool was able to replace it based 10 off of warranty, so that was making noise because it had 11 been submerged in soap custodians. So that has been done, 12 so that's our concern, that that looks like it has some 13 corrosion on the outside of it that shouldn't or wasn't -- 14 CHAIRMAN LEWIS: I was partially joking about the 15 set up of the one at FSU, but -- so I am curious, though, if 16 there's other -- is this a typical set up for a pump like 17 this or a fountain? I guess I'm just -- I'm not asking for 18 an answer now, but maybe if you can ask him, you know, is 19 there a different set up even that -- maybe to try to avoid 20 this in the future. 21 MR. SYLVANOWICZ: I think this is unique that it's 22 three feet down, but that -- because some of them will be up 23 in like a closet or like part of a structure. 24 CHAIRMAN LEWIS: Mm-hmm. 25 MR. BARRETT: So what's to keep this from like</p>

<p style="text-align: right;">Page 22</p> <p>1 flooding during a bad storm? 2 MR. SYLVANOWICZ: The sump pump, but if we lose 3 power -- 4 MR. BARRETT: Yeah, I think we need to figure out a 5 way to raise this thing. 6 MR. GILLIS: Well, what I was going to suggest, 7 other than the WOW, I mean this is a community behavior 8 issue. So to me, it should go to the HOA itself to address 9 it in whatever way they can or potentially could by getting 10 the information out to the residents, just like you do about 11 everything else. When we have something that's reoccurring 12 like this, only the HOA can address the behavior of the 13 community. We can't, really, because the regulations 14 associated with how you operate on a day-to-day basis, 15 that's their responsible there. 16 So I don't know how to formally more get this into 17 their lane, but that's the way to get this addressed, 18 really. 19 MR. SYLVANOWICZ: I -- I don't know if this was 20 above grade. The same thing might have happened because 21 you're just introducing sudsy water and it doesn't look 22 sudsy and it's going into the sump pump, so if -- if this 23 was separate, if the pool filter was not in this chamber, 24 then it doesn't happen. 25 MR. BARRETT: Okay. So --</p>	<p style="text-align: right;">Page 24</p> <p>1 communicate that with Karen once we made those adjustments. 2 CHAIRMAN LEWIS: Okay. Yeah, if you -- sorry. 3 MR. SYLVANOWICZ: No, I was just going to say when 4 it comes to that, we had that conversation. 5 CHAIRMAN LEWIS: Okay. Yeah, explore other options 6 or maybe a different set up like we talked about and let's 7 come back to this. 8 MR. SYLVANOWICZ: Yeah. 9 MR. HIGH: May I make a comment? 10 CHAIRMAN LEWIS: Sure. 11 MR. HIGH: Do you know the rating of the panel box? 12 MR. SYLVANOWICZ: The rating of the panel box? 13 MR. HIGH: Yeah. 14 MR. SYLVANOWICZ: Like the electrical panel? 15 MR. HIGH: The box itself, the pan- -- the box. 16 MR. SYLVANOWICZ: I don't know that, no. 17 MR. HIGH: So I would look into -- ask them about a 18 NEMA 4X. 19 MR. SYLVANOWICZ: Is that -- the problem is is that 20 -- 21 MR. HIGH: That's what I would recommend. 22 THE COURT REPORTER: Would you say that again, 23 please? A what? 24 MR. HIGH: A NEMA 4X. 25 THE COURT REPORTER: Thank you.</p>
<p style="text-align: right;">Page 23</p> <p>1 CHAIRMAN LEWIS: Could -- go ahead. 2 MR. BARRETT: So could we just separate them in 3 some way? Is there a way we can -- like because this is not 4 going to stop. Right? 5 CHAIRMAN LEWIS: No, I don't think so. I don't 6 know if you are looking at him or me. 7 MR. BARRETT: But to your point, to the FSU 8 fountain, it's like this is going to be a continuous issue, 9 so how do we -- how do we basically make it less likely to 10 happen when everything else fails? 11 MR. SYLVANOWICZ: I can explore that more with 12 John. 13 CHAIRMAN LEWIS: Yeah, let's do that. 14 MR. SYLVANOWICZ: Okay. 15 CHAIRMAN LEWIS: Is the fountain -- is it down now? 16 It's down? 17 MR. SYLVANOWICZ: Yeah. 18 CHAIRMAN LEWIS: Are we down for other water 19 restrictions, by the way? 20 MR. SYLVANOWICZ: So let me talk about that, yes. 21 So I just had that conversation, some of the fountains are 22 going to be adjusted to either before hours or during 23 certain times -- 24 CHAIRMAN LEWIS: Okay. 25 MR. SYLVANOWICZ: -- and we were going to</p>	<p style="text-align: right;">Page 25</p> <p>1 MR. HIGH: It's n-e-m-a, it's a rating. It's a 2 certification that they would have and it's ideal for the 3 situation in Florida and then that would prevent the 4 corrosion on the inside -- (indiscernible.) A NEMA 4X. 5 Okay. You would get a whole new box. That would -- that 6 would keep you from having to maintain it. They last for a 7 long time. 8 MR. SYLVANOWICZ: I will ask that question. 9 MS. DILLEY: Just so I'm clear, so the board is 10 tabling the exhibit -- or the proposal for the 8,475. 11 You're tabling that at this point -- 12 CHAIRMAN LEWIS: Yes. 13 MS. DILLEY: -- and requesting -- okay. 14 MR. BARRETT: So do we really want that fountain to 15 be inoperable for more than a month? 16 MR. CHESNEY: Yeah, you don't want to replace the 17 parts? 18 CHAIRMAN LEWIS: For \$8,000? I mean -- 19 MR. CHESNEY: Well, you're going to have to replace 20 them anyways. Right? 21 MR. SYLVANOWICZ: Well, yeah, they are -- they need 22 to be replaced and I would image that -- 23 MR. BARRETT: And you think -- 24 MR. SYLVANOWICZ: -- raising that up is going to be 25 a project and a half.</p>

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1 MR. BARRETT: Right, but in the meantime, you're
 2 confident that his approach to cleaning that filter won't
 3 cause this to reoccur for the reasons that --
 4 MR. SYLVANOWICZ: Right, so now we know that you
 5 can't just -- you know, he can't just allow a little bit of
 6 water in there to go -- you know, I'm not taking credit for
 7 figuring this out, but a lot of this came from John and Todd
 8 figuring out what they did, what he observed. He is in that
 9 thing three and four times a week and for him to have an
 10 occurrence where we have soap suds 18 inches high and he,
 11 you know, tells me and then we're like, "Well, maybe that
 12 explains it."
 13 He also tells me stuff -- you know, he is often
 14 there and he is seeing kids throwing mulch into it, dumping
 15 drinks into it. He has commented that this thing takes a
 16 beating.
 17 MR. BARRETT: So Chris, any idea what this box
 18 would cost?
 19 MR. HIGH: For something like this, I don't know.
 20 I mean, but if you're going -- basically, the decision for
 21 the board would be like do you want to keep trying to
 22 maintain it or do you -- I mean, in my professional opinion,
 23 if you put this type of electrical box in, the way it's
 24 rated for Florida, it's a noncorrosive type thing. It
 25 prevents -- you know, it doesn't have -- the reason I feel

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1 like it's definitely not a NEMA is because --
 2 (indiscernible.)
 3 MR. SYLVANOWICZ: Yes, because it does have the
 4 vent fans.
 5 MR. HIGH: Yeah, that's not what the -- that's -- I
 6 mean, I'm a water expert.
 7 MR. BARRETT: So I'm going -- I'll make a motion
 8 that's threefold to fund the fix of this, to explore the
 9 cost of this new box and to -- you know, if that -- like I
 10 think we also just need to figure out a way to improve the
 11 set up, so I think this is going to be a reoccurring issue.
 12 MS. DILLEY: Okay. So got a motion -- I'm sorry.
 13 MR. BARRETT: I'm sorry?
 14 MS. DILLEY: I said that was your motion, to accept
 15 the proposal and to explore other options.
 16 MR. BARRETT: Yes, to explore a reconfiguration of
 17 how that's set up. Just -- I'm just convinced this is going
 18 to happen again.
 19 MS. DILLEY: Okay. And do we want to put a not to
 20 exceed on that in case there are other issues once the
 21 Cooper Pools investigates?
 22 MR. BARRETT: What do you think, Matt?
 23 MS. DILLEY: Maybe a couple of thousand dollars. I
 24 --
 25 CHAIRMAN LEWIS: Yeah, probably.

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1 MS. DILLEY: -- you know, so if we've got 8,475, we
 2 could put 3,000, make it 11,475.
 3 CHAIRMAN LEWIS: I was just going to -- I was going
 4 to second the motion and say 12.
 5 MS. DILLEY: 12, okay. 12, not to exceed 12, that
 6 way, we've got a little wiggle room and I've got the motion.
 7 Okay.
 8 CHAIRMAN LEWIS: And I'll second it with that. So
 9 -- any other discussion? I guess the only other thing is,
 10 you know, thinking about graduations and all coming up, the
 11 fountain for pictures. That probably is a good idea --
 12 MR. BARRETT: Proms.
 13 CHAIRMAN LEWIS: -- at least in my opinion, but --
 14 okay. All in favor?
 15 (All board members signify in the affirmative.)
 16 CHAIRMAN LEWIS: Carries five to zero.
 17 (Motion passes.)
 18 MR. SYLVANOWICZ: Okay. So my next thing, Matt, we
 19 talked about this with respect of what the HOA or the WCA
 20 pays or reimburses the CDD for landscaping. I had Greg in
 21 my office a couple of weeks ago and we were doing budget
 22 stuff and he had some history about it. Do you want to talk
 23 about that? I have some firm numbers. I mean, I can inform
 24 the them and then you guys can discuss the way you want to,
 25 maybe Greg wants to chime in on that.

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1 CHAIRMAN LEWIS: Yeah, what was this related to?
 2 I'm sorry.
 3 MR. SYLVANOWICZ: Okay. So historically -- and
 4 this is something that Sonny and Doug told us about -- was
 5 that the two properties of the WCA -- so the pool, tennis
 6 courts, where the office is, the parking lot, every else
 7 around there is managed and maintained by the landscaper of
 8 (inaudible) so Red Tree and it is inspected by Paul Woods of
 9 OLM and it is part of our contract and at some point, Greg
 10 was telling me that it goes back years and years, that this
 11 made it consistent for the community and then the WCA
 12 reimbursed us or the CDD \$1,800 and with going through
 13 certain things, we have found that that goes back to at
 14 least as far as 2006.
 15 So the question I pose, that being 2006 and it
 16 being 2026, so the -- I basically said, "Well, what is that
 17 cost now?" Is that what we want to continue to do, for you
 18 guys to ponder? So I had both Red Tree and then J & R
 19 Landscaping, who does our palm trees and our -- and the
 20 mulching when we want it. He is very -- knows our property.
 21 Gave me -- gave us like current numbers.
 22 So for an annual -- the true 2026 number, to
 23 maintain the two WCA properties at the current service
 24 level -- so that's including pest and fertilization and
 25 irrigation repairs to a certain level as well as

<p style="text-align: right;">Page 30</p> <p>1 inspections, Red Tree comes in at 51,600 and J & R came in 2 at 40,342.</p> <p>3 CHAIRMAN LEWIS: Per -- per year?</p> <p>4 MR. SYLVANOWICZ: Per year.</p> <p>5 CHAIRMAN LEWIS: Holy smokes. That's a lot more 6 than 1,800 bucks.</p> <p>7 MR. CHESNEY: Well, I'll give you some perspective. 8 So when we did this -- and this would be very, very far 9 back -- we wanted consistency and stuff and we weren't 10 really -- you know, it doesn't really matter if this 11 resident versus that resident, so we included them in the 12 contract, but I think where it became problematic is we have 13 a new management company over there and they asked for 14 things, like additions, not just general maintenance and -- 15 you know, to me, there might be a halfway point. I don't 16 know. Sherida would know the best.</p> <p>17 MR. BARRETT: So then, ultimately whether the HOA 18 charges it or we charge it, it lands on the resident? I 19 mean, the residents pay for it -- right -- so what is the 20 rationale of complicating the relationship, like demanding 21 -- pick a number -- that's just going to -- like because 22 they are already, I think, feeling a little stressed 23 financially. So --</p> <p>24 MR. CHESNEY: Well --</p> <p>25 CHAIRMAN LEWIS: And David, I remember talking</p>	<p style="text-align: right;">Page 32</p> <p>1 even Fieldstone -- if Deb and Charlotte said, "Hey we want 2 to" -- "we want to put this at our property," above and 3 beyond the maintenance, they would do it and then the WCA 4 would just pay for it.</p> <p>5 Red Tree doesn't have a contract with the WCA, they 6 have it with the CDD, so when they get asked to do things 7 like that, they really are hand tied because they don't have 8 a contract with the WCA, so then that becomes something that 9 the CDD office is managing and really shouldn't be because 10 it's WCA property. So that's where this -- some of it --</p> <p>11 MR. CHESNEY: The extras you mean, like --</p> <p>12 MR. SYLVANOWICZ: The extras.</p> <p>13 MR. CHESNEY: -- "I want new bushes here," or 14 something like that.</p> <p>15 MR. SYLVANOWICZ: Right, so I talked to Paul about 16 it, Paul Woods and he's like, "Well, it's in the contract, 17 that property, so you would have to redo the whole contract 18 and do the whole bid process again or rewrite the contract." 19 I don't know exactly -- you know, someone else knows -- but 20 it just seemed like it would become very complicated to make 21 a change. So then, it was, "Well, what is this \$1,800 22 really mean today?" That's really all it is, is just to 23 give you guys information.</p> <p>24 MR. BARRETT: Again, I go back to we're all going 25 to pay for it anyway, but if there's a concern about making</p>
<p style="text-align: right;">Page 31</p> <p>1 about this now that you brought it up maybe a couple of 2 months ago. I don't think the intent -- at least my intent 3 with you talking about it from what I remember was I was 4 just curious because I think I had heard from -- about them 5 wanting to do some stuff over there. So --</p> <p>6 MR. SYLVANOWICZ: So this is me being new and Sonny 7 telling me -- going, "Oh, we pay them 1,800 dollars," and 8 I'm thinking that's for a month or whatever and then we're 9 -- you know, we're here and she's finding the invoices going 10 back and we're like, wow, that's -- it just -- we don't have 11 the history that Greg has or the -- you know, the whole -- 12 the people from Green Acres.</p> <p>13 CHAIRMAN LEWIS: Yeah, I mean, my intent was not -- 14 it was the same as Chris's. I mean, we're all residents 15 here, we're all paying for it somehow whether it coming 16 through the CDD or through your HOA fee, at least in my 17 opinion. I -- you know, whether we do it -- and I think I 18 had a -- I think I had a conversation with Michael Ustenbrig 19 (phonetic) probably a year ago about some potential upgrades 20 that we may be doing with -- I -- our landscape architect 21 and I think that's where that may have come up, so I -- I 22 think that's where I ended up coming to you and saying, 23 "What are we doing with this?"</p> <p>24 MR. SYLVANOWICZ: Well, it becomes a complicated 25 situation because what had happened was you had Davey and</p>	<p style="text-align: right;">Page 33</p> <p>1 them kind of use money wisely so that -- you know, maybe 2 we'll just do the halfway where we pay for the general 3 maintenance and these extras we say, "Well, we're going to 4 have to ask you to pay for these." Right?</p> <p>5 MR. SYLVANOWICZ: Well, they would do that anyway. 6 They would be paying for any sort of up -- upgrades or 7 changes.</p> <p>8 CHAIRMAN LEWIS: I mean, we do that. Right?</p> <p>9 MR. SYLVANOWICZ: Yes, we pay for it.</p> <p>10 CHAIRMAN LEWIS: Right.</p> <p>11 MR. BARRETT: So just -- and maybe he can even say, 12 "Well, this is what we know it will cost you," and we can 13 ask Red Tree in the meantime what -- "The changes you want 14 are going to cost you six grand, are you good cutting us a 15 check for six grand?" Are you guys cool with that?</p> <p>16 MR. WIMSATT: Yeah, works for me.</p> <p>17 CHAIRMAN LEWIS: Yeah, I mean, we could approach 18 them that way.</p> <p>19 MR. GILLIS: So that sounds like it's pretty much 20 the same except they pay the 1,800. Is that what we're -- 21 that's where we are. Right? That's basically it. That's 22 what you're saying. It -- they should be able to do it and 23 we don't have them reimbursed.</p> <p>24 MR. BARRETT: No, for the extra we have them 25 reimbursed.</p>

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1 MR. GILLIS: Right now, they are paying 1,800 for
 2 it --
 3 MR. BARRETT: 1,800 a year. Right?
 4 MR. SYLVANOWICZ: \$1,800 a year and that's just for
 5 the general maintenance. It's not for anything above and
 6 beyond that. Typically, like I said --
 7 MR. WIMSATT: Waive -- just say waive the 1,800 and
 8 just charge them for the extras.
 9 MR. BARRETT: That's what I'm saying.
 10 CHAIRMAN LEWIS: Is there anything we --
 11 specifically we have to do there with --
 12 MS. McCORMICK: I was just asking Heather what they
 13 need from an accounting standpoint because there's going to
 14 be money coming into the district, so somehow, that needs to
 15 be accounted for by your department.
 16 MS. DILLEY: Mm-hmm.
 17 MS. McCORMICK: By your finance department, but
 18 yeah, I think -- yeah, I mean, there's \$1,800 a year. I
 19 don't know how that's accounted for.
 20 MS. DILLEY: Yeah, if we're waiving it right now,
 21 then --
 22 MS. McCORMICK: Well, I don't think it's being
 23 waived right now, but they're proposing that it could be
 24 waived.
 25 CHAIRMAN LEWIS: Well, we would need to take action

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1 on that. So --
 2 MS. McCORMICK: Right.
 3 CHAIRMAN LEWIS: Are you making a motion?
 4 MR. BARRETT: I mean, I --
 5 CHAIRMAN LEWIS: Or are you, Reggie?
 6 MR. BARRETT: -- I'm fine with just keeping the
 7 1,800 --
 8 MR. WIMSATT: I think it's a (inaudible) payment,
 9 that's fine with me, too.
 10 MR. BARRETT: Yeah, it's -- it's --
 11 MR. WIMSATT: I don't really care, I just want to
 12 make sure if they -- what you said, just that they're being
 13 wise about extra spending.
 14 MR. BARRETT: About the extra spending.
 15 MR. WIMSATT: Yeah.
 16 CHAIRMAN LEWIS: So --
 17 MS. McCORMICK: Yeah, so I think Dave and Sherida
 18 just need to make sure that when there are extras that are
 19 being paid for by the HOA, that gets communicated to -- to
 20 Kai.
 21 MS. DILLEY: Because are we invoicing them right
 22 now currently?
 23 MS. COOK: They have not received for this year
 24 yet, no, because we were waiting to see what we were --
 25 MS. DILLEY: Okay, that's fine. If the board is

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1 okay with that, then I'll -- as the CDD -- will just invoice
 2 the HOA for the \$1,800 once a month -- or once a year.
 3 CHAIRMAN LEWIS: That's fine.
 4 MR. SYLVANOWICZ: And then the issue is that with
 5 any sort of additions, they are having to go through our
 6 office for -- for any sort of additions that they need to do
 7 unless they use a different company.
 8 CHAIRMAN LEWIS: Right.
 9 MR. SYLVANOWICZ: So -- and that might be what they
 10 are doing. So this is just the maintenance and -- okay.
 11 CHAIRMAN LEWIS: Yeah, that's a good point.
 12 Pam, I'll allow it. Go ahead.
 13 MS. WILCOX: I'm the chairman of the swim and
 14 tennis committee and we are trying to get more done because
 15 the facilities, for \$1,800, were really -- were not really
 16 getting -- I mean, it's valued -- I mean, we're probably
 17 obviously underpaying, but we're not getting what we want,
 18 so there is a lot more discussion about more services and
 19 tree removal and mulch and shrubbery. I mean, because
 20 nothing has been done, really, substantially, for 20 years,
 21 so there's more discussion from the board to get more things
 22 done and quotes and they're -- Inframark does not want to go
 23 through another vendor. That's why all the discussion is
 24 going -- you know, you've seen me, you've seen -- you know,
 25 all through them to say, "We want these trees cut, we want

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1 this added, we want this done," and so all this discussion
 2 is pushing through there, but if there's a clear way to give
 3 them the prices and properly invoice, the association is
 4 looking to do major improvements because the infrastructure
 5 of shrubbery and trees is ruining and putting a lot of
 6 debris in the pool, which means maintenance costs and then
 7 the courts and the -- all of our facilities that kind of
 8 have been just -- for \$1,800, really --
 9 CHAIRMAN LEWIS: Yeah, so I think what we're saying
 10 is for that -- for that type of stuff, you know, get a
 11 separate bid for that or, you know, Red Tree.
 12 MS. WILCOX: Yeah, and they are not going out.
 13 They only want to do Red Tree to keep -- unless you say,
 14 "No, we can't do anymore," and do a new contract, they --
 15 that's why, it's just more discussion because --
 16 MS. DILLEY: Just -- I'm sorry --
 17 MS. WILCOX: -- swim and tennis is -- Pam Wilcox.
 18 MS. DILLEY: I was just going to say, one moment.
 19 I'm sorry, go ahead.
 20 MS. McCORMICK: Yeah, so -- so you said something
 21 about Inframark wanting you to use the district's vendor,
 22 but -- I mean, I'm not hearing that the district or that the
 23 board would mind if you guys end up deciding to get your own
 24 contractor to do work and contract for it separately outside
 25 of the district. You can do that.

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1 MS. WILCOX: Mm-hmm.
 2 MR. SYLVANOWICZ: Red Tree is just doing the
 3 maintenance, just doing the edging, the mowing, the trimming
 4 of the bushes. They are not doing the upgrades that anyone
 5 wants to have done and that's where the -- the handcuff is
 6 is that they, as a policy, don't want to -- unless they have
 7 a contract with an entity, they are not going to do that.
 8 CHAIRMAN LEWIS: But -- but let --
 9 MR. BARRETT: I would just tell the HOA like get --
 10 get a bunch of competitive bids and have it done by your own
 11 contractor and we'll just continue maintaining it.
 12 CHAIRMAN LEWIS: Well, to that point, though,
 13 here's what I was about to say is I remember when we redid
 14 the beds at Sheldon coming in on line -- yeah, Linebaugh,
 15 some of those topiary types required a lot more hand
 16 trimming and stuff, so I -- I think we got to be careful
 17 with -- Red Tree may come back and go, "Well, hold on, this
 18 is a lot more maintenance than what we're kind of doing
 19 right now," so --
 20 MS. WILCOX: Because it really is pretty --
 21 CHAIRMAN LEWIS: -- so I mean, that would be the
 22 only caveat I would throw to that conversation is let's --
 23 let's make sure that we're sort of like-mind changes. So --
 24 MS. DILLEY: Okay. So once those improvements are
 25 completed, we'll go back to Red Tree and see if there's any

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1 additional maintenance.
 2 CHAIRMAN LEWIS: Yeah.
 3 MS. DILLEY: Okay.
 4 MR. BARRETT: Just so you're aware, the new
 5 landscaping plan that's been posted online -- so like if
 6 your vendors that you bid out, if they want to take
 7 inspiration from that so that it all comes together, that
 8 would be a good idea, too.
 9 CHAIRMAN LEWIS: That was the report that we had
 10 from Ivy Clinton, our landscape architect.
 11 Sir, did you have --
 12 UNKNOWN SPEAKER: Just a clarification. So you are
 13 saying that the CDD helps to maintain the pool and swimming
 14 court area?
 15 CHAIRMAN LEWIS: Yes.
 16 MS. WILCOX: For 1,800 a year, so that's what gets
 17 --
 18 MS. DILLEY: Ma'am, we just have to address the
 19 board.
 20 MS. WILCOX: Well, he had a question. So --
 21 MS. DILLEY: Yeah, yeah, he is addressing the
 22 board. Okay?
 23 CHAIRMAN LEWIS: Okay. David, what else you got?
 24 Anymore of that?
 25 MR. SYLVANOWICZ: A couple of change orders, but I

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1 think that's going to come in Robert's time. I did talk to
 2 Mark Hughes, the arborist, about a couple of things, but one
 3 of them was if we can look at the May workshop as a
 4 potential for him collecting like final results of the
 5 street tree trimming versus growth inhibitor injected into
 6 the roots. He feels confident that he will have the final
 7 results for that and he'd be able to give us a presentation
 8 and therefore, you guys can hear what -- what options we
 9 have for dealing with all these large street trees at this
 10 point.
 11 CHAIRMAN LEWIS: Okay.
 12 MR. SYLVANOWICZ: So that's okay?
 13 CHAIRMAN LEWIS: Perfect.
 14 MS. DILLEY: I'll add that to the May workshop.
 15 CHAIRMAN LEWIS: All right. If that's all you got,
 16 I'll move on to Robert.
 17 MR. DVORAK: Actually, go ahead and go -- dig into
 18 those changes orders. You're talking about with EEL?
 19 MR. SYLVANOWICZ: Yeah.
 20 MR. DVORAK: Yeah, go ahead and discuss that.
 21 MR. SYLVANOWICZ: Okay. Pictures because -- I'm
 22 going to show you a few pictures, pictures says a thousand
 23 words. All right. So this is the pond that just recently
 24 got sodded. This is sump B. This is behind five or six
 25 houses in West Park Village. So this is what it looks like

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1 now, but this is where they bid on it, this is what it
 2 looked like. So if you bounce back between that one and
 3 this one, this is that structure. So this, in other words,
 4 is completely covered in the Brazilian pepper that you can
 5 still see remnants in the back. This was the only one that
 6 all those companies bid on that they couldn't see for sure
 7 and then what happened was that they started with this one
 8 first and they started digging it out and then was -- the
 9 mud -- and Robert can attest to this -- was kind of the
 10 consistency of whipped cream. So it was coming out, it was
 11 getting spread on the banks and it was never going to dry
 12 and be firm enough, so they had a work -- a change order for
 13 \$5,000 to bring in, I believe, ten yards of dirt or ten
 14 truckloads of dirt and to work it on the front side so that
 15 they could get to the back side.
 16 Since that was in my purview, I said, "Go ahead,
 17 I'll get the change order signed by you guys after the
 18 fact." They got -- got a little ahead of themselves and
 19 brought in more dirt for the back side because it was
 20 needed, so that's why we have two change orders at 5,000 for
 21 about the same amount of truckloads.
 22 Kirk and Robert were out there at the time, we
 23 spoke with them. Since then, they've been corrected as a
 24 vendor. I don't think they've dealt with the CDD much in
 25 their past. They are doing the most excellent work. It's

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1 coming along. They are almost done with these ponds and
 2 they are going to move on to the erosion repair that -- it's
 3 already been signed, you guys just have to ratify.
 4 CHAIRMAN LEWIS: Okay.
 5 MR. SYLVANOWICZ: So that's the long and the short
 6 of the change orders.
 7 Robert, you got anything different?
 8 MR. DVORAK: Also, too, the -- on the side with the
 9 houses, we decided to put down a nonwoven filter fabric on
 10 there because all the roof drainage and downspouts come out.
 11 Like it -- it points and instead of it reoccurring, you
 12 know, having this point discharged from downspouts of the
 13 houses, to -- to just put a nonwoven fabric down there and
 14 have the roots get into that so that we would mitigate any
 15 kind of future erosion along the bank there, but that's a --
 16 that was a minor part of it.
 17 CHAIRMAN LEWIS: Okay. All right. Well, I'll
 18 make.
 19 MS. DILLEY: Yep. I was just going to say --
 20 CHAIRMAN LEWIS: I'll make a motion to approve the
 21 change order number one and -- for 5,000 and change order
 22 number two for 5,000.
 23 MS. DILLEY: Okay.
 24 CHAIRMAN LEWIS: Do we have a second?
 25 MR. WIMSATT: I'll second it.

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1 CHAIRMAN LEWIS: Seconded by Jim. All right.
 2 All in -- any other discussion?
 3 MS. DILLEY: The only --
 4 CHAIRMAN LEWIS: All in favor?
 5 MS. DILLEY: Oh, I'm sorry. The only other
 6 discussion is do you think there's going to be more change
 7 orders coming down the line and the only reason I'm saying
 8 this is just so we've got the board here and if we want to
 9 have a not to exceed to give you a little more flexibility
 10 or if you're confident with --
 11 MR. SYLVANOWICZ: I -- Robert, is there --
 12 MR. DVORAK: I talked to Kirk before the meeting
 13 and he didn't express the idea or -- of any other weird
 14 thing happening.
 15 MS. DILLEY: Okay.
 16 MR. DVORAK: Everything else has kind of been going
 17 right along according to plan, so I don't know -- if you
 18 wanted to throw something in there, you could, but I don't
 19 know of anything.
 20 MR. SYLVANOWICZ: I think this was discussed last
 21 month and it kind of -- the consensus was like, "Nope, they
 22 were the right bid. They know what they are doing."
 23 MR. DVORAK: I will say, honestly, I pulled up the
 24 -- the first time I went to their work area and --
 25 everything was as tidy as could be. I mean, these guys -- I

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1 mean, contractors, you can get from one extreme to the other
 2 and in a residential neighborhood where you have to be
 3 really cognitive of people's personal property and
 4 landscaping and everything and he's -- these guys are doing
 5 a really outstanding job from what we can see of making sure
 6 that everything is nice and tidy, there's not a lot of dirt
 7 going down the road or anything like that. They used track
 8 mats where they could. It's been a really good experience
 9 so far.
 10 MR. WIMSATT: That's good.
 11 MS. DILLEY: Sorry, I didn't mean to interrupt. I
 12 just wanted to put that out there.
 13 CHAIRMAN LEWIS: That's okay. All right. So I had
 14 a motion, Jim seconded.
 15 All in favor?
 16 (All board members signify in the affirmative.)
 17 CHAIRMAN LEWIS: Carries five to zero.
 18 (Motion passes.)
 19 CHAIRMAN LEWIS: Thank you, David.
 20 MR. SYLVANOWICZ: Mm-hmm.
 21 CHAIRMAN LEWIS: So looks like district -- are we
 22 good to move on to Robert, consideration --
 23 MR. DVORAK: Yeah.
 24 CHAIRMAN LEWIS: -- of dredging pond 120?
 25 MR. DVORAK: Yeah, I'll just give you a little

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1 background. I know Erin's got some things to talk about on
 2 this, but we had a very -- Jim and Erin and David and myself
 3 and Kirk was even there with the two adjacent homeowners on
 4 the pond, had a very productive get together at the field
 5 office so that they could understand the situation we're in
 6 in terms of getting this thing maintained and dredged before
 7 this upcoming raining season starts. They were completely
 8 understanding. We didn't get into a lot of the history and
 9 how we got here kind of thing. We focused more on like what
 10 do we need to do to get -- get this resolved.
 11 One of the things -- I mean, I kind of steered
 12 things in the direction of like right now, you know, the
 13 idea of getting this sump so that the -- hydraulically, it
 14 flows and we have all the connecting storm sewer to be able
 15 to flow through it is ultra critical right now because we
 16 know it didn't work last year and it needs to work this year
 17 and we know that it needs to be cleaned out.
 18 So the conversation was really focused on how do we
 19 accomplish that right now as opposed to the bigger longer
 20 term problem, perhaps, of like how did this all get in --
 21 you know, how did all this construction happen in here and
 22 then do we -- how do we rebuild it if we need to; might
 23 require some meetings with the Water Management District to
 24 get it back to the way that it was originally constructed.
 25 So the focus really was how do we get this

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1 functioning so that we have a good level of service on the
 2 drainage system and that conversation, like I said, they --
 3 they 100 percent understood. They were unaware of how much
 4 drainage area and how far the pipe system actually was that
 5 comes into that. They were not -- they thought it was just
 6 a couple of inlets like hooked into it, but it's a very big
 7 part of the area to the -- further to the east.
 8 But anyway, it got down to the point where we
 9 expressed our concern with, you know, the dredging exercise
 10 perhaps could cause some damage to some of the improvements
 11 that have been made in the drainage easement and that being
 12 the seawalls and, you know, batting cages and things like
 13 that.
 14 So one of the things that Erin -- well, we all
 15 talked about was some sort of harmless understanding, you
 16 know, that, "Hey, we got to do this. You realize now that
 17 we need to do it and you're in agreement and" -- but we're
 18 going to do it, but if something happens to one of these
 19 seawalls or something buckles or a board falls off or, you
 20 know, something happens, it's not going to be the CDD's
 21 responsibility, it's going to be your responsibility.
 22 So anyway, like I said, Erin's probably got more to
 23 talk about, but there was a -- she drafted a letter for them
 24 to review and sign themselves before we engage and move
 25 forward with getting, you know, the dredging part done.

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1 MS. McCORMICK: Yeah, can I just speak to that? So
 2 we had left the meeting with them with the understanding
 3 that there was going to be a letter agreement between the
 4 district and these two property owners. Actually, each
 5 property. There's two separate lots and one is owned by
 6 John Consolman and Cara Sutherland and then the other one is
 7 by the two Gilligans.
 8 So I prepared a draft letter. It's been reviewed
 9 by our team at this point and what I was going to ask the
 10 board, if you want to do this today, is you could authorize
 11 the Chair to enter into that letter agreement with the
 12 property owners. It still needs to be reviewed by the
 13 property owners, I don't know if they are going to have any
 14 comments to it when they come back. So we would then, you
 15 know, at the May meeting, add this for ratification, but you
 16 would be authorizing the Chair to go ahead and enter into it
 17 now so that we didn't have to wait to get started on this
 18 project until May and essentially, it's an agreement by both
 19 of the parties that, you know, there's an understanding that
 20 the work that's going to be undertaken might adversely
 21 impact the seawalls, frame and other structures that were
 22 improvements that have been placed there and that the
 23 property owners agree to assume liability for any injuries,
 24 damages or claims in connection with or -- or arising out of
 25 the impacts to the seawalls and to the other improvements

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1 and that's -- that's basically all it does.
 2 So it's really only intended to deal with this
 3 first phase of what we're talking about, which is the -- the
 4 dredging of pond 120 to clear out the sediment and improve
 5 the drainage. There may be additional issues that are going
 6 to have to be worked out in the future regarding what's
 7 going to happen if the configuration of the pond needs to be
 8 modified or restored, but we're not dealing with that at
 9 this point.
 10 MR. DVORAK: Not right now, yeah. I mean,
 11 honestly, we ran out of time. I mean, this -- we know all
 12 of this started like towards the end of last year, but we're
 13 sitting here on the cusp of -- like we got literally a month
 14 and a half and we're going to have the regular rains again
 15 and the idea that we're going to readdress or -- or rebuild
 16 the entire sump at this point before -- you know, before the
 17 rainy season, you know, it's just not a reality, so the idea
 18 is like let's get this done so that we have a functioning
 19 storm sewer system and we don't have, you know, standing
 20 water in roads kind of thing.
 21 CHAIRMAN LEWIS: Okay. So -- did you have
 22 something?
 23 MR. WIMSATT: No, go ahead.
 24 CHAIRMAN LEWIS: So is that where the conversation
 25 went with the homeowners about the next step?

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1 MR. WIMSATT: Yeah, so I -- let me -- so I -- I
 2 would go ahead and make the motion that Erin was asking for,
 3 that you're able to enter that agreement with them and then
 4 we can discuss is my -- you know, what my thoughts would be.
 5 CHAIRMAN LEWIS: Okay.
 6 MR. GILLIS: Seconded.
 7 CHAIRMAN LEWIS: Seconded by Reggie.
 8 All right. All in favor?
 9 (All board members signify in the affirmative.)
 10 CHAIRMAN LEWIS: Five to zero.
 11 (Motion passes.)
 12 MR. WIMSATT: So --
 13 CHAIRMAN LEWIS: Carries five to zero.
 14 MR. WIMSATT: -- it was a very productive meeting
 15 and I kind of came into it from the very beginning of this
 16 like, "We're not looking to assign blame or kind of like
 17 talk about the past, we're really just like proactively
 18 looking for" -- like this is the situation, we have certain
 19 obligations, you know, the water district and we have those
 20 obligations and we also just need to get this cleaned out
 21 and they were very understanding about that and I think that
 22 they were -- it seemed to me that -- I don't know what was
 23 said in the past, I don't know who said what to them or what
 24 authorization they got or if the person who gave them that
 25 authorization had any authorization to do that; but, you

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1 know, what it seemed to me is they were very -- they seemed
 2 sincere in what they were saying and that basically, they
 3 were told the CDD is washing their hands of this pond. It's
 4 you all's responsibility, you all take care of it now. They
 5 seemed very sincere that that was what was told to them and
 6 that was what was communicated to them and I believe them.
 7 And like I said, that's not acceptable. We're not
 8 -- it's not you all's responsibility to maintain this and
 9 there were issues with those catfish that dig into the sea
 10 band of the bank, the walls and stuff like that and they --
 11 so they were told, "Hey, it's your responsibility, now you
 12 all deal with it. The CDD is not spending anymore money on
 13 it," and so that was that and I told them not an acceptable
 14 position for us to take.
 15 But, you know, we're -- our situation now is we're
 16 going to have to dredge this and we don't know what's going
 17 to happen. They -- they got it. They are relieved and
 18 happy for us to take over the long term maintenance of that
 19 pond because, you know, they spent -- each of them spent ten
 20 or 15 grand on the seawalls being rebuilt.
 21 They did it not because -- I really don't think
 22 that they did it because they were trying to expand out the
 23 property, I do think it was because there was a lot of
 24 erosion happening. I think they were kind of -- didn't have
 25 any other solutions. So again, that's just to kind of say

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1 that I thought, from my conversation with them, that they
 2 seemed sincere. It did not seem like they were trying to
 3 pull one over on the district or anything like that. It
 4 just seemed like they were kind of at the end of their rope
 5 and we are where we are now.
 6 CHAIRMAN LEWIS: So we'll get this -- we'll get the
 7 -- the plan is to get the dredging done, get it in shape for
 8 this rainy season and then address the rest of it sometime
 9 next year or later this year, maybe.
 10 MR. WIMSATT: Yeah, kind of address the long term
 11 erosion problems, what's going to have to happen with that
 12 pond to keep it in a good shape to be -- to be performing
 13 long term. I mean, as we told them, you know, just because
 14 they're performing, you don't check them every year, only
 15 looking at them when they kind of pop up as an issue and
 16 now, that's what happened.
 17 CHAIRMAN LEWIS: Thank you for --
 18 MR. WIMSATT: Oh, yeah, happy to do it. They were
 19 very nice. It was -- Erin and Robert led the meeting and
 20 did a great job. I just kind of sat there and -- then yeah.
 21 I said, "I'm only one board member, but here is what I
 22 think."
 23 CHAIRMAN LEWIS: Well, thanks to you two as well.
 24 MS. McCORMICK: Sure. Well, and Dave and Sherida
 25 were there, too. Thank you for being there.

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1 CHAIRMAN LEWIS: Yeah, I'm just going to thank
 2 everybody. So remind me, too, Robert, if -- did we approve
 3 a dredging contract before or did we put it on hold or --
 4 MR. DVORAK: We had a number one and we -- we had
 5 asked -- after the meeting because it had -- so much time
 6 had lapsed, we asked all of our vendors to re-provide new
 7 proposals and basically, that's what you see up there, that
 8 list.
 9 CHAIRMAN LEWIS: Okay.
 10 MS. McCORMICK: Yeah, and I had a couple of
 11 questions about -- you know, I know all water is the low
 12 bid, which was the former A & B Aquatics. So they have a
 13 proposal that I'm hoping that they are going to be okay with
 14 us putting in this -- this into our agreement form, the
 15 district's, form of agreement.
 16 MR. DVORAK: I think they are going to be fine with
 17 it.
 18 MS. McCORMICK: Okay, good. All right. Good. And
 19 there's nothing else that they need with respect to the
 20 issues? Okay, perfect.
 21 CHAIRMAN LEWIS: So we did -- we did take action on
 22 this and approve that before?
 23 MR. WIMSATT: No.
 24 CHAIRMAN LEWIS: No, we didn't.
 25 MS. McCORMICK: I don't think so.

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1 MR. DVORAK: I don't think there was ever anything
 2 -- because we didn't know at the time how we were going to
 3 proceed.
 4 CHAIRMAN LEWIS: That's right, okay. I was just
 5 trying to remember it. Okay. All right. Okay. So -- well
 6 -- well, I'll move to approve -- what's the name of this --
 7 All Water in the amount of -- we'll just call it \$41,000.
 8 MR. WIMSATT: And Robert, do you think All Water is
 9 -- their bid for the proposal is -- and that way --
 10 MR. DVORAK: Mm-hmm.
 11 MR. WIMSATT: -- (indiscernible.)
 12 MR. DVORAK: We can do it.
 13 MR. WIMSATT: Okay.
 14 MR. DVORAK: Have the equipment, I -- I -- the bids
 15 that we had, all of them had specialized equipment, so they
 16 know -- they know exactly what they are doing here.
 17 CHAIRMAN LEWIS: Okay. Yeah, I'll just make it a
 18 round number for -- not to exceed \$41,000.
 19 MR. WIMSATT: I'll second.
 20 CHAIRMAN LEWIS: Seconded by Jim.
 21 All right. Any comments, questions?
 22 (No response.)
 23 CHAIRMAN LEWIS: All in favor?
 24 (All board members signify in the affirmative.)
 25 CHAIRMAN LEWIS: Carries five to zero.

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1 (Motion passes.)
 2 CHAIRMAN LEWIS: Man, that's a big one. That one's
 3 been sitting out there for a little bit.
 4 MR. BARRETT: Yeah, thank you all for -- hopefully
 5 resolving that one.
 6 CHAIRMAN LEWIS: Yeah.
 7 MR. DVORAK: A couple of other items I had. It's
 8 not on there, but I had a meeting this morning with
 9 Hillsborough County on our regional project for pond 125.
 10 Chris gave me some like -- some sort of prep on what to
 11 expect, which was exactly -- it went down exactly like he
 12 said. So you get in there and they invite all these
 13 different departments -- right -- and they've all kind of
 14 looked at what you submitted and it's like a rapid fire.
 15 You get -- they get 30 minutes. It's almost like you're on
 16 a game show or something. Right?
 17 MR. WIMSATT: It's like Shark Tank.
 18 MR. DVORAK: It is. They're going, "Here, you got
 19 to do this, do this," and about halfway through, I was like,
 20 "I'm going to get meeting minutes. Right? Like you guys
 21 are just blasting through this." Most of the departments
 22 have absolutely no issue whatsoever with this project and
 23 I'm not saying any of them necessarily do, but a lot of them
 24 did say you need to like -- if you're going to be doing
 25 work, you need -- you know, the tree people want a tree

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1 survey and then you need -- you know, this person, if
 2 there's any utilities, we need to have this done.
 3 And so the two departments -- the one department
 4 requested a follow up meeting, which was their water
 5 resources storm water folks, to go into the analysis that I
 6 did in more detail and they said, "We want our modeling
 7 folks here and the head of storm water to be present," which
 8 is a guy I know. I mean, I've worked with him in the past
 9 and then the EPC person because it involves these lakes and
 10 these lakes have wetlands around them and they also have
 11 mitigation areas around them. The EPC requested to be a
 12 part of that follow up meeting.
 13 So the next step is everyone between now and Friday
 14 is going to provide me with their meeting minute notes,
 15 which we will then have for our records and then the water
 16 resources department guy and EPC, we're going to -- I'm
 17 going to end up having a meeting with them separately to go
 18 into the details of what we're proposing and how the
 19 analysis that I did -- and I used the Hillsborough County's
 20 model, so they are very familiar with it, but that's the
 21 next step. That was the -- that was what came out of it.
 22 But once we have all of that and provided they
 23 have, you know, we can work through -- you know, they -- a
 24 lot of the concerns both with SWFWMD and the county are the
 25 environmental type impacts that could occur, which I'm not

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1 too worried about, but the other one was, you know, we're
 2 lowering some water levels and there's a concern about how
 3 that would affect, you know, surrounding properties; but I
 4 think it's such a minor increase, I don't think it's going
 5 to be that difficult to prove that we're not -- you know,
 6 we're not creating an adverse impact of any sort.
 7 But my point is is that the water resources people
 8 want to follow up and they are going to be drilling into --
 9 you know, making sure that what I did is consistent with
 10 what they are going to review.
 11 CHAIRMAN LEWIS: Okay. When was that date of that
 12 meeting or was there a date set?
 13 MR. DVORAK: It is not set, not -- not the meeting
 14 with EPC and the water resources people. That was not set
 15 in that meeting. I will have to follow up with them or
 16 actually, the water resources guy said, "Let me talk to the
 17 manager and I'll get some dates for you," you know, so that
 18 you --
 19 CHAIRMAN LEWIS: Hopefully it's not three, four
 20 months.
 21 MR. DVORAK: No, I don't think it will be.
 22 CHAIRMAN LEWIS: Okay.
 23 MR. DVORAK: I hope it's not four months, I hope
 24 it's in two weeks because my -- one of my last items was I'm
 25 going on vacation on the 19th.

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1 MR. WIMSATT: Not -- not approved.
 2 MR. DVORAK: Not approved. Okay. They just --
 3 they wouldn't even make a motion on it, so I'm going to
 4 cancel all of it. But it's the 19th and I'm going to miss
 5 the -- if you have a workshop in April, I would miss it and
 6 the board meeting at the beginning of May, but what I can
 7 have is either -- if you want someone at the workshop, you
 8 guys have all met Steven before. I can fill him in as best
 9 as I can for the workshop or if you don't need him for the
 10 workshop, if you're doing something else, I can just have
 11 him be here for the board meeting on --
 12 CHAIRMAN LEWIS: Yeah, I would say just -- we're
 13 planning on doing some interviews for the outgoing friend
 14 here on that workshop, so we'll just probably wait --
 15 probably just the May meeting --
 16 MR. DVORAK: The May meeting, that's what I
 17 figured.
 18 CHAIRMAN LEWIS: You guys good with that?
 19 MR. DVORAK: And then the last thing I had was you
 20 guys had asked us after we brought up TECO redoing the dirt
 21 road by the park over here, to stay on top of it, they
 22 contacted David and they want to do a Teams meeting -- is it
 23 this Thursday or next Thursday? This Thursday, yeah, so
 24 we're both going to participate in that so that we're on top
 25 of what they are proposing on that road and make sure that

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1 we have adequate drainage underneath there for -- you know,
 2 for our -- make sure our drainage isn't impacted by whatever
 3 they are doing.
 4 CHAIRMAN LEWIS: Okay.
 5 MR. DVORAK: And we'll be able to have -- after
 6 that, I'll do like a little follow up for -- for you guys.
 7 CHAIRMAN LEWIS: Nice. All right.
 8 MR. DVORAK: And that's all I had.
 9 CHAIRMAN LEWIS: All right, Robert. Well, thanks
 10 for the update.
 11 Moving on to Erin.
 12 MS. McCORMICK: Okay. We -- well, the first thing
 13 on there is the off-duty sheriff's agreement and workers'
 14 compensation update. So I was able to get, from off-duty
 15 management, a copy of the -- the certificate of insurance
 16 that they have for the off-duty sheriff's patrol that are
 17 happening here at the district and they've got a million
 18 dollars commercial general liability insurance, a million
 19 dollars of auto liability, they have workers' compensation
 20 insurance and then they also have cyber liability and crime
 21 theft insurance and they do have the district as named as an
 22 additional insured under that. So I saw something that we
 23 wanted to provide that to our workers' comp people to see if
 24 we could get a reimbursement since the -- since -- do you
 25 have a copy of the certificate of insurance at this point?

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1 I talked -- when I talked with Ms. Henricksen with off-duty,
 2 she had said she sent it. So --
 3 MS. DILLEY: I'll have to double check.
 4 MS. McCORMICK: Well, I -- I can send it to you
 5 anyway, so we can work on that getting that reimbursement.
 6 The only other thing --
 7 MR. CHESNEY: And she'll need it -- she'll need the
 8 full term, like for how far back it can go.
 9 MS. McCORMICK: Okay. So it -- so they started
 10 this in August of 2025 and the certificate of insurance I
 11 have from her is just for 2026, but I'm sure she could
 12 provide the 2025 COI as well.
 13 The other thing I talked to her about is the fact
 14 that in June, the Hillsborough County Sheriff's Office had
 15 asked us to enter into this -- a new indemnification
 16 agreement, which we did and that apparently should be null
 17 and void now because the -- the county has outsourced the
 18 management of off-duty sheriff's patrols to this new
 19 company. She was not aware of that agreement that was done
 20 in June and I told her, you know, by its terms, it doesn't
 21 terminate, it just goes on and so she was going to have her
 22 Chief Operating Officer talk to Hillsborough County and see
 23 if they are even aware of this indemnification agreement and
 24 how to proceed, so that's where I left that with her at this
 25 point.

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1 CHAIRMAN LEWIS: Okay.
 2 MS. McCORMICK: So that's an update on that. And
 3 then we've talked about pond 120. The other thing that is
 4 on the agenda is the consideration of the Vertex request for
 5 estoppel and consent and I talked with Matt and with Heather
 6 about this and we're going to go ahead and continue that
 7 item to the May board meeting.
 8 CHAIRMAN LEWIS: Okay.
 9 MS. McCORMICK: And that's all I have right now.
 10 Does anybody have any questions for me?
 11 (No response.)
 12 MS. McCORMICK: Okay, thank you.
 13 CHAIRMAN LEWIS: All right. Heather?
 14 MS. DILLEY: Okay, just a few items. We had a
 15 great preliminary budget meeting with David, Sherida and
 16 Greg, so we made some changes on that. I'll be sending that
 17 out to the board for review. We're just going to plan on
 18 adopting that at the May 5th meeting since that will be
 19 Greg's last meeting. And also, we were talking about the
 20 Truist and the Valley Bank. We'd like to have a motion from
 21 the board to move funds from the Truist over to the Valley
 22 Bank and the reason being is that it integrates with
 23 Vantaca, which is coming down the line, which is our new
 24 accounting program. They just integrated better than the
 25 Truist and apparently, there's not really a -- a big

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1 difference between the two and you'll get a better interest
 2 rate with Valley Bank.
 3 CHAIRMAN LEWIS: Okay.
 4 MS. DILLEY: Okay. I just need a motion on that.
 5 MR. CHESNEY: I'll make a motion for that.
 6 MS. DILLEY: Okay.
 7 CHAIRMAN LEWIS: I'll second.
 8 MS. DILLEY: Okay.
 9 CHAIRMAN LEWIS: Is there anything more for --
 10 MR. CHESNEY: No, it'll actually work out a lot
 11 better. So Truist, you know, made changes in the last two
 12 years and Valley Bank will -- is willing to actually -- not
 13 even willing, they automatically are going to assume the
 14 elevated interest rate, you know, for our funds. So --
 15 CHAIRMAN LEWIS: Okay. All right. All in favor?
 16 (All board members signify in the affirmative.)
 17 CHAIRMAN LEWIS: Carries five to zero.
 18 (Motion passes.)
 19 MS. DILLEY: Okay, thank you. And the only other
 20 item I had was for the workshop, I've got the resume
 21 candidates. We have four of them. We have Ashley Wait,
 22 Marlon Santos, Forrest Baumhover -- I'm sorry if I
 23 mispronounced that -- and Christopher High. So they've all
 24 been invited to present themselves at the April workshop and
 25 the other item I had on that was the sidewalk phases. Is

<p style="text-align: right;">Page 62</p> <p>1 there any other items that you'd like on the April workshop? 2 MR. WIMSATT: Can you tell me the four names again? 3 I'm sorry. 4 MS. DILLEY: Sure, Ashley Wait, who is here and 5 Marlon Santos and we also have Forrest Baumhover -- 6 MR. CHESNEY: Baumhover. 7 MS. DILLEY: Baumhover, okay. Thank you. And then 8 Christopher High, so we have four candidates here. 9 CHAIRMAN LEWIS: For -- real quick. The three that 10 are here, thank you for submitting your resumes. Appreciate 11 you all. 12 MS. DILLEY: And then the other item is that David, 13 Sherida and I have an onsite visit with Egis to go through 14 all the property of Westchase and get some new updated 15 numbers. 16 CHAIRMAN LEWIS: Okay. 17 MS. DILLEY: And that's all I have. 18 CHAIRMAN LEWIS: All right. 19 We're down to audience comments for new business 20 items. 21 Yes, sir? 22 MR. SANTOS: Marlon Santos. So last year, I 23 brought up the issue with the -- I don't know the pond 24 number. I probably need that map. It's the one across from 25 Jersey Mike's on Linebaugh, that big one across from the</p>	<p style="text-align: right;">Page 64</p> <p>1 MR. SYLVANOWICZ: So you're talking about this pond 2 right here next to the Vineyards? 3 MR. SANTOS: Yeah. 4 MR. SYLVANOWICZ: So I did a little going back. 5 You can see the pond to the north of it is very brown. All 6 these ponds go here. 7 CHAIRMAN LEWIS: I think the other thing, too, is 8 the size of that and I don't know, Robert may have a 9 different opinion, but with the wave action and stirring up 10 some turbid water, I think that may have a little bit to do 11 with it as well, when it gets windy, but that pond honestly, 12 in my opinion, has been red for a long time. 13 MR. SANTOS: But last -- last time I brought it up, 14 David said that you guys were doing something, it was 15 getting treatment and it did get a little bit better, but 16 now, it's back and I noticed all the other ponds, they don't 17 look like that. They all look healthy and nice, but that 18 one looks pretty bad now. It's getting worse now. 19 MR. DVORAK: Yeah, we were going to do -- I mean, 20 part of it are the winds are prevailing winds come out of 21 the northwest and there's -- it's -- I mean, you get a lot 22 of wave action up against that southern shore and we were 23 thinking that, you know, if -- when we get to a -- to 24 redoing that bank and stabilizing it, that that might have a 25 -- like a positive affect on the amount of turbidity, but --</p>
<p style="text-align: right;">Page 63</p> <p>1 school. I think it's an elementary school. 2 MR. WIMSATT: What's the question? 3 MR. BARRETT: Are you talking about the one on the 4 side of Jersey Mike's or across -- 5 MR. SANTOS: Across the street, right next to the 6 school. I think it's an elementary or -- yeah, so it's red 7 again. It's back to where it was. I think it's an algae 8 problem. So -- but every time I drive there, it never 9 really got better. It got a little bit better, but still, 10 now it's worse again. So what's the -- what are we doing 11 about that? 12 MR. SYLVANOWICZ: Which pond are we talking about? 13 CHAIRMAN LEWIS: It's the big one that is adjacent 14 to the Vineyards that the CDD. 15 MR. SYLVANOWICZ: Pond 51? 16 CHAIRMAN LEWIS: Yeah. 17 MR. SANTOS: I'd have to see the map. 18 MR. DVORAK: I think what you're looking at when 19 you see it is turbidity because I noticed it on my drive 20 here today. 21 MR. SANTOS: So how are we -- 22 MR. DVORAK: The water is very, very, very cloudy 23 in there. 24 MR. WIMSATT: Yeah, that's what we were talking 25 about.</p>	<p style="text-align: right;">Page 65</p> <p>1 MR. SANTOS: So the wind is causing those like 2 waves and algae and all that kind of stuff and making 3 that -- 4 MR. DVORAK: Yeah, right. 5 MR. SANTOS: It is a big field, it's an open area, 6 so that's -- 7 MR. DVORAK: Right, yeah. 8 MR. SANTOS: All right. I mean -- 9 CHAIRMAN LEWIS: All right. Thank you, Marlon. 10 Yes, sir? 11 MR. ANDERSON: Barry Anderson, 11829 Derbyshire 12 Drive. The agreement with Vertex to assign it to Vertical 13 Bridge, I don't know where you are in your discussions and 14 obviously, you're not going to take it up until next month. 15 Should I address my concerns now in hopes that it would help 16 you where you're headed or would you like me to hold them 17 until next month? 18 MS. McCORMICK: No, I think if you want to address 19 them now, that will be good. 20 MR. ANDERSON: I'm sorry? 21 MR. WIMSATT: Yes. 22 MS. McCORMICK: Yes, if you could address them now, 23 that will be great. 24 MR. ANDERSON: Okay. I've written this out to make 25 sure that I stay under Heather's three minutes, so I</p>

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1 apologize for reading this all to you. I want to be clear
 2 about one thing. I'm here as Barry Anderson, I am not here
 3 representing the Shires. These are just my ideas and no one
 4 else's.

5 If I understand our current agreement with Vertex,
 6 the CDD has the sole discretion to approve, withhold or
 7 condition any lease assignment that occurs within the first
 8 five years at the beginning of construction. If I've done
 9 my math correctly and I use the public hearing that we had
 10 in April of 2022, they're -- you are within the five years,
 11 which gives you, I believe, a great deal of control not only
 12 over Vertex, but also over what you might require of
 13 Vertical Bridge going forward. There are two things that
 14 concern me having gone through a copy of the lease that
 15 Heather's office was nice enough to get me on a very prompt
 16 basis.

17 The first one is the section -- and the most
 18 significant to me. The maintenance of tower and premises
 19 provision. If I read that correctly, the lessee agrees to
 20 maintain both the tower and premises interior in good
 21 condition. However, there is absolutely no description of
 22 what constitutes good condition or who and how that's going
 23 to be determined.

24 Further, if I read that section correctly, if the
 25 repairs and maintenance are needed, it is solely the CDD's

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1 responsibility to notify the lessee, but the lessee having
 2 no responsibility to notify the CDD of same, so it seems to
 3 place the CDD in a very awkward position of trying to manage
 4 the maintenance of that tower.

5 With Vertical Bridge, I believe we're working with
 6 somebody who's got the resources to provide to the CDD a
 7 copy of a site-specific maintenance and condition of
 8 assessment plan. The CDD can approve it. That will tell
 9 the CDD what they are considering important to check out on
 10 an ongoing basis, what they check out on a yearly basis or
 11 what they check out once every five years. That way, you
 12 know exactly what they are planning to do to maintain that
 13 tower.

14 You have the right to approve that and I do believe
 15 they have something like that, so it might sound like a big
 16 ask over what is currently written, but I think it's going
 17 to provide the CDD to be in a much better position should,
 18 unfortunately, something happen and that tower not be
 19 maintained. All right?

20 MS. McCORMICK: You said a maintenance plan, but
 21 you gave it a different name. A maintenance and something
 22 plan?

23 MR. ANDERSON: I am not an engineer, I am not an
 24 attorney, so bear with me, I will read to you what I wrote
 25 -- got from the internet. A site specific maintenance and

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1 condition assessment plan.

2 MS. McCORMICK: Okay.

3 MR. ANDERSON: And throughout the internet, a --
 4 there is ANSI, which is American National Standard
 5 Institute, has a set of model maintenance and condition
 6 assessments of telecommunication towers publication. My
 7 guess is that Vertical Bridge has played off that since that
 8 seems to be the industry standard. All right? So I don't
 9 think they're going to walk into a meeting with you with
 10 absolutely nothing. I think they are going to have a
 11 site-specific plan, which you can then look at and find out
 12 whether you believe to be satisfactory.

13 MS. McCORMICK: Yeah, I think they may have --
 14 while this is something -- it's a good question and that may
 15 be something that they had to provide to Hillsborough County
 16 when they got the permit for the cell tower, but I think
 17 that it would be helpful for the CDD to have a copy of that
 18 as well, so I appreciate that.

19 MR. ANDERSON: Okay, I appreciate that. Related to
 20 that, board and to Erin -- I've lot my place in my notes --
 21 Vertical Bridge should, I believe, on an annual basis attest
 22 that they are in full compliance with the permit and
 23 governing regulations. That shouldn't fall on you to check
 24 and see if they've done that. They should attest that, yes,
 25 we have, as the lease agreement, says complied with the

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1 government authorization and any of the permitting that they
 2 have. That's on them.

3 My final issue is much smaller, but I think it is
 4 important. The assignment provision, if they -- if Vertical
 5 Bridge is just inheriting the current lease agreement, they
 6 are going to be able to act on their own; that is make
 7 another transfer or another assignment within a very short
 8 period of time, which if I read, the CDD has pretty much got
 9 to say, "Yeah, you can go ahead and do that." You're in a
 10 power situation now because you can control whether Vertex
 11 is even allowed to do this. I would like to see and I would
 12 recommend that Vertical Bridge start from square zero. The
 13 day that they take over, that assignment of five-year period
 14 is in place that protects same rights that you have now
 15 protects that with them as well. Those are my only things
 16 to say. Thank you. Hopefully, I stayed under your three
 17 minutes.

18 MS. DILLEY: You were fine. Thank you, I
 19 appreciate that.

20 CHAIRMAN LEWIS: 3:01. All right. I'll allow it.

21 MS. DILLEY: Great comments.

22 MR. ANDERSON: Oh, dangerous.

23 CHAIRMAN LEWIS: I'm kidding, you know I'm kidding.
 24 Thank you for the comments, Barry. Appreciate it.

25 MS. SHAUGHNESSY: Is there a workshop scheduled for

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1 the golf course possible purchase or what's going on with
 2 that; whether they are also discussing how motivated the golf
 3 course owner is to sell? Are they talking with developers?
 4 Is there any type of a rezoning effort or -- I thought I saw
 5 something -- I know it wasn't on today's agenda, although
 6 the WOW did say there would be some discussion of it, so I'm
 7 just asking. It also referred to a possible workshop.
 8 CHAIRMAN LEWIS: So in terms of the workshop coming
 9 up for April, it will not be on the agenda unless -- unless
 10 a board member requests it, but I haven't heard of anything
 11 yet. I don't know if Greg or -- or Reggie, did either one
 12 of you have any update on anything with the golf course
 13 or --
 14 MR. CHESNEY: Oh, I'm sorry. I lost my train of
 15 thought. I will -- I do not at this time just because I
 16 haven't spoken to Greg Kristovich, but I will have him
 17 prepare something for the workshop. All right?
 18 MR. GILLIS: I think it would behoove us to let
 19 Greg talk before he comes out the door at this next
 20 workshop.
 21 MR. CHESNEY: Yeah.
 22 MR. GILLIS: Prior to -- because he has some
 23 information --
 24 MR. CHESNEY: Yeah, I did meet with Nick twice and
 25 -- since our last meeting and so I will, at the workshop,

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1 have something to talk about.
 2 CHAIRMAN LEWIS: Greg Chesney, not Greg Kristovich?
 3 MR. CHESNEY: Did I say Greg Kristovich?
 4 CHAIRMAN LEWIS: I'm trying to understand which
 5 Reggie -- which one Reggie is referring to. You're talking
 6 about Greg Chesney.
 7 MR. GILLIS: No, he is talking about Greg
 8 Kristovich.
 9 CHAIRMAN LEWIS: Okay, okay. I got it.
 10 MR. CHESNEY: Yeah, but I need to talk with him
 11 first. We just missed each other last week.
 12 CHAIRMAN LEWIS: Okay.
 13 MR. CHESNEY: Greg Kristovich and I.
 14 MR. GILLIS: He needs to talk to Greg and he needs
 15 to talk to us about all of --
 16 CHAIRMAN LEWIS: Okay. So we need to -- let's put
 17 that on the agenda for the workshop as well.
 18 MS. DILLEY: Okay.
 19 MR. CHESNEY: And it won't be but for a minute or
 20 -- or whatever, five minutes.
 21 MS. DILLEY: Okay, sounds good. I'll put
 22 discussion on the golf course.
 23 MS. SHAUGHNESSY: I'm sorry, what was the bottom
 24 line? Will that be in April or May?
 25 CHAIRMAN LEWIS: It will be in April, yes, ma'am.

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1 It will be April 21st, I think --
 2 MS. DILLEY: Yes.
 3 CHAIRMAN LEWIS: -- and those are at 6:30.
 4 MS. SHAUGHNESSY: Thank you. And no updates about
 5 any of it today?
 6 CHAIRMAN LEWIS: No.
 7 MS. SHAUGHNESSY: Thank you.
 8 MR. SANTOS: Just a quick comment about the towers.
 9 So the -- AT&T finally turned on the signal, so it's pretty
 10 fixed right now, so I don't -- I don't know who's got AT&T
 11 here, but it's really good now.
 12 CHAIRMAN LEWIS: Good, that was the whole goal with
 13 that whole thing, with the towers.
 14 MR. SANTOS: It's even faster than my fiber.
 15 MS. McCORMICK: And I think T-Mobile is not final
 16 yet, but it should be very soon. So --
 17 CHAIRMAN LEWIS: Excellent, good to hear. That
 18 truly is why we were doing it.
 19 UNKNOWN SPEAKER: Pond 125, I saw that that was not
 20 on the agenda, but what is the issue with it or is it going
 21 to be discussed at some point?
 22 MR. DVORAK: I did.
 23 CHAIRMAN LEWIS: So he did -- it wasn't on the
 24 agenda, but he did give an update. He had a -- Robert, why
 25 don't you quickly --

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1 MR. DVORAK: I had a meeting with Hillsborough
 2 County this morning, which was scheduled probably two --
 3 what -- two months ago. Kind of crazy how far out, but they
 4 basically wanted me to follow up with a couple of the
 5 departments. They have all the different departments in
 6 attendance and it's on Teams and everyone talks about their
 7 concerns with the project and they just -- what came out of
 8 it was they wanted me to do a follow up meeting with their
 9 storm water people and the EPC, the Environmental Protection
 10 Commission, specifically to talk about the issues related to
 11 the modeling that I did and also the environmental --
 12 potential environmental impacts, if any.
 13 They're not claiming that there are any and we're
 14 not saying that there any, we're saying, you know, there
 15 aren't going to be any in the end, but they review -- they
 16 want to review the plan in more detail and have a separate
 17 meeting and so that would have to occur as soon as we can
 18 get it scheduled.
 19 UNKNOWN SPEAKER: They are going to dredge the
 20 pond?
 21 MR. DVORAK: No, no, no one's dredging anything.
 22 UNKNOWN SPEAKER: Okay.
 23 MR. DVORAK: The dredging we were talking about is
 24 a little sump. It was in a different neighborhood, but it's
 25 -- it's a storm water pond, not -- yeah.

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1 UNKNOWN SPEAKER: Okay.
 2 CHAIRMAN LEWIS: Thank you, Robert.
 3 MS. DILLEY: Any other questions?
 4 MR. SOSA: Michael Sosa.
 5 THE COURT REPORTER: Thank you kindly, I appreciate
 6 it.
 7 MR. SOSA: So first and foremost, I'm in section
 8 235, Westchase Professional Center and basically -- so first
 9 of all, I want to thank all of you. I've been on a
 10 community board before, so thank you for all of what you
 11 guys do, but it's really -- the same question that I asked
 12 the last time I came to the board. I was not able to get an
 13 answer. So basically, it's -- the assessment, my
 14 understanding and I'm -- and Mark Vega, by the way, did a
 15 wonderful job sending me back an answer, but assessments are
 16 basically supposed to be according to benefits. So as a
 17 commercial, what he sent me is that commercial is supposed
 18 to pay 22 times more than a single-family home. Is
 19 everybody with me so far?
 20 CHAIRMAN LEWIS: Mm-hmm.
 21 MR. SOSA: So that is kind of high, but I'm kind of
 22 okay with that. My question is why am I paying so much
 23 higher than 22 times more than a single home per acre? So
 24 that's what I was never able to get an answer. So
 25 basically, if you look at the assessments that keep

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1 happening, when it started, we were told that, you know,
 2 especially once the bond was paid off, that amounts would be
 3 going down. I've -- you know, I've paid well over a
 4 thousand -- \$100,000 to the CDD board and so paying over
 5 8,000 -- and I know next year, in '26, it's going to be up
 6 even higher. So that's my question is we don't have the
 7 foot or the traffic like a car, like a Publix. Where we are
 8 in section 235, we don't even have access on both sides of
 9 Countryway, so we get very little traffic in there and no
 10 offense to you guys, but the CDD does not take care of
 11 sidewalks, it does not take care of our trees, it doesn't
 12 take care of anything around our business and that's why I'm
 13 asking, so why am I paying more than other businesses?
 14 MR. BARRETT: So Dr. Sosa, I apologize. I mean, I
 15 think we should have gotten -- I don't think you got
 16 actually accurate information and I'm not really sure why
 17 Inframark did not provide you with accurate information at
 18 least based on what I've had explained to me over the years.
 19 So hopefully Heather and an accountant or an expert on the
 20 Fishman methodology and like dive into it and explain it,
 21 but commercial assessments are set by -- and I don't even
 22 know the proper terms, but they are set by Department of
 23 Transportation usage estimates based on like whatever your
 24 business is.
 25 So for example, Publix, because it is far more

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1 intense, would have a different usage because they generate
 2 different traffic. So I know -- I suspect there is a base
 3 number and maybe that's what he was referring to, but then
 4 there's -- but then there's this other use number that
 5 factors into it. I don't know the details of it. I do know
 6 that it's part of this Fishman methodology and that should
 7 be very easy to access. It should have been told to you
 8 months ago and I apologize.
 9 So if we could straighten this out and get an
 10 answer to him like --
 11 MS. DILLEY: Absolutely.
 12 MR. BARRETT: -- within a week because he's been
 13 very patient, but I suspect that's where the issue -- but I
 14 also want to clarify something else. The -- the assessments
 15 going down really are talking about two different things.
 16 Your assessment was made up of -- and I'm assuming this is
 17 how commercial assessments work, but it's similar to
 18 resident. There is debt component and then there's actually
 19 maintenance and operations. So the maintenance and
 20 operations, that's the Fishman methodology. Debt and
 21 assessments, I don't know how that was determined, but
 22 that's the only thing that went away. So that went away for
 23 all of the properties in Westchase, so that's been gone. So
 24 you're -- if you did have a debt assessment that was part of
 25 your commercial property, it should have gone away.

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1 It could be that they don't operate that way.
 2 That's the one -- I don't know that I can speak
 3 knowledgeably about the debt component, but that -- and that
 4 -- where are you located? You're located up here?
 5 MR. SOSA: So Countryway.
 6 MR. BARRETT: Yeah, so that debt assessment review
 7 would've vanished more than ten years ago.
 8 MR. SOSA: Yes, it did.
 9 MR. BARRETT: So that -- but there's no other like
 10 -- the maintenance and operation, that's going to continue
 11 to go up with whatever budget that we set or goes down with
 12 whatever budget we set.
 13 MR. SOSA: Right, and that's my question because
 14 it's not -- what he sent me -- which, like I said, nothing
 15 against Mark Vega. He was very nice and he sent it to me
 16 and when we figured it out, I'm -- that where I figured out
 17 the assessment is for maintenance. I'm supposed to pay 22
 18 times more than a single-family home, but that's not what I
 19 pay. We pay much more than that. So --
 20 MR. BARRETT: Yeah, and I don't know -- I don't
 21 know -- I've never heard that 22 number before, so I think
 22 that might be an error.
 23 MR. SOSA: I don't want to necessarily --
 24 MR. BARRETT: If we -- maybe -- maybe --
 25 MR. SOSA: I have the documents that he sent me.

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1 MR. BARRETT: Maybe that's the base number and then
2 they add the -- like the estimating traffic to it.
3 CHAIRMAN LEWIS: Greg, do you know?
4 MR. CHESNEY: No, the 22 number --
5 MR. SOSA: But that's what I'm saying, we have no
6 traffic, so if you see our section on the map --
7 MR. BARRETT: Well, it's set -- it's set by the --
8 set by the -- the DTOs actually will say, "This is a chiro"
9 -- "This a chiropractic association, this is what the number
10 should be," and that's where the Fishman methodology pulls
11 it from. Am I remembering this right?
12 MR. CHESNEY: You are correct. The 22 -- I don't
13 understand that, either, but you are unfortunate that the
14 person who is actually responsible for putting it together
15 actually works for Kai now and she will get you an answer
16 and I'd be happy to look at it also, but it's just like
17 Chris says, there's a book of trips. I forgot what it's
18 called, you might remember.
19 MR. BARRETT: It's like a trip estimator.
20 MR. CHESNEY: Yeah, it's a book put out by someone
21 in the federal government and you go down this kind of
22 office and that's how -- where we get the numbers from.
23 MR. BARRETT: Okay. So it's not a number that we
24 arbitrarily made up, it's actually determined by the usage
25 of office.

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1 MR. WIMSATT: But it's determined by estimated
2 usage of the property, not actual usage.
3 MR. CHESNEY: Yes, estimated.
4 MR. BARRETT: I apologize.
5 MR. WIMSATT: Actual usage doesn't matter. It's
6 whatever --
7 MR. CHESNEY: That's why he's a lawyer.
8 MR. WIMSATT: It's categorized as a -- you get
9 categorized as a B business by the government and all B
10 businesses get tax or get assessments a certain way and all
11 C businesses get -- different categories, whatever the
12 categories are and so it doesn't matter what the actual
13 numbers are of people coming to your business. It is
14 chiropractor offices are -- chiropractor offices are
15 assessed at X rate. The estimated trips are X and whether
16 they actually have that amount of trips or not, it's still
17 the same.
18 MR. SOSA: Then I guess I was told incorrectly
19 because -- yeah, because when I was sent the map, it was per
20 acre. Since this is how much I pay per acre, I'm supposed
21 to pay 22 times per acre, but I pay more than that, so that
22 was my question, so that's not -- okay. Then I'll be
23 patient and wait for an answer.
24 MS. DILLEY: Yeah, if you would provide your e-mail
25 to me afterward, I'd be happy to set up a meeting.

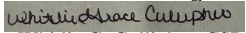
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1 MR. SOSA: Okay, thank you very much.
2 CHAIRMAN LEWIS: Thanks for --
3 MR. BARRETT: Thanks for your patience.
4 CHAIRMAN LEWIS: -- waiting through the meeting. I
5 know you thought there was going to be some discussion and
6 I'm sorry if you --
7 MR. CHESNEY: Yeah, and I think on the timeline,
8 just so you -- you had said this meeting, so we begin our
9 budget cycle now. That's what we began last week, so this
10 would be the time to correct it for future -- if there is an
11 error. I think that was --
12 MR. SOSA: Maybe that's why I was told to come to
13 this meeting. Okay.
14 CHAIRMAN LEWIS: That makes sense.
15 MR. CHESNEY: Yeah.
16 MS. DILLEY: Any other questions or --
17 MS. RING: Am I allowed to talk?
18 CHAIRMAN LEWIS: Yeah.
19 MS. RING: I just want to make one clarification on
20 like what's included in the meetings because I know that
21 someone mentioned that it was mentioned in the WOW, which
22 whoever said that, thank you for reading the WOW. I know
23 that I'd rather cover all the basis so people are here if
24 things are said. Reggie mentioned at the last workshop that
25 he wanted the golf course on the workshop agenda going

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1 forward, like --
2 MR. WIMSATT: Every meeting.
3 MS. RING: Which is smart. But anyway, so my -- I
4 air on the side of caution, just making sure you are aware
5 of what the dates are and I don't see the -- we don't see
6 the agendas until a week before the meeting, so I just
7 always like to remind people to come if you want to be
8 absolutely sure you are hearing everything that's said about
9 those things. So just wanted to make that clear.
10 CHAIRMAN LEWIS: Thank you, Karen.
11 MS. RING: So it's on the record.
12 CHAIRMAN LEWIS: Perfect.
13 MS. RING: Karen Ring, the WOW.
14 MR. BARRETT: Actually, you are supposed to
15 identify yourself.
16 MS. RING: I did afterwards. She knows.
17 CHAIRMAN LEWIS: Okay. I'm going to move into
18 supervisor requests.
19 I am going to start with Jim.
20 MR. WIMSATT: Nothing.
21 CHAIRMAN LEWIS: Chris?
22 MR. BARRETT: I would ask that Barry's request be
23 incorporated into the agreement with Vertex.
24 MS. McCORMICK: Okay. I took notes on all of his
25 suggestions, so I'm planning on working on those.

<p style="text-align: right;">Page 82</p> <p>1 MR. BARRETT: Can you make sure she has a copy of 2 what you read? 3 MR. ANDERSON: Yes. 4 MR. BARRETT: Okay, thank you. 5 CHAIRMAN LEWIS: All good? 6 MR. BARRETT: That's it, thank you. 7 CHAIRMAN LEWIS: Reggie? 8 MR. GILLIS: Nope. 9 CHAIRMAN LEWIS: Nothing. 10 Greg? 11 MR. CHESNEY: The only thing I -- we didn't really 12 talk about it, but there -- should we talk about the 13 accounting issue, Erin? 14 MS. McCORMICK: Yeah, sure, sure. 15 MR. CHESNEY: So normally, every year, we do an 16 accounting adjustment to bring us back in the balance. 17 Inframark did not do the adjustment correctly, so we 18 actually were in a default position. It's not a big deal 19 unless you go two years in a default position and we weren't 20 really in a default position, so there's really no 21 consequences, but I just wanted you to be aware because they 22 noted it in the audit and that's why the audit has been 23 delayed. 24 Any questions? You're looking at me like you might 25 have a question.</p>	<p style="text-align: right;">Page 84</p> <p>1 the golf course on the workshop agendas going forward -- 2 MS. DILLEY: Okay. 3 CHAIRMAN LEWIS: -- until noted not to because I 4 honestly had forgotten about that until you just brought it 5 up. So -- are you some kind of publisher? 6 Okay. Anything else, Heather? 7 MS. DILLEY: That is it for me. 8 CHAIRMAN LEWIS: Okay. 9 Move to adjourn. 10 MR. BARRETT: So -- 11 CHAIRMAN LEWIS: Sure. 12 MR. BARRETT: So just the resumes that are 13 submitted, I have not seen them. 14 MS. DILLEY: No, they are going to be on the next 15 agenda. So that will come out seven days -- and I will 16 probably just put it in alphabetical order. 17 CHAIRMAN LEWIS: Okay, sounds good. 18 MS. DILLEY: Sound good? 19 CHAIRMAN LEWIS: All right. 20 MR. WIMSATT: Second. 21 CHAIRMAN LEWIS: Seconded for adjournment. 22 All in favor? 23 (All board members signify in the affirmative.) 24 CHAIRMAN LEWIS: That carries five to zero. 25 (Motion passes.)</p>
<p style="text-align: right;">Page 83</p> <p>1 MR. WIMSATT: No. 2 MR. CHESNEY: No, okay. Gotcha. That's it. 3 CHAIRMAN LEWIS: All right. I have nothing. So 4 with that, I think we have our agenda set for the workshop 5 with the -- I'd like it to go in this order: With the four 6 interviews first, however order you want to come up with 7 that, that's fine with me and then -- what was the other 8 thing? Sidewalk phases. 9 MS. DILLEY: Sidewalk phases I had in my note from 10 last -- 11 CHAIRMAN LEWIS: Okay. David, are we still -- 12 Robert, you're going to be gone. Should we push that? Does 13 anybody have an urgency or -- 14 MR. DVORAK: You guys got a lot to do in this -- 15 CHAIRMAN LEWIS: Yeah, with the interviews, I would 16 rather maybe we just push that. 17 MR. WIMSATT: Just do interviews and golf course. 18 CHAIRMAN LEWIS: Yeah, let's do that and the golf 19 course. Scratch the sidewalk for now. 20 MS. DILLEY: Okay. So we'd like that to -- 21 MR. WIMSATT: Move to that May. 22 MS. DILLEY: -- on the May workshop. 23 CHAIRMAN LEWIS: Yeah, that's fine, let's put it on 24 the -- the sidewalks in May and then also, go ahead and -- 25 whatever notes you keep, just as -- as stated, let's keep</p>	<p style="text-align: right;">Page 85</p> <p>1 CHAIRMAN LEWIS: Good to see everyone. Thank you. 2 (At 5:35 p.m. 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>

1 CERTIFICATE OF COURT REPORTER
2
3 STATE OF FLORIDA
4 COUNTY OF HILLSBOROUGH
5
6 I, Whitley G. Cullipher, Certified Shorthand Reporter, do hereby
7 certify that I was authorized to and did stenographically report
8 the Westchase Community District Development Meeting; and that
9 the foregoing transcript is a true record of my stenographic
10 notes.
11
12 I FURTHER CERTIFY that I am not a relative, employee, or
13 attorney, or counsel of any of the parties, nor am I a relative
14 or employee of any of the parties' attorney or counsel connected
15 with the action, nor am I financially interested in the action.
16
17 DATED this 27th day of April, 2026, at Hillsborough County,
18 Florida.
19
20
21 
22 Whitley G. Cullipher, CSR
23
24
25

Westchase Community Development District
Balance Sheet
March 31, 2026

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)
<u>ASSETS</u>					
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	-	-	-	-	-
Lease Receivable	479,758	-	-	-	-
Due From Other Gov'tl Units	1,642	-	-	-	-
Interest/Dividend Receivables	2,401	-	-	-	-
Due From Other Funds	3,986,518	444,243	17,138	14,785	75,504
Investments:					
Money Market Account	-	-	-	-	-
Prepays	7,303	-	-	-	-
Deposits	3,191	667	3,030	20	-
TOTAL ASSETS	\$ 4,480,813	\$ 444,910	\$ 20,168	\$ 14,805	\$ 75,504
<u>LIABILITIES</u>					
Accounts Payable	\$ 43,954	\$ 3,792	\$ -	\$ 3,676	\$ -
Accrued Expenses	26,297	618	2,017	38	-
Sales Tax Payable	2,901	-	-	-	-
Deferred Revenue	456,285	-	-	-	-
Due To Other Funds	-	-	-	-	-
TOTAL LIABILITIES	529,437	4,410	2,017	3,713	-
<u>FUND BALANCES</u>					
Nonspendable:					
Deposits	3,191	667	3,030	20	-
Restricted for:					
Capital Projects	-	-	-	-	-
Assigned to:					
Operating Reserves	833,713	9,555	205	-	1,280
Reserves - Erosion Control	60,000	-	-	-	-
Reserves - Roadways	502,031	177,921	-	5,234	14,250
Unassigned:	2,552,440	252,358	14,916	5,837	59,974
TOTAL FUND BALANCES	\$ 3,951,376	\$ 440,501	\$ 18,151	\$ 11,091	\$ 75,504
TOTAL LIABILITIES & FUND BALANCES	\$ 4,480,813	\$ 444,910	\$ 20,168	\$ 14,805	\$ 75,504

Westchase Community Development District
Balance Sheet
March 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)
<u>ASSETS</u>					
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	-	-	-	-	-
Lease Receivable	-	-	-	-	-
Due From Other Gov'tl Units	-	-	-	-	-
Interest/Dividend Receivables	-	-	-	-	-
Due From Other Funds	293,754	69,699	162,703	31,597	309,975
Investments:					
Money Market Account	-	-	-	-	-
Prepays	-	-	-	-	-
Deposits	8,120	853	14,572	765	-
TOTAL ASSETS	\$ 301,874	\$ 70,552	\$ 177,275	\$ 32,362	\$ 309,975
<u>LIABILITIES</u>					
Accounts Payable	\$ 23,075	\$ 146	\$ -	\$ -	\$ 141
Accrued Expenses	50,026	670	12,009	554	-
Sales Tax Payable	-	-	-	-	-
Deferred Revenue	-	-	-	-	-
Due To Other Funds	-	-	-	-	-
TOTAL LIABILITIES	73,101	816	12,009	554	141
<u>FUND BALANCES</u>					
Nonspendable:					
Deposits	8,120	853	14,572	765	-
Restricted for:					
Capital Projects	-	-	-	-	-
Assigned to:					
Operating Reserves	-	3,703	361	1,289	3,818
Reserves - Erosion Control	-	-	-	-	-
Reserves - Roadways	5,201	51,831	101,362	23,797	156,509
Unassigned:	215,452	13,349	48,971	5,957	149,508
TOTAL FUND BALANCES	\$ 228,773	\$ 69,736	\$ 165,266	\$ 31,808	\$ 309,835
TOTAL LIABILITIES & FUND BALANCES	\$ 301,874	\$ 70,552	\$ 177,275	\$ 32,362	\$ 309,975

Westchase Community Development District
Balance Sheet
March 31, 2026

ACCOUNT DESCRIPTION	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ -	\$ 2,908,446	\$ 2,908,446
Accounts Receivable	-	-	-
Lease Receivable	-	-	479,758
Due From Other Gov'tl Units	-	-	1,642
Interest/Dividend Receivables	-	-	2,401
Due From Other Funds	702,196	-	6,108,114
Investments:			-
Money Market Account	-	3,199,668	3,199,668
Prepays	-	-	7,303
Deposits	-	-	31,218
TOTAL ASSETS	\$ 702,196	\$ 6,108,114	\$ 12,738,549
<u>LIABILITIES</u>			
Accounts Payable	\$ -	\$ -	\$ 74,783
Accrued Expenses	-	-	92,230
Sales Tax Payable	-	-	2,901
Deferred Revenue	-	-	456,285
Due To Other Funds	-	6,108,114	6,108,114
TOTAL LIABILITIES	-	6,108,114	6,734,313
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	-	-	31,218
Restricted for:			
Capital Projects	702,196	-	702,196
Assigned to:			
Operating Reserves	-	-	853,924
Reserves - Erosion Control	-	-	60,000
Reserves - Roadways	-	-	1,038,136
Unassigned:	-	-	3,318,762
TOTAL FUND BALANCES	\$ 702,196	\$ -	\$ 6,004,237
TOTAL LIABILITIES & FUND BALANCES	\$ 702,196	\$ 6,108,114	\$ 12,738,549

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund (001)
For the Period Ending March, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Mar-26
	ADOPTED		AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
REVENUES				
Interest - Investments	\$ 26,000	\$ 28,292	108.82%	\$ 5,640
Interest - Tax Collector	1,500	3,958	263.89%	-
Lease Revenue	20,899	-	0.00%	-
Special Assmnts- Tax Collector	3,608,406	3,456,052	95.78%	29,416
Special Assmnts- Discounts	(144,336)	(134,489)	93.18%	(286)
Other Miscellaneous Revenues	800	3,652	456.50%	482
Pavilion Rental	5,000	7,525	150.50%	1,018
Insurance Reimbursements	-	2,500	0.00%	-
TOTAL REVENUES	3,518,269	3,367,491	95.71%	36,269
EXPENDITURES				
Administration				
P/R-Board of Supervisors	19,000	9,400	49.47%	1,000
FICA Taxes	1,454	352	24.20%	-
ProfServ-Engineering	75,000	32,100	42.80%	-
ProfServ-Legal Services	125,000	43,557	34.85%	9,244
ProfServ-Mgmt Consulting	128,683	63,984	49.72%	10,417
ProfServ-Recording Secretary	16,639	8,414	50.57%	1,012
Auditing Services	7,800	7,900	101.28%	-
Postage and Freight	5,000	1	0.03%	-
Insurance - General Liability	62,116	56,242	90.54%	3,696
Printing and Binding	300	-	0.00%	-
Legal Advertising	6,500	483	7.43%	61
Misc-Assessment Collection Cost	68,384	66,431	97.14%	583
Misc-Credit Card Fees	1,100	289	26.31%	53
Misc-Contingency	9,363	2,078	22.19%	226
Office Supplies	120	169	140.78%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	526,634	291,577	55.37%	26,290
Flood Control/Stormwater Mgmt				
Contracts-Lake and Wetland	118,000	59,000	50.00%	9,833
Contracts-Fountain	8,820	8,984	101.86%	1,790
R&M-Aquascaping	15,000	-	0.00%	-
R&M-Drainage	27,200	86,750	318.93%	51,750
R&M-Fountain	8,000	671	8.39%	446
Total Flood Control/Stormwater Mgmt	177,020	155,406	87.79%	63,820

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund (001)
For the Period Ending March, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Jan-00
	ADOPTED	ACTUAL	AS A % OF	ACTUAL
	BUDGET		ADOPTED BUD	
<u>Right of Way</u>				
Payroll-Salaries	310,000	146,387	47.22%	21,998
Payroll-Benefits	104,000	40,476	38.92%	1,501
Payroll - Overtime	36,000	18,621	51.73%	2,792
Payroll - Bonus	40,000	37,500	93.75%	-
FICA Taxes	50,000	15,492	30.98%	1,896
ProfServ-Landscape Architect	25,000	11,822	47.29%	-
Contracts-Police	185,000	94,444	51.05%	14,275
Contracts-Other Services	20,000	9,780	48.90%	1,630
Contracts-Landscape	708,000	379,000	53.53%	63,167
Contracts-Mulch	147,592	75,000	50.82%	-
Contracts-Plant Replacement	140,000	73,930	52.81%	22,500
Contracts-Road Cleaning	9,843	9,000	91.44%	4,500
Contracts-Trees & Trimming	72,000	81,803	113.61%	-
Contracts-Security Alarms	781	321	41.05%	160
Contracts-Pest Control	730	505	69.18%	82
Fuel, Gasoline and Oil	16,500	9,758	59.14%	1,368
Communication - Teleph - Field	9,000	1,858	20.65%	484
Utility - General	23,275	20,174	86.68%	2,478
Utility - Reclaimed Water	10,000	17,132	171.32%	-
Insurance - General Liability	6,703	5,670	84.59%	-
R&M-General	60,000	7,196	11.99%	4,316
R&M-Equipment	20,000	8,205	41.02%	-
R&M-Grounds	125,000	81,981	65.58%	16,115
R&M-Irrigation	80,000	31,320	39.15%	668
R&M-Sidewalks	26,000	74,752	287.51%	4,662
R&M-Signage	6,000	1,562	26.03%	-
R&M-Walls and Signage	32,500	33,123	101.92%	-
Holiday Decoration	20,000	8,937	44.69%	-
Misc-Hurricane Expense	10,000	-	0.00%	-
Misc-Taxes (Streetlights)	80,000	-	0.00%	-
Misc-Contingency	250,000	80,151	32.06%	32,712
Office Supplies	3,500	445	12.71%	-
Cleaning Services	6,800	3,850	56.62%	1,100
Op Supplies - General	3,000	361	12.05%	-
Op Supplies - Uniforms	600	833	138.81%	-
Supplies - Misc.	600	-	0.00%	-
Subscriptions and Memberships	4,000	494	12.35%	-
Conference and Seminars	1,000	-	0.00%	-
Total Right of Way	2,643,424	1,381,882	52.28%	198,401

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund (001)
For the Period Ending March, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE ACTUAL	YTD ACTUAL	Jan-00 ACTUAL
	ADOPTED BUDGET		AS A % OF ADOPTED BUD	
Common Area				
R&M-General	30,000	31,115	103.72%	5,729
R&M-Boardwalks	700	-	0.00%	-
R&M-Brick Pavers	1,200	1,500	125.00%	-
R&M-Grounds	1,500	1,329	88.63%	-
R&M-Signage	1,400	350	25.00%	-
R&M-Walls and Signage	4,000	2,900	72.50%	400
Internet Services	7,391	8,188	110.78%	3,802
Park Improvements	125,000	35,999	28.80%	-
Total Common Area	171,191	81,382	47.54%	9,931
TOTAL EXPENDITURES	3,518,269	1,910,246	54.30%	298,443
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,457,245	0.00%	(262,173)
Net change in fund balance	\$ -	\$ 1,457,245	0.00%	\$ (262,173)
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,494,131	2,494,131		
FUND BALANCE, ENDING	\$ 2,494,131	\$ 3,951,376		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - Harbor Links (002)
For the Period Ending March, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Mar-26
	ADOPTED		AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
REVENUES				
Interest - Investments	\$ 500	\$ 3,790	758.06%	\$ 756
Special Assmnts- Tax Collector	60,182	57,641	95.78%	491
Special Assmnts- Discounts	(2,407)	(2,243)	93.19%	(5)
Gate Bar Code/Remotes	-	263	0.00%	135
TOTAL REVENUES	58,275	59,451	102.02%	1,376
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	1,204	1,108	92.02%	10
Misc-Credit Card Fees	15	10	66.33%	5
Total Administration	1,219	1,118	91.71%	14
Right of Way				
Communication - Teleph - Field	3,300	2,490	75.46%	583
Electricity - Streetlights	5,500	3,369	61.25%	505
Insurance - General Liability	3,000	2,538	84.59%	-
R&M-General	19,700	20,515	104.14%	3,500
R&M-Gate	5,794	708	12.22%	-
Reserve - Roadways	19,762	-	0.00%	-
Total Right of Way	57,056	29,620	51.91%	4,588
TOTAL EXPENDITURES	58,275	30,738	52.75%	4,603
Excess (deficiency) of revenues				
Over (under) expenditures	-	28,714	0.00%	(3,226)
Net change in fund balance	\$ -	\$ 28,714	0.00%	\$ (3,226)
FUND BALANCE, BEGINNING (OCT 1, 2025)	411,787	411,787		
FUND BALANCE, ENDING	\$ 411,787	\$ 440,501		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - The Enclave (003)
For the Period Ending March, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	
	ADOPTED	ACTUAL	AS A % OF	Mar-26
	BUDGET		ADOPTED BUD	ACTUAL
REVENUES				
Interest - Investments	\$ 151	\$ 32	21.33%	\$ 6
Special Assmnts- Tax Collector	28,339	27,143	95.78%	231
Special Assmnts- Discounts	(1,134)	(1,056)	93.14%	(2)
TOTAL REVENUES	27,356	26,119	95.48%	235
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	567	522	92.02%	5
Total Administration	567	522	92.02%	5
Right of Way				
R&M-Streetlights	26,500	12,102	45.67%	2,017
Total Right of Way	26,500	12,102	45.67%	2,017
TOTAL EXPENDITURES	27,067	12,624	46.64%	2,022
Excess (deficiency) of revenues				
Over (under) expenditures	289	13,495	4669.53%	(1,787)
Net change in fund balance	\$ 289	\$ 13,495	4669.53%	\$ (1,787)
FUND BALANCE, BEGINNING (OCT 1, 2025)	4,656	4,656		
FUND BALANCE, ENDING	\$ 4,945	\$ 18,151		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - Saville Row (004)
For the Period Ending March, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL		YTD ACTUAL	
	ADOPTED	YEAR TO DATE	AS A % OF	Mar-26
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
REVENUES				
Interest - Investments	\$ 80	\$ -	0.00%	\$ -
Special Assmnts- Tax Collector	16,222	15,537	95.78%	132
Special Assmnts- Discounts	(649)	(605)	93.16%	(1)
Gate Bar Code/Remotes	-	173	0.00%	-
TOTAL REVENUES	15,653	15,106	96.50%	131
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	324	299	92.18%	3
Misc-Credit Card Fees	4	7	165.00%	-
Total Administration	328	305	93.06%	3
Right of Way				
Communication - Teleph - Field	1,980	1,176	59.39%	351
Insurance - General Liability	4,796	4,057	84.59%	-
R&M-General	1,500	3,500	233.33%	3,500
R&M-Gate	1,500	758	50.56%	-
R&M-Streetlights	300	203	67.76%	31
Reserve - Roadways	3,300	-	0.00%	-
Total Right of Way	13,376	9,695	72.48%	3882
TOTAL EXPENDITURES	13,704	10,000	72.97%	3,885
Excess (deficiency) of revenues				
Over (under) expenditures	1,949	5,106	261.98%	(3,754)
Net change in fund balance	\$ 1,949	\$ 5,106	261.98%	\$ (3,754)
FUND BALANCE, BEGINNING (OCT 1, 2025)	5,985	5,985		
FUND BALANCE, ENDING	\$ 7,934	\$ 11,091		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - Commercial Road (005)
For the Period Ending March, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Mar-26
	ADOPTED BUDGET	ACTUAL	AS A % OF ADOPTED BUD	ACTUAL
REVENUES				
Interest - Investments	\$ 150	\$ 603	402.11%	\$ 120
Special Assmnts- Tax Collector	6,052	5,796	95.78%	49
Special Assmnts- Discounts	(242)	(226)	93.21%	(0)
TOTAL REVENUES	5,960	6,174	103.59%	169
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	121	111	92.08%	1
Total Administration	121	111	92.08%	1
Right of Way				
R&M-General	5,000	-	0.00%	-
Reserve - Roadways	839	-	0.00%	-
Total Right of Way	5,839	0	0.00%	0
TOTAL EXPENDITURES	5,960	111	1.87%	1
Excess (deficiency) of revenues				
Over (under) expenditures	-	6,063	0.00%	168
Net change in fund balance	\$ -	\$ 6,063	0.00%	\$ 168
FUND BALANCE, BEGINNING (OCT 1, 2025)	69,441	69,441		
FUND BALANCE, ENDING	\$ 69,441	\$ 75,504		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - The Greens (102)
For the Period Ending March, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL		YTD ACTUAL	Mar-26
	ADOPTED	YEAR TO DATE	AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
REVENUES				
Interest - Investments	\$ 700	\$ 1,557	222.36%	\$ 310
Special Assmnts- Tax Collector	440,564	421,962	95.78%	3,591
Special Assmnts- Discounts	(17,623)	(16,420)	93.17%	(35)
Gate Bar Code/Remotes	-	1,506	0.00%	-
Insurance Reimbursements	-	3,093	0.00%	-
TOTAL REVENUES	423,641	411,698	97.18%	3,867
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	8,811	8,111	92.05%	71
Misc-Credit Card Fees	80	60	74.44%	-
Total Administration	8,891	8,170	91.89%	71
Right of Way				
Contracts-Security Services	240,977	134,284	55.72%	22,879
Contracts-Pest Control	240	85	35.42%	5
Communication - Teleph - Field	2,100	1,278	60.84%	393
Insurance - General Liability	2,119	1,793	84.59%	-
R&M-General	20,000	8,787	43.94%	200
R&M-Gate	10,000	6,839	68.39%	-
R&M-Streetlights	68,712	35,010	50.95%	5,788
Reserve - Roadways	62,000	-	0.00%	-
Total Right of Way	406,148	188,075	46.31%	29,264
TOTAL EXPENDITURES	415,039	196,246	47.28%	29,335
Excess (deficiency) of revenues				
Over (under) expenditures	8,602	215,452	2504.67%	(25,468)
Net change in fund balance	\$ 8,602	\$ 215,452	2504.67%	\$ (25,468)
FUND BALANCE, BEGINNING (OCT 1, 2025)	13,321	13,321		
FUND BALANCE, ENDING	\$ 21,923	\$ 228,773		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - Stonebridge (103)
For the Period Ending March, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Mar-26
	ADOPTED	ACTUAL	AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
REVENUES				
Interest - Investments	\$ 200	\$ 545	272.60%	\$ 109
Special Assmnts- Tax Collector	19,237	18,425	95.78%	157
Special Assmnts- Discounts	(769)	(717)	93.24%	(2)
TOTAL REVENUES	18,668	18,253	97.78%	264
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	385	354	91.99%	3
Misc-Credit Card Fees	10	-	0.00%	-
Total Administration	395	354	89.66%	3
Right of Way				
Communication - Teleph - Field	1,500	1,178	78.54%	291
Insurance - General Liability	386	327	84.59%	-
R&M-General	1,000	-	0.00%	-
R&M-Gate	3,792	-	0.00%	-
R&M-Streetlights	7,740	3,886	50.20%	637
Reserve - Roadways	3,855	-	0.00%	-
Total Right of Way	18,273	5,390	29.50%	929
TOTAL EXPENDITURES	18,668	5,745	30.77%	932
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,509	0.00%	(668)
Net change in fund balance	\$ -	\$ 12,509	0.00%	\$ (668)
FUND BALANCE, BEGINNING (OCT 1, 2025)	57,228	57,228		
FUND BALANCE, ENDING	\$ 57,228	\$ 69,736		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - West Park Village (323,4,5A,6) (104)
For the Period Ending March, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	
	ADOPTED		AS A % OF	Mar-26
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 820	0.00%	\$ 164
Special Assmnts- Tax Collector	176,696	169,235	95.78%	1,440
Special Assmnts- Discounts	(7,068)	(6,586)	93.18%	(14)
TOTAL REVENUES	169,628	163,470	96.37%	1,590
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	3,534	3,253	92.05%	29
Total Administration	3,534	3,253	92.05%	29
Right of Way				
R&M-General	2,044	269	13.15%	-
R&M-Streetlights	144,348	70,231	48.65%	11,723
Reserve - Roadways	19,702	40,747	206.82%	-
Total Right of Way	166,094	111,247	66.98%	11,723
TOTAL EXPENDITURES	169,628	114,500	67.50%	11,752
Excess (deficiency) of revenues				
Over (under) expenditures	-	48,970	0.00%	(10,162)
Net change in fund balance	\$ -	\$ 48,970	0.00%	\$ (10,162)
FUND BALANCE, BEGINNING (OCT 1, 2025)	116,296	116,296		
FUND BALANCE, ENDING	\$ 116,296	\$ 165,266		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - West Park Village (324-C5) (105)
For the Period Ending March, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Mar-26
	ADOPTED		AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
REVENUES				
Interest - Investments	\$ 90	\$ 250	277.31%	\$ 50
Special Assmnts- Tax Collector	7,778	8,230	105.81%	228
Special Assmnts- Discounts	(311)	(305)	98.02%	(2)
TOTAL REVENUES	7,557	8,175	108.18%	276
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	156	158	101.60%	5
Total Administration	156	158	101.60%	5
Right of Way				
R&M-Streetlights	4,999	3,323	66.47%	554
Reserve - Roadways	2,402	-	0.00%	-
Total Right of Way	7,401	3,323	44.89%	554
TOTAL EXPENDITURES	7,557	3,481	46.06%	558
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,694	0.00%	(282)
Net change in fund balance	\$ -	\$ 4,694	0.00%	\$ (282)
FUND BALANCE, BEGINNING (OCT 1, 2025)	27,115	27,115		
FUND BALANCE, ENDING	\$ 27,115	\$ 31,808		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - Vineyards (106)
For the Period Ending March, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Mar-26
	ADOPTED		AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
REVENUES				
Interest - Investments	\$ 500	\$ 2,723	544.53%	\$ 543
Special Assmnts- Tax Collector	28,020	26,056	92.99%	63
Special Assmnts- Discounts	(1,121)	(1,029)	91.83%	(1)
Gate Bar Code/Remotes	-	218	0.00%	45
TOTAL REVENUES	27,399	27,967	102.07%	651
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	560	501	89.38%	1
Misc-Credit Card Fees	10	7	67.90%	2
Total Administration	570	507	89.01%	3
Right of Way				
Insurance - General Liability	1,436	1,215	84.59%	-
R&M-General	4,543	556	12.24%	-
R&M-Drainage	2,625	-	0.00%	-
R&M-Gate	5,000	5,524	110.48%	996
Internet Services	1,800	1,018	56.56%	281
Reserve - Roadways	11,425	-	0.00%	-
Total Right of Way	26,829	8,313	30.98%	1,278
TOTAL EXPENDITURES	27,399	8,820	32.19%	1,281
Excess (deficiency) of revenues				
Over (under) expenditures	-	19,147	0.00%	(630)
Net change in fund balance	\$ -	\$ 19,147	0.00%	\$ (630)
FUND BALANCE, BEGINNING (OCT 1, 2025)	290,687	290,687		
FUND BALANCE, ENDING	\$ 290,687	\$ 309,835		

**Westchase Community Development District
Supporting Schedules
March 31, 2026**

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions) For the Fiscal Year Ending September 30, 2026**

					ALLOCATION BY FUND				
Date Received	Net Amount Received	Interest/Discount Amount	Collection Costs	Gross Amount Received	001 General Fund Assessments	002 Harbor Link Fund Assessments	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments
Assessments Levied				\$ 4,391,496	\$ 3,608,406	\$ 60,182	\$ 28,339	\$ 16,222	\$ 6,052
				100.00%	82.17%	1.37%	0.65%	0.37%	0.14%
11/07/25	\$ 49,621	\$ 2,550	\$ 1,013	\$ 53,184	\$ 40,773	\$ 680	\$ 320	\$ 183	\$ 68
11/14/25	\$ 242,498	\$ 10,310	\$ 4,949	\$ 257,757	\$ 199,256	\$ 3,323	\$ 1,565	\$ 896	\$ 334
11/21/25	\$ 248,314	\$ 10,557	\$ 5,068	\$ 263,939	\$ 204,035	\$ 3,403	\$ 1,602	\$ 917	\$ 342
12/03/25	\$ 1,134,184	\$ 48,222	\$ 23,147	\$ 1,205,553	\$ 931,937	\$ 15,543	\$ 7,319	\$ 4,190	\$ 1,563
12/05/25	\$ 1,593,668	\$ 67,753	\$ 32,524	\$ 1,693,945	\$ 1,309,486	\$ 21,840	\$ 10,284	\$ 5,887	\$ 2,196
12/19/25	\$ 450,328	\$ 18,533	\$ 9,190	\$ 478,051	\$ 370,026	\$ 6,171	\$ 2,906	\$ 1,663	\$ 621
01/06/26	\$ 80,070	\$ 2,506	\$ 1,634	\$ 84,209	\$ 65,792	\$ 1,097	\$ 517	\$ 296	\$ 110
02/04/26	\$ 128,130	\$ 2,895	\$ 2,615	\$ 133,640	\$ 105,282	\$ 1,756	\$ 827	\$ 473	\$ 177
03/05/26	\$ 34,742	\$ 349	\$ 709	\$ 35,799	\$ 28,547	\$ 476	\$ 224	\$ 128	\$ 48
					\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 3,961,554	\$ 163,674	\$ 80,849	\$ 4,206,077	\$ 3,255,131	\$ 54,290	\$ 25,565	\$ 14,634	\$ 5,460
% Collected					90.21%	90.21%	90.21%	90.21%	90.21%
TOTAL O/S				\$ 185,419	\$ 353,275	\$ 5,892	\$ 2,774	\$ 1,588	\$ 593

**Westchase Community Development District
Supporting Schedules
March 31, 2026**

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions) For the Fi**

					ALLOCATION BY FUND				
Date Received	Net Amount Received	Interest/Discount Amount	Collection Costs	Gross Amount Received	102 The Greens Fund Assessments	103 Stonebridge Fund Assessments	104 West Park Village Fun Assessments	105 West Park Village Fund Assessments	106 Vineyards Fund Assessments
					Assessments Levied				\$ 4,391,496
				100.00%	10.03%	0.44%	4.02%	0.64%	0.18%
11/07/25	\$ 49,621	\$ 2,550	\$ 1,013	\$ 53,184	\$ 4,978	\$ 217	\$ 1,997	\$ 317	\$ 88
11/14/25	\$ 242,498	\$ 10,310	\$ 4,949	\$ 257,757	\$ 24,328	\$ 1,062	\$ 9,757	\$ 1,547	\$ 430
11/21/25	\$ 248,314	\$ 10,557	\$ 5,068	\$ 263,939	\$ 24,911	\$ 1,088	\$ 9,991	\$ 1,584	\$ 440
12/03/25	\$ 1,134,184	\$ 48,222	\$ 23,147	\$ 1,205,553	\$ 113,784	\$ 4,968	\$ 45,635	\$ 7,237	\$ 2,009
12/05/25	\$ 1,593,668	\$ 67,753	\$ 32,524	\$ 1,693,945	\$ 159,880	\$ 6,981	\$ 64,123	\$ 10,168	\$ 2,823
12/19/25	\$ 450,328	\$ 18,533	\$ 9,190	\$ 478,051	\$ 45,178	\$ 1,973	\$ 18,119	\$ 2,873	\$ 798
01/06/26	\$ 80,070	\$ 2,506	\$ 1,634	\$ 84,209	\$ 8,033	\$ 351	\$ 3,222	\$ 511	\$ 142
02/04/26	\$ 128,130	\$ 2,895	\$ 2,615	\$ 133,640	\$ 12,854	\$ 561	\$ 5,155	\$ 818	\$ 227
03/05/26	\$ 34,742	\$ 349	\$ 709	\$ 35,799	\$ 3,485	\$ 152	\$ 1,398	\$ 222	\$ 62
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 3,961,554	\$ 163,674	\$ 80,849	\$ 4,206,077	\$ 397,431	\$ 17,354	\$ 159,397	\$ 25,277	\$ 7,017
% Collected					90.21%	90.21%	90.21%	90.21%	90.21%
TOTAL O/S				\$ 185,419	\$ 43,133	\$ 1,883	\$ 17,299	\$ 2,743	\$ 761

Westchase Community Development District
O&M Report
March 2026

Num	Date	Name	Memo	Invoice Amount
100031	03/02/26	Brick By The Mile Inc.	Invoice: 575014 (Reference: Monument repairs.)	500.00
100032	03/02/26	Hughes Exterminators Inc	Invoice: 65849182 (Reference: Pest Control - office Feb 2026.)	50.00
100033	03/02/26	Veritext, LLC	Invoice: 9024592 (Reference: Transcript Services Feb 2026.)	1,217.50
100034	03/02/26	Site Masters of Florida, LLC	Invoice: 022426-2 (Reference: Pond 39 skimmer repair and cleanout.)	1,400.00
030226ACH	03/02/26	Adt Security Services Inc - Ach	9515 W Linebaugh Ave 03/01/26-05/31/26	160.29
100035	03/03/26	Hughes Exterminators Inc	Invoice: 65877642 (Reference: Pest control - office Feb 2026.)	16.13
100036	03/03/26	Redtree Landscape Systems, Llc	Invoice: 32780 (Reference: Timer 3, repair wire to zone 36.)	988.52
100037	03/03/26	Site Masters of Florida, LLC	Invoice: 022026-1 (Reference: replace metal grate - Millport Dr.) Invoice: 022426-3 (Referenc...	3,600.00
100038	03/03/26	Redtree Landscape Systems, Llc	Invoice: 32781 (Reference: Clock 1 trace and repair zone 27.)	135.26
100039	03/06/26	Gregory Chesney	Invoice: 030326BOSMTG (Reference: BOS MTG 03-03-2026.)	200.00
100040	03/06/26	Rap Electric Llc	Invoice: 10781 (Reference: ballast repair Radcliffe tunnel.)	345.00
100041	03/06/26	Redtree Landscape Systems, Llc	Invoice: 33279 (Reference: Landscape March 2026.)	63,166.66
100042	03/06/26	Taylor Tree & Land Mgmt	Invoice: 1478 (Reference: Debris haul- 17 loads at \$350 2/18-2/23.)	5,950.00
100043	03/06/26	James Wimsatt	Invoice: 030326BOSMTG (Reference: BOS MTG 03-03-2026.)	200.00
100044	03/06/26	Off Duty Management, Inc	Invoice: INV301710 (Reference: Off Duty officers - 1/12/2026 - 1/18/2026.) Invoice: INV304353...	6,964.45
100045	03/06/26	Matthew Lewis	Invoice: 030326BOSMTG (Reference: BOS MTG 03-03-2026.)	200.00
100046	03/06/26	Reginald Gillis	Invoice: 030326BOSMTG (Reference: BOS MTG 03-03-2026.)	200.00
100047	03/06/26	Christopher Barrett	Invoice: 030326BOSMTG (Reference: BOS MTG 03-03-2026.)	200.00
300009	03/06/26	Spectrum Business	Reference: Summary account 168980001 03/01/2026 to 03/29/2026.	1,965.01
300009	03/06/26	Spectrum Business	Invoice: 168980001022126-0001 (Reference: Summary account 168980001 3/01/2026 to 03/29/2026.)	1,965.01
100048	03/09/26	Rap Electric Llc	Invoice: 10780 (Reference: Harbor Links - streetlight conversion.)	7,500.00
100049	03/09/26	Redtree Landscape Systems, Llc	Invoice: 32940 (Reference: Tracked and traced zones - Greta Green, replace 3 solenoids.) Inv...	3,568.34
100050	03/09/26	Jan Pro of Tampa	Invoice: 239583 (Reference: Cleaning Service March 2026.) Invoice: 238253 (Reference: Cleanin...	3,290.00
100051	03/09/26	AG Outshines LLC	Invoice: 1800 (Reference: Pressure Wash - Greens, Glenclyff Park, Radcliffe North, WPV and Fords...	4,182.43
100052	03/09/26	Olm Inc	Invoice: 46845 (Reference: Landscape Inspection - Feb 2026.)	1,630.00
100053	03/09/26	Buchanan Building Services, LLC	Invoice: 20211358 (Reference: 50% Deposit for materials - pond125.)	11,688.00
100054	03/09/26	Quality Power	Invoice: 717339 (Reference: Blower repair.)	193.27
100055	03/09/26	Azzarelli Paving Site Development	Invoice: 2677662 (Reference: Mill and Pave - Belgrave alley way.)	35,877.00
100056	03/09/26	Hughes Exterminators Inc	Invoice: 66287029 (Reference: Pest Control - Baybridge Park March2026.) Invoice: 66287030 (Re...	15.00
100057	03/09/26	Pete's Tree & Crane Service	Invoice: 1233 (Reference: Sump B Brazilian Pepper removal, common space tree trim.)	18,000.00
100058	03/10/26	Kai	Invoice: 22094 (Reference: Westchase Payroll 1/30/26.)	9,603.96
031026ACH	03/10/26	Truist Bank	Reference: CC expenses 1/18/26 - 02/17/26.	79.06
100059	03/11/26	Simple Communications Technologies	Invoice: 45601VZW (Reference: 02/06/2026 VZW-50MB- Monthly: Verizon Data Plan --50 MB.)	20.00
100060	03/11/26	A Superior Plumbing Solution	Invoice: 7380 (Reference: Replace TBS push buttons WPV bathroom.)	600.00
300007	03/11/26	Hillsborough County Florida	Invoice: 021826-0000 (Reference: Summary account 1988200000.)	2,683.42
031226ACH	03/12/26	Matrix Trust Company - Ach	Ubiquity 401K 02/23/26-03/08/26	1,784.46
031326ACH	03/13/26	Verizon Florida Llc - Ach	Service 01/24/26-02/23/26 2 business phones	74.90
031326ACH-1	03/13/26	Matrix Trust Company - Ach	Ubiquity 401K 02/09/26-02/22/26	13.26
100061	03/16/26	Bomac Construction Services, Inc	Invoice: 3752a (Reference: Street Sweeping 3/4 - 3/5/25.)	2,250.00
100062	03/16/26	Panther Pools	Invoice: 4886 (Reference: Actuating Fountain March 2026.) Invoice: 4888 (Reference: WPV fount...	1,790.46
100063	03/16/26	East End Landscape LLC	Invoice: 6008 (Reference: 50% deposit for 4 ponds repair.)	51,750.00
100064	03/16/26	A Superior Plumbing Solution	Invoice: 7398 (Reference: TBS push button WPV bathroom.)	188.95
100065	03/17/26	Brlitic Dvorak, Inc.	Invoice: 2334 (Reference: Engineering Services - Feb 2026.)	3,675.00
100066	03/17/26	Truist Bank	VOID: Invoice: 011726-1809 (Reference: CC expenses 12/18/25 - 01/17/26.)	-
100067	03/17/26	Pete's Tree & Crane Service	Invoice: 1234 (Reference: Man lift surcharge for lamp post maintenance tree cutback Feb. 26th.)	600.00
100068	03/17/26	Christovich And Associates, LLC	Invoice: WC226 (Reference: Westchase Golf Club consult.)	3,285.00
100069	03/17/26	Simple Communications Technologies	Invoice: 45600VZW (Reference: 02/06/2026 VZW-LTE-DATA: Verizon Wireless Data Plan 50MB Plan.)	20.00
300004	03/17/26	TECO	Invoice: 022426-6007 (Reference: 8934 Promise Dr Jan 21, 2026 to Feb 18, 2026.)	19.63
100070	03/18/26	Erin McCormick Law Pa	Invoice: 10874 (Reference: General Representation Work and Expenses-Feb 2026.) Invoice: 10880...	16,082.45
100071	03/18/26	Vanasse Hangen Brustlin, Inc.	Invoice: 0501026 (Reference: Landscape Enhancement 12/21-01/17.)	895.00
300003	03/18/26	TECO	Invoice: 022526-0531 (Reference: 9840 W Linebaugh Ave Jan 22, 2026 to Feb 19, 2026.)	22.55
100072	03/19/26	Kai Connected, LLC	Invoice: 5103 (Reference: March 2026 Monthly Management Services.)	10,416.67
032026ACH	03/20/26	TECO	Summary Billing 01/21/26-02/19/26	23,734.33
100073	03/25/26	Taylor Tree & Land Mgmt	Invoice: 1484 (Reference: Debris Hauling 02/28-03/11 2026.)	2,550.00
100074	03/25/26	Simple Communications Technologies	Invoice: 46418VZW (Reference: 03/05/2026 VZW-LTE-DATA: Verizon Wireless Data Plan 50MB Plan.) ...	40.00
032526ACH1	03/25/26	Matrix Trust Company - Ach	Ubiquity 401K 03/08/26-03/22/26	1,784.46
100075	03/26/26	Construction Management Services inc.	Invoice: 295 (Reference: Gazebo roof repair - Village Greens.) Invoice: 296 (Reference: Gabez...	3,300.00
100076	03/26/26	Hughes Exterminators Inc	Invoice: 66286218 (Reference: Pest Control - Greens gate house Mar 2026.)	5.00
100077	03/26/26	Off Duty Management, Inc	Invoice: INV318861 (Reference: Off Duty officers - 2/23/2026 to 3/1/2026.) Invoice: INV321822...	6,826.39
100078	03/26/26	Veritext, LLC	Invoice: 9095315 (Reference: Transcript Services Mar 2026.)	1,011.60
100079	03/26/26	AG Outshines LLC	Invoice: 1818 (Reference: Pressure Wash - Bridges, Linebaugh Ave, Countryway, Harbor Links, Kesw...	4,661.54
100080	03/26/26	Florida Municipal Insurance Trust	Invoice: 031926- (Reference: Invoice for Insurance Programs Due 04/01/2026.)	3,695.72
100081	03/26/26	Olm Inc	Invoice: 47003 (Reference: Landscape Inspection - Mar 2026.)	1,630.00
100082	03/26/26	Federated Security Solutions Inc	Invoice: 03172026 (Reference: Village Plaza - bell tower cameras.)	250.00
100083	03/26/26	Palmdale Oil Company, Inc	Invoice: SI-203666 (Reference: Palmdale oil fuel March 2026.)	1,288.85
100084	03/26/26	SiteOne Landscape Supply, LLC	Invoice: 162665398-001 (Reference: Triclopyr Herbicide 2.5 gal. x2.)	515.13
100085	03/26/26	Business Observer	Invoice: 26-00785H (Reference: Notice of Board Supervisor Vacancy Seat No 1.)	61.25
100086	03/26/26	Mo'Zart Designs	Invoice: 26-9370 (Reference: repairs due to corrosion - Vineyards.) Invoice: 26-9366 (Referen...	1,991.94
100087	03/26/26	Redtree Landscape Systems, Llc	Invoice: 33534 (Reference: March 2026 - SPRING SEASONAL COLOR.)	22,500.00
100088	03/26/26	Site Masters of Florida, LLC	Invoice: 031326-1 (Reference: Pond 125 drainage - final payment.)	21,000.00
100089	03/27/26	Redtree Landscape Systems, Llc	Invoice: 33600 (Reference: Countryway/Linebaugh valve replacement.) Invoice: 33601 (Reference...	627.60
100090	03/27/26	Aventura Nursery & Landscape Inc.	Invoice: 54756 (Reference: easement trees - Fords, Oaksbury.)	4,500.00
100091	03/27/26	Hughes Exterminators Inc	Invoice: 66287250 (Reference: Pest control - office Mar 2026.) Invoice: 66286146 (Reference: ...	67.13
032726ACH	03/27/26	Spectrum Business	Reference: 10053 PARLEY DR 03/02/26 to 04/01/26.	213.28
100092	03/31/26	Off Duty Management, Inc	Invoice: INV327622 (Reference: Off Duty officers -3/16/2026 - 3/22/2026.)	3,443.50
100093	03/31/26	Jan Pro of Tampa	Invoice: 240764 (Reference: Cleaning Service April 2026.)	1,645.00

**Westchase Community Development District
O&M Report
March 2026**

Num	Date	Name	Memo	Invoice Amount
100094	03/31/26	Bomac Construction Services, Inc	Invoice: 3898a (Reference: Street Sweeping 3/25/26 and 3/26/26.)	2,250.00
100095	03/31/26	Construction Management Services inc.	Invoice: 298 (Reference: shop exterior steel door.)	3,320.00
100096	03/31/26	Brick By The Mile Inc.	Invoice: 575017 (Reference: Brick column - New Parke.)	400.00
		TOTAL		<u><u>394,535.36</u></u>

Westchase
Community Development District

Proposed Budget
FY 2026–2027

Presented at May 5, 2026 Meeting



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Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 001- Operations & Maintenance

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 2/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 3,067,021	\$ 3,419,223	\$ 3,608,406	\$ 3,426,636	\$ 181,770	\$ 3,608,406	\$ 3,799,264
Operations & Maintenance Assessments - Discounts	(113,265)	(124,652)	(144,336)	(134,202)	-	(134,202)	(151,971)
Miscellaneous Revenue	4,897	9,375	800	3,170	-	3,170	800
Interest - Investments	131,860	75,695	26,000	22,652	3,348	26,000	26,000
Interest - Tax Collector	4,303	6,434	1,500	3,958	-	3,958	1,500
Pavillion Rental	15,847	18,122	5,000	6,507	-	6,507	5,000
Lease Revenue	20,899	20,899	20,899	-	20,899	20,899	20,899
Insurance Proceeds	-	611	-	2,500	-	2,500	-
Total Revenue	3,131,562	3,425,707	3,518,269	3,331,222	206,017	3,537,238	3,701,492
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	20,000	18,000	19,000	8,400	10,600	19,000	24,000
Payroll Taxes	1,530	1,377	1,454	352	493	845	1,836
Professional Services - Management Consulting Services	123,734	129,233	128,683	53,568	75,068	128,636	128,688
Professional Services - Recording Secretary	12,224	20,600	16,639	7,403	16,412	23,815	21,500
Professional Services - Auditing Services	7,800	7,800	7,800	7,900	-	7,900	7,900
Professional Services - Engineering Services	47,140	115,980	75,000	32,100	81,560	113,660	103,000
Professional Services - Legal Services	75,791	91,465	125,000	34,314	83,628	117,942	115,000
Legal Advertisements	9,040	2,634	6,500	422	5,837	6,259	6,300
Insurance Property & GL	56,469	57,702	62,116	52,546	-	52,546	59,870
Regulatory & Permit Fees	175	225	175	175	-	175	175
Credit Card Fees	625	755	1,100	237	331	568	600
Postage & Printing	514	6,289	5,000	1	3,402	3,403	3,500
Printing & Binding	128	-	300	-	300	300	300
County Assessment Collection Fee	59,075	43,865	68,384	65,849	2,535	68,384	75,985
Office Supplies - Administrative	160	120	120	169	237	405	600
Administrative Contingency	6,905	7,301	9,363	1,852	7,103	8,955	7,900
Total Administrative	421,310	503,346	526,634	265,287	287,505	552,792	557,154
Physical Environment							
Right of Ways							
P/R - Field Staff Salaries	280,378	265,094	310,000	124,389	174,144	298,533	334,800
P/R - Field Staff Benefits	113,529	103,060	104,000	38,976	69,319	108,295	108,300
P/R - Field Staff Overtime	32,258	34,458	36,000	15,830	17,528	33,358	33,400
P/R - Field Staff Bonus	18,500	47,000	40,000	37,500	-	37,500	40,000
FICA Taxes	38,579	38,256	50,000	13,595	19,034	32,629	35,100
Professional Services - Landscape Architect	25,984	14,683	25,000	11,822	8,512	20,334	18,000

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 001- Operations & Maintenance**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 2/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Contracts - Other Services	19,560	19,560	20,000	8,150	11,410	19,560	19,560
Contracts - Grounds Performance Monitoring	-	-	-	-	-	-	19,560
Contracts - Landscaping Maintenance	501,905	755,725	708,000	315,833	442,169	758,002	758,004
Contracts - Mulch	150,000	75,000	147,592	75,000	72,592	147,592	147,592
Contracts - Plant Replacement	112,499	32,706	140,000	51,430	21,173	72,603	72,700
Contracts - Road Cleaning	11,430	7,196	9,843	4,500	15,750	20,250	27,000
Contracts - Trees & Trimming	94,900	101,460	72,000	81,803	16,377	98,180	108,512
Contracts - Pest Control	561	780	730	423	182	605	312
Contracts - Police	191,414	190,010	185,000	80,169	97,454	177,623	185,000
Contracts - Security Alarms	641	641	781	160	280	440	480
Contracts - Entry Fountain	-	-	-	-	-	-	10,800
Utility - General	30,512	38,085	23,275	17,697	16,602	34,299	34,300
Utility - Reclaimed Water	5,799	10,024	10,000	17,132	23,984	41,116	34,100
Utility - Streetlights	31,753	32,463	80,000	-	-	-	80,000
Fuel, Gasoline and Oil	15,292	15,470	16,500	8,390	6,991	15,381	20,500
Communication - Telephone / Field	5,003	6,578	9,000	1,375	5,791	7,165	6,900
Insurance - POL & Crime	6,094	-	6,703	5,670	-	5,670	6,722
R&M - General	69,952	49,186	60,000	2,880	4,032	6,913	60,000
R&M - Equipment	22,824	19,293	20,000	8,205	11,486	19,691	20,000
R&M - Grounds	233,560	294,861	125,000	65,866	92,212	158,078	136,900
R&M - Irrigation	64,710	210,019	80,000	30,653	42,914	73,566	80,000
R&M - Sidewalks / Hardscape	21,310	148,797	26,000	70,091	-	70,091	26,000
R&M - Signage	-	357	6,000	1,562	2,187	3,749	6,000
R&M - Walls and Signage	43,129	43,324	32,500	33,123	10,104	43,227	32,000
R&M - Hurricane Expenses	-	384,410	10,000	-	10,000	10,000	10,000
Office Supplies	696	4,319	3,500	445	623	1,067	3,500
Operating Supplies - General	3,507	632	3,000	361	506	867	3,000
Operating Supplies - Uniforms	942	881	600	833	79	912	1,000
Supplies - Misc.	-	-	600	-	600	600	-
Cleaning Services	6,635	6,600	6,800	2,750	3,850	6,600	6,800
Subscriptions and Memberships	6,432	1,474	4,000	494	692	1,186	4,000
Conference and Seminars	-	-	1,000	-	1,000	1,000	1,000
Physical Environment Contingency	3,363	58,475	250,000	47,439	66,415	113,855	250,000
Holiday Lights & Decorations	11,964	12,251	20,000	8,937	-	8,937	20,000
Total Right of Ways	2,175,615	3,023,128	2,643,424	1,183,480	1,265,991	2,449,471	2,761,842

Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 001- Operations & Maintenance

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 2/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Common Areas							
R&M - General	113,465	95,005	30,000	25,386	35,541	60,927	68,600
R&M - Boardwalks	-	-	700	-	-	-	-
R&M - Brick Pavers	1,242	-	1,200	1,500	2,100	3,600	-
R&M - Grounds	344	7,497	1,500	1,329	1,861	3,191	4,000
R&M - Signage	69	-	1,400	350	490	840	1,400
R&M - Walls and Signage	5,298	1,822	4,000	2,500	3,500	6,000	7,500
Misc - Internet Services	7,344	8,562	7,391	4,385	6,140	10,525	9,800
Impr - Park	36,360	42,011	125,000	35,999	50,399	86,398	125,000
Total Common Areas	164,122	154,897	171,191	71,450	100,030	171,481	216,300
Flood Control/Stormwater Management							
Contracts - Lake & Wetland	118,000	118,000	118,000	49,167	68,831	117,998	117,996
Contracts - Fountain	7,260	8,420	8,820	7,194	3,150	10,344	1,200
R&M - Aquascaping	9,785	-	15,000	-	-	-	15,000
R&M - Waterway Infrastructure	9,847	55,800	27,200	35,000	49,000	84,000	24,000
R&M - Fountain	1,914	5,165	8,000	225	315	540	8,000
Total Flood Control/Stormwater Management	146,806	187,385	177,020	91,586	121,296	212,882	166,196
Total Physical Environment	3,484,830	3,365,410	2,991,635	1,346,516	1,487,317	2,833,833	3,144,338
Total Expenditures	3,906,140	3,868,756	3,518,269	1,611,803	1,774,823	3,386,626	3,701,492
Excess (Deficiency) of Revenues Over (Under) Expenditures	(774,578)	(443,049)	-	1,719,418	(1,568,806)	150,613	-
IV. Net Change in Fund Balance	(774,578)	(443,049)	-	1,719,418	(1,568,806)	150,613	-
Fund Balance - Beginning	3,711,758	2,937,180	2,494,131	2,494,131	-	2,494,131	2,644,744
Fund Balance - Ending	\$ 2,937,180	\$ 2,494,131	\$ 2,494,131	\$ 4,213,549	\$ (1,568,806)	\$ 2,644,744	\$ 2,644,744

Exhibit A
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 2,494,131
Net Change in Fund Balance - Fiscal Year 2026	150,613
Reserves - Fiscal Year 2026 Additions	-
Total Funds Available (Estimated) - 9/30/2026	2,644,744
Allocation of Available Funds	
<i>Nonspendable Fund Balance</i>	
Prepaid Items & Deposits	3,191
Subtotal	3,191
<i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	833,713
Reserves - Erosion Control	60,000
Reserve - Roadways - Prior Years	502,031
Subtotal	1,395,744
Total Allocation of Available Funds	1,398,935
Total Unassigned (undesignated) Cash	\$ 1,245,808

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

FY 2026-2027 BUDGET NARRATIVE

REVENUE

SPECIAL ASSESSMENTS - ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures. The FY 2027 Proposed Budget includes \$3,799,264 in on-roll assessment revenue.

SPECIAL ASSESSMENTS - DISCOUNTS

Reflects statutory early-payment discounts allowed by the Hillsborough County Tax Collector on Non-Ad Valorem assessments collected through the Tax Roll. Property owners receive a discount of up to 4% for paying their tax bill early, and the District budgets for the maximum potential reduction in collected assessments. The FY 2027 Proposed Budget includes (\$151,971) for assessment discounts.

MISCELLANEOUS REVENUES

Represent s incidental or non-recurring income received by the District, such as clubhouse rental fees, vendor reimbursements, insurance recoveries, and other revenues that do not fall within a defined category. The FY 2027 Proposed Budget includes \$800.

INTEREST INCOME

Interest earned on District operating funds held in bank accounts and permitted investments. Amounts vary based on cash balances, assessment receipt timing, and interest rates. The FY 2027 Proposed Budget includes \$26,000.

INTEREST - TAX COLLECTOR

Reflects interest earnings remitted by the Hillsborough County Tax Collector on assessment funds held prior to disbursement to the District. The FY 2027 Proposed Budget includes \$1,500.

PAVILION RENTAL

Reflects fees collected from residents and other parties for the rental and use of the District's pavilion and related amenity facilities. Rental revenue helps offset the cost of maintaining and operating these community amenities. The FY 2027 Proposed Budget includes \$5,000.

LEASE REVENUE

Represents revenue received under recurring lease agreements with third parties for the use of District-owned property or facilities. Amounts are based on the contracted lease terms in place for the fiscal year. The FY 2027 Proposed Budget includes \$20,899.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R - BOARD OF SUPERVISORS (FKA) SUPERVISORS COMPENSATION

Chapter 190 of the Florida Statutes permits Board Supervisors to receive \$200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year. The FY 2027 Proposed Budget includes \$24,000.

PAYROLL TAXES

Provides funding for required taxes associated with administrative, operational, or field staff payroll. This includes taxes on regular wages, overtime, and bonuses. The FY 2027 Proposed Budget includes \$1,836.

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES

Provides for management, accounting, administrative, and assessment services performed under the District's management agreement, including IT-related costs for processing the District's accounts payable, financial reporting, and budget activities. Services are performed by Inframark / Kai Connected for an annual amount of \$128,688.

PROFESSIONAL SERVICES - RECORDING SECRETARY

Provides for the preparation and certification of official meeting minutes for all Board of Supervisors meetings and workshops, including transcription and document distribution. Services are performed by Richard Lee Recording at hourly meeting rates plus per-page transcription charges, with an annual amount of \$21,500.

PROFESSIONAL SERVICES - AUDITING SERVICES

Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. Services are performed by Grau & Associates for an annual amount of \$7,900.

PROFESSIONAL SERVICES - ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, traffic engineering studies, and general consultation. Services are performed by Brletic Dvorak, Inc. and Vanasse Hangen Brustlin, with \$103,000 included in the FY 2027 Proposed Budget.

PROFESSIONAL SERVICES - LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Legal representation is provided by Erin McCormick Law P.A., with \$115,000 included in the FY 2027 Proposed Budget.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law. The FY 2027 Proposed Budget includes \$6,300.

INSURANCE PROPERTY & GL

Covers the District's annual premiums for general liability, public officials' liability, and property insurance. Coverage is provided by Egis Insurance Advisors (Public Insurance Risk), and the FY 2027 Proposed Budget includes \$59,870 based on current asset values and projected premium adjustments.

REGULATORY & PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency. The FY 2027 Proposed Budget includes \$175.

CREDIT CARD FEES

Reflects merchant processing fees charged on credit card transactions associated with District facility rentals,

amenity reservations, and other resident payment activity. Fees are calculated as a percentage of each transaction processed through the District's payment provider. The FY 2027 Proposed Budget includes \$600.

POSTAGE & PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, vendors, etc. The FY 2027 Proposed Budget includes \$3,500.

PRINTING & BINDING

Provides for the printing, copying, and binding of meeting agenda packets, budget documents, and other official District materials prepared for Board members and the public. Costs are based on historical printing volume for regular Board meetings and required statutory documents. The FY 2027 Proposed Budget includes \$300.

COUNTY ASSESSMENT COLLECTION FEE

The County Tax Collector charges an administrative fee for processing and remitting Non-Ad Valorem assessments collected on the Tax Roll. The amount is calculated as a percentage of total assessments collected. The FY 2027 Proposed Budget includes \$75,985.

OFFICE SUPPLIES - ADMINISTRATIVE

Reflects the cost of routine office supplies used for District administrative functions, including paper, postage materials, printer supplies, and general office consumables. Amounts are based on historical usage for ongoing administrative operations. The FY 2027 Proposed Budget includes \$600.

ADMINISTRATIVE CONTINGENCY

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment. The FY 2027 Proposed Budget includes \$7,900.

PHYSICAL ENVIRONMENT - RIGHT OF WAYS

P/R - FIELD STAFF SALARIES

Provides for the regular wages of the District's in-house field staff who perform routine maintenance, operations, and oversight activities throughout the community. Compensation is based on approved wage rates and budgeted staffing levels. The FY 2027 Proposed Budget includes \$334,800.

P/R - FIELD STAFF BENEFITS

Covers the District's share of health insurance, retirement contributions, and other employee benefits provided to in-house field staff. Amounts are based on current benefit elections and projected premium adjustments for the fiscal year. The FY 2027 Proposed Budget includes \$108,300.

P/R - FIELD STAFF OVERTIME

Provides for overtime wages paid to in-house field staff for hours worked beyond regular scheduled time, including storm response, after-hours emergencies, and special projects. Amounts are based on historical overtime trends. The FY 2027 Proposed Budget includes \$33,400.

P/R - FIELD STAFF BONUS

Provides for performance-based bonuses and discretionary incentive payments to in-house field staff in recognition of service quality, attendance, and contributions to District operations. Amounts are based on Board-approved compensation policy. The FY 2027 Proposed Budget includes \$40,000.

FICA TAXES

Provides for the employer share of Social Security and Medicare payroll taxes on wages paid to in-house field staff. Amounts are calculated as a statutory percentage of total taxable payroll. The FY 2027 Proposed Budget includes \$35,100.

PROFESSIONAL SERVICES - LANDSCAPE ARCHITECT

Provides for landscape architecture and design consulting services related to common-area improvements, plant material selection, and long-term landscape planning across the District. Services are engaged on an as-needed basis to support ongoing maintenance and capital projects. The FY 2027 Proposed Budget includes \$18,000.

CONTRACTS - OTHER SERVICES

Reflects contracted landscape consulting and inspection services provided in support of the District's grounds maintenance program. Services are performed by OLM Inc. on a recurring monthly basis for an annual amount of \$19,560.

CONTRACTS - GROUNDS PERFORMANCE MONITORING

Provides recurring evaluations of overall grounds conditions, including landscape and pond areas, through scheduled monitoring and reporting. Services are performed by OLM Inc. for an annual amount of \$19,560.

CONTRACTS - LANDSCAPING MAINTENANCE

Provides for the contracted landscape maintenance services for the District, including routine mowing, fertilization, plant and turf care, and irrigation system inspections. Services are performed by Redtree Landscape Systems for an annual amount of \$758,004.

CONTRACTS - MULCH

Covers the cost of replenishing mulch in common-area landscape beds throughout the District as part of the seasonal landscape program. Services are performed by Redtree Landscape Systems for an annual amount of \$147,592.

CONTRACTS - PLANT REPLACEMENT

Provides for the replacement of trees, shrubs, annuals, and other plant material in common-area landscape beds as needed to maintain community appearance. Work is performed on an as-needed basis by the District's contracted landscape provider. The FY 2027 Proposed Budget includes \$72,700.

CONTRACTS - ROAD CLEANING

Provides for street sweeping and roadway cleaning services performed across District-maintained roadways and parking areas. Services are performed by Bomac Construction Services / Tampa Bay Junk Removal for an annual amount of \$27,000.

CONTRACTS - TREES & TRIMMING

Covers the cost of trimming, pruning, and removing trees and palms within the District's common areas as needed to maintain safety, visibility, and aesthetic standards. Work is performed by JNR Landscape Management and Pete's Tree & Crane Service on an as-needed basis. The FY 2027 Proposed Budget includes \$108,512.

CONTRACT - PEST CONTROL

Provides for regularly scheduled pest prevention and treatment services throughout the District's right-of-way and common areas. Services are performed by Hughes Exterminators for an annual amount of \$312.

CONTRACTS - POLICE

Provides for off-duty law enforcement patrols throughout the District performed by the Hillsborough County Sheriff's Office under an off-duty officer agreement coordinated through Off Duty Management. Services are budgeted at recurring monthly levels for an annual amount of \$185,000.

CONTRACTS - SECURITY ALARMS

Provides for monitored alarm services protecting District facilities and equipment storage areas. Services are performed by ADT Security Services on a recurring monthly basis for an annual amount of \$480.

CONTRACTS - ENTRY FOUNTAIN

Provides for the contracted maintenance and repair of the District's entry fountain. Services include routine inspections, cleaning, chemical balancing, and minor repairs to keep the system operating properly. Services are performed by Panther Pools for an annual amount of \$10,800.

UTILITY - GENERAL

Covers the cost of electric service for irrigation pumps, common-area lighting, monument signs, and other utility usage throughout the District's right-of-way. Amounts are based on historical usage trends. The FY 2027 Proposed Budget includes \$34,300.

UTILITY - RECLAIMED WATER

Provides for reclaimed water service used for irrigation of District common areas and right-of-way landscaping. Service is provided by Hillsborough County Board of County Commissioners and billed based on monthly metered usage. The FY 2027 Proposed Budget includes \$34,100.

FUEL, GASOLINE & OIL

Provides for fuel, gasoline, oil, and related lubricants required to operate the District's vehicles and field equipment. Fuel is supplied by Palmdale Oil Co. and billed based on metered usage. The FY 2027 Proposed Budget includes \$20,500.

COMMUNICATION - TELEPHONE / FIELD

Covers the cost of telephone and data services for the District's field office and operational staff, including landline, mobile, and data plan charges. Services are provided by Charter Communications and Verizon. The FY 2027 Proposed Budget includes \$6,900.

INSURANCE - POL & CRIME

Provides for the District's public officials' liability and crime insurance coverage protecting Board members, staff, and District assets against errors, omissions, and dishonest acts. Coverage is provided through the District's insurance broker. The FY 2027 Proposed Budget includes \$6,722.

R&M - GENERAL

Covers general repair and maintenance expenses for District right-of-way infrastructure not captured in dedicated R&M categories. Funds support routine corrective work performed by in-house staff and outside vendors as needed. The FY 2027 Proposed Budget includes \$60,000.

R&M - EQUIPMENT

Provides for the repair and maintenance of District-owned vehicles, mowers, trailers, and other field equipment used by in-house staff. Costs include parts, service labor, tires, and routine preventative maintenance. The FY 2027 Proposed Budget includes \$20,000.

R&M - GROUNDS

Provides for unscheduled grounds repair and maintenance work performed throughout the District's right-of-way, including turf restoration, soil amendments, drainage repairs, and other corrective landscape work. Services are performed on an as-needed basis. The FY 2027 Proposed Budget includes \$136,900.

R&M - IRRIGATION

Covers the cost of routine and unscheduled repairs to the District's irrigation systems, including controllers, valves, lines, and sprinkler heads throughout the common areas and right-of-way. Services are performed by Redtree Landscape Systems on an as-needed basis. The FY 2027 Proposed Budget includes \$80,000.

R&M - SIDEWALKS / HARDSCAPE

Covers the cost of repair and maintenance for sidewalks, curbs, paver areas, and other hardscape elements within the District's right-of-way. Work is performed on an as-needed basis to address tripping hazards and surface deterioration. The FY 2027 Proposed Budget includes \$26,000.

SIGNAGE

Covers the cost of repairing, replacing, or maintaining community signage, including entry monuments, directional signs, and regulatory or informational signs located throughout the District. The FY 2027 Proposed Budget includes \$6,000.

R&M - WALLS AND SIGNAGE

Provides for the repair, painting, and structural maintenance of community perimeter walls, monument structures, and signage throughout the District. Work is performed by qualified contractors on an as-needed basis. The FY 2027 Proposed Budget includes \$32,000.

R&M - HURRICANE EXPENSES

Reserves funding for storm-related cleanup, repairs, and recovery activities following hurricanes and severe weather events that affect the District. Eligible expenses include debris removal, emergency repairs, and replacement of damaged infrastructure. The FY 2027 Proposed Budget includes \$10,000.

OFFICE SUPPLIES - FIELD

Reflects the cost of office supplies used by the District's field operations team, including printing, paper, and basic consumables for the field office. Amounts are based on historical usage. The FY 2027 Proposed Budget includes \$3,500.

OPERATING SUPPLIES - GENERAL

Provides for general operating supplies used by in-house field staff in the course of routine maintenance activities, including small tools, hardware, fasteners, and similar consumables. Amounts are based on historical usage trends. The FY 2027 Proposed Budget includes \$3,000.

OPERATING SUPPLIES - UNIFORMS

Covers the cost of work uniforms, shirts, safety footwear, and related apparel provided to in-house field staff for daily operations. Amounts are based on the number of staff and standard replacement cycles. The FY 2027 Proposed Budget includes \$1,000.

CLEANING SERVICES

Provides for janitorial and cleaning services performed at the District's field office, restrooms, and other operational

facilities. Services are scheduled on a recurring basis to maintain a clean and sanitary work environment. The FY 2027 Proposed Budget includes \$6,800.

SUBSCRIPTIONS & MEMBERSHIPS

Provides for annual subscriptions, professional memberships, and software licensing fees that support District operations and Board member participation in industry organizations. Amounts are based on current memberships and renewal cycles. The FY 2027 Proposed Budget includes \$4,000.

CONFERENCES & SEMINARS

Provides for Board member and staff attendance at training conferences, seminars, and continuing education events related to District governance and operations. Costs include registration fees and related approved travel expenses. The FY 2027 Proposed Budget includes \$1,000.

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year. The FY 2027 Proposed Budget includes \$250,000.

UTILITY - STREETLIGHTS

Provides for electric utility service for streetlight operations throughout the District. Service is billed by the local utility provider based on usage and applicable utility rates. The FY 2027 Proposed Budget includes \$80,000.

HOLIDAY LIGHTS & DECORATIONS

Provides for the installation, maintenance, and removal of seasonal holiday lighting and decorations at District entry monuments and common areas. Work is performed by a contracted vendor on an annual schedule. The FY 2027 Proposed Budget includes \$20,000.

COMMON AREAS

R&M - GENERAL - COMMON AREAS

Covers general repair and maintenance work performed in the District's common areas not captured in dedicated R&M line items. Funds support corrective work for amenities, structures, and other shared facilities throughout the year. The FY 2027 Proposed Budget includes \$68,600.

R&M - GROUNDS - COMMON AREAS

Provides for unscheduled grounds repair and restoration work in the District's common-area landscape beds, parks, and gathering spaces. Work is performed on an as-needed basis. The FY 2027 Proposed Budget includes \$4,000.

SIGNAGE - COMMON AREAS

Covers the cost of repairing, replacing, or maintaining common-area signage including park signs, directional signs, and informational signage. Work is performed on an as-needed basis. The FY 2027 Proposed Budget includes \$1,400.

R&M - WALLS AND SIGNAGE - COMMON AREAS

Provides for the repair and maintenance of common-area perimeter walls and signage structures, including painting, structural repair, and graffiti removal. Work is performed by qualified contractors on an as-needed basis. The FY 2027 Proposed Budget includes \$7,500.

MISC - INTERNET SERVICES

Provides for internet service at District common-area facilities supporting connected systems such as security

cameras, irrigation controllers, and Wi-Fi access. Service is provided by Spectrum Business on a recurring monthly basis. The FY 2027 Proposed Budget includes \$9,800.

IMPROVEMENTS - PARK

Reserves funding for capital improvements to District parks and recreation areas, including playground equipment upgrades, site furnishings, and related enhancements. Projects are approved by the Board on an as-needed basis. The FY 2027 Proposed Budget includes \$125,000.

FLOOD CONTROL / STORMWATER MANAGEMENT

CONTRACTS - LAKE & WETLAND

Provides for the contracted services to treat and maintain the District's stormwater ponds, lakes, and aquatic vegetation, including algae control, shoreline management, water quality monitoring, and midge control. Services are performed by A&B Aquatics for an annual amount of \$117,996.

CONTRACTS - FOUNTAIN

Provides for contracted maintenance of the District's pond fountains that support water circulation and aeration, including routine inspections, cleaning, repairs, and operational adjustments. Services are performed by Fountain Design Group for an annual amount of \$1,200.

R&M - AQUASCAPING

Covers unscheduled repair and improvement work for shoreline and littoral plantings within the District's stormwater ponds and lakes. Work supports erosion control, water quality, and aesthetic appearance and is performed on an as-needed basis. The FY 2027 Proposed Budget includes \$15,000.

R&M - WATERWAY INFRASTRUCTURE

Provides for the repair and maintenance of stormwater conveyance infrastructure including outfall structures, weirs, control structures, and bank stabilization. Work is performed by qualified contractors on an as-needed basis to maintain proper flood control function. The FY 2027 Proposed Budget includes \$24,000.

R&M - FOUNTAIN

Covers unscheduled repair work and parts replacement for the District's pond fountains beyond routine contracted maintenance. Work is performed on an as-needed basis to restore proper operation. The FY 2027 Proposed Budget includes \$8,000.

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 002- Harbor Links**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 56,137	\$ 59,877	\$ 60,182	\$ 57,150	\$ 3,032	\$ 60,182	\$ 70,712
Operations & Maintenance Assessments - Discounts	(2,073)	(2,183)	(2,407)	(2,238)	-	(2,238)	(2,828)
Interest - Investments	10,527	6,828	500	3,035	-	3,035	500
Gate Bar Code/Remotes	65	757	-	128	-	128	-
Total Revenue	64,656	65,279	58,275	58,075	3,032	61,107	68,383
II. Expenditures							
General Administrative							
County Assessment Collection Fee	1,081	1,154	1,204	1,098	106	1,204	1,414
Misc.- Credit Card Fees	3	30	15	5	-	5	15
Total Administrative	1,084	1,184	1,219	1,103	106	1,209	1,429
Right of Ways							
Communication - Teleph - Field	3,729	3,024	3,300	1,907	2,670	4,578	6,184
Electricity - Streetlighting	6,988	6,099	5,500	2,863	4,009	6,872	6,508
Insurance - General Liability	2,468	2,276	3,000	2,538	-	2,538	3,000
R&M - General	14,342	17,905	19,700	17,015	(892)	16,124	25,000
R&M - Gate	7,721	10,632	5,794	708	8,468	9,177	6,500
Reserve - Roadways	-	-	19,762	-	19,762	19,762	19,762
Total Right of Ways	35,248	39,936	57,056	25,032	34,018	59,050	66,954
Total Expenditures	36,332	41,120	58,275	26,135	34,124	60,259	68,383
Excess (Deficiency) of Revenues Over (Under) Expenditures	28,324	24,159	-	31,940	(31,092)	848	-
III. Other Financing Sources (Uses)							
Interfund Transfer - In	-	-	-	-	-	-	-
Interfund Transfer - Out	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	19,762	-	19,762	19,762	19,762
Total Other Financing Sources (Uses)	-	-	19,762	-	19,762	19,762	19,762
IV. Net Change in Fund Balance							
	28,324	24,159	19,762	31,940	(11,330)	20,610	19,762
Fund Balance - Beginning	359,304	387,628	411,787	411,787	-	411,787	432,397
Fund Balance - Ending	\$ 387,628	\$ 411,787	\$ 431,549	\$ 443,727	\$ (11,330)	\$ 432,397	\$ 452,159

Exhibit B
 General Fund 002- Harbor Links
 Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 411,787
Net Change in Fund Balance - Fiscal Year 2026	20,610
Total Funds Available (Estimated) - 9/30/2026	432,397

Allocation of Available Funds

Nonspendable Fund Balance

Prepaid Items & Deposits	667
Subtotal	667

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	9,555
Reserve - Roadways - Prior Years	177,921
Subtotal	187,476

Total Allocation of Available Funds	188,143
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Total Unassigned (undesignated) Cash	\$ 244,254
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Notes

Anticipated Replacement Year	2026
Anticipated Replacement Costs	\$168,000.00
Anticipated Reserve Balance	\$168,000.00

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 003- The Enclave**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 18,057	\$ 26,744	\$ 28,339	\$ 26,912	\$ 1,427	\$ 28,339	\$ 26,435
Operations & Maintenance Assessments - Discounts	(667)	(975)	(1,134)	(1,054)	-	(1,054)	(1,057)
Interest - Investments	286	101	151	26	-	26	151
Total Revenue	17,676	25,870	27,356	25,884	1,427	27,311	25,529
II. Expenditures							
General Administrative							
County Assessment Collection Fee	348	515	567	517	50	567	529
Total Administrative	348	515	567	517	50	567	529
Right of Ways							
Electricity - Streetlighting	24,181	24,212	26,500	10,085	14,112	24,197	25,000
Total Right of Ways	24,181	24,212	26,500	10,085	14,112	24,197	25,000
Total Expenditures	24,529	24,727	27,067	10,602	14,162	24,764	25,529
Excess (Deficiency) of Revenues Over (Under) Expenditures	(6,853)	1,143	289	15,282	(12,734)	2,547	-
IV. Net Change in Fund Balance	(6,853)	1,143	289	15,282	(12,734)	2,547	-
Fund Balance - Beginning	10,366	3,513	4,656	4,656	-	4,656	7,203
Fund Balance - Ending	\$ 3,513	\$ 4,656	\$ 4,945	\$ 19,938	\$ (12,734)	\$ 7,203	\$ 7,203

Exhibit C
General Fund 003- The Enclave
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 4,656
Net Change in Fund Balance - Fiscal Year 2026	2,547
Total Funds Available (Estimated) - 9/30/2026	7,203
 <u>Allocation of Available Funds</u>	
<i>Nonspendable Fund Balance</i>	
Prepaid Items & Deposits	-
Subtotal	-
 <i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	205
Reserve - Roadways - Prior Years	-
Subtotal	205
Total Allocation of Available Funds	205
Total Unassigned (undesignated) Cash	\$ 6,998

Notes

(1) Operating reserves were reduced to cover Unassigned Cash

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 004- Saville Row**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 9,047	\$ 16,168	\$ 16,222	\$ 15,405	\$ 817	\$ 16,222	\$ 16,222
Operations & Maintenance Assessments - Discounts	(334)	(589)	(649)	(603)	-	(603)	(649)
Interest - Investments	109	26	80	-	-	-	80
Gate Bar Code/Remotes	65	277	-	173	-	173	-
Total Revenue	8,887	15,882	15,653	14,975	817	15,792	15,653
II. Expenditures							
General Administrative							
County Assessment Collection Fee	174	312	324	296	28	324	324
Misc.- Credit Card Fees	3	11	4	7	-	7	4
Total Administrative	177	323	328	303	28	331	328
Right of Ways							
Communication - Teleph - Field	1,980	1,980	1,980	825	1,155	1,980	2,700
Electricity - Streetlighting	388	375	300	172	241	412	300
Insurance - General Liability	4,495	3,979	4,796	4,057	-	4,057	4,796
R&M - General	5,439	-	1,500	-	-	-	1,500
R&M - Gate	2,213	1,433	1,500	758	1,062	1,820	1,500
Reserve - Roadways	-	-	3,300	-	3,300	3,300	4,529
Total Right of Ways	14,515	7,767	13,376	5,812	5,757	11,569	15,325
Total Expenditures	14,692	8,090	13,704	6,115	5,785	11,900	15,653
Excess (Deficiency) of Revenues Over (Under) Expenditures	(5,805)	7,792	1,949	8,860	(4,968)	3,892	-
III. Other Financing Sources (Uses)							
Interfund Transfer - In	-	-	-	-	-	-	-
Interfund Transfer - Out	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	3,300	-	3,300	3,300	4,529
Total Other Financing Sources (Uses)	-	-	3,300	-	3,300	3,300	4,529
IV. Net Change in Fund Balance							
	(5,805)	7,792	5,249	8,860	(1,668)	7,192	4,529
Fund Balance - Beginning	3,998	(1,807)	5,985	5,985	-	5,985	13,177
Fund Balance - Ending	\$ (1,807)	\$ 5,985	\$ 11,234	\$ 14,845	\$ (1,668)	\$ 13,177	\$ 17,706

Exhibit D
 General Fund 004- Saville Row
 Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 5,985
Net Change in Fund Balance - Fiscal Year 2026	7,192
Total Funds Available (Estimated) - 9/30/2026	13,177

Allocation of Available Funds

Nonspendable Fund Balance

Prepaid Items & Deposits

-

Subtotal -

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital

Reserve - Roadways - Prior Years

-

5,234

Subtotal 5,234

Total Allocation of Available Funds 5,234

Total Unassigned (undesignated) Cash \$ 7,943

Notes

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

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 005- Commercial Road**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 5,520	\$ 6,052	\$ 6,052	\$ 5,747	\$ 305	\$ 6,052	\$ 6,052
Operations & Maintenance Assessments - Discounts	(204)	(221)	(242)	(225)	-	(225)	(242)
Interest - Investments	1,609	1,072	150	483	-	483	150
Total Revenue	6,925	6,903	5,960	6,005	305	6,310	5,960
II. Expenditures							
General Administrative							
County Assessment Collection Fee	106	117	121	110	11	121	121
Total Administrative	106	117	121	110	11	121	121
Right of Ways							
R&M - General	-	-	5,000	-	-	-	5,000
Reserve - Roadways	-	-	839	-	-	-	839
Total Right of Ways	-	-	5,839	-	-	-	5,839
Total Expenditures	106	117	5,960	110	11	121	5,960
Excess (Deficiency) of Revenues Over (Under) Expenditures	6,819	6,786	-	5,895	294	6,189	-
IV. Net Change in Fund Balance	6,819	6,786	-	5,895	294	6,189	-
Fund Balance - Beginning	55,836	62,655	69,441	69,441	-	69,441	75,630
Fund Balance - Ending	\$ 62,655	\$ 69,441	\$ 69,441	\$ 75,336	\$ 294	\$ 75,630	\$ 75,630

Exhibit E
General Fund 005- Commercial Road
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 69,441
Net Change in Fund Balance - Fiscal Year 2026	6,189
Total Funds Available (Estimated) - 9/30/2026	75,630

Allocation of Available Funds

Nonspendable Fund Balance

Prepaid Items & Deposits

-

Subtotal -

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital

1,280

Reserve - Roadways - Prior Years

14,250

Subtotal 15,530

Total Allocation of Available Funds 15,530

Total Unassigned (undesignated) Cash \$ 60,100

Notes

Anticipated Replacement Year	2032
Anticipated Replacement Costs	\$15,780.00
Anticipated Reserve Balance	\$15,780.00

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 102- The Greens**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 406,350	\$ 440,316	\$ 440,564	\$ 418,371	\$ 22,193	\$ 440,564	\$ 462,511
Operations & Maintenance Assessments - Discounts	(15,006)	(16,052)	(17,623)	(16,385)	-	(16,385)	(18,500)
Interest - Investments	6,916	3,385	700	1,246	-	1,246	700
Other Miscellaneous Revenue	386	341	-	-	-	-	-
Gate Bar Code/Remotes	2,588	3,084	-	1,506	-	1,506	-
Insurance Reimbursements	-	-	-	3,093	-	3,093	-
Total Revenue	401,234	431,074	423,641	407,831	22,193	430,024	444,710
II. Expenditures							
General Administrative							
County Assessment Collection Fee	7,827	8,487	8,811	8,040	771	8,811	9,250
Misc.- Credit Card Fees	108	136	80	60	-	60	80
Total Administrative	7,935	8,623	8,891	8,099	771	8,871	9,330
Right of Ways							
Contracts - Security Services	246,030	258,181	240,977	111,406	161,000	272,406	269,624
Contracts - Pest Control	225	240	240	80	140	220	240
Communication - Teleph - Field	2,004	2,064	2,100	885	1,239	2,124	2,832
Insurance - General Liability	1,673	1,581	2,119	1,793	-	1,793	1,972
R&M - General	141,686	231,611	20,000	8,587	12,022	20,610	20,000
R&M - Gate	15,043	8,206	10,000	6,839	9,574	16,413	10,000
Electricity - Streetlighting	69,960	68,973	68,712	29,222	40,911	70,132	68,712
Reserve - Roadways	-	-	62,000	-	62,000	62,000	62,000
Total Right of Ways	476,621	570,856	406,148	158,811	286,886	445,697	435,380
Total Expenditures	484,556	579,479	415,039	166,911	287,657	454,568	444,710
Excess (Deficiency) of Revenues Over (Under) Expenditures	(83,322)	(148,405)	8,602	240,920	(265,464)	(24,544)	-
III. Other Financing Sources (Uses)							
Interfund Transfer - In	-	-	-	-	-	-	-
Interfund Transfer - Out	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	62,000	-	62,000	62,000	62,000
Total Other Financing Sources (Uses)	-	-	62,000	-	62,000	62,000	62,000
IV. Net Change in Fund Balance							
Fund Balance - Beginning	245,048	161,726	13,321	13,321	-	13,321	50,777
Fund Balance - Ending	\$ 161,726	\$ 13,321	\$ 83,923	\$ 254,241	\$ (203,464)	\$ 50,777	\$ 112,777

Exhibit F
General Fund 102- The Greens
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 13,321
Net Change in Fund Balance - Fiscal Year 2026	37,456
Total Funds Available (Estimated) - 9/30/2026	50,777

Allocation of Available Funds

Nonspendable Fund Balance

Prepaid Items & Deposits

-

Subtotal -

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital

Reserve - Roadways - Prior Years

-

5,201

Subtotal 5,201

Total Allocation of Available Funds 5,201

Total Unassigned (undesignated) Cash \$ 45,576

Notes

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

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 103- Stonebridge**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 16,056	\$ 19,237	\$ 19,237	\$ 18,268	\$ 969	\$ 19,237	\$ 20,248
Operations & Maintenance Assessments - Discounts	(593)	(701)	(769)	(715)	-	(715)	(810)
Interest - Investments	2,140	1,096	200	437	-	437	200
Gate Bar Code/Remotes	32	171	-	-	-	-	-
Total Revenue	17,635	19,803	18,668	17,989	969	18,958	19,638
II. Expenditures							
General Administrative							
County Assessment Collection Fee	309	371	385	351	34	385	405
Misc.- Credit Card Fees	1	4	10	-	-	-	10
Total Administrative	310	375	395	351	34	385	415
Right of Ways							
Communication - Teleph - Field	1,452	1,599	1,500	887	1,309	2,196	2,800
Insurance - General Liability	507	324	386	327	-	327	36
R&M - General	13,216	4,750	1,000	-	-	-	1,000
R&M - Gate	8,032	4,727	3,792	-	-	-	3,792
Electricity - Streetlighting	7,446	7,525	7,740	3,248	4,548	7,796	7,740
Reserve - Roadways	-	-	3,855	-	3,855	3,855	3,855
Total Right of Ways	30,653	18,925	18,273	4,462	9,712	14,173	19,223
Total Expenditures	30,963	19,300	18,668	4,813	9,746	14,558	19,638
Excess (Deficiency) of Revenues Over (Under) Expenditures	(13,328)	503	-	13,176	(8,777)	4,400	-
III. Other Financing Sources (Uses)							
Interfund Transfer - In	-	-	-	-	-	-	-
Interfund Transfer - Out	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	3,855	-	3,855	3,855	3,855
Total Other Financing Sources (Uses)	-	-	3,855	-	3,855	3,855	3,855
IV. Net Change in Fund Balance							
	(13,328)	503	3,855	13,176	(4,922)	8,255	3,855
Fund Balance - Beginning	70,053	56,725	57,228	57,228	-	57,228	65,483
Fund Balance - Ending	\$ 56,725	\$ 57,228	\$ 61,083	\$ 70,404	\$ (4,922)	\$ 65,483	\$ 69,338

Exhibit G
General Fund 103- Stonebridge
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 57,228
Net Change in Fund Balance - Fiscal Year 2026	8,255
Total Funds Available (Estimated) - 9/30/2026	65,483

Allocation of Available Funds

Nonspendable Fund Balance

Prepaid Items & Deposits

-

Subtotal -

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital

3,703

Reserve - Roadways - Prior Years

51,831

Subtotal 55,534

Total Allocation of Available Funds 55,534

Total Unassigned (undesignated) Cash \$ 9,949

Notes

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

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 104- West Park Village (323,4,5A,6)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 126,326	\$ 176,696	\$ 176,696	\$ 167,795	\$ 8,901	\$ 176,696	\$ 176,696
Operations & Maintenance Assessments - Discounts	(4,665)	(6,442)	(7,068)	(6,572)	-	(6,572)	(7,068)
Interest - Investments	3,023	1,644	-	657	-	657	-
Total Revenue	124,684	171,898	169,628	161,880	8,901	170,781	169,628
II. Expenditures							
General Administrative							
County Assessment Collection Fee	2,433	3,405	3,534	3,224	310	3,534	3,534
Total Administrative	2,433	3,405	3,534	3,224	310	3,534	3,534
Right of Ways							
R&M - General	4,184	-	2,044	269	376	645	2,044
Electricity - Streetlighting	139,459	138,498	144,348	58,508	80,471	138,979	144,348
Reserve - Roadways	-	-	19,702	40,747	(21,045)	19,702	19,702
Total Right of Ways	143,643	138,498	166,094	99,523	59,802	159,326	166,094
Total Expenditures	146,076	141,903	169,628	102,748	60,112	162,860	169,628
Excess (Deficiency) of Revenues Over (Under) Expenditures	(21,392)	29,995	-	59,132	(51,210)	7,922	-
III. Other Financing Sources (Uses)							
Interfund Transfer - In	-	-	-	-	-	-	-
Interfund Transfer - Out	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	19,702	-	19,702	19,702	19,702
Total Other Financing Sources (Uses)	-	-	19,702	-	19,702	19,702	19,702
IV. Net Change in Fund Balance	(21,392)	29,995	19,702	59,132	(31,508)	27,624	19,702
Fund Balance - Beginning	107,693	86,301	116,296	116,296	-	116,296	143,920
Fund Balance - Ending	\$ 86,301	\$ 116,296	\$ 135,998	\$ 175,428	\$ (31,508)	\$ 143,920	\$ 163,622

Exhibit H
 General Fund 104- West Park Village (323,4,5A,6)
 Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 116,296
Net Change in Fund Balance - Fiscal Year 2026	27,624
Total Funds Available (Estimated) - 9/30/2026	143,920

Allocation of Available Funds

Nonspendable Fund Balance

Prepaid Items & Deposits

-

Subtotal -

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital

361

Reserve - Roadways - Prior Years

101,362

Subtotal 101,723

Total Allocation of Available Funds 101,723

Total Unassigned (undesignated) Cash \$ 42,197

Notes

Anticipated Replacement Year	2029
Anticipated Replacement Costs	\$148,148.20
Anticipated Reserve Balance	\$148,148.20

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 105- West Park Village (324 - C5)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 7,778	\$ 7,778	\$ 7,778	\$ 8,002	\$ -	\$ 8,002	\$ 9,587
Operations & Maintenance Assessments - Discounts	(287)	(284)	(311)	(303)	-	(303)	(383)
Interest - Investments	704	452	90	200	-	200	90
Total Revenue	8,195	7,946	7,557	7,899	-	7,899	9,294
II. Expenditures							
General Administrative							
County Assessment Collection Fee	150	150	156	154	2	156	192
Total Administrative	150	150	156	154	2	156	192
Right of Ways							
Electricity - Streetlighting	6,659	6,647	4,999	2,769	3,884	6,653	6,700
Reserve - Roadways	-	-	2,402	-	2,402	2,402	2,402
Total Right of Ways	6,659	6,647	7,401	2,769	6,286	9,055	9,102
Total Expenditures	6,809	6,797	7,557	2,923	6,288	9,211	9,294
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,386	1,149	-	4,976	(6,288)	(1,312)	-
III. Other Financing Sources (Uses)							
Interfund Transfer - In	-	-	-	-	-	-	-
Interfund Transfer - Out	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	2,402	-	2,402	2,402	2,402
Total Other Financing Sources (Uses)	-	-	2,402	-	2,402	2,402	2,402
IV. Net Change in Fund Balance	1,386	1,149	2,402	4,976	(3,886)	1,090	2,402
Fund Balance - Beginning	24,580	25,966	27,115	27,115	-	27,115	28,205
Fund Balance - Ending	\$ 25,966	\$ 27,115	\$ 29,517	\$ 32,091	\$ (3,886)	\$ 28,205	\$ 30,607

Exhibit I
 General Fund 105- West Park Village (324 - C5)
 Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 27,115
Net Change in Fund Balance - Fiscal Year 2026	1,090
Total Funds Available (Estimated) - 9/30/2026	28,205
 <u>Allocation of Available Funds</u>	
<i>Nonspendable Fund Balance</i>	
Prepaid Items & Deposits	-
Subtotal	-
 <i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	1,289
Reserve - Roadways - Prior Years	23,797
Subtotal	25,086
Total Allocation of Available Funds	25,086
Total Unassigned (undesignated) Cash	\$ 3,119

Notes

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

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund- 106 Vineyards**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 25,447	\$ 27,287	\$ 28,020	\$ 25,992	\$ 2,028	\$ 28,020	\$ 33,339
Operations & Maintenance Assessments - Discounts	(940)	(995)	(1,121)	(1,029)	-	(1,029)	(1,334)
Interest - Investments	7,593	4,912	500	2,180	-	2,180	500
Gate Bar Code/Remotes	-	517	-	173	-	173	-
Total Revenue	32,100	31,721	27,399	27,317	2,028	29,345	32,506
II. Expenditures							
General Administrative							
County Assessment Collection Fee	490	526	560	499	61	560	667
Misc.- Credit Card Fees	-	20	10	5	-	5	10
Total Administrative	490	546	570	504	61	565	677
Right of Ways							
Insurance - General Liability	679	626	1,436	1,215	-	1,215	1,436
R&M - General	4,638	6,720	4,543	556	778	1,334	4,543
R&M - Drainage	-	-	2,625	-	-	-	2,625
R&M - Gate	5,336	14,587	5,000	4,528	5,434	9,962	10,000
Misc - Internet Services	1,404	1,382	1,800	737	1,031	1,768	1,800
Reserve - Roadways	-	-	11,425	-	11,425	11,425	11,425
Total Right of Ways	12,057	23,315	26,829	7,035	18,669	25,704	31,829
Total Expenditures	12,547	23,861	27,399	7,539	18,729	26,269	32,506
Excess (Deficiency) of Revenues Over (Under) Expenditures	19,553	7,860	-	19,778	(16,702)	3,076	-
III. Other Financing Sources (Uses)							
Interfund Transfer - In	-	-	-	-	-	-	-
Interfund Transfer - Out	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	11,425	-	11,425	11,425	11,425
Total Other Financing Sources (Uses)	-	-	11,425	-	11,425	11,425	11,425
IV. Net Change in Fund Balance							
Fund Balance - Beginning	263,274	282,827	290,687	290,687	-	290,687	305,188
Fund Balance - Ending	\$ 282,827	\$ 290,687	\$ 302,112	\$ 310,465	\$ (5,277)	\$ 305,188	\$ 316,613

Exhibit J
General Fund- 106 Vineyards
Allocation of Fund Balances

Available Funds	Amount
Beginning Fund Balance - Fiscal Year 2026	\$ 290,687
Net Change in Fund Balance - Fiscal Year 2026	14,501
Total Funds Available (Estimated) - 9/30/2026	305,188

Allocation of Available Funds

Nonspendable Fund Balance

Prepaid Items & Deposits

-

Subtotal -

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital

3,818

Reserve - Roadways - Prior Years

156,509

Subtotal **160,327**

Total Allocation of Available Funds	160,327
--	----------------

Total Unassigned (undesignated) Cash	\$ 144,861
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Notes

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

Westchase Community Development District
 Comparison of Assessment Rates
 Fiscal Year 2027 vs. Fiscal Year 2026

Section	Detail	Name	Units	General Fund			Special Funds			Total Assessments			
				FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
104		Wycliffe	30	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
110	65'	Bennington	108	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
110	70'	Woodbay	163	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
111		Berkley Square	122	\$470.47	\$441.80	6.49%	\$0.00	\$0.00	n/a	\$470.47	\$441.80	\$28.67	6.49%
115		Glenfield	101	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
117		Keswick Forest	64	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
121		Shopping Center	9.9	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
122		Shopping Center	7.24	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
201		Glenciff	48	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
203		Harbor Links	109	\$652.41	\$615.00	6.08%	\$411.11	\$349.89	17.50%	\$1,063.52	\$964.89	\$98.63	10.22%
205		Harbor Links Estates	63	\$652.41	\$615.00	6.08%	\$411.11	\$349.89	17.50%	\$1,063.52	\$964.89	\$98.63	10.22%
211		The Enclave	108	\$652.41	\$615.00	6.08%	\$244.77	\$262.40	-6.72%	\$897.18	\$877.40	\$19.78	2.25%
214		Saville Rowe	36	\$652.41	\$615.00	6.08%	\$450.62	\$450.62	0.00%	\$1,103.03	\$1,065.62	\$37.41	3.51%
225		Ayshire	49	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
227		Cheshire	81	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
229		Derbyshire	105	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
123/125		Epic Properties	400	\$470.47	\$441.80	6.49%	\$0.00	\$0.00	n/a	\$470.47	\$441.80	\$28.67	6.49%
221/223		Radcliffe	154	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
231a		7/11	1.17	\$23,678.70	\$22,491.50	5.28%	\$1,420.69	\$1,420.66	0.00%	\$25,099.39	\$23,912.16	\$1,187.23	4.96%
231b		Primrose	1.27	\$23,678.70	\$22,491.50	5.28%	\$1,420.69	\$1,420.66	0.00%	\$25,099.39	\$23,912.16	\$1,187.23	4.96%
231c		Professional Center	1.82	\$23,678.70	\$22,491.50	5.28%	\$1,420.69	\$1,420.66	0.00%	\$25,099.39	\$23,912.16	\$1,187.23	4.96%
235/240		Professional Center	4.58	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
Remax Real Estate		Remax Real Estate	0.53	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
Golf Course		Golf Course	58	\$120.44	\$113.80	5.84%	\$0.00	\$0.00	n/a	\$120.44	\$113.80	\$6.64	5.84%
302		Greensprings	60	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
303		Greencrest	54	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
304		Greenhedges	53	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
305		Greenmont	41	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
306		Greendale	59	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
307		Greenpoint	153	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
322	50'	Village Green	10	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
322	60'	Village Green	67	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
322	TH	Village Green	13	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
323	50'	Westpark Village	77	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
323	60'	Westpark Village	10	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
323	Dplx/Villa	Westpark Village	38	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
323	TH	Westpark Village	37	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
324	TH(80')	Westpark Village	22	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
324	TH(115')	Westpark Village	22	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
324	Dplx/Villa	Westpark Village	24	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
324	50'	Westpark Village	40	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
324	60'	Westpark Village	6	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
325A	TH	Westpark Village	50	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
326	TH(80')	Westpark Village	22	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
326	Dplx/Villa	Westpark Village	30	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
326	50'	Westpark Village	17	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
326		David Weekly Homes	36	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
Westchase Station	TH	Westpark Village	38	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
370		Castleford	69	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
371	65'	Stamford	61	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%

Westchase Community Development District
Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026

Section	Detail	Name	Units	General Fund			Special Funds			Total Assessments			
				FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
372	70'	Baybridge	102	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
373		Wakesbridge	86	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
374		Abbotsford	40	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
375		Chelmsford	100	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
376		Brentford	85	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
377		Kingsford	132	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
378		Stockbridge	68	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
411		Sturbridge	47	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
412		Stonebridge	66	\$652.41	\$615.00	6.08%	\$306.79	\$291.47	5.25%	\$959.19	\$906.47	\$52.72	5.82%
414		Woodbridge	40	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
430	Vineyards	120	\$652.41	\$615.00	6.08%	\$277.83	\$233.50	18.98%	\$930.24	\$848.50	\$81.74	9.63%	
Cavendish	TH	Cavendish	90	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
Gables Residential III		Gables Residential III	615	\$470.47	\$441.80	6.49%	\$0.00	\$0.00	n/a	\$470.47	\$441.80	\$28.67	6.49%
Arlington Park Condos		Arlington Park Condos	76	\$470.47	\$441.80	6.49%	\$0.00	\$0.00	n/a	\$470.47	\$441.80	\$28.67	6.49%
Gables Commercial		Gables Commercial	0.94	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
419		Westchase Early Learning Center	1.73	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
446/1		CVS	1.42	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
446/2		Applebees	1.04	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
446/3		Burger King	1.69	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
446/4		Office	2	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
324C-5		Residential	51	\$652.41	\$615.00	6.08%	\$187.98	\$152.50	23.27%	\$840.39	\$767.50	\$72.89	9.50%
324C-6		Ave @ Westchase	1.74	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
326D-3		Ave @ Westchase	0.57	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
326D-4		Ave @ Westchase	3.24	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
332		Morton Plant Mease	2.74	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%

RESOLUTION 2026- 08 _

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Westchase Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 4, 2026

HOUR: 4:00 pm

LOCATION: Maureen B. Gauzza Regional Library,
11211 Countryway Boulevard,
Tampa, Florida 33626

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date, and the Budget shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 5, 2026.

Attest:

**Westchase Community
Development District**

Print Name: _____
 Secretary/ Assistant Secretary

Print Name: _____
 Chair/ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Westchase
Community Development District

Proposed Budget
FY 2026–2027

Presented at May 5, 2026 Meeting



**Westchase Community Development District
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Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 001- Operations & Maintenance

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 2/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 3,067,021	\$ 3,419,223	\$ 3,608,406	\$ 3,426,636	\$ 181,770	\$ 3,608,406	\$ 3,799,264
Operations & Maintenance Assessments - Discounts	(113,265)	(124,652)	(144,336)	(134,202)	-	(134,202)	(151,971)
Miscellaneous Revenue	4,897	9,375	800	3,170	-	3,170	800
Interest - Investments	131,860	75,695	26,000	22,652	3,348	26,000	26,000
Interest - Tax Collector	4,303	6,434	1,500	3,958	-	3,958	1,500
Pavillion Rental	15,847	18,122	5,000	6,507	-	6,507	5,000
Lease Revenue	20,899	20,899	20,899	-	20,899	20,899	20,899
Insurance Proceeds	-	611	-	2,500	-	2,500	-
Total Revenue	3,131,562	3,425,707	3,518,269	3,331,222	206,017	3,537,238	3,701,492
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	20,000	18,000	19,000	8,400	10,600	19,000	24,000
Payroll Taxes	1,530	1,377	1,454	352	493	845	1,836
Professional Services - Management Consulting Services	123,734	129,233	128,683	53,568	75,068	128,636	128,688
Professional Services - Recording Secretary	12,224	20,600	16,639	7,403	16,412	23,815	21,500
Professional Services - Auditing Services	7,800	7,800	7,800	7,900	-	7,900	7,900
Professional Services - Engineering Services	47,140	115,980	75,000	32,100	81,560	113,660	103,000
Professional Services - Legal Services	75,791	91,465	125,000	34,314	83,628	117,942	115,000
Legal Advertisements	9,040	2,634	6,500	422	5,837	6,259	6,300
Insurance Property & GL	56,469	57,702	62,116	52,546	-	52,546	59,870
Regulatory & Permit Fees	175	225	175	175	-	175	175
Credit Card Fees	625	755	1,100	237	331	568	600
Postage & Printing	514	6,289	5,000	1	3,402	3,403	3,500
Printing & Binding	128	-	300	-	300	300	300
County Assessment Collection Fee	59,075	43,865	68,384	65,849	2,535	68,384	75,985
Office Supplies - Administrative	160	120	120	169	237	405	600
Administrative Contingency	6,905	7,301	9,363	1,852	7,103	8,955	7,900
Total Administrative	421,310	503,346	526,634	265,287	287,505	552,792	557,154
Physical Environment							
Right of Ways							
P/R - Field Staff Salaries	280,378	265,094	310,000	124,389	174,144	298,533	334,800
P/R - Field Staff Benefits	113,529	103,060	104,000	38,976	69,319	108,295	108,300
P/R - Field Staff Overtime	32,258	34,458	36,000	15,830	17,528	33,358	33,400
P/R - Field Staff Bonus	18,500	47,000	40,000	37,500	-	37,500	40,000
FICA Taxes	38,579	38,256	50,000	13,595	19,034	32,629	35,100
Professional Services - Landscape Architect	25,984	14,683	25,000	11,822	8,512	20,334	18,000

Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 001- Operations & Maintenance

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 2/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Contracts - Other Services	19,560	19,560	20,000	8,150	11,410	19,560	19,560
Contracts - Grounds Performance Monitoring	-	-	-	-	-	-	19,560
Contracts - Landscaping Maintenance	501,905	755,725	708,000	315,833	442,169	758,002	758,004
Contracts - Mulch	150,000	75,000	147,592	75,000	72,592	147,592	147,592
Contracts - Plant Replacement	112,499	32,706	140,000	51,430	21,173	72,603	72,700
Contracts - Road Cleaning	11,430	7,196	9,843	4,500	15,750	20,250	27,000
Contracts - Trees & Trimming	94,900	101,460	72,000	81,803	16,377	98,180	108,512
Contracts - Pest Control	561	780	730	423	182	605	312
Contracts - Police	191,414	190,010	185,000	80,169	97,454	177,623	185,000
Contracts - Security Alarms	641	641	781	160	280	440	480
Contracts - Entry Fountain	-	-	-	-	-	-	10,800
Utility - General	30,512	38,085	23,275	17,697	16,602	34,299	34,300
Utility - Reclaimed Water	5,799	10,024	10,000	17,132	23,984	41,116	34,100
Utility - Streetlights	31,753	32,463	80,000	-	-	-	80,000
Fuel, Gasoline and Oil	15,292	15,470	16,500	8,390	6,991	15,381	20,500
Communication - Telephone / Field	5,003	6,578	9,000	1,375	5,791	7,165	6,900
Insurance - POL & Crime	6,094	-	6,703	5,670	-	5,670	6,722
R&M - General	69,952	49,186	60,000	2,880	4,032	6,913	60,000
R&M - Equipment	22,824	19,293	20,000	8,205	11,486	19,691	20,000
R&M - Grounds	233,560	294,861	125,000	65,866	92,212	158,078	136,900
R&M - Irrigation	64,710	210,019	80,000	30,653	42,914	73,566	80,000
R&M - Sidewalks / Hardscape	21,310	148,797	26,000	70,091	-	70,091	26,000
R&M - Signage	-	357	6,000	1,562	2,187	3,749	6,000
R&M - Walls and Signage	43,129	43,324	32,500	33,123	10,104	43,227	32,000
R&M - Hurricane Expenses	-	384,410	10,000	-	10,000	10,000	10,000
Office Supplies	696	4,319	3,500	445	623	1,067	3,500
Operating Supplies - General	3,507	632	3,000	361	506	867	3,000
Operating Supplies - Uniforms	942	881	600	833	79	912	1,000
Supplies - Misc.	-	-	600	-	600	600	-
Cleaning Services	6,635	6,600	6,800	2,750	3,850	6,600	6,800
Subscriptions and Memberships	6,432	1,474	4,000	494	692	1,186	4,000
Conference and Seminars	-	-	1,000	-	1,000	1,000	1,000
Physical Environment Contingency	3,363	58,475	250,000	47,439	66,415	113,855	250,000
Holiday Lights & Decorations	11,964	12,251	20,000	8,937	-	8,937	20,000
Total Right of Ways	2,175,615	3,023,128	2,643,424	1,183,480	1,265,991	2,449,471	2,761,842

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 001- Operations & Maintenance**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 2/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Common Areas							
R&M - General	113,465	95,005	30,000	25,386	35,541	60,927	68,600
R&M - Boardwalks	-	-	700	-	-	-	-
R&M - Brick Pavers	1,242	-	1,200	1,500	2,100	3,600	-
R&M - Grounds	344	7,497	1,500	1,329	1,861	3,191	4,000
R&M - Signage	69	-	1,400	350	490	840	1,400
R&M - Walls and Signage	5,298	1,822	4,000	2,500	3,500	6,000	7,500
Misc - Internet Services	7,344	8,562	7,391	4,385	6,140	10,525	9,800
Impr - Park	36,360	42,011	125,000	35,999	50,399	86,398	125,000
Total Common Areas	164,122	154,897	171,191	71,450	100,030	171,481	216,300
Flood Control/Stormwater Management							
Contracts - Lake & Wetland	118,000	118,000	118,000	49,167	68,831	117,998	117,996
Contracts - Fountain	7,260	8,420	8,820	7,194	3,150	10,344	1,200
R&M - Aquascaping	9,785	-	15,000	-	-	-	15,000
R&M - Waterway Infrastructure	9,847	55,800	27,200	35,000	49,000	84,000	24,000
R&M - Fountain	1,914	5,165	8,000	225	315	540	8,000
Total Flood Control/Stormwater Management	146,806	187,385	177,020	91,586	121,296	212,882	166,196
Total Physical Environment	3,484,830	3,365,410	2,991,635	1,346,516	1,487,317	2,833,833	3,144,338
Total Expenditures	3,906,140	3,868,756	3,518,269	1,611,803	1,774,823	3,386,626	3,701,492
Excess (Deficiency) of Revenues Over (Under) Expenditures	(774,578)	(443,049)	-	1,719,418	(1,568,806)	150,613	-
IV. Net Change in Fund Balance	(774,578)	(443,049)	-	1,719,418	(1,568,806)	150,613	-
Fund Balance - Beginning	3,711,758	2,937,180	2,494,131	2,494,131	-	2,494,131	2,644,744
Fund Balance - Ending	\$ 2,937,180	\$ 2,494,131	\$ 2,494,131	\$ 4,213,549	\$ (1,568,806)	\$ 2,644,744	\$ 2,644,744

Exhibit A
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 2,494,131
Net Change in Fund Balance - Fiscal Year 2026	150,613
Reserves - Fiscal Year 2026 Additions	-
Total Funds Available (Estimated) - 9/30/2026	2,644,744
Allocation of Available Funds	
<i>Nonspendable Fund Balance</i>	
Prepaid Items & Deposits	3,191
Subtotal	3,191
<i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	833,713
Reserves - Erosion Control	60,000
Reserve - Roadways - Prior Years	502,031
Subtotal	1,395,744
Total Allocation of Available Funds	1,398,935
Total Unassigned (undesignated) Cash	\$ 1,245,808

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

FY 2026-2027 BUDGET NARRATIVE

REVENUE

SPECIAL ASSESSMENTS - ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures. The FY 2027 Proposed Budget includes \$3,799,264 in on-roll assessment revenue.

SPECIAL ASSESSMENTS - DISCOUNTS

Reflects statutory early-payment discounts allowed by the Hillsborough County Tax Collector on Non-Ad Valorem assessments collected through the Tax Roll. Property owners receive a discount of up to 4% for paying their tax bill early, and the District budgets for the maximum potential reduction in collected assessments. The FY 2027 Proposed Budget includes (\$151,971) for assessment discounts.

MISCELLANEOUS REVENUES

Represent s incidental or non-recurring income received by the District, such as clubhouse rental fees, vendor reimbursements, insurance recoveries, and other revenues that do not fall within a defined category. The FY 2027 Proposed Budget includes \$800.

INTEREST INCOME

Interest earned on District operating funds held in bank accounts and permitted investments. Amounts vary based on cash balances, assessment receipt timing, and interest rates. The FY 2027 Proposed Budget includes \$26,000.

INTEREST - TAX COLLECTOR

Reflects interest earnings remitted by the Hillsborough County Tax Collector on assessment funds held prior to disbursement to the District. The FY 2027 Proposed Budget includes \$1,500.

PAVILION RENTAL

Reflects fees collected from residents and other parties for the rental and use of the District's pavilion and related amenity facilities. Rental revenue helps offset the cost of maintaining and operating these community amenities. The FY 2027 Proposed Budget includes \$5,000.

LEASE REVENUE

Represents revenue received under recurring lease agreements with third parties for the use of District-owned property or facilities. Amounts are based on the contracted lease terms in place for the fiscal year. The FY 2027 Proposed Budget includes \$20,899.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R - BOARD OF SUPERVISORS (FKA) SUPERVISORS COMPENSATION

Chapter 190 of the Florida Statutes permits Board Supervisors to receive \$200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year. The FY 2027 Proposed Budget includes \$24,000.

PAYROLL TAXES

Provides funding for required taxes associated with administrative, operational, or field staff payroll. This includes taxes on regular wages, overtime, and bonuses. The FY 2027 Proposed Budget includes \$1,836.

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES

Provides for management, accounting, administrative, and assessment services performed under the District's management agreement, including IT-related costs for processing the District's accounts payable, financial reporting, and budget activities. Services are performed by Inframark / Kai Connected for an annual amount of \$128,688.

PROFESSIONAL SERVICES - RECORDING SECRETARY

Provides for the preparation and certification of official meeting minutes for all Board of Supervisors meetings and workshops, including transcription and document distribution. Services are performed by Richard Lee Recording at hourly meeting rates plus per-page transcription charges, with an annual amount of \$21,500.

PROFESSIONAL SERVICES - AUDITING SERVICES

Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. Services are performed by Grau & Associates for an annual amount of \$7,900.

PROFESSIONAL SERVICES - ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, traffic engineering studies, and general consultation. Services are performed by Brletic Dvorak, Inc. and Vanasse Hangen Brustlin, with \$103,000 included in the FY 2027 Proposed Budget.

PROFESSIONAL SERVICES - LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Legal representation is provided by Erin McCormick Law P.A., with \$115,000 included in the FY 2027 Proposed Budget.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law. The FY 2027 Proposed Budget includes \$6,300.

INSURANCE PROPERTY & GL

Covers the District's annual premiums for general liability, public officials' liability, and property insurance. Coverage is provided by Egis Insurance Advisors (Public Insurance Risk), and the FY 2027 Proposed Budget includes \$59,870 based on current asset values and projected premium adjustments.

REGULATORY & PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency. The FY 2027 Proposed Budget includes \$175.

CREDIT CARD FEES

Reflects merchant processing fees charged on credit card transactions associated with District facility rentals,

amenity reservations, and other resident payment activity. Fees are calculated as a percentage of each transaction processed through the District's payment provider. The FY 2027 Proposed Budget includes \$600.

POSTAGE & PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, vendors, etc. The FY 2027 Proposed Budget includes \$3,500.

PRINTING & BINDING

Provides for the printing, copying, and binding of meeting agenda packets, budget documents, and other official District materials prepared for Board members and the public. Costs are based on historical printing volume for regular Board meetings and required statutory documents. The FY 2027 Proposed Budget includes \$300.

COUNTY ASSESSMENT COLLECTION FEE

The County Tax Collector charges an administrative fee for processing and remitting Non-Ad Valorem assessments collected on the Tax Roll. The amount is calculated as a percentage of total assessments collected. The FY 2027 Proposed Budget includes \$75,985.

OFFICE SUPPLIES - ADMINISTRATIVE

Reflects the cost of routine office supplies used for District administrative functions, including paper, postage materials, printer supplies, and general office consumables. Amounts are based on historical usage for ongoing administrative operations. The FY 2027 Proposed Budget includes \$600.

ADMINISTRATIVE CONTINGENCY

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment. The FY 2027 Proposed Budget includes \$7,900.

PHYSICAL ENVIRONMENT - RIGHT OF WAYS

P/R - FIELD STAFF SALARIES

Provides for the regular wages of the District's in-house field staff who perform routine maintenance, operations, and oversight activities throughout the community. Compensation is based on approved wage rates and budgeted staffing levels. The FY 2027 Proposed Budget includes \$334,800.

P/R - FIELD STAFF BENEFITS

Covers the District's share of health insurance, retirement contributions, and other employee benefits provided to in-house field staff. Amounts are based on current benefit elections and projected premium adjustments for the fiscal year. The FY 2027 Proposed Budget includes \$108,300.

P/R - FIELD STAFF OVERTIME

Provides for overtime wages paid to in-house field staff for hours worked beyond regular scheduled time, including storm response, after-hours emergencies, and special projects. Amounts are based on historical overtime trends. The FY 2027 Proposed Budget includes \$33,400.

P/R - FIELD STAFF BONUS

Provides for performance-based bonuses and discretionary incentive payments to in-house field staff in recognition of service quality, attendance, and contributions to District operations. Amounts are based on Board-approved compensation policy. The FY 2027 Proposed Budget includes \$40,000.

FICA TAXES

Provides for the employer share of Social Security and Medicare payroll taxes on wages paid to in-house field staff. Amounts are calculated as a statutory percentage of total taxable payroll. The FY 2027 Proposed Budget includes \$35,100.

PROFESSIONAL SERVICES - LANDSCAPE ARCHITECT

Provides for landscape architecture and design consulting services related to common-area improvements, plant material selection, and long-term landscape planning across the District. Services are engaged on an as-needed basis to support ongoing maintenance and capital projects. The FY 2027 Proposed Budget includes \$18,000.

CONTRACTS - OTHER SERVICES

Reflects contracted landscape consulting and inspection services provided in support of the District's grounds maintenance program. Services are performed by OLM Inc. on a recurring monthly basis for an annual amount of \$19,560.

CONTRACTS - GROUNDS PERFORMANCE MONITORING

Provides recurring evaluations of overall grounds conditions, including landscape and pond areas, through scheduled monitoring and reporting. Services are performed by OLM Inc. for an annual amount of \$19,560.

CONTRACTS - LANDSCAPING MAINTENANCE

Provides for the contracted landscape maintenance services for the District, including routine mowing, fertilization, plant and turf care, and irrigation system inspections. Services are performed by Redtree Landscape Systems for an annual amount of \$758,004.

CONTRACTS - MULCH

Covers the cost of replenishing mulch in common-area landscape beds throughout the District as part of the seasonal landscape program. Services are performed by Redtree Landscape Systems for an annual amount of \$147,592.

CONTRACTS - PLANT REPLACEMENT

Provides for the replacement of trees, shrubs, annuals, and other plant material in common-area landscape beds as needed to maintain community appearance. Work is performed on an as-needed basis by the District's contracted landscape provider. The FY 2027 Proposed Budget includes \$72,700.

CONTRACTS - ROAD CLEANING

Provides for street sweeping and roadway cleaning services performed across District-maintained roadways and parking areas. Services are performed by Bomac Construction Services / Tampa Bay Junk Removal for an annual amount of \$27,000.

CONTRACTS - TREES & TRIMMING

Covers the cost of trimming, pruning, and removing trees and palms within the District's common areas as needed to maintain safety, visibility, and aesthetic standards. Work is performed by JNR Landscape Management and Pete's Tree & Crane Service on an as-needed basis. The FY 2027 Proposed Budget includes \$108,512.

CONTRACT - PEST CONTROL

Provides for regularly scheduled pest prevention and treatment services throughout the District's right-of-way and common areas. Services are performed by Hughes Exterminators for an annual amount of \$312.

CONTRACTS - POLICE

Provides for off-duty law enforcement patrols throughout the District performed by the Hillsborough County Sheriff's Office under an off-duty officer agreement coordinated through Off Duty Management. Services are budgeted at recurring monthly levels for an annual amount of \$185,000.

CONTRACTS - SECURITY ALARMS

Provides for monitored alarm services protecting District facilities and equipment storage areas. Services are performed by ADT Security Services on a recurring monthly basis for an annual amount of \$480.

CONTRACTS - ENTRY FOUNTAIN

Provides for the contracted maintenance and repair of the District's entry fountain. Services include routine inspections, cleaning, chemical balancing, and minor repairs to keep the system operating properly. Services are performed by Panther Pools for an annual amount of \$10,800.

UTILITY - GENERAL

Covers the cost of electric service for irrigation pumps, common-area lighting, monument signs, and other utility usage throughout the District's right-of-way. Amounts are based on historical usage trends. The FY 2027 Proposed Budget includes \$34,300.

UTILITY - RECLAIMED WATER

Provides for reclaimed water service used for irrigation of District common areas and right-of-way landscaping. Service is provided by Hillsborough County Board of County Commissioners and billed based on monthly metered usage. The FY 2027 Proposed Budget includes \$34,100.

FUEL, GASOLINE & OIL

Provides for fuel, gasoline, oil, and related lubricants required to operate the District's vehicles and field equipment. Fuel is supplied by Palmdale Oil Co. and billed based on metered usage. The FY 2027 Proposed Budget includes \$20,500.

COMMUNICATION - TELEPHONE / FIELD

Covers the cost of telephone and data services for the District's field office and operational staff, including landline, mobile, and data plan charges. Services are provided by Charter Communications and Verizon. The FY 2027 Proposed Budget includes \$6,900.

INSURANCE - POL & CRIME

Provides for the District's public officials' liability and crime insurance coverage protecting Board members, staff, and District assets against errors, omissions, and dishonest acts. Coverage is provided through the District's insurance broker. The FY 2027 Proposed Budget includes \$6,722.

R&M - GENERAL

Covers general repair and maintenance expenses for District right-of-way infrastructure not captured in dedicated R&M categories. Funds support routine corrective work performed by in-house staff and outside vendors as needed. The FY 2027 Proposed Budget includes \$60,000.

R&M - EQUIPMENT

Provides for the repair and maintenance of District-owned vehicles, mowers, trailers, and other field equipment used by in-house staff. Costs include parts, service labor, tires, and routine preventative maintenance. The FY 2027 Proposed Budget includes \$20,000.

R&M - GROUNDS

Provides for unscheduled grounds repair and maintenance work performed throughout the District's right-of-way, including turf restoration, soil amendments, drainage repairs, and other corrective landscape work. Services are performed on an as-needed basis. The FY 2027 Proposed Budget includes \$136,900.

R&M - IRRIGATION

Covers the cost of routine and unscheduled repairs to the District's irrigation systems, including controllers, valves, lines, and sprinkler heads throughout the common areas and right-of-way. Services are performed by Redtree Landscape Systems on an as-needed basis. The FY 2027 Proposed Budget includes \$80,000.

R&M - SIDEWALKS / HARDSCAPE

Covers the cost of repair and maintenance for sidewalks, curbs, paver areas, and other hardscape elements within the District's right-of-way. Work is performed on an as-needed basis to address tripping hazards and surface deterioration. The FY 2027 Proposed Budget includes \$26,000.

SIGNAGE

Covers the cost of repairing, replacing, or maintaining community signage, including entry monuments, directional signs, and regulatory or informational signs located throughout the District. The FY 2027 Proposed Budget includes \$6,000.

R&M - WALLS AND SIGNAGE

Provides for the repair, painting, and structural maintenance of community perimeter walls, monument structures, and signage throughout the District. Work is performed by qualified contractors on an as-needed basis. The FY 2027 Proposed Budget includes \$32,000.

R&M - HURRICANE EXPENSES

Reserves funding for storm-related cleanup, repairs, and recovery activities following hurricanes and severe weather events that affect the District. Eligible expenses include debris removal, emergency repairs, and replacement of damaged infrastructure. The FY 2027 Proposed Budget includes \$10,000.

OFFICE SUPPLIES - FIELD

Reflects the cost of office supplies used by the District's field operations team, including printing, paper, and basic consumables for the field office. Amounts are based on historical usage. The FY 2027 Proposed Budget includes \$3,500.

OPERATING SUPPLIES - GENERAL

Provides for general operating supplies used by in-house field staff in the course of routine maintenance activities, including small tools, hardware, fasteners, and similar consumables. Amounts are based on historical usage trends. The FY 2027 Proposed Budget includes \$3,000.

OPERATING SUPPLIES - UNIFORMS

Covers the cost of work uniforms, shirts, safety footwear, and related apparel provided to in-house field staff for daily operations. Amounts are based on the number of staff and standard replacement cycles. The FY 2027 Proposed Budget includes \$1,000.

CLEANING SERVICES

Provides for janitorial and cleaning services performed at the District's field office, restrooms, and other operational

facilities. Services are scheduled on a recurring basis to maintain a clean and sanitary work environment. The FY 2027 Proposed Budget includes \$6,800.

SUBSCRIPTIONS & MEMBERSHIPS

Provides for annual subscriptions, professional memberships, and software licensing fees that support District operations and Board member participation in industry organizations. Amounts are based on current memberships and renewal cycles. The FY 2027 Proposed Budget includes \$4,000.

CONFERENCES & SEMINARS

Provides for Board member and staff attendance at training conferences, seminars, and continuing education events related to District governance and operations. Costs include registration fees and related approved travel expenses. The FY 2027 Proposed Budget includes \$1,000.

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year. The FY 2027 Proposed Budget includes \$250,000.

UTILITY - STREETLIGHTS

Provides for electric utility service for streetlight operations throughout the District. Service is billed by the local utility provider based on usage and applicable utility rates. The FY 2027 Proposed Budget includes \$80,000.

HOLIDAY LIGHTS & DECORATIONS

Provides for the installation, maintenance, and removal of seasonal holiday lighting and decorations at District entry monuments and common areas. Work is performed by a contracted vendor on an annual schedule. The FY 2027 Proposed Budget includes \$20,000.

COMMON AREAS

R&M - GENERAL - COMMON AREAS

Covers general repair and maintenance work performed in the District's common areas not captured in dedicated R&M line items. Funds support corrective work for amenities, structures, and other shared facilities throughout the year. The FY 2027 Proposed Budget includes \$68,600.

R&M - GROUNDS - COMMON AREAS

Provides for unscheduled grounds repair and restoration work in the District's common-area landscape beds, parks, and gathering spaces. Work is performed on an as-needed basis. The FY 2027 Proposed Budget includes \$4,000.

SIGNAGE - COMMON AREAS

Covers the cost of repairing, replacing, or maintaining common-area signage including park signs, directional signs, and informational signage. Work is performed on an as-needed basis. The FY 2027 Proposed Budget includes \$1,400.

R&M - WALLS AND SIGNAGE - COMMON AREAS

Provides for the repair and maintenance of common-area perimeter walls and signage structures, including painting, structural repair, and graffiti removal. Work is performed by qualified contractors on an as-needed basis. The FY 2027 Proposed Budget includes \$7,500.

MISC - INTERNET SERVICES

Provides for internet service at District common-area facilities supporting connected systems such as security

cameras, irrigation controllers, and Wi-Fi access. Service is provided by Spectrum Business on a recurring monthly basis. The FY 2027 Proposed Budget includes \$9,800.

IMPROVEMENTS - PARK

Reserves funding for capital improvements to District parks and recreation areas, including playground equipment upgrades, site furnishings, and related enhancements. Projects are approved by the Board on an as-needed basis. The FY 2027 Proposed Budget includes \$125,000.

FLOOD CONTROL / STORMWATER MANAGEMENT

CONTRACTS - LAKE & WETLAND

Provides for the contracted services to treat and maintain the District's stormwater ponds, lakes, and aquatic vegetation, including algae control, shoreline management, water quality monitoring, and midge control. Services are performed by A&B Aquatics for an annual amount of \$117,996.

CONTRACTS - FOUNTAIN

Provides for contracted maintenance of the District's pond fountains that support water circulation and aeration, including routine inspections, cleaning, repairs, and operational adjustments. Services are performed by Fountain Design Group for an annual amount of \$1,200.

R&M - AQUASCAPING

Covers unscheduled repair and improvement work for shoreline and littoral plantings within the District's stormwater ponds and lakes. Work supports erosion control, water quality, and aesthetic appearance and is performed on an as-needed basis. The FY 2027 Proposed Budget includes \$15,000.

R&M - WATERWAY INFRASTRUCTURE

Provides for the repair and maintenance of stormwater conveyance infrastructure including outfall structures, weirs, control structures, and bank stabilization. Work is performed by qualified contractors on an as-needed basis to maintain proper flood control function. The FY 2027 Proposed Budget includes \$24,000.

R&M - FOUNTAIN

Covers unscheduled repair work and parts replacement for the District's pond fountains beyond routine contracted maintenance. Work is performed on an as-needed basis to restore proper operation. The FY 2027 Proposed Budget includes \$8,000.

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 002- Harbor Links**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 56,137	\$ 59,877	\$ 60,182	\$ 57,150	\$ 3,032	\$ 60,182	\$ 70,712
Operations & Maintenance Assessments - Discounts	(2,073)	(2,183)	(2,407)	(2,238)	-	(2,238)	(2,828)
Interest - Investments	10,527	6,828	500	3,035	-	3,035	500
Gate Bar Code/Remotes	65	757	-	128	-	128	-
Total Revenue	64,656	65,279	58,275	58,075	3,032	61,107	68,383
II. Expenditures							
General Administrative							
County Assessment Collection Fee	1,081	1,154	1,204	1,098	106	1,204	1,414
Misc.- Credit Card Fees	3	30	15	5	-	5	15
Total Administrative	1,084	1,184	1,219	1,103	106	1,209	1,429
Right of Ways							
Communication - Teleph - Field	3,729	3,024	3,300	1,907	2,670	4,578	6,184
Electricity - Streetlighting	6,988	6,099	5,500	2,863	4,009	6,872	6,508
Insurance - General Liability	2,468	2,276	3,000	2,538	-	2,538	3,000
R&M - General	14,342	17,905	19,700	17,015	(892)	16,124	25,000
R&M - Gate	7,721	10,632	5,794	708	8,468	9,177	6,500
Reserve - Roadways	-	-	19,762	-	19,762	19,762	19,762
Total Right of Ways	35,248	39,936	57,056	25,032	34,018	59,050	66,954
Total Expenditures	36,332	41,120	58,275	26,135	34,124	60,259	68,383
Excess (Deficiency) of Revenues Over (Under) Expenditures	28,324	24,159	-	31,940	(31,092)	848	-
III. Other Financing Sources (Uses)							
Interfund Transfer - In	-	-	-	-	-	-	-
Interfund Transfer - Out	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	19,762	-	19,762	19,762	19,762
Total Other Financing Sources (Uses)	-	-	19,762	-	19,762	19,762	19,762
IV. Net Change in Fund Balance							
	28,324	24,159	19,762	31,940	(11,330)	20,610	19,762
Fund Balance - Beginning	359,304	387,628	411,787	411,787	-	411,787	432,397
Fund Balance - Ending	\$ 387,628	\$ 411,787	\$ 431,549	\$ 443,727	\$ (11,330)	\$ 432,397	\$ 452,159

Exhibit B
General Fund 002- Harbor Links
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 411,787
Net Change in Fund Balance - Fiscal Year 2026	20,610
Total Funds Available (Estimated) - 9/30/2026	432,397

Allocation of Available Funds

Nonspendable Fund Balance

Prepaid Items & Deposits	667
Subtotal	667

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	9,555
Reserve - Roadways - Prior Years	177,921
Subtotal	187,476

Total Allocation of Available Funds	188,143
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Total Unassigned (undesignated) Cash	\$ 244,254
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Notes

Anticipated Replacement Year	2026
Anticipated Replacement Costs	\$168,000.00
Anticipated Reserve Balance	\$168,000.00

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 003- The Enclave**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 18,057	\$ 26,744	\$ 28,339	\$ 26,912	\$ 1,427	\$ 28,339	\$ 26,435
Operations & Maintenance Assessments - Discounts	(667)	(975)	(1,134)	(1,054)	-	(1,054)	(1,057)
Interest - Investments	286	101	151	26	-	26	151
Total Revenue	17,676	25,870	27,356	25,884	1,427	27,311	25,529
II. Expenditures							
General Administrative							
County Assessment Collection Fee	348	515	567	517	50	567	529
Total Administrative	348	515	567	517	50	567	529
Right of Ways							
Electricity - Streetlighting	24,181	24,212	26,500	10,085	14,112	24,197	25,000
Total Right of Ways	24,181	24,212	26,500	10,085	14,112	24,197	25,000
Total Expenditures	24,529	24,727	27,067	10,602	14,162	24,764	25,529
Excess (Deficiency) of Revenues Over (Under) Expenditures	(6,853)	1,143	289	15,282	(12,734)	2,547	-
IV. Net Change in Fund Balance	(6,853)	1,143	289	15,282	(12,734)	2,547	-
Fund Balance - Beginning	10,366	3,513	4,656	4,656	-	4,656	7,203
Fund Balance - Ending	\$ 3,513	\$ 4,656	\$ 4,945	\$ 19,938	\$ (12,734)	\$ 7,203	\$ 7,203

Exhibit C
General Fund 003- The Enclave
Allocation of Fund Balances

Available Funds	Amount
Beginning Fund Balance - Fiscal Year 2026	\$ 4,656
Net Change in Fund Balance - Fiscal Year 2026	2,547
Total Funds Available (Estimated) - 9/30/2026	7,203
Allocation of Available Funds	
<i>Nonspendable Fund Balance</i>	
Prepaid Items & Deposits	-
Subtotal	-
<i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	205
Reserve - Roadways - Prior Years	-
Subtotal	205
Total Allocation of Available Funds	205
Total Unassigned (undesignated) Cash	\$ 6,998

Notes

(1) Operating reserves were reduced to cover Unassigned Cash

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 004- Saville Row**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 9,047	\$ 16,168	\$ 16,222	\$ 15,405	\$ 817	\$ 16,222	\$ 16,222
Operations & Maintenance Assessments - Discounts	(334)	(589)	(649)	(603)	-	(603)	(649)
Interest - Investments	109	26	80	-	-	-	80
Gate Bar Code/Remotes	65	277	-	173	-	173	-
Total Revenue	8,887	15,882	15,653	14,975	817	15,792	15,653
II. Expenditures							
General Administrative							
County Assessment Collection Fee	174	312	324	296	28	324	324
Misc.- Credit Card Fees	3	11	4	7	-	7	4
Total Administrative	177	323	328	303	28	331	328
Right of Ways							
Communication - Teleph - Field	1,980	1,980	1,980	825	1,155	1,980	2,700
Electricity - Streetlighting	388	375	300	172	241	412	300
Insurance - General Liability	4,495	3,979	4,796	4,057	-	4,057	4,796
R&M - General	5,439	-	1,500	-	-	-	1,500
R&M - Gate	2,213	1,433	1,500	758	1,062	1,820	1,500
Reserve - Roadways	-	-	3,300	-	3,300	3,300	4,529
Total Right of Ways	14,515	7,767	13,376	5,812	5,757	11,569	15,325
Total Expenditures	14,692	8,090	13,704	6,115	5,785	11,900	15,653
Excess (Deficiency) of Revenues Over (Under) Expenditures	(5,805)	7,792	1,949	8,860	(4,968)	3,892	-
III. Other Financing Sources (Uses)							
Interfund Transfer - In	-	-	-	-	-	-	-
Interfund Transfer - Out	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	3,300	-	3,300	3,300	4,529
Total Other Financing Sources (Uses)	-	-	3,300	-	3,300	3,300	4,529
IV. Net Change in Fund Balance							
	(5,805)	7,792	5,249	8,860	(1,668)	7,192	4,529
Fund Balance - Beginning	3,998	(1,807)	5,985	5,985	-	5,985	13,177
Fund Balance - Ending	\$ (1,807)	\$ 5,985	\$ 11,234	\$ 14,845	\$ (1,668)	\$ 13,177	\$ 17,706

Exhibit D
 General Fund 004- Saville Row
 Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 5,985
Net Change in Fund Balance - Fiscal Year 2026	7,192
Total Funds Available (Estimated) - 9/30/2026	13,177
 <u>Allocation of Available Funds</u>	
<i>Nonspendable Fund Balance</i>	
Prepaid Items & Deposits	-
Subtotal	-
 <i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	-
Reserve - Roadways - Prior Years	5,234
Subtotal	5,234
Total Allocation of Available Funds	5,234
Total Unassigned (undesignated) Cash	\$ 7,943

Notes

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

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 005- Commercial Road**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 5,520	\$ 6,052	\$ 6,052	\$ 5,747	\$ 305	\$ 6,052	\$ 6,052
Operations & Maintenance Assessments - Discounts	(204)	(221)	(242)	(225)	-	(225)	(242)
Interest - Investments	1,609	1,072	150	483	-	483	150
Total Revenue	6,925	6,903	5,960	6,005	305	6,310	5,960
II. Expenditures							
General Administrative							
County Assessment Collection Fee	106	117	121	110	11	121	121
Total Administrative	106	117	121	110	11	121	121
Right of Ways							
R&M - General	-	-	5,000	-	-	-	5,000
Reserve - Roadways	-	-	839	-	-	-	839
Total Right of Ways	-	-	5,839	-	-	-	5,839
Total Expenditures	106	117	5,960	110	11	121	5,960
Excess (Deficiency) of Revenues Over (Under) Expenditures	6,819	6,786	-	5,895	294	6,189	-
IV. Net Change in Fund Balance	6,819	6,786	-	5,895	294	6,189	-
Fund Balance - Beginning	55,836	62,655	69,441	69,441	-	69,441	75,630
Fund Balance - Ending	\$ 62,655	\$ 69,441	\$ 69,441	\$ 75,336	\$ 294	\$ 75,630	\$ 75,630

Exhibit E
General Fund 005- Commercial Road
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 69,441
Net Change in Fund Balance - Fiscal Year 2026	6,189
Total Funds Available (Estimated) - 9/30/2026	75,630

Allocation of Available Funds

Nonspendable Fund Balance

Prepaid Items & Deposits

-

Subtotal -

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital

1,280

Reserve - Roadways - Prior Years

14,250

Subtotal 15,530

Total Allocation of Available Funds 15,530

Total Unassigned (undesignated) Cash \$ 60,100

Notes

Anticipated Replacement Year	2032
Anticipated Replacement Costs	\$15,780.00
Anticipated Reserve Balance	\$15,780.00

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 102- The Greens**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 406,350	\$ 440,316	\$ 440,564	\$ 418,371	\$ 22,193	\$ 440,564	\$ 462,511
Operations & Maintenance Assessments - Discounts	(15,006)	(16,052)	(17,623)	(16,385)	-	(16,385)	(18,500)
Interest - Investments	6,916	3,385	700	1,246	-	1,246	700
Other Miscellaneous Revenue	386	341	-	-	-	-	-
Gate Bar Code/Remotes	2,588	3,084	-	1,506	-	1,506	-
Insurance Reimbursements	-	-	-	3,093	-	3,093	-
Total Revenue	401,234	431,074	423,641	407,831	22,193	430,024	444,710
II. Expenditures							
General Administrative							
County Assessment Collection Fee	7,827	8,487	8,811	8,040	771	8,811	9,250
Misc.- Credit Card Fees	108	136	80	60	-	60	80
Total Administrative	7,935	8,623	8,891	8,099	771	8,871	9,330
Right of Ways							
Contracts - Security Services	246,030	258,181	240,977	111,406	161,000	272,406	269,624
Contracts - Pest Control	225	240	240	80	140	220	240
Communication - Teleph - Field	2,004	2,064	2,100	885	1,239	2,124	2,832
Insurance - General Liability	1,673	1,581	2,119	1,793	-	1,793	1,972
R&M - General	141,686	231,611	20,000	8,587	12,022	20,610	20,000
R&M - Gate	15,043	8,206	10,000	6,839	9,574	16,413	10,000
Electricity - Streetlighting	69,960	68,973	68,712	29,222	40,911	70,132	68,712
Reserve - Roadways	-	-	62,000	-	62,000	62,000	62,000
Total Right of Ways	476,621	570,856	406,148	158,811	286,886	445,697	435,380
Total Expenditures	484,556	579,479	415,039	166,911	287,657	454,568	444,710
Excess (Deficiency) of Revenues Over (Under) Expenditures	(83,322)	(148,405)	8,602	240,920	(265,464)	(24,544)	-
III. Other Financing Sources (Uses)							
Interfund Transfer - In	-	-	-	-	-	-	-
Interfund Transfer - Out	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	62,000	-	62,000	62,000	62,000
Total Other Financing Sources (Uses)	-	-	62,000	-	62,000	62,000	62,000
IV. Net Change in Fund Balance							
Fund Balance - Beginning	245,048	161,726	13,321	13,321	-	13,321	50,777
Fund Balance - Ending	\$ 161,726	\$ 13,321	\$ 83,923	\$ 254,241	\$ (203,464)	\$ 50,777	\$ 112,777

Exhibit F
General Fund 102- The Greens
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 13,321
Net Change in Fund Balance - Fiscal Year 2026	37,456
Total Funds Available (Estimated) - 9/30/2026	50,777
<u>Allocation of Available Funds</u>	
<i>Nonspendable Fund Balance</i>	
Prepaid Items & Deposits	-
Subtotal	-
<i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	-
Reserve - Roadways - Prior Years	5,201
Subtotal	5,201
Total Allocation of Available Funds	5,201
Total Unassigned (undesignated) Cash	\$ 45,576

Notes

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

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 103- Stonebridge**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 16,056	\$ 19,237	\$ 19,237	\$ 18,268	\$ 969	\$ 19,237	\$ 20,248
Operations & Maintenance Assessments - Discounts	(593)	(701)	(769)	(715)	-	(715)	(810)
Interest - Investments	2,140	1,096	200	437	-	437	200
Gate Bar Code/Remotes	32	171	-	-	-	-	-
Total Revenue	17,635	19,803	18,668	17,989	969	18,958	19,638
II. Expenditures							
General Administrative							
County Assessment Collection Fee	309	371	385	351	34	385	405
Misc.- Credit Card Fees	1	4	10	-	-	-	10
Total Administrative	310	375	395	351	34	385	415
Right of Ways							
Communication - Teleph - Field	1,452	1,599	1,500	887	1,309	2,196	2,800
Insurance - General Liability	507	324	386	327	-	327	36
R&M - General	13,216	4,750	1,000	-	-	-	1,000
R&M - Gate	8,032	4,727	3,792	-	-	-	3,792
Electricity - Streetlighting	7,446	7,525	7,740	3,248	4,548	7,796	7,740
Reserve - Roadways	-	-	3,855	-	3,855	3,855	3,855
Total Right of Ways	30,653	18,925	18,273	4,462	9,712	14,173	19,223
Total Expenditures	30,963	19,300	18,668	4,813	9,746	14,558	19,638
Excess (Deficiency) of Revenues Over (Under) Expenditures	(13,328)	503	-	13,176	(8,777)	4,400	-
III. Other Financing Sources (Uses)							
Interfund Transfer - In	-	-	-	-	-	-	-
Interfund Transfer - Out	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	3,855	-	3,855	3,855	3,855
Total Other Financing Sources (Uses)	-	-	3,855	-	3,855	3,855	3,855
IV. Net Change in Fund Balance							
	(13,328)	503	3,855	13,176	(4,922)	8,255	3,855
Fund Balance - Beginning	70,053	56,725	57,228	57,228	-	57,228	65,483
Fund Balance - Ending	\$ 56,725	\$ 57,228	\$ 61,083	\$ 70,404	\$ (4,922)	\$ 65,483	\$ 69,338

Exhibit G
General Fund 103- Stonebridge
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 57,228
Net Change in Fund Balance - Fiscal Year 2026	8,255
Total Funds Available (Estimated) - 9/30/2026	65,483

Allocation of Available Funds

Nonspendable Fund Balance

Prepaid Items & Deposits

-

Subtotal -

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital

3,703

Reserve - Roadways - Prior Years

51,831

Subtotal 55,534

Total Allocation of Available Funds 55,534

Total Unassigned (undesignated) Cash \$ 9,949

Notes

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

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 104- West Park Village (323,4,5A,6)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 126,326	\$ 176,696	\$ 176,696	\$ 167,795	\$ 8,901	\$ 176,696	\$ 176,696
Operations & Maintenance Assessments - Discounts	(4,665)	(6,442)	(7,068)	(6,572)	-	(6,572)	(7,068)
Interest - Investments	3,023	1,644	-	657	-	657	-
Total Revenue	124,684	171,898	169,628	161,880	8,901	170,781	169,628
II. Expenditures							
General Administrative							
County Assessment Collection Fee	2,433	3,405	3,534	3,224	310	3,534	3,534
Total Administrative	2,433	3,405	3,534	3,224	310	3,534	3,534
Right of Ways							
R&M - General	4,184	-	2,044	269	376	645	2,044
Electricity - Streetlighting	139,459	138,498	144,348	58,508	80,471	138,979	144,348
Reserve - Roadways	-	-	19,702	40,747	(21,045)	19,702	19,702
Total Right of Ways	143,643	138,498	166,094	99,523	59,802	159,326	166,094
Total Expenditures	146,076	141,903	169,628	102,748	60,112	162,860	169,628
Excess (Deficiency) of Revenues Over (Under) Expenditures	(21,392)	29,995	-	59,132	(51,210)	7,922	-
III. Other Financing Sources (Uses)							
Interfund Transfer - In	-	-	-	-	-	-	-
Interfund Transfer - Out	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	19,702	-	19,702	19,702	19,702
Total Other Financing Sources (Uses)	-	-	19,702	-	19,702	19,702	19,702
IV. Net Change in Fund Balance	(21,392)	29,995	19,702	59,132	(31,508)	27,624	19,702
Fund Balance - Beginning	107,693	86,301	116,296	116,296	-	116,296	143,920
Fund Balance - Ending	\$ 86,301	\$ 116,296	\$ 135,998	\$ 175,428	\$ (31,508)	\$ 143,920	\$ 163,622

Exhibit H
General Fund 104- West Park Village (323,4,5A,6)
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 116,296
Net Change in Fund Balance - Fiscal Year 2026	27,624
Total Funds Available (Estimated) - 9/30/2026	143,920

Allocation of Available Funds

Nonspendable Fund Balance

Prepaid Items & Deposits

-

Subtotal -

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital

361

Reserve - Roadways - Prior Years

101,362

Subtotal 101,723

Total Allocation of Available Funds 101,723

Total Unassigned (undesignated) Cash \$ 42,197

Notes

Anticipated Replacement Year	2029
Anticipated Replacement Costs	\$148,148.20
Anticipated Reserve Balance	\$148,148.20

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund 105- West Park Village (324 - C5)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 7,778	\$ 7,778	\$ 7,778	\$ 8,002	\$ -	\$ 8,002	\$ 9,587
Operations & Maintenance Assessments - Discounts	(287)	(284)	(311)	(303)	-	(303)	(383)
Interest - Investments	704	452	90	200	-	200	90
Total Revenue	8,195	7,946	7,557	7,899	-	7,899	9,294
II. Expenditures							
General Administrative							
County Assessment Collection Fee	150	150	156	154	2	156	192
Total Administrative	150	150	156	154	2	156	192
Right of Ways							
Electricity - Streetlighting	6,659	6,647	4,999	2,769	3,884	6,653	6,700
Reserve - Roadways	-	-	2,402	-	2,402	2,402	2,402
Total Right of Ways	6,659	6,647	7,401	2,769	6,286	9,055	9,102
Total Expenditures	6,809	6,797	7,557	2,923	6,288	9,211	9,294
Excess (Deficiency) of Revenues							
Over (Under) Expenditures	1,386	1,149	-	4,976	(6,288)	(1,312)	-
III. Other Financing Sources (Uses)							
Interfund Transfer - In	-	-	-	-	-	-	-
Interfund Transfer - Out	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	2,402	-	2,402	2,402	2,402
Total Other Financing Sources (Uses)	-	-	2,402	-	2,402	2,402	2,402
IV. Net Change in Fund Balance							
Fund Balance - Beginning	24,580	25,966	27,115	27,115	-	27,115	28,205
Fund Balance - Ending	\$ 25,966	\$ 27,115	\$ 29,517	\$ 32,091	\$ (3,886)	\$ 28,205	\$ 30,607

Exhibit I
 General Fund 105- West Park Village (324 - C5)
 Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 27,115
Net Change in Fund Balance - Fiscal Year 2026	1,090
Total Funds Available (Estimated) - 9/30/2026	28,205
<u>Allocation of Available Funds</u>	
<i>Nonspendable Fund Balance</i>	
Prepaid Items & Deposits	-
Subtotal	-
<i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	1,289
Reserve - Roadways - Prior Years	23,797
Subtotal	25,086
Total Allocation of Available Funds	25,086
Total Unassigned (undesignated) Cash	\$ 3,119

Notes

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

**Westchase Community Development District
Fiscal Year 2027 Annual Budget
General Fund- 106 Vineyards**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 02/28/26	Projected March- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 25,447	\$ 27,287	\$ 28,020	\$ 25,992	\$ 2,028	\$ 28,020	\$ 33,339
Operations & Maintenance Assessments - Discounts	(940)	(995)	(1,121)	(1,029)	-	(1,029)	(1,334)
Interest - Investments	7,593	4,912	500	2,180	-	2,180	500
Gate Bar Code/Remotes	-	517	-	173	-	173	-
Total Revenue	32,100	31,721	27,399	27,317	2,028	29,345	32,506
II. Expenditures							
General Administrative							
County Assessment Collection Fee	490	526	560	499	61	560	667
Misc.- Credit Card Fees	-	20	10	5	-	5	10
Total Administrative	490	546	570	504	61	565	677
Right of Ways							
Insurance - General Liability	679	626	1,436	1,215	-	1,215	1,436
R&M - General	4,638	6,720	4,543	556	778	1,334	4,543
R&M - Drainage	-	-	2,625	-	-	-	2,625
R&M - Gate	5,336	14,587	5,000	4,528	5,434	9,962	10,000
Misc - Internet Services	1,404	1,382	1,800	737	1,031	1,768	1,800
Reserve - Roadways	-	-	11,425	-	11,425	11,425	11,425
Total Right of Ways	12,057	23,315	26,829	7,035	18,669	25,704	31,829
Total Expenditures	12,547	23,861	27,399	7,539	18,729	26,269	32,506
Excess (Deficiency) of Revenues Over (Under) Expenditures	19,553	7,860	-	19,778	(16,702)	3,076	-
III. Other Financing Sources (Uses)							
Interfund Transfer - In	-	-	-	-	-	-	-
Interfund Transfer - Out	-	-	-	-	-	-	-
Contribution To (Use of) Fund Balance	-	-	11,425	-	11,425	11,425	11,425
Total Other Financing Sources (Uses)	-	-	11,425	-	11,425	11,425	11,425
IV. Net Change in Fund Balance							
Fund Balance - Beginning	263,274	282,827	290,687	290,687	-	290,687	305,188
Fund Balance - Ending	\$ 282,827	\$ 290,687	\$ 302,112	\$ 310,465	\$ (5,277)	\$ 305,188	\$ 316,613

Exhibit J
General Fund- 106 Vineyards
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 290,687
Net Change in Fund Balance - Fiscal Year 2026	14,501
Total Funds Available (Estimated) - 9/30/2026	305,188

Allocation of Available Funds

Nonspendable Fund Balance

Prepaid Items & Deposits

-

Subtotal -

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital

3,818

Reserve - Roadways - Prior Years

156,509

Subtotal 160,327

Total Allocation of Available Funds 160,327

Total Unassigned (undesignated) Cash \$ 144,861

Notes

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

Westchase Community Development District
 Comparison of Assessment Rates
 Fiscal Year 2027 vs. Fiscal Year 2026

Section	Detail	Name	Units	General Fund			Special Funds			Total Assessments			
				FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
104		Wycliffe	30	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
110	65'	Bennington	108	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
110	70'	Woodbay	163	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
111		Berkley Square	122	\$470.47	\$441.80	6.49%	\$0.00	\$0.00	n/a	\$470.47	\$441.80	\$28.67	6.49%
115		Glenfield	101	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
117		Keswick Forest	64	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
121		Shopping Center	9.9	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
122		Shopping Center	7.24	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
201		Glenclyff	48	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
203		Harbor Links	109	\$652.41	\$615.00	6.08%	\$411.11	\$349.89	17.50%	\$1,063.52	\$964.89	\$98.63	10.22%
205		Harbor Links Estates	63	\$652.41	\$615.00	6.08%	\$411.11	\$349.89	17.50%	\$1,063.52	\$964.89	\$98.63	10.22%
211		The Enclave	108	\$652.41	\$615.00	6.08%	\$244.77	\$262.40	-6.72%	\$897.18	\$877.40	\$19.78	2.25%
214		Saville Rowe	36	\$652.41	\$615.00	6.08%	\$450.62	\$450.62	0.00%	\$1,103.03	\$1,065.62	\$37.41	3.51%
225		Ayshire	49	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
227		Cheshire	81	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
229		Derbyshire	105	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
123/125		Epic Properties	400	\$470.47	\$441.80	6.49%	\$0.00	\$0.00	n/a	\$470.47	\$441.80	\$28.67	6.49%
221/223		Radcliffe	154	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
231a		7/11	1.17	\$23,678.70	\$22,491.50	5.28%	\$1,420.69	\$1,420.66	0.00%	\$25,099.39	\$23,912.16	\$1,187.23	4.96%
231b		Primrose	1.27	\$23,678.70	\$22,491.50	5.28%	\$1,420.69	\$1,420.66	0.00%	\$25,099.39	\$23,912.16	\$1,187.23	4.96%
231c		Professional Center	1.82	\$23,678.70	\$22,491.50	5.28%	\$1,420.69	\$1,420.66	0.00%	\$25,099.39	\$23,912.16	\$1,187.23	4.96%
235/240		Professional Center	4.58	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
Remax Real Estate		Remax Real Estate	0.53	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
Golf Course		Golf Course	58	\$120.44	\$113.80	5.84%	\$0.00	\$0.00	n/a	\$120.44	\$113.80	\$6.64	5.84%
302		Greensprings	60	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
303		Greencrest	54	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
304		Greenhedges	53	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
305		Greenmont	41	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
306		Greendale	59	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
307		Greenpoint	153	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
322	50'	Village Green	10	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
322	60'	Village Green	67	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
322	TH	Village Green	13	\$652.41	\$615.00	6.08%	\$906.88	\$863.85	4.98%	\$1,559.29	\$1,478.85	\$80.44	5.44%
323	50'	Westpark Village	77	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
323	60'	Westpark Village	10	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
323	Dplx/Villa	Westpark Village	38	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
323	TH	Westpark Village	37	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
324	TH(80')	Westpark Village	22	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
324	TH(115')	Westpark Village	22	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
324	Dplx/Villa	Westpark Village	24	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
324	50'	Westpark Village	40	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
324	60'	Westpark Village	6	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
325A	TH	Westpark Village	50	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
326	TH(80')	Westpark Village	22	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
326	Dplx/Villa	Westpark Village	30	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
326	50'	Westpark Village	17	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
326		David Weekly Homes	36	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
Westchase Station	TH	Westpark Village	38	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
370		Castleford	69	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
371	65'	Stamford	61	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%

**Westchase Community Development District
Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026**

Section	Detail	Name	Units	General Fund			Special Funds			Total Assessments			
				FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
372	70'	Baybridge	102	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
373		Wakesbridge	86	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
374		Abbotsford	40	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
375		Chelmsford	100	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
376		Brentford	85	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
377		Kingsford	132	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
378		Stockbridge	68	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
411		Sturbridge	47	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
412		Stonebridge	66	\$652.41	\$615.00	6.08%	\$306.79	\$291.47	5.25%	\$959.19	\$906.47	\$52.72	5.82%
414		Woodbridge	40	\$652.41	\$615.00	6.08%	\$0.00	\$0.00	n/a	\$652.41	\$615.00	\$37.41	6.08%
430	Vineyards	120	\$652.41	\$615.00	6.08%	\$277.83	\$233.50	18.98%	\$930.24	\$848.50	\$81.74	9.63%	
Cavendish	TH	Cavendish	90	\$652.41	\$615.00	6.08%	\$316.09	\$316.09	0.00%	\$968.50	\$931.09	\$37.41	4.02%
Gables Residential III		Gables Residential III	615	\$470.47	\$441.80	6.49%	\$0.00	\$0.00	n/a	\$470.47	\$441.80	\$28.67	6.49%
Arlington Park Condos		Arlington Park Condos	76	\$470.47	\$441.80	6.49%	\$0.00	\$0.00	n/a	\$470.47	\$441.80	\$28.67	6.49%
Gables Commercial		Gables Commercial	0.94	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
419		Westchase Early Learning Center	1.73	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
446/1		CVS	1.42	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
446/2		Applebees	1.04	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
446/3		Burger King	1.69	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
446/4		Office	2	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
324C-5		Residential	51	\$652.41	\$615.00	6.08%	\$187.98	\$152.50	23.27%	\$840.39	\$767.50	\$72.89	9.50%
324C-6		Ave @ Westchase	1.74	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
326D-3		Ave @ Westchase	0.57	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
326D-4		Ave @ Westchase	3.24	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%
332		Morton Plant Mease	2.74	\$23,678.70	\$22,491.50	5.28%	\$0.00	\$0.00	n/a	\$23,678.70	\$22,491.50	\$1,187.20	5.28%

Arborist Aboard quotes for the intersection of CWB and Linebaugh

1. \$8750	13 oaks	Median west
2. \$5150 +\$450	12 oaks	West side against Enclave wall
3. \$8300 +\$450	19 oaks	South both sides
4. \$14,250 +\$450	28 oaks	East side both sides and median +2 Bpep
5. \$9500 +\$450	various	West side near pond 21

Total with all MOT upcharges
\$47,750



ARBORIST A B O A R D

Westchase CDD c/o Inframark 20260427

Monday, April 27, 2026

Westchase CDD c/o Inframark

210 N University Dr Suite 702

Coral Springs, FL 33071

Mobile: 813-781-7330

Arborist Aboard Inc

8611 Vivian Bass Way

Odessa, FL 33556

813-920-4410

Salesperson: Mark Hughes
8134690808
Arboristaboard@gmail.com

Worksite: Westchase CDD
9515 Linebaugh Ave
Tampa, FL 33626

#	Item	Description	Qty	Cost
1	Oak	Trimming	13	\$7,800.00

Countryway & Linebaugh - West side (towards McD's)

(13) Oaks

MOT lane closures to be set up on both sides of median island - East & West bound

All listed trees will be pruned to below specs with a focus on tree part reductions to manage crown spread, reduce urban conflicts and mitigate failure potential.

Pruning Objectives:

- * Remove declining laterals and defects
- * Remove major deadwood >2"D
- * Canopy elevations and clearance pruning around the built environment
- * Structure/Reduction prune low over extending tree parts, defects and major co-dominant unions
This is a series of 1" - 3" D cuts around the outer crown radius and branch tips. Where possible, cuts should terminate to a lateral or sprout of at least 1/3 D of tree part being removed.
- * Structure/Reduction pruning slows shoot elongation growth and reduces the likelihood of tree part failure, which helps mitigate your tree risk. It also encourages more lateral growth, which promotes wood taper and overall tree health.

*We do not offer the common cultural inside/out pruning so many Arborists perform: canopy elevation & interior thin out. University of Florida IFAS Extension Service and ISA are two of the many organizations that have ample information denouncing these methods of pruning. We are Urban Arborists that implement a science based approach to manage your tree assets, mitigate risk and an effort to reduce pruning frequencies.

**All trees present a level of risk

Trees were not evaluated as part of a hazard tree assessment during the walkthrough or estimation process. Due to your public exposure, it is recommended that your trees be evaluated by Arborist Aboard or another qualified Arborist for risk evaluation and

2	Services	Traffic Control	1	\$950.00
		(2) Lane closure set ups		

Subtotal: \$8,750.00

Tax: \$0.00

Total: **\$8,750.00**

Customer Signature

Date

• Contractor's Responsibility

Performance by Company:

Arborist Aboard Inc (hereafter "AAI") shall recognize and perform in accordance with written terms and specifications, contained or referred herein. AAI reserves the right to amend the contract when price or scope of work is affected by changes to any local, state, or federal law regulation or ordinance that goes into effect after contract is accepted by client.

I. All contracts not accepted within 45 days are subject to review.

II. **THIS CONTRACT IS NOT A TREE EVALUATION UNLESS OTHERWISE STATED HEREIN.**

Scheduling:

I. Upon contract approval, you will be contacted by AAI to arrange scheduling.

II. Due to weather delays and unforeseen incidents, scheduled dates are tentative and are subject to change. A reschedule does not constitute a breach of contract and every effort will be made to reschedule at the next available date for client.

Workmanship:

AAI crews consist of experienced arbor care professionals who are identifiable by company uniforms and proper PPE (safety equipment). Industry specific equipment with ISA Best Management Practices for arbor care standards (ISA BMP's) and ANSI Z133 safety protocols are implemented and followed to complete every job.

Insurance:

AAI carries and agrees to maintain general liability insurance with umbrella policy, workers' compensation insurance and automotive liability insurance. Current limits are subject to change and client will be notified if coverage rates are reduced (\$1M general liability with \$2M excess umbrella liability, \$1M workers' compensation and \$1M automotive liability). All coverages will be provided at time of contract proposal.

Licenses and Permits:

AAI carries and agrees to maintain all applicable licenses required by state and local law. AAI will comply with all local, state and federal laws and file all necessary permit applications for tree removal and pruning, where applicable.

I. Work will not commence until AAI has procured approved permits for protected trees.

Liability:

It is understood and agreed that AAI is not liable for any damage or loss of any kind that is not caused by the negligence of AAI, its agents or employees, including but not limited to:

I. Underground utilities not communicated or clearly marked, which include but are not limited to: irrigation components; electrical services; ISP lines; drain lines; septic tanks; drain fields; natural gas/propane; water lines.

II. Poor cultural practices and duty of care by client that lead to subpar environmental conditions and tree decline.

III. Weather events that include but are not limited to: drought; flooding; storm or wind damage.

• Client responsibility

Jobsite Access:

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ARBORIST A B O A R D

Westchase CDD co Inframark 20260427-1

Monday, April 27, 2026

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210 N University Dr Suite 702

Coral Springs, FL 33071

Mobile: 813-781-7330

Arborist Aboard Inc

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Salesperson: Mark Hughes
8134690808
Arboristaboard@gmail.com

Worksite: Westchase CDD
9515 Linebaugh Ave
Tampa, FL 33626

#	Item	Description	Qty	Cost
1	Oak	Trimming	12	\$4,800.00

Countryway & Linebaugh - West side (towards McD's)

(12) Oaks - **South side of road**

MOT lane closure to be set up

All listed trees will be pruned to below specs with a focus on tree part reductions to manage crown spread, reduce urban conflicts and mitigate failure potential.

Pruning Objectives:

- * Remove declining laterals and defects
- * Remove major deadwood >2"D
- * Canopy elevations and clearance pruning around the built environment
- * Structure/Reduction prune low over extending tree parts, defects and major co-dominant unions
This is a series of 1" - 3" D cuts around the outer crown radius and branch tips. Where possible, cuts should terminate to a lateral or sprout of at least 1/3 D of tree part being removed.
- * Structure/Reduction pruning slows shoot elongation growth and reduces the likelihood of tree part failure, which helps mitigate your tree risk. It also encourages more lateral growth, which promotes wood taper and overall tree health.

*We do not offer the common cultural inside/out pruning so many Arborists perform: canopy elevation & interior thin out. University of Florida IFAS Extension Service and ISA are two of the many organizations that have ample information denouncing these methods of pruning. We are Urban Arborists that implement a science based approach to manage your tree assets, mitigate risk and an effort to reduce pruning frequencies.

****All trees present a level of risk**

Trees were not evaluated as part of a hazard tree assessment during the walkthrough or estimation process. Due to your public exposure, it is recommended that your trees be evaluated by Arborist Aboard or another qualified Arborist for risk evaluation and discussion.

2	Services	Traffic Control	1	\$350.00
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Lane closure set up

Add \$450 if not done in conjunction with one of the other pruning quotes

Subtotal: \$5,150.00

Tax: \$0.00

Total: **\$5,150.00**

Customer Signature

Date

• Contractor's Responsibility

Performance by Company:

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AAI carries and agrees to maintain general liability insurance with umbrella policy, workers' compensation insurance and automotive liability insurance. Current limits are subject to change and client will be notified if coverage rates are reduced (\$1M general liability with \$2M excess umbrella liability, \$1M workers' compensation and \$1M automotive liability). All coverages will be provided at time of contract proposal.

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II. Poor cultural practices and duty of care by client that lead to subpar environmental conditions and tree decline.

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Salesperson: Mark Hughes
8134690808
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Worksite: Westchase CDD
9515 Linebaugh Ave
Tampa, FL 33626

#	Item	Description	Qty	Cost
1	Oak	Trimming	19	\$7,600.00

Countryway & Linebaugh - South side (towards Fire Station)

(10) Oaks - **West side of road** - \$4,000

(9) Oaks - **East side of road** - \$3,600

MOT lane closure to be set up

All listed trees will be pruned to below specs with a focus on tree part reductions to manage crown spread, reduce urban conflicts and mitigate failure potential.

Pruning Objectives:

- * Remove declining laterals and defects
 - * Remove major deadwood >2"D
 - * Canopy elevations and clearance pruning around the built environment
 - * Structure/Reduction prune low over extending tree parts, defects and major co-dominant unions
- This is a series of 1" - 3" D cuts around the outer crown radius and branch tips. Where possible, cuts should terminate to a lateral or sprout of at least 1/3 D of tree part being removed.
- * Structure/Reduction pruning slows shoot elongation growth and reduces the likelihood of tree part failure, which helps mitigate your tree risk. It also encourages more lateral growth, which promotes wood taper and overall tree health.

*We do not offer the common cultural inside/out pruning so many Arborists perform: canopy elevation & interior thin out. University of Florida IFAS Extension Service and ISA are two of the many organizations that have ample information denouncing these methods of pruning. We are Urban Arborists that implement a science based approach to manage your tree assets, mitigate risk and an effort to reduce pruning frequencies.

**All trees present a level of risk

Trees were not evaluated as part of a hazard tree assessment during the walkthrough or estimation process. Due to your public exposure, it is recommended that your trees be evaluated by Arborist

2	Services	Traffic Control	1	\$700.00
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Lane closure set up

Add \$450 if not completed in conjunction with one of the other pruning quotes

Subtotal: \$8,300.00

Tax: \$0.00

Total: **\$8,300.00**

Customer Signature

Date

• Contractor's Responsibility

Performance by Company:

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#	Item	Description	Qty	Cost
1	Oak	Trimming	28	\$12,500.00

Countryway & Linebaugh - East side (towards Sheldon)

(8) Oaks - **South side of road - \$5,200**

(13) Oaks - **Median island trees - \$4,300**

Includes juvenile trees - promote a central leader & a more columnar growth form

(7) Oaks - **North side trees - \$3,000**

MOT lane closure to be set up

All listed trees will be pruned to below specs with a focus on tree part reductions to manage crown spread, reduce urban conflicts and mitigate failure potential.

Pruning Objectives:

- * Remove declining laterals and defects
- * Remove major deadwood >2"D
- * Canopy elevations and clearance pruning around the built environment
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2	Services	Traffic Control	1	\$1,050.00
		Lane closure set up Add \$450 if not completed in conjunction with one of the other pruning quotes		
3	Brazilian Pepper	Tree Removal	1	\$700.00
		Remove and treat (2) Brazilian Pepper trees - North side		

Subtotal: \$14,250.00

Tax: \$0.00

Customer Signature _____

Date _____

Total: \$14,250.00

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Performance by Company:

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Dispute Resolution:

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- II. In any litigation, arbitration, or other proceeding by which one party either seeks to enforce rights under this agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this agreement, the prevailing party shall be awarded reasonable attorney fees, and costs and expenses incurred.

This proposed Contract for Services is submitted in good faith and it is understood that the contents of this Contract for Services herein shall not be distributed further or used as the basis for a competing bid by any other individuals or disclosed to any third parties.



ARBORIST A B O A R D

Arborist Aboard Inc
8611 Vivian Bass Way
Odessa, FL 33556
813-920-4410

Westchase CDD co Inframark 20260427-3

Monday, April 27, 2026

Westchase CDD c/o Inframark

210 N University Dr Suite 702

Coral Springs, FL 33071

Mobile: 813-781-7330

Salesperson: Mark Hughes
8134690808
Arboristaboard@gmail.com

Worksite: Westchase CDD
9515 Linebaugh Ave
Tampa, FL 33626

#	Item	Description	Qty	Cost
1	Trees	Tree Removal	13	\$8,800.00

Countryway & Linebaugh - West side (towards McD's)

- Remove & treat Brazilian Pepper trees
- Remove (6) dead & declining trees
- Remove & treat vines - up to 6' on trees
- Vines are overtaking the Pine trees in this area
- Grind uprooted stump
- MOT lane closure to be set up

****All trees present a level of risk**

Trees were not evaluated as part of a hazard tree assessment during the walkthrough or estimation process. Due to your public exposure, it is recommended that your trees be evaluated by Arborist Aboard or another qualified Arborist for risk evaluation and discussion.

2	Services	Traffic Control	1	\$700.00
---	----------	------------------------	---	----------

(2) Lane closure set ups - 2 days

Add \$450 if not completed in conjunction with one of the other lane closure quotes

Subtotal: \$9,500.00
Tax: \$0.00
Total: **\$9,500.00**

Customer Signature _____

Date _____

• Contractor's Responsibility

Performance by Company:

Arborist Aboard Inc (hereafter "AAI") shall recognize and perform in accordance with written terms and specifications, contained or referred herein. AAI reserves the right to amend the contract when price or scope of work is affected by changes to any local, state, or federal law regulation or ordinance that goes into effect after contract is accepted by client.

I. All contracts not accepted within 45 days are subject to review.

II. **THIS CONTRACT IS NOT A TREE EVALUATION UNLESS OTHERWISE STATED HEREIN.**

Scheduling:

I. Upon contract approval, you will be contacted by AAI to arrange scheduling.

II. Due to weather delays and unforeseen incidents, scheduled dates are tentative and are subject to change. A reschedule does not constitute a breach of contract and every effort will be made to reschedule at the next available date for client.

Workmanship:

AAI crews consist of experienced arbor care professionals who are identifiable by company uniforms and proper PPE (safety equipment). Industry specific equipment with ISA Best Management Practices for arbor care standards (ISA BMP's) and ANSI Z133 safety protocols are implemented and followed to complete every job.

Insurance:

AAI carries and agrees to maintain general liability insurance with umbrella policy, workers' compensation insurance and automotive liability insurance. Current limits are subject to change and client will be notified if coverage rates are reduced (\$1M general liability with \$2M excess umbrella liability, \$1M workers' compensation and \$1M automotive liability). All coverages will be provided at time of contract proposal.

Licenses and Permits:

AAI carries and agrees to maintain all applicable licenses required by state and local law. AAI will comply with all local, state and federal laws and file all necessary permit applications for tree removal and pruning, where applicable.

I. Work will not commence until AAI has procured approved permits for protected trees.

Liability:

It is understood and agreed that AAI is not liable for any damage or loss of any kind that is not caused by the negligence of AAI, its agents or employees, including but not limited to:

I. Underground utilities not communicated or clearly marked, which include but are not limited to: irrigation components; electrical services; ISP lines; drain lines; septic tanks; drain fields; natural gas/propane; water lines.

II. Poor cultural practices and duty of care by client that lead to subpar environmental conditions and tree decline.

III. Weather events that include but are not limited to: drought; flooding; storm or wind damage.

• Client responsibility

Jobsite Access:

I. Residential site day of service: The client shall have all access points unlocked, vehicles and personal affects clear of work and access areas. Any delays incurred by AAI due to the client not having work or access areas cleared and/or unlocked, will result in chargebacks to the client at the hourly rate for the crew and equipment onsite, including drive time to and from the site if a return service is needed. Hourly rates will be generated from preset pricing in company operating system that was used for contract pricing for crew and equipment onsite. AAI will make every good faith effort to work with client and complete scheduled work at time of service.

II. Commercial site day of service: The client shall notify all residents/tenants of scheduled arbor care services and have them park in designated areas away from work zones. Furthermore, the client shall have residents/tenants move personal affects and ensure all access points are unlocked to allow the AAI crew(s) to move and work freely through multiple work zones, where applicable. If client fails to comply with the above and AAI incurs delays, the client will be charged back at the hourly rate for the crew and equipment onsite, including drive time to and from the site if a return trip is needed. Hourly rates will be generated from preset pricing in company operating system that was used for contract pricing for crew and equipment onsite. AAI will make every good faith effort to work with client and complete scheduled work at time of service.

Payment:

- I. To be paid upon completion unless otherwise stated.
- II. AAI will furnish a Notice to Owner (hereafter "NTO") per Florida Statute 713.06 to protect AAI's lien rights in the event payment is not received within 40 calendar days.

Defects:

- I. The client shall give AAI a maximum of (30) days to correct any problem or defect discovered in the performance of the work outlined under this contract.

- **Disputes**

The Client and AAI respectively, bind themselves, their affiliates and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the AAI, their affiliates and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

Termination:

- I. Either party may terminate this engagement without cause 3 days prior to service date and in writing. On termination by either party to this Contract for Services, the Client shall immediately pay AAI for the Services performed and for all expenses and other charges incurred by AAI in providing the Services up to the date in which the engagement is terminated.

If either party breaches this engagement, the non-defaulting party may terminate this engagement in the event that the defaulting party fails to remedy the breach within 7 days of the default, pending receipt of a notice from the non-defaulting party demanding that the breach be remedied. In the event of termination of this engagement by AAI under this paragraph, the Client shall immediately pay AAI for the Services performed and all expenses and other charges incurred by AAI in providing the Services up to the date in which the engagement is terminated.

Law and Venue:

- I. AAI operates and controls its Service activities from its offices located in the County of Hillsborough in the state of Florida. This Agreement shall be governed by the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. Client hereby waives any objection to personal jurisdiction in any proceeding before such courts and consent to personal jurisdiction in such courts. The laws of Florida shall govern the validity, interpretation, construction and performance of this contract.

Dispute Resolution:

- I. Mediation: Disputes arising under this agreement must first be mediated by a supreme court certified circuit civil mediator in Hillsborough County, Florida. The parties agree that the mediation shall occur within ninety (90) days of the date mediation is requested by either party. The Mediator shall be agreed upon but if the parties are unwilling or unable to agree, the parties agree that a Mediator from Cary R. Singletary, P.A. shall be binding on the parties. The parties agree to abide by the Mediator's Agreement, pay Mediator fees promptly and share them on an equal basis. Litigation may not be commenced until after mediation has been (i) declared an impasse by the Mediator or (ii) terminated in writing by one or both of the parties. The confidentiality provisions of the "Mediation Confidentiality and Privilege Act" shall attach to any such pre-suit mediation.

- II. In any litigation, arbitration, or other proceeding by which one party either seeks to enforce rights under this agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this agreement, the prevailing party shall be awarded reasonable attorney fees, and costs and expenses incurred.

This proposed Contract for Services is submitted in good faith and it is understood that the contents of this Contract for Services herein shall not be distributed further or used as the basis for a competing bid by any other individuals or disclosed to any third parties.

This instrument prepared by:

Real Estate Department
 Tampa Electric Company
 P.O. Box 111
 Tampa FL 33601

PERMANENT ACCESS EASEMENT AGREEMENT

This PERMANENT ACCESS EASEMENT AGREEMENT (this “Agreement”) is made and entered into between **Westchase East Community Development District, an independent special district organized and created pursuant to Chapter 190, Florida Statutes** whose mailing address is 3505 Frontage Road, Suite 145, Tampa, Florida 33607 (“Grantor”), and Tampa Electric Company, a Florida corporation, whose mailing address is P.O. Box 111, Tampa, FL 33601 (“Grantee”).

WHEREAS, Grantor is the owner of fee simple title to the parcel of real property described in attached Exhibit “A”; and

WHEREAS, Grantor hereby grants to Grantee a permanent non-exclusive easement on, over, and through the land in Hillsborough County, Florida, described in attached Exhibit “B” for the purpose of ingress and egress (the “Access Easement”); and

NOW, THEREFORE, for and in consideration of the various easements and rights created herein and the payment of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantors, the Parties hereby covenant and agree as follows:

Permanent Access Easement. Grantor hereby grants to Grantee a permanent non-exclusive easement described in attached Exhibit “B” for the use by Grantee, its agents, contractors, representatives, and employees for the purposes of ingress and egress. Grantee shall have the right to open, repair, maintain, and use a new and/or existing roadway upon the permanent access easement described on Exhibit “A.” Grantors reserve the right to cultivate or otherwise make use of the Permanent Access Easement for any lawful purposes; provided such uses shall not materially interfere with Grantee’s rights. No permanent building, structures, trees, or other improvements inconsistent with the use and enjoyment of the Access Easement shall be placed over or permitted to encroach upon any portion of the Access Easement.

SIGNATURES PAGE FOLLOWS

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed under seal and delivered as of the date first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF WITNESSES TO EXECUTION BY GRANTOR:

GRANTOR: Westchase East Community Development District, an independent special district organized and created pursuant to Chapter 190, Florida Statutes

Signature

Print or Type Name

Address

By: _____

Signature

Its: _____

Print or Type Name

Print name

Address

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization this _____ day of _____, 20__ by _____ as

_____ of Westchase East Community Development District, an independent special district organized and created pursuant to Chapter 190, Florida Statutes, on behalf of said entity, who is personally known to me or has produced _____ as identification. Witness my hand and official seal the date aforesaid.
(Type of identification)

Notary Public, State of _____ at Large

Notary: Print or Type Name

My Commission Expires:

EXHIBIT "A"

Tract "B" of WESTCHASE SECTION "307", according to the map or plat thereof as recorded in Plat Book 85, Page 37, of the Public Records of Hillsborough County.



AT-GRADE TYPE R3 ROAD

PHOTO OF COMPLETE GRAVEL ACCESS ROAD

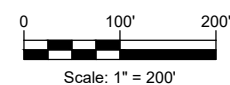


APPROXIMATE PROPERTY LINE

PHOTO OF EXISTING GRASS ACCESS AND APPROX. PROPERTY LINE LOOKING WEST



DRAWING NO. 3-4016



FOR REFERENCE PURPOSES ONLY

NO.	DATE	REVISION RECORD OF ISSUE	BY	CHK
A	04/14/26	ISSUED FOR EXHIBIT PURPOSES ONLY	JJB	MKL

NOTICE:
 CONTRACTOR SHALL VERIFY ALL CONDITIONS ON JOB SITE & NOTIFY PROJECT MANAGER AND ENGINEER OF RECORD ABOUT ANY VARIATIONS FROM ELEVATIONS AND/OR DIMENSIONS LISTED OR SHOWN ON THESE DRAWINGS BEFORE PROCEEDING WITH ANY CONSTRUCTION.

PICKETT
 an ESP COMPANY
 PICKETT AND ASSOCIATES, LLC
 5010 WEST NASSAU STREET
 TAMPA, FLORIDA 33607
 PHONE: 813.877.7770
 C.A. #31323 L.B. #364

REAL ESTATE MAPS

PROJECT NO. 24-TECT-2830	SCALE:
DFTR: JJB ENGR: MKL	PLAN: AS-SHOWN
DSNR: JJB MNGR: MKL	ELEV: AS-SHOWN
DATE: 04/14/26	XSECT: AS-SHOWN

COUNTRYWAY BLVD
 WESTCHASE, HILLSBOROUGH COUNTY
 ACCESS RESOURCE PLANNING (ARP)
 EXHIBIT FOR EASEMENT

TECO
 TAMPA ELECTRIC

SHEET: 1 OF 1

FILE: s:\Projects\102_Tampa Electric\24-TECT-2830_TXE - 2024-2026 Drawings\66046_Countryway Blvd\Exhibit-Easement.dwg
 PLOT DATE: 14-Apr-26
 BY: Josh Baker

EXHIBIT "B" (1 of 2)

ACCESS EASEMENT

EXHIBIT "B"

LEGAL DESCRIPTION:

A portion of Tract B as per the plat of Westchase Section "307", recorded in Plat Book 85, Page 37, Public Records of Hillsborough County, Florida, located in the Southeast Quarter of Section 17, Township 28 South, Range 17 East, described as follows;

BEGINNING at the Southwest corner of the Southeast 1/4 of said Section 17, said corner also being the southwest corner of said Tract B of the plat of Westchase Section "307";

THENCE along the E.P.C.H.C. Wetland Line traversing the southern-most portion of said Tract B, the following six (6) courses:

- (1) North 89°06'00" East, a distance of 236.36 feet;
- (2) North 87°18'22" East, a distance of 60.10 feet;
- (3) North 88°02'03" East, a distance of 65.08 feet;
- (4) South 87°24'23" East, a distance of 72.04 feet;
- (5) South 87°31'30" East, a distance of 78.04 feet;
- (6) South 85°48'19" East, a distance of 8.62 feet;

THENCE South 84°00'00" East, a distance of 51.47 feet to a point on the the South line of said Tract B, also being the south line of the Conservation Easement - FDEP Easement #3 / "Channel C" per Official Records Book 7786, page 1698 in said Public Records ;

THENCE North 89°36'42" West, a distance of 571.14 feet along said south lines to the POINT OF BEGINNING.

Contains 0.07 Acres (3,117 square feet), more or less.

SURVEYOR'S NOTES:

- 1. North and the bearings shown hereon are referenced to the South Line of the Southeast 1/4 of Section 17, Township 28 South, Range 17 East, (also the South line of Tract B of the plat of Westchase Section "307") taken as being North 89°36'42" West.
- 2. All measurements shown hereon are in U.S. Survey Feet.
- 3. An abstract of title was not performed by or furnished to Pickett and Associates, LLC. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
- 4. Legal description was prepared by Pickett and Associates, LLC per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
- 5. This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.051-.053, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.
- 6. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

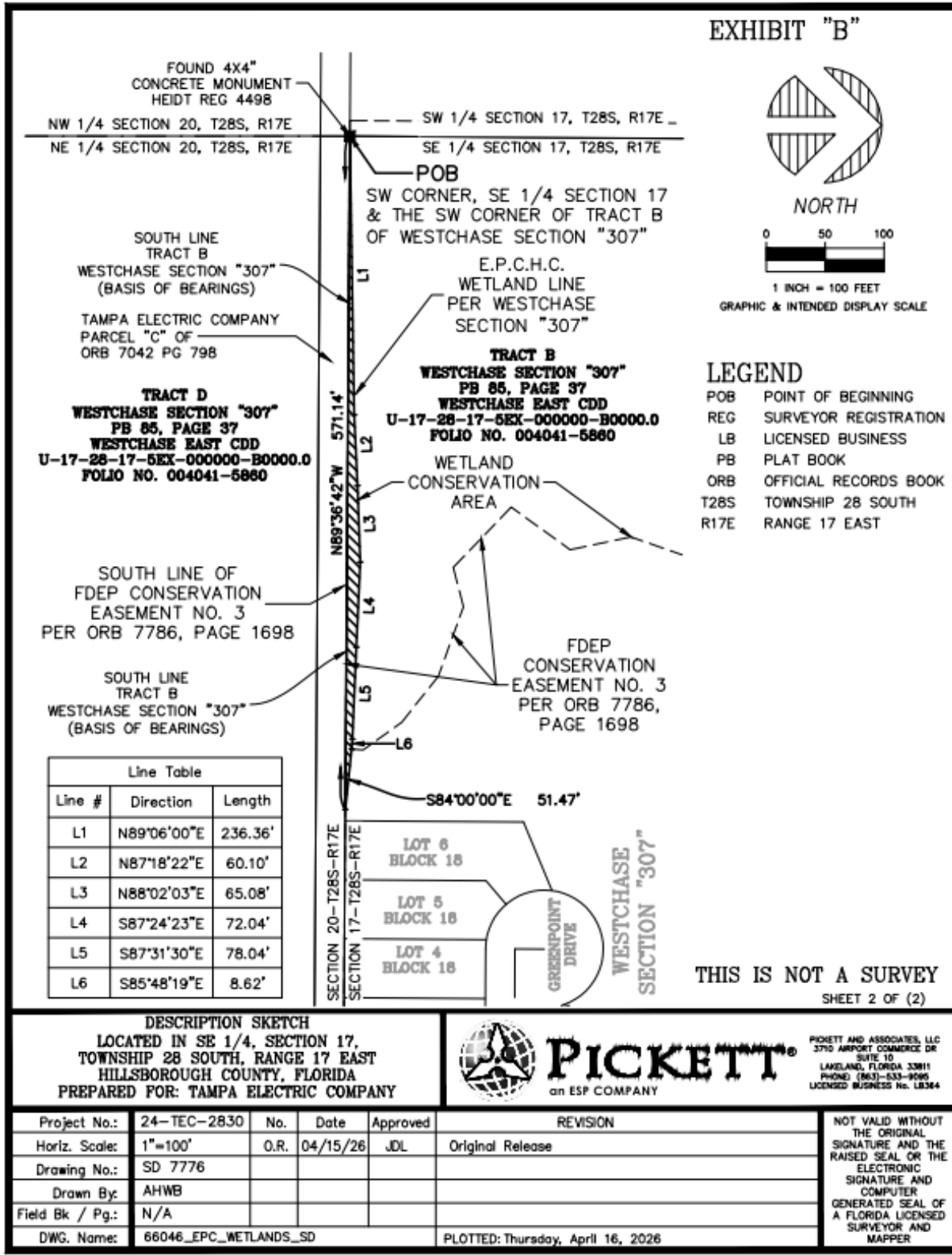
JOE D. LACEY, PSM
 FLORIDA REGISTRATION No. 7090
 PICKETT AND ASSOCIATES, LLC
 FLORIDA REGISTRATION No. LB 364



SHEET 1 OF (2)

DESCRIPTION SKETCH LOCATED IN SE 1/4, SECTION 17, TOWNSHIP 28 SOUTH, RANGE 17 EAST HILLSBOROUGH COUNTY, FLORIDA PREPARED FOR: TAMPA ELECTRIC COMPANY				PICKETT an ESP COMPANY		PICKETT AND ASSOCIATES, LLC 3710 AIRPORT COMMERCE DR SUITE 10 LANDLAK, FLORIDA 33811 PHONE (863)-633-9096 LICENSED BUSINESS No. LB364
Project No.:	24-TEC-2830	No.	Date	Approved	REVISION	NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
Horiz. Scale:	N/A	O.R.	04/15/26	JDL	Original Release	
Drawing No.:	SD 7776					
Drawn By:	AHWB					
Field Bk / Pg.:	N/A					
DWG. Name:	66046_EPC_WETLANDS_SD			PLOTTED: Thursday, April 16, 2026		

EXHIBIT "B" (2 of 2)



**AGREEMENT BETWEEN ENVIRONMENTAL MANAGEMENT ACQUISITION, LLC, AND
WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
FOR DREDGING OF “POND 120”**

This agreement (the “**Agreement**”) is made and effective this ___ day of _____, 2026, by and between:

Westchase Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida, whose address is: 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607 (“**District**”), and

Environmental Management Acquisition, LLC, a Delaware limited liability company, whose mailing address is: 305 Indigo Drive, Brunswick, GA 31525 (“**Contractor**”).

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, landscaping, and other infrastructure; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide dredging work at certain stormwater facilities known as Pond 120, within the District, and associated work in accordance with industry standards, and as further described on **Exhibit “A”** hereto (the “**Contractor’s Proposal**”); and

WHEREAS, Contractor represents that it has the skills, knowledge, and ability to provide such Work to the District, in accordance with industry standards and the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter and be bound by this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the “**Parties**”), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. Incorporation of Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Description of Work. The Contractor will provide the work and services identified in **Exhibit A** (the “**Work**”). Exhibit A is attached solely for the purpose of identifying the Work to be performed by Contractor. This Agreement governs the terms and conditions for such Work. Contractor shall perform the Work for the Contract amount of **Forty Thousand Eight Hundred Seventy- Six Dollars and 65/100ths Dollars (\$40,876.65)**, commencing [REDACTED], 2026. Contractor shall provide all labor, materials and equipment necessary for such Work.

Contractor has satisfied and verified, by its own independent investigation and study, (i) all conditions affecting the site where the Work is to be performed (the “Site”), (ii) the Work to be done and materials to be furnished; and (iii) the conditions under which the Work is to be done, and has executed this Agreement based solely on such investigation, study and determination made by it.

Section 3. Contractor’s Warranty. Contractor shall warrant that the Work (a) has been constructed in a manner that conforms to all professional standards of care, principles, or other applicable designed standards; (b) has been performed in a good and workmanlike manner and is free of defects; (c) utilized materials that are new and of good quality. The Contractor shall repair or replace, at its cost, any item or component of the Work found not to be materially in conformance with this warranty, provided that the District notifies the Contractor, in writing, on such non-conformity within the warranty period. Except as to latent defects or defects that are concealed and/or not disclosed due to fraud, that warranty period for all labor, materials and equipment will expire one (1) year from the date the District declares final completion of the Work and releases payment for the Work.

Section 4. Billing and Payment. The District shall pay the Contractor the total contract price of **Forty Thousand Eight Hundred Seventy-Six and 65/100th Dollars (\$40,876.65)**. Twenty-Five Percent (25%) of the Contract Price shall be billed at the time of execution of this Agreement. Twenty-Five Percent (25%) of the Contract Price shall be billed upon the arrival of the Contractor to the Site to commence the Work. Twenty-Five Percent (25%) of the Contract Price shall be billed upon substantial completion of the Work, and fulfillment of the requirements set forth in this Section 4. The remaining Twenty-Five Percent (25%) of the Contract Price shall be billed upon final completion of the Work. The installments of the Contract Price for the Work, as set forth above shall be paid upon thirty (30) days of receipt of an invoice for the Work, provided the following conditions must first be met with respect to the third (3rd) and fourth (4th) installment payments: (a) completion of the Work in a satisfactory manner; (b) the District’s approval of the Work; and (c) the District’s receipt of evidence supporting the payment, as the District may reasonably request, including, but not limited to an unconditional release of lien and waiver on final payment for Contractor and all of its subcontractors, if any, in a form reasonably acceptable to the District. Payment otherwise due by the District to the Contractor may be withheld by the District, without payment of interest, on account of defective Work not remedied by the Contractor, unpaid labor or material bills, or third-party claims for which Contractor is responsible under this Agreement, or for failure of Contractor to provide the required Certificates of Insurance in accord with this Agreement.

Section 5. Care of the Property. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages.

Section 6. Insurance. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker’s Compensation Insurance in accordance with the laws of the State of Florida and any applicable federal laws. .
- (2) Commercial General Liability Insurance, written on an occurrence policy form, including premises-operations coverage (including explosion, collapse and

underground coverage and products-completed operations coverage) covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability per occurrence, \$1,000,000 personal and advertising injury, \$2,000,000 general aggregate limit, \$1,000,000 products-completed operations aggregate limit, or limits carried, whichever are greater, in addition to covering at least the following hazards:

- Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

The CGL policy or policies shall provide, without limitation, severability of interest (full separation of insureds), contractual liability coverage (including, without limitation, coverage to the maximum extent possible for the indemnification contained in the Agreement), broad form property damage coverage including completed operations).

- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (One Million Dollars) per accident or disease.
- (4) Umbrella Liability: With limits of not less than Two Million Dollars (\$2,000,000) per occurrence covering all contract services performed under this Agreement.
- (5) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

The CGL policy, commercial automobile liability and umbrella policies required above shall be primary insurance for the Contractor and the District, and the Additional Insureds. The policies shall contain a clause stating: "it is further agreed that such insurance as is afforded by this policy for the benefit of the Additional Insureds shall be primary insurance, and any insurance maintained by, or available to the Additional Insureds shall be excess and noncontributory with the insurance provided hereunder." The coverage provided to the Additional Insureds must be at least as broad as that provided to the Contractor, and may not contain any exclusionary language or limitations applicable to the Additional Insureds.

All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis. Insurer(s), with the exception of the Workers' Compensation, shall agree to waive all rights of subrogation against the

Additional Insureds.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District obtaining the required insurance.

Section 7. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

Section 8. Indemnification. Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents, consultants, and employees and their respective successors and assigns (the “**District Parties**”) from any and all Claims occurring incident to or resulting in whole or in part from, the activities of the Contractor, the Contractor’s agents, employees, subcontractors, advisors, and other parties (the “**Contractor Parties**”) employed or engaged by Contractor or any of the foregoing, in connection with this Agreement; provided, however, that this indemnity shall not apply to the extent of the District’s gross negligence or willful misconduct. This indemnity shall survive the expiration or termination of this Agreement as to any such Claims arising out of this Agreement. Contractor shall, upon receipt of notice of any Claim, promptly take all action necessary to make a claim under any applicable insurance policy or policies contractor is carrying and maintaining. In any and all Claims against one or more of the District Parties by any employee of any of the Contractor Parties, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable under workers’ or workmen’s compensation acts, disability benefit acts or other employee benefit acts. “**Claims**” shall mean any and all direct or indirect claims, demands, actions, causes of action, suits, rights of recovery for any relief or damages, debts, accounts, damages, taxes, assessments, fees, fines, penalties, costs, losses, liabilities, mechanic’s liens or stop notices and expenses (including, without limitation, court or arbitration costs, and attorneys’ fees and expenses, and other costs of defense), of any kind or nature, including, without limitation, whether based on contract in tort, in law or equity, or pursuant to any violation of any and all states laws, rules, ordinances, regulation, by-laws, orders, decrees, permits, licenses and certificates of any federal, state or other governmental agency or body having jurisdiction, and whether foreseeable or unforeseeable.

Section 10. Recovery of Costs and Fees. In the event the District is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then if prevailing, the District shall be entitled to recover from Contractor all fees and costs incurred, including but not limited to reasonable attorneys’ fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

Section 11. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 12. Labor, Materials and Equipment Claims. The Contractor shall promptly and

properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

Section 13. Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

Section 14. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

Section 15. Termination. The District may terminate this Agreement without cause upon five (5) days written notice. The District shall also have the right to cancel this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason. Contractor shall have the right to cancel this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of termination for the Work performed up to that date, subject to whatever claims or off-sets the District may have against the Contractor.

Section 16. Permits and Licenses. All permits, inspections and/or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor. Contractor is responsible for determining if any Work is to be inspected or approved by any public authority. Contractor shall be responsible for any fines or penalties assessed against the District as a result of Contractor's Work.

Section 17. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent that anything contained within **Exhibit A** conflicts with anything contained within this Agreement, this Agreement shall control.

Section 18. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

Section 19. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

Section 20. Notices. All notices, requests, consents and other communications hereunder

("Notices") shall be in writing and shall be delivered, by facsimile, by overnight mail, or by First Class Mail, postage prepaid, return receipt requested, to the parties, as follows:

a. If to Contractor: Environmental Management Acquisition, LLC
 305 Indigo Drive
 Brunswick, GA 31525
 Attn: Tim Woodland
 Email: tim.woodland@all-water.com
 Tel: [REDACTED]

b. If to District: Westchase Community Development District
 2502 N. Rocky Point Drive
 Suite 1000
 Tampa, Florida 33607
 Attn: District Manager

With a copy to: Erin McCormick Law, PA
 3314 Henderson Boulevard
 Suite 100D
 Tampa, Florida 33609
 Attn: Erin R. McCormick, Esq.

Section 21. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

Section 22. Assignment. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

Section 23. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

Section 24. Public Records. The Contractor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the Work provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, AT (813) 565-4663, OR BY EMAIL AT RECORDS@HIKAI.COM, OR BY REGULAR MAIL AT 2502 N. ROCKY POINT DRIVE, SUITE 1000, TAMPA, FL 33607.

Section 25. E-Verify Requirements. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Section 26. Nongovernmental Entity Human Trafficking Affidavit. The Nongovernmental

Entity Human Trafficking Affidavit, attached hereto as Exhibit "B," has been executed by Contractor, and is incorporated into this Agreement.

Section 27. Effective Date and Term. This Agreement shall become effective as of the date set forth above. Time is of the essence in performance of this Agreement by the Contractor.

Section 28. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the Work being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of Work, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, a community development district established pursuant to Chapter 190, F.S.

Secretary/Assistant Secretary,
Board of Supervisors

Signature: _____
Name: Matthew Lewis, Chair, Board of Supervisors

Address: 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607

WITNESSES:

ENVIRONMENTAL MANAGEMENT ACQUISITION, LLC, a Delaware limited liability company

By: _____
Address: _____

Name: _____
Title: _____

By: _____
Address: _____

EXHIBIT A
Contractor's Proposal

ALL WATER



ALLWATER



A balanced pond or lake is vital for a thriving ecosystem. Disruptions in this balance can lead to unsightly algae, oxygen depletion, and harm to aquatic life and surrounding wildlife. Routine dredging preserves this balance, ensuring your body of water stays healthy and vibrant year-round.

AllWater is proud to introduce Annual Dredge Maintenance Plans designed to help you save money, lock in guaranteed pricing, and keep your pond or lake operating at peak performance.

Thanks to breakthroughs in biology and technology, dredging has become more precise, sustainable, and efficient than ever before.

Annual Dredge Maintenance Plans Include:

- **15% Cost Savings:** Exclusive discounts for annual plan members.
- **Customized Plans So You Only Pay for What You Need:** Set your annual budget, and we'll design a dredging plan based on specific cubic yardage, ensuring you only pay for what you need and nothing more.
- **Simplified Approval:** One-time approval covers your contract, eliminating the need for additional paperwork in the future.
- **Guaranteed Pricing & Scheduling:** Multi-year agreements lock in pricing and schedules, offering predictable costs and peace of mind.
- **Effortless Government Compliance:** Ensure your pond or lake can properly manage runoff from rain or storms by maintaining its capacity to store and filter water. This helps prevent flooding and reduces pollution entering surrounding waterways.
- **Minimal Disruption:** Smaller, regularly scheduled dredging projects are gentler on your property and ecosystem compared to large-scale operations.



To learn more, please call (912) 466-9800 or visit us at all-water.com



305 Indigo Drive, Brunswick, GA 31525 | (912) 466-9800 | www.all-water.com



ALLWATER

Our Capabilities



Pond and Lake Management

AllWater manages over 1mm acres of aquatic habitats across 11 states. Our 30 years' experience, highly trained staff, deep technical expertise, and wide array of capabilities, along with our long-standing relationships, set us apart in the aquatics industry.



Natural Areas Management

With our certified Natural Areas applicators and fleet of airboats equipped with Raven Precision Guides application equipment, AllWater oversees large lake and natural resource management programs for countless government agencies and utility clientele. Services include: algae and aquatic weed control; water testing and restoration, lake mapping, shoreline erosion management, and fish stocking and management.



Dredging and Bathymetry Mapping

Our experienced consulting team performs bathymetric surveys and analysis internally, providing multiple layers of data to ensure your ecosystems are healthy and in compliance. AllWater boasts 6 hydraulic dredges with trained crews, along with certified equipment operators and long reach excavation equipment to perform mechanical dredging when needed.



Environmental Consulting

Our in-house consulting team performs a range of services, including wetland consulting, permitting, environmental assessments, wildlife studies and water quality testing and analysis. In addition, all services provided by AllWater are environmentally conscious. As stewards of the planet, our commitment is to protect every aquatic ecosystem we care for.

ALLOWATER

Not yet submitted

Dear David,

Thank you for the opportunity to submit the attached dredging proposal. Please review the below proposal and feel free to contact us should you have any questions at all.

Westchase CDD

Project Address: 9608 W Park Village Dr.
Tampa, FL 33626

Contact Name: David Sylvanowicz

Contact Email: CDD@Westchasecdd.com

Total Acreage

0.055

Dredge Area (Acres)

0.055

Cut (Dredge Depth)

4

Total Cubic Yardage (In Situ)

354.99

Compaction Ratio

6

Pipe Required (LF)

250

Dewatering Bags Required

(2) Lined Roll Off

Intermediate Pumps Required

4" Return Pump

Project/Site Specific Notes: Install Sure-Deck (or similar) temporary roadway for site access with amphibious Truxor hydraulic dredge unit. Pump material into lined roll off dumpsters, return water to pond via 4" return pump.

Description	Price	Qty	Subtotal
Base Dredge Cost - Base dredge rate for scope proposed above. - Adjustments to disposal condition or assumption(s) above may impact price/scope.	\$18,377	1	\$18,377
Discharge Pipe Requirement - 275' of 4" discharge pipr for dredge and return	\$2.50	275	\$687.50
Dewatering Bag Requirement - Lined roll off dumpster to remove dewatered material - Includes all applicable fees for transportation and tipping.	\$3,500	2	\$7,000
Equipment and Mobilization - Includes equipment mobilization and transportation of all equipment required to complete project.	\$8,275	1	\$8,275
Labor and General Conditions - Includes trained dredge crew and OSHA certified project manager. - Includes site clean up.	\$6,537.15	1	\$6,537.15
TOTAL			\$40,876.65

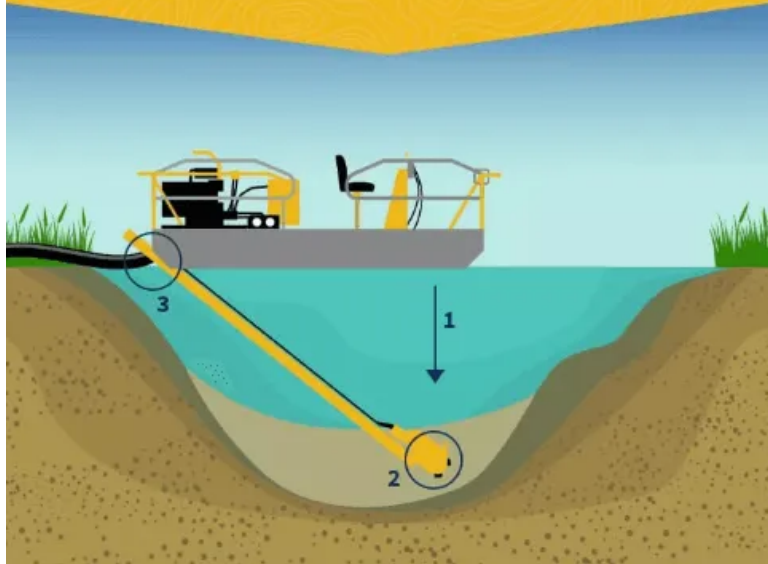
Notes

- A pre and post dredge bathymetric survey will be conducted to document capacity prior to dredging and after dredging. Cubic yardage noted above is measured in situ, and will compact in accordance with sediment profile.
- Assumes normal working hours and unrestricted site access.





HOW DOES DREDGING WORK?



1 The operator of the dredge **lowers the boom** to the bottom of the body of water.

2 A rotating cutter-bar then uses teeth to **loosen** the settled material, as the submersible pump **removes** the sediment from the bottom of the waterway.

3 The silt and debris are **transported away** for final processing.



Dino 6 Hydraulic Dredge

Length - 22'

Elevator Depth - 13'

Pump Capacity - 1,500 GPM (max)

Mobility - Cable Guided or Dual Outboard

Cut Width - 5.5'



Truxor T50 Hydraulic Dredge

Length - 16.5'

Elevator Depth - 8'

Pump Capacity - 572 GPM (max)

Mobility - Dual Track, Amphibious

Cut Width - 2.75'

ALLOWATER

TERMS AND CONDITIONS

This dredge contract, dated as of Not yet accepted, is made by and between Customer Name ("Customer") and Environmental Management Acquisition LLC., ("Contractor") of Brunswick, GA. The Customer and Contractor are collectively referred to herein as "Parties and each a "Party".

The Parties intend that an independent contractor relationship will be created by this contract. The Contractor has the ability and means to provide certain dredging services. The Customer wishes to retain the Contractor for said services and the Contractor is willing to perform such services under the terms and conditions set forth in this contractual agreement.

The relationship between the Parties is that of independent contractors. The details of the method and manner for performance of the Work (as hereinafter defined) by Contractor shall be under its own control, Customer being interested only in the results thereof. The Contractor shall be solely responsible for supervising, controlling and directing the details and manner of the completion of the Work. Nothing in this Agreement shall give the Customer the right to instruct, supervise, control, or direct the details and manner of the completion of the Work. Nothing contained in this Agreement shall be construed as creating any agency, partnership, joint venture or other form of joint enterprise, employment or fiduciary relationship between the Parties, and neither party shall have authority to contract for or bind the other Party in any manner whatsoever.

In consideration of the agreements set forth in this document, the Contractor and Customer agree that the Contractor, subcontractors and employees of the Contractor are not to be considered an agent or employee of the Customer for any purpose.

In consideration of the mutual agreements set forth in this contract, the Contractor and Customer hereby acknowledge and agree as follows:

SECTION 1: SERVICES; SCOPE OF WORK; PROJECT PRICE

1.1 The Contractor shall provide to the Customer the services of hydraulically removing dredge material (the "**Work**") located in and around the location described in the proposal (the "**Project Site**"), which said proposal is attached hereto and its terms are incorporated herein by reference (the "Proposal").

1.2 The "Contract Documents" consist of the following: this contract, the Proposal, a location map showing the waterbody, bathymetry maps and report, and all change orders or modifications agreed to, dated and signed by both Parties.

1.3 The Contract Documents and any further commitments or obligations stated hereinafter, represent the entire agreement of both Parties, and superseded any prior oral or written agreements.

1.4 The "Work" shall generally consist of the Hydraulic removal of dredge material from a specific area at the Project Site as described in the Proposal (the "Dredging Area").

1.5 The total cost of the Work will be as set forth on the Proposal.

1.6 The Contractor shall not be held responsible for any issues, costs, or expenses arising from the filling back in of the Dredging Area, whether caused by water adjustments, rain, weather, or any other conditions outside the control of the Contractor, occurring any time before, during or after the Work is completed. The Work only includes dredging the above-stated amount of material from the Dredging Area.

1.7 In the event that the Dredging Area fills back in with sediment or other material, whether due to water adjustments, rain, weather, or any other conditions outside the control of the Contractor, any time before, during or after the Work is completed, the Customer acknowledges and agrees that the Contractor shall not be held liable for any damages, losses, or expenses incurred as a result. The Customer further agrees to assume full responsibility for any additional costs or expenses of remediation or restoration required to address the re-filling in of the Dredging Area. Contractor shall not be required to re-dredge the Dredging Area without additional cost and payment, which shall be provided in writing to the Customer. The Customer agrees to indemnify, defend, and hold the Contractor harmless from and against any claims, liabilities, damages, losses, costs, and expenses, including reasonable attorney's fees, arising out of or in connection with the filling in of the Dredging Area as described in this clause.

SECTION 2: TERMS OF PAYMENT

2.1 In consideration of the provision of the Work by the Contractor and the rights granted to Customer under this Agreement, Customer shall pay the price agreed upon by the Contractor and Customer and identified in the Proposal (the "Contract Price") to Contractor for the Work. Payment to Contractor of the Contract Price shall constitute payment in full for the performance of the Work.

2.2 The Contract Price shall be paid in four equal installments, as follows: (i) twenty-five percent (25%) non-refundable deposit of the Contract Price due upon execution of this Agreement; (ii) twenty-five percent (25%) non-refundable payment of the Contract Price due upon the arrival of Contractor to the Project Site; (iii) twenty-five percent (25%) payment of the Contract Price due upon substantial completion of the Work; and (iv) the remaining twenty-five percent of the Contract Price (25%) due upon final completion of the Work. Installment payments will be payable within ten (10) days of receipt of an invoice by the Customer from the Contractor but in no event more than fifteen (15) days after the final completion of the Work performed pursuant to this Agreement.

2.3 All late payments shall bear interest at the rate of 8% or the highest rate permissible under applicable law, calculated daily and compounded monthly. Customer shall also reimburse Contractor for all reasonable costs incurred in collecting any late payments, including, without limitation, attorneys' fees. In addition to all other remedies available under this Agreement or at law (which Contractor does not waive by the exercise of any rights hereunder), Contractor shall be entitled to suspend the provision of any Work if the Customer fails to pay any installments of the Contract Price when due hereunder and such failure continues for five (5) days following written notice thereof. In the event Contractor resumes the Work following receipt of the installment payment owed, Contractor shall be entitled to an increase in the Contract Price equal to any remobilization costs incurred by Contractor when resuming the Work. Such remobilization shall be included in a Change Order (as defined in Section 9) and paid by Customer unless otherwise agreed to in writing.

SECTION 3: MECHANIC'S LIENS

3.1 Contractor shall provide the Customer a RELEASE OF LIENS signed by all contractors and subcontractors, upon request and prior to any interim or final payment, or may, at the option of the Customer, be required to either discharge or bond off any such Mechanic's Liens within thirty (30) days after filing all at the Contractor's sole cost, risk, and expense. Notwithstanding the foregoing, Contractor shall not be obligated to discharge any mechanic's liens filed against the project should the Customer fail to make any payments as due under the terms of this Agreement.

3.2 In the event payment for the Work is not received from Customer, Contractor shall have the right to file a lien on the property where the Work is performed in accordance with the laws of the state where the property is located.

SECTION 4: PERFORMANCE OF WORK

4.1 Contractor will diligently pursue and substantially complete the Work within a reasonable time. Contractor shall not be obligated to provide or compensate for any accommodations or costs to Customer or any other damages as a result of construction or other delays. Further, any such delays shall not serve to cancel, amend, or diminish any of the Customer's obligations under this Agreement.

4.2 For each workday that adverse weather prevents work on the project after commencement of the Work by Contractor, that number of days shall be added to the end completion of the project to determine any breach of this provision. If at any time or for any reason the Contractor's Work is affected or delayed by causes or events beyond the Contractor's control and without fault or negligence of the Contractor, the work time shall be extended by the same amount of time as was caused by the delay and the Contractor will not be liable for any damages relating to any such extension. Delaying events may include: (i) the Customer's requested changes; (ii) inclement weather conditions (storms, lightening, floods, fires, earthquakes, hurricanes, tornadoes, explosions or other natural disasters); (iii) war, invasion, hostilities, terrorist threats or acts, riots or other civil unrest; (iv) federal, state or local governmental authority, proclamations, orders, laws, actions or requests; (v) embargoes or blockades; (vi) epidemics, pandemics, biological or chemical contamination, or other national or regional public health or other emergencies; (vii) strikes, labor disputes, labor stoppages or slowdowns, or other industry disturbances; (viii) material shortages of supplies, adequate power, or transportation facilities; (ix) any governmental enactment that prohibits or materially interferes with the Scope of Work; and/or (x) other events beyond the control of Contractor.

4.3 The Work to be performed by Contractor shall be completed during normal business hours (7:00 a.m. to 5:30 p.m.) Monday through Saturday. No Sunday work shall be allowed by the Contractor or any of its subcontractors.

4.4 The Work described in the Contract Documents to be performed by Contractor shall consist of all materials, labor, mobilization expenses, equipment, supplies and services required by this Contract. All Work shall be performed in a timely, workmanlike, and professional manner in accordance with generally recognized industry standards for similar services.

4.5 Contractor will use its best efforts to preserve the landscaping in and around the Project Site. The area will be left in substantially the same condition as existed prior to the Work being performed. Customer acknowledges and understands that Contractor uses heavy machinery, and that such machinery may cause underlying damage to paved and other prepared surfaces. Contractor shall not be liable for any weight-related damage caused to any driveways, landscaping, and other ground structures.

4.6 The Project Site and surrounding areas will be left in a neat and attractive manner at the conclusion of the Work.

4.7 Contractor represents to the Customer that all materials and equipment required to complete the Work will be of good quality and free from defects.

SECTION 5: NOTICES; CUSTOMER OBLIGATIONS/AUTHORITY TO BIND

5.1 Customer shall cooperate with Contractor in its performance of the Work and provide access to the Project Site and such other areas as required to enable Contractor to provide the Work.

5.2 Customer contact (person of authority) shall respond promptly to any reasonable requests from Contractor for instructions, information, or approvals required by Contractor to provide the Work.

5.3 Customer shall obtain, at its own cost, all necessary permits, licenses, bonds, consents or other authorizations required by any governing authority prior to the commencement of the Work, and in all cases before the Work is to start.

5.4 Customer shall take all steps necessary to prevent Customer caused delays in Contractor's provision of the Work.

5.5 The Customer has designated Client Name to serve as its primary contact with respect to this contract and to act as its authorized representative with respect to matters pertaining to this contract with full authority to bind Customer with respect to all matters requiring Customer's approval or authorization. In the event that the designated authority changes, the Customer agrees that the new authority delegated assumes all responsibilities and legalities pertaining to this contract.

5.6 All notices, requests, consents, claims, demands, waivers, and other communications shall be in writing and deemed to have been given (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by nationally recognized overnight courier (receipt requested); (c) on the date sent by email if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to the respective Parties at the addresses indicated below:

Notice to Customer: Attention: Person of Authority

Address:

Email:

Notice to Contractor: Environmental Management Acquisition LLC (DBA AllWater)
 Attention: Tim Woodland

305 Indigo Drive
 Brunswick, GA 31525
 Email: tim.woodland@all-water.com

SECTION 6: REPRESENTATION OF CONTRACTOR

6.1 Contractor represents that it is an independent contractor and is not an agent, partner, joint venture, or employee of the Customer. Contractor shall have no authority to bind or otherwise obligate the Customer in any manner. Contractor further represents that Contractor is properly licensed to perform the Work as required by the laws of the state where the property is located and is otherwise fully qualified to perform such Work.

6.2 Contractor has visited the site and has become generally familiar with local conditions under which the Work is to be performed.

6.2.1 If conditions are encountered at the site which are subsurface or otherwise concealed physical conditions, or unknown physical conditions of an unusual nature, which differ naturally from those ordinarily found to exist and are generally recognized as inherent in construction activities, the Customer will promptly investigate such conditions. If they differ materially and cause an increase or decrease in the Contract Price or time required for performance under this contract, then Customer is responsible for any and all expenses and increased costs incurred by Contractor due to unusual or unanticipated conditions, environmental hazards, concealed damage, and/or existing defects on or at the Project Site, which Contractor discovers during the course of the Work.

6.2.2 Both Parties agree that dealing with hazardous materials, waste or asbestos requires specialized training, processes, precautions, and licenses. Therefore, unless the scope of this contract includes the specific handling, disturbance, removal or transportation of hazardous materials the Contractor shall notify the Customer immediately and the Customer shall contract with properly licensed and qualified hazardous material contractor. Any such work shall be treated as a Change Order resulting in additional costs and time considerations.

6.3 Contractor will supervise the Work to be performed and shall direct such Work using Contractor's best skill and attention.

6.4 Contractor shall perform the Work in accordance with all applicable statues, ordinances, codes, rules, and regulations. If the Contractor performs the Work knowing any part thereof to be contrary to applicable statutes, ordinances, codes, rules, and regulations, Contractor shall assume appropriate responsibility for the Work and shall bear the costs attributable to correction.

6.5 Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and program in connection with the performance of the Work.

SECTION 7: INSURANCE

7.1 During the Term of this Agreement, Contractor shall at its own expense, maintain and carry insurance with financially sound and reputable insurers, in full force and effect that includes, but is not limited to as follows:

(a) Commercial general liability in the minimum amount \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate.

(b) Business Auto Liability coverage in the amount of at least \$1,000,000.00 per accident and a combined single limit (bodily injury and property damage) of \$1,000,000.00.

(c) Worker's Compensation insurance in the amounts prescribed by law.

(d) Statutory: Amounts and coverage as required by any and all other applicable federal, state, maritime, or other laws.

7.2 A Certificate of Insurance naming the Customer and its management company as a secondary insured or additional insured is to be provided prior to the commencement of Work.

SECTION 8: UTILITIES; SITE

8.1 Prior to the start of Work, Contractor will contact the local utility locating service to mark any utility lines in or near the area of construction. The Customer makes no representations as to the location or presence of any utility lines. Contractor shall not be liable for any damages resulting from the utility locating service's failure to locate and/or properly mark lines.

8.2 Contractor shall maintain reasonable safeguards for safety and protection of owners and users of adjacent areas, including posting warning signs as may be necessary. Contractor shall keep premises and surrounding area free from accumulation of waste materials or rubbish caused by operations of Contractor. Upon completion of the Work, Contractor shall remove waste materials, rubbish, tools, equipment, machinery, and surplus materials from the site.

SECTION 9: AMENDMENTS/WAIVER/ASSIGNMENTS/CHANGE ORDERS

9.1 No amendment to or modification of this Agreement is effective unless it is in writing and signed by each Party.

9.2 No waiver by any Party of any of the provisions of this Agreement shall be effective unless explicitly set forth in writing and signed by the Party so waiving.

9.3 Customer shall not assign, transfer, delegate, or subcontract any of its rights or delegate any of its obligations under this Agreement without written consent of Contractor. No assignment or delegation shall relieve the Customer of any of its obligations under this Agreement. Contractor may assign any of its rights or delegate any of its obligations to any affiliate or to any person acquiring all or substantially all of Contractor's assets without Customer's consent.

9.4 If either Party wishes to change the scope or performance of the Work, or if a change in the Work, Contract Price, and/or Contract Time is required under the terms of this Agreement, the Party requesting the change shall submit details of the requested change to the other Party in writing. All change orders must specify changes in the Contract Price, additional time considerations, approximate dates when the work will begin and be completed, a legal description of where the new work will be performed, and any other terms that form a part of the change order. Once such change order has been approved in writing by both Parties, it shall become a part of this Agreement and governed by the terms contained herein.

SECTION 10: TERMINATION; STOP WORK

10.1 This Agreement may be terminated by either Party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms herein. Such termination shall not be effective if that substantial failure has been remedied before expiration of the thirty (30) day period specified in written notice. In the event of termination, Contractor shall be paid for Work performed only through the termination date and shall not be entitled to receive the entirety of the Contract Price; provided, however, Contractor shall not be required to return any nonrefundable payments.

10.2 Contractor may terminate this Agreement before the expiration date of the Term on written notice if Customer fails to pay any amount when due hereunder and such failure continues for five (5) days after Customer's receipt of written notice of nonpayment. In the event the Agreement is terminated as a result of Customer's failure to pay any amount of the Contract Price due, Customer shall pay Contractor: all amounts of the Contract Price then due based on the Work completed as of the termination date, all demobilization costs and expenses incurred by Contractor, and any profit Contractor would have earned under this Agreement absent Customer's default.

10.3 If Contractor fails to correct any Work that is not in accordance with the requirements of the Contract Documents, or repeatedly fails to carry out the Work in accordance with the Contract Documents, the Customer may issue a written order to Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated. Notwithstanding anything herein to the contrary, said written order may be delivered to Contractor by any means, including hand delivery, regular mail, certified mail, or e-mail and shall be deemed effective upon receipt.

SECTION 11: INDEMNIFICATION; LIMITATION OF LIABILITY; WAIVER

11.1 To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless the Customer and its officers, directors, managers, members, agents, representatives, and employees from and against any and all claims, suits, judgments, damages, causes of actions of any kind of nature, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from, in whole or in part, Contractor's negligent performance of the Work or willful misconduct, or the negligent performance or willful misconduct of Contractor's subcontractors and their agents and employees, and other persons or entities performing portions of the Work for or on behalf of Contractor or any of its subcontractors.

11.2 Customer agrees to indemnify, hold harmless and defend Contractor and its shareholders, directors, managers, officers, employees, subcontractors, and agents from and against any action, claim, demand, loss, damage, liability or expenses, including attorneys' fees and costs, arising from or relating to: (i) Customer's breach of this Agreement; (ii) the negligence, gross negligence, recklessness, willful misconduct or intentional act or omission of Customer or any of its representatives; (iii) the course of the Work; and/or (iv) any contracts with third party vendors or service providers entered into by Customer. Customer agrees that Contractor shall have the right to participate in and control the defense of any such claim through counsel of its own choosing.

11.3 Contractor shall bear all responsibility for any equipment owned or rented by Contractor or any subcontractor, or for any material to be used by Contractor or any subcontractor in performance of the Work, until such material is installed and accepted by the Customer.

11.4 Notwithstanding anything contained herein to the contrary, in no event shall Contractor's liability (for indemnification or otherwise) exceed the total Contract Price actually paid to Contractor for the Work hereunder.

11.5 LIMITATION OF LIABILITY; WAIVER: In no event shall Contractor be liable to Customer or to any third party for any loss of use, revenue, or profit or loss of data or diminution in value, or for any consequential, incidental, indirect, exemplary, special, or punitive damages whether arising out of breach of contract, tort (including negligence), or otherwise, regardless of whether such damage was foreseeable and whether or not any party has been advised of the possibility of such damages. Customer understands and agrees that the structural condition of the property is unknown and Contractor shall not be liable for any structural damages to the property, whether such damages are discovered prior to, during, or after completion of the Work.

SECTION 12: ENTIRE AGREEMENT: This contract, including and together with the Proposal, any related statements of Work, Change Orders, exhibits, attachments, and appendices, constitutes the sole and entire agreement of the Parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements and representations both written and oral, regarding such subject matter. The Parties acknowledge and agree that if there is any conflict between the terms and conditions of this contract and the terms and conditions of any statement of Work, Change Orders, exhibits, schedules, attachments, and appendices, the terms and conditions of this contract shall supersede and control.

SECTION 13: SEVERABILITY: it is understood and agreed by the Parties hereto that if any part, term, or provision of this Agreement is adjudged by the Court to be illegal or in conflict with any law of the State where made, the validity of the remaining portions or provisions shall not be affected and the rights and obligations of the Parties shall be construed and enforced as if the Agreement did not contain that particular part, term or provision held to be invalid.

SECTION 14: CHOICE OF LAW: This Agreement and all of its provisions, exhibits and attachments will be governed by and construed, interpreted and enforced in accordance with the laws of the State of South Carolina, without giving effect to the conflict of laws provisions thereof to the extent such principles or rules would require or permit the application of the laws of any jurisdiction other than those of the State of South Carolina.

SECTION 15: COUNTERPARTS; ELECTRONIC SIGNATURES: This contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same document. For purposes of this contract, use of a facsimile, e-mail, or other electronic medium shall have the same force and effect as an original signature.

SECTION 16: CHOICE OF FORUM: Any dispute arising from or related to this Agreement shall be filed in a court having jurisdiction over persons and subject matter and sitting in Charleston County, South Carolina, without limiting Contractor's right to file a lien or lawsuit in the county where the property is located in Contractor's sole discretion. The Parties hereby consent to personal jurisdiction and venue in Charleston County, South Carolina for any dispute arising out of or related to this Contract. In the event of any legal action brought by either Party to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the Parties agree that the prevailing Party shall recover such reasonable amount for fees, costs, and expenses, including attorneys' fees as may be set by a Court. The provisions of this Section 16 shall survive any termination or expiration of this Contract.

SECTION 17: FORCE MAJEURE: Notwithstanding anything in this contract to the contrary, Contractor shall not be deemed in default with respect to the performance of any of the terms, covenants, and conditions of this contract to be performed by it if any failure of its performance shall be due to any Act of God, fire, natural disaster, accident, act of government, terrorism, war, strikes or other labor disturbances, shortages of material, supplies or utilities, or any other cause whatsoever (including failure of Customer to supply necessary data or instructions) beyond the reasonable control of Contractor, and the time for performance by Contractor shall be extended by the period of delay resulting from or due to any of said causes.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE TO FOLLOW

Name and Title

 SIGNATURE
David Sylvanowicz

Signature

Not yet accepted
Date

Billing & Operations Contact Information

To ensure seamless project execution, please provide the billing and operations contacts for this project. Billing details allow our team to issue invoices promptly upon project commencement. If billing information differs from the site contact or proposal signer, enter the appropriate accounts payable information below. Operations contact details ensure our team can coordinate directly with the right on-site representative throughout the engagement.

All fields marked with an asterisk are required.

BILLING CONTACT NAME*

BILLING CONTACT TITLE

BILLING CONTACT EMAIL*

BILLING CONTACT PHONE*

BILLING ADDRESS*

PO NUMBER OR SPECIAL BILLING INSTRUCTIONS

OPERATIONS CONTACT NAME*

OPERATIONS CONTACT TITLE

OPERATIONS CONTACT EMAIL*

OPERATIONS CONTACT PHONE*

Why do we need this? Providing billing details upfront allows our team to issue invoices immediately upon project commencement, avoid delays that can affect scheduling and project timelines. Providing an operations contact ensures our team can communicate directly with the appropriate on-site representative for scheduling, project updates, and any time-sensitive coordination needed during execution.

EXHIBIT B
Nongovernmental Entity Human Trafficking Affidavit

EXHIBIT "B"

**Nongovernmental Entity Human Trafficking Affidavit
Section 787.06(14), Florida Statutes**

I, the undersigned, am an authorized officer or representative of Environmental Management Acquisition, LLC, a Delaware limited liability corporation, and I attest that Environmental Management Acquisition, LLC, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Under penalty of perjury, I hereby declare and affirm that the above-stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

**ENVIRONMENTAL MANAGEMENT ACQUISITION,
LLC**, a Delaware limited liability company

By: _____

Name: _____

Title: _____

Date: _____



To: Matt Lewis, Chairman, Westchase CDD
From: Greg Chesney
Date: Tuesday, February 3, 2026
Subject: Resignation from Westchase CDD Board of Supervisors

Dear Matt,

After more than two decades of service, I am writing to formally resign my position as a Supervisor on the Westchase CDD Board, effective after the May meeting.

Serving this community has been the best job I've ever had—except for raising my children, which is the best job any of us can do. The comparison feels apt, because Westchase gave me the space, support, and example to grow as a father and as a person. That is a gift I will always carry with me.

Westchase has never drawn its strength from architecture or landscaping. It comes from the people—each coach, teacher, Scout leader, neighbor who gives their time and heart to build something better. Our parks, roads, and ponds are just the setting. The real story has always been about community.

Along the way, I thought we were just managing infrastructure. That was the “head fake.” What we were actually doing was learning how to build a resilient community—one rooted in trust, patience, and shared effort. I've seen firsthand how kindness, especially in disagreement, holds us together more than any policy or plan.

If I could leave just one piece of advice, it would be this: We don't get to choose every challenge we face, but we do get to choose how we show up for each other.

Thank you for the honor of serving beside you. I leave optimistic. Westchase is in good hands.

Warmly,

A handwritten signature in blue ink, appearing to read "Greg Chesney", with a long, sweeping flourish extending to the right.

Greg Chesney

Ashley Wait – Email

February 23, 2026

Thank you also for allowing me the opportunity to send you some information about me, my skill set and our company and my bio so you can get to know me a little bit better. I don't have a resume per se. I am hopeful this will suffice since time is of the essence. I have also met with the Directors last year about my desire to run for the CDD and serve the constituents in Westchase where I have lived for about 15 years. I also understand the CDD and how it works. I also know the difference between the CDD and the HOA and who governs what. This is extremely crucial.

I am not sure if you remember or not, but I have an extensive legal background, inclusive of Estate Planning, Estate Administration (Probate), Tax, Corporate, Elder Law (Medicaid Crisis Planning and VA Aid & Attendance Pension Benefit). All of which can be negatively affected by a real estate closing if not handled correctly. I have held political and economic development positions. I am now involved with Real Estate Law, Title, Development, and everything in between.

Over the last couple of years, I have closed anywhere from 500 to 700 files per year, so I am very knowledgeable and have a tremendous amount of experience. If you have found yourself in a pickle or odd situation, more than likely, I have handled a closing like it. I handle closings all of the State of Florida.

We handle residential and commercial closings. We handle closings from \$50,000 up to \$10,000,000+. I pride myself on having an eye for detail and known for being the first to spot complications, and the one everyone turns to for solutions. Call me your Solutions' Specialist if you will. My hands-on knowledge of evolving market trends, regulatory updates, and closing best practices, makes me a critical resource for realtors, lenders, attorneys, and developers alike.

I have worked with vacant land, mobile homes, mansions, daycares, churches, strip malls, farms, cell phone towers, billboard property, and everything in between. LOL

Beyond the closing table, I am deeply involved in community service and civic leadership. I LOVE helping and giving back to the community. I help with many charitable organizations and love meeting and getting to know new people. Passion for Purpose drives me. 😊

I regularly lend my time and talents to initiatives that strengthen the fabric of Tampa Bay. Whether I am streamlining closings or building coalitions for local change, I remain committed to staying informed and keeping my community informed.....every step of the way.

I have been a member of the Ybor City Rotary Club going on three years now and Ybor - its businesses & people have a very special place in my heart. I was also recently appointed to The Cuban Club Foundation Board of Directors. I also love helping and giving back to Veterans. I currently serve on Operation Helping Hands of Tampa (OHH) a non-profit whose mission is to help Veterans and their families in the polytrauma unit at the James Haley VA hospital. I am a member of the NFL Alumni Association – Tampa Chapter. I am a member of the Tampa Sports Club. I am a member of Carrollwood Area Business Association. I am a member of Strategic Partners. I am a member of the Westshore Alliance. I am a member of The Business Transition Council. I am a member of the Economic Club of Tampa Bay. I am on the Gala Committee for the Tampa Catholic annual fundraiser. And, I was just recently elected to serve on my HOA board of Directors. This will be my 2nd 2-year term. Lastly, after my State Representative Uncle's untimely death, I founded So God Made A Teacher, and it is in its infancy stage. The mission is to help foster children by breaking through the trust issues and trauma by pairing them up with retired, current, and soon to be teacher. My Uncle Ron Wait – Illinois, was a farmer, lawyer, CPA, teacher of special needs, civic leader, and my best friend. I hope that I honor his memory every day.

Should you like/need letters of recommendations, please let me know.

ASHLEY WAIT
AWS Title Services, LLC
5326 Van Dyke Road
Lutz, FL 33558

Being a FL Registered Paralegal and having almost 2 DECADES of substantial legal experience, including but not limited to the areas of law of: Estate Planning, Estate Administration, Tax, Corporate, Family, and Real Estate Law, Ashley Wait has the ideal foundation to be an exceptional Title Agent and the knowledge base and skill set to handle real estate transactions from start to finish.

Being able to graduate college with a B.S. in Political Science from THE Florida State University in only 3 years and landing the position of State of Florida – House Majority Whip’s Legislative Aide at the age of 21, demonstrates her ability to set & accomplish goals ahead of schedule, and also her drive and ambition to settle for nothing but being the best.

Also inclusive of Ashley’s college background, she attended her freshman year of college in Boone, N.C on both an athletic and academic scholarship, where she played soccer for Appalachian State University. Once transferring to F.S.U., Ashley was very active in Greek Life – Kappa Delta Sorority, Intramural sports, and interned and worked at the Capitol.

Moving to Naples, FL directly following graduating from F.S.U., she lived and worked there for 6 years working in the political realm and also working for 3 different Estate planning/Estate Administration, Tax, Corporate law firms. Ashley found her way to Tampa, FL in 2011 where she worked briefly for an Insurance Defense law firm and then working in and around Westchase for two different law firms working as a Probate Paralegal and also a paralegal for an Elder Law Attorney, handling cases/files including but not limited to, VA Aid & Attendance Pension Benefits, Medicaid Planning and Crisis Planning, Surplus Trustee, Estate Planning/Estate Administration.

One thing led to another and through happen stance, Ashley found herself working for a Title Company handling real estate transactions. She now currently works for a Real Estate Attorney who also owns a title company in house.

As a resident of Westchase – Tampa, FL, where she has lived now for 13 years, Ashley has served on the Board for the YMCA, and also elected as a Board Director for the Westchase Community Homeowners Association, along with being the Voting Member Representative for the neighborhood she lived in. She has been involved raising money for the Westchase Charitable Foundation, served as Vice President of the Business Transition Council (BTC), is a member of the City of Ybor Rotary Club, Westshore Alliance, and many other organizations.

Ashley is married and has two boys - Jameson (15 years old) & Benjamin (10 years old). Jameson is in 10th grade and has been awarded an academic scholarship at Tampa Catholic High School and on the golf team and Benjamin is working towards being a professional artist as seen on Channel 8 – Bloom TV.

Christopher High, P.E.
9804 Bayboro Bridge Dr. • Tampa, FL 33626
239.470.2114 • christopherbhigh@gmail.com

March 23, 2026

Kai Connected, LLC
2502 Rocky Point Dr., Suite 1000
Tampa, FL 33607

Attention: Heather Dilley,
District Manager

Re: Notice of Board Supervisor Vacancy – Seat No. 1

Dear Members of the Westchase Community Development District Board:

I am writing to express my interest in being considered for appointment to the Westchase Community Development District Board.

As a Westchase resident and Florida-licensed Professional Engineer, I would welcome the opportunity to serve the community in this capacity. My professional background includes leadership in public infrastructure, capital improvement planning, project delivery, budgeting, consultant and contactor coordination, and stakeholder engagement for municipal and private development projects throughout Florida. I believe this experience would allow me to contribute practical insight and thoughtful decision-making in support of the District's responsibilities.

Throughout my career, I have worked closely with developers, public agencies, consultants, contractors, and community stakeholders to help deliver infrastructure improvements in a manner that balances sustainability and resilience with long-term needs, fiscal responsibility, and public accountability. I understand the importance of careful stewardship of community assets, transparent governance, and planning for the future while addressing present operational needs.

I am interested in this appointment because I value the Westchase community and would like to contribute my time, experience, and judgment to help support its continued success for now and into the future. I would approach board service with a collaborative mindset, a commitment to listening, and a focus on serving the best interests of residents.

I would be honored to be considered for the appointment and would welcome the opportunity to discuss my interest and qualifications further.

Very truly yours,

Christopher High, PE

Christopher B. High, P.E.

Florida Professional Engineering License #: 84144

9804 Bayboro Bridge Dr., Tampa, FL 33626

239-470-2114

christopherbhigh@gmail.com

PROFESSIONAL SUMMARY

Westchase resident since 2008 and Florida-licensed Professional Engineer with experience leading public infrastructure, capital improvement, consultant coordination, and stakeholder-facing utility projects for municipal and private sector clients. Brings practical expertise in planning, budgeting, project oversight, infrastructure evaluation, and community-focused decision-making. Offers a blend of executive leadership, technical understanding, and public-agency experience that can support thoughtful governance and stewardship of community assets.

CDD BOARD-RELEVANT QUALIFICATIONS

- | | | | |
|--------------------------------|------------------------------------|----------------------------------|--|
| ▪ Capital Improvement Planning | ▪ Public Infrastructure Oversight | ▪ Budget and Schedule Management | ▪ Consultant and Contractor Management |
| ▪ Public Agency Coordination | ▪ Utility and Drainage Engineering | ▪ Stakeholder Communication | ▪ Funding and Grant Assistance |
| ▪ Long-Range Planning | ▪ Community Stewardship | ▪ Risk Management | ▪ Site Plan Development |

PROFESSIONAL EXPERIENCE

Wade Trim **January 2020 - Present** **Tampa, Florida**
Senior Project Manager / Client Services Director

Lead delivery of municipal infrastructure projects and client service efforts across water, wastewater, reclaimed water, and stormwater systems. Oversee multidisciplinary teams and support projects through planning, design, permitting, and construction-phase services while coordinating with public-sector stakeholders and advancing strategic initiatives.

Greeley and Hansen **March 2018 – January 2020** **Tampa, Florida**
Managing Director

Delivered leadership for regional operations within the public infrastructure sector, aligning client strategy, delivery performance, and talent development to advance sustainable growth and strengthen utility partnerships across the Southeast.

King Engineering Associates, Inc. **October 2012– February 2018** **Tampa, Florida**
Project Engineer II

Supported design, permitting, and construction management for municipal utility and civil infrastructure projects, including pipelines, pump stations, treatment facilities, and public right-of-way coordination.

Wharton-Smith, Inc. **May 2011 – October 2012** **Tampa, Florida**
Project Engineer Technician

Supported preconstruction and construction activities for public infrastructure projects, including estimating, procurement, scheduling, permitting, and coordination with municipalities, owners, and engineers.

EDUCATION

University of South Florida **December 2011** **Tampa, Florida**
Bachelor of Science: Civil Engineering

Forrest Baumhover

(901) 483-1427
fbaum818@gmail.com

SUMMARY: Post-military experience in owning, managing, and directing SEC-registered investment management firm. 25 plus years of progressive leadership in military and civilian executive, enterprise & operational leadership positions. Collaborative leader who creates high performing, results driven teams.

- **Management:** As managing partner of a small business, increased firm's revenues by 51% over a 3-year period, while increasing profitability 10-fold. In every military assignment, met every assigned metrics goal under budget.
- **Leadership:** On multiple occasions, managed teams of civilian and/or military personnel to achieve results, usually in budget-constrained environments.
- **Results Driven:** In an austere environment, created emergent logistic sustainment plan in support of base and special operations in the military's only permanent installation in Africa.
- **Emotional IQ:** Realigned leaders to better fit professional and leadership capabilities creating a culture that accelerated new ideals, streamlined processes, create efficiencies and maximizing cost savings.

EDUCATION: M.B.A, Management Accounting, Old Dominion University, Norfolk, VA - 2003
 B.S. English, U.S. Naval Academy, Annapolis, MD – 1999

CERTIFICATIONS AND LICENSES: Certified Financial Planner™, Board ID# 231707 – 2016
 Enrolled Agent, #121696 – 2016
 Series 65 Exam – 2015

WORK HISTORY:

Course Writer/Subject Matter Expert **April 2022 – January 2024**

CERIFI/DALTON EDUCATION INC, Alpharetta, GA

Write, edit, and review estate planning and tax planning content for two financial planning courses provided to industry customers for in-house certification purposes.

Financial Advisor/Managing Partner **September 2017 – March 2022**

LAWRENCE FINANCIAL PLANNING, Tampa, FL

Licensed investment advisor & tax practitioner serving over 75 clients and managing \$130M in investment assets at SEC-registered investment advisory firm. Responsible for managing compliance programs and investment strategy.

Deputy Branch Chief, Multinational Logistics **July 2014 – September 2017**

U.S. CENTRAL COMMAND, Tampa, FL

Provide authoritative analysis, evaluation and recommendations concerning joint and coalition logistics in support of executive decision making. Worked with governmental and international stakeholders to direct logistics support for 2 combat operations. Created collaboration, understanding and continuity.

Industrial Support Director **July 2011 – July 2014**

NAVY SUPPLY WEAPONS SYSTEMS SUPPORT, Philadelphia, PA

Managed 50-person workforce and executed \$450M annual budget for the repair of Navy aviation components. Developed strategic strategy driving operations. Oversight of budget, inventory, distribution, transportation, and supply chain management.

March 27, 2026

Westchase Community Development District Board
c/o District Management
Westchase, Florida

Dear Members of the Board,

I am writing to express my interest in being considered for appointment to the Westchase Community Development District Board as Supervisor for Seat No. 1. As a member of the Westchase community, I value the quality of life, strong neighborhood character, and well-maintained infrastructure that the district helps support.

I would welcome the opportunity to serve the community by contributing thoughtful input, supporting responsible stewardship of district resources, and working collaboratively with fellow board members to ensure the continued success and sustainability of Westchase. I am committed to representing the interests of residents and helping maintain the high standards that make our community such a desirable place to live. I am also a committee member in the Westchase HOA's TAC (Technology Advisory Committee).

Thank you for your consideration of my interest in serving as Supervisor for Seat No. 1. I would be honored to contribute to the ongoing work of the Westchase CDD.

Sincerely,

Marlon Santos

11836 Derbyshire Dr
Tampa, FL 33626
marlonssantos@yahoo.com
512-851-6511

MARLON SANTOS

Software Engineer/Systems Architect

[LinkedIn](#)

(512) 851-6511

Tampa, FL

marlonssantos@yahoo.com

SUMMARY

Lead/systems architect Full stack software engineer with experience in Angular 18, .NET 9 (.NET Core), SQL Server and MongoDB, Kafka and Kubernetes. Qualifications include completion of Bachelor of Science program in Computer Science summa cum laude and an Associates of Science program in Computer Science. Diverse experience in various technologies and tools related to software engineering.

Results driven professional with a passion for quality software design and implementation. An avid proponent of unit and integration tests as a way to improve and maintain software quality. Team player with excellent interpersonal communication skills and the ability to mentor others.

EDUCATION

Park University, Austin, TX (Main Campus in Parkville, MO) ([About Park University](#))
Bachelor of Science in Computer Science (Overall GPA: 4.0/4.0)
Honors: Summa Cum Laude

Austin Community College, Austin, TX ([About ACC](#))
Associate of Science in Computer Science

PROFESSIONAL EXPERIENCE

Dell Technologies (Dell Federal), Round Rock, TX (September/2021 – Present) ([About Dell](#))
Position: Senior Principal Software Engineer (Product Line Lead Engineer/Systems Architect)

Responsibilities:

- Develop and maintain backend and frontend applications in C#.NET using .NET 9, Angular 18, MongoDB and Kafka, Kubernetes and GitLab
 - ❖ I Lead a team to create brand new products to replace a costly and hard to maintain legacy application
 - ❖ I architected the new products we created and selected the stack (.NET Core, Angular, and MongoDB) and trained the team on how to use them
 - ❖ I promoted and showed the benefits of containerization in Dell Federal
 - ❖ I lead the implementation and usage of GitLab in Dell Federal and support other teams in Dell Federal to implement their projects
 - ❖ I trained the team on the adoption of RESTful APIs, unit and integration tests
 - ❖ I lead, architect, and implement unit tests and integration tests for our products
 - ❖ I introduced the concept of Zero Data Footprint for integration tests
 - ❖ I lead the team in the use of Kubernetes, Kafka, and CI/CD with GitLab
 - ❖ I architected and designed our APIs and UI as well as the interlock flows
 - ❖ I lead technical discussions with our interlock partners on most architectural designs to achieve the best possible solutions for our products
 - ❖ I code-review and approve code changes for the entire team
 - ❖ I interview Full Stack developers (contractors and full-time) candidates for our team
 - ❖ I lead and coordinate training for the whole team with third-party training vendor. This includes crafting course content that is relevant to Dell's needs and the Team's skill set
 - ❖ I manage branching strategy in GitLab for CI/CD for our team

- ❖ I lead, architect and implement MongoDB usage for our team, including model design
- ❖ I foresee potential architectural problems early and mobilize discussions amongst key players to avoid commitment delays
- ❖ I lead the maintenance of code coverage, and vulnerabilities for our products
- ❖ I mentor junior developers on the technology stack we use and to guide them on how to lead teams in the future
- ❖ I design and lead implementation of ideas into fully functioning product features
- ❖ I lead, architect and delegate implementation of POCs for major functionality for our products

Technologies/Tools/Languages/Patterns:

- ✓ Angular 18, Typescript, Karma, Jasmine, REST, .NET 9 (.NET Core), C#.NET Confluent Kafka
- ✓ MongoDB, GitLab, Jira, Splunk, KOB (Kubernetes On Bare metal)
- ✓ Unit and Integration Testing and Agile methodology, Unit Test, Acceptance Test, TDD Rhino Mocks, xUnit

Awards:

- ✓ Dell Inspire Awards – Winning Together (December/2024, February/2025, April/2025):
 - ❖ Award Type: **Cheers**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Awards – Winning Together (April/2024):
 - ❖ Award Type: **Game Changer**
 - This special award is given to individuals or teams that performs work that benefits the whole organization and with business impact that have long term positive impact for the business. It also recognizes results that go beyond responsibilities of the day-to-day job duties
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Awards – Winning Together (April/2024):
 - ❖ Award Type: **Bravo**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Awards – Results (April/2024):
 - ❖ Award Type: **Bravo**
 - ❖ Results award is for individuals that believe in being accountable to an exceptional standard of excellence and performance
- ✓ Dell Inspire Awards – Winning Together (January/2024):
 - ❖ Award Type: **Cheers**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Awards – Winning Together (October/2023):
 - ❖ Award Type: **Bravo**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Award – Winning Together (October/2022):
 - ❖ Award Type: **Extraordinary**
 - This award is given to individuals who display steadfast effort and dedications and have made significant impact for the team and organization
 - ❖ Extraordinary Leadership on Federal North Star Program
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Awards – Winning Together (October/2022):
 - ❖ Award Type: **Cheers**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals

- ✓ Dell Inspire Awards – Innovation (July/2022):
 - ❖ Award Type: **Cheers**
 - ❖ Innovation award is for individuals who believe in innovation and cultivate breakthrough thinking as an engine for growth, success, and progress
- ✓ Dell Inspire Awards – Winning Together (July/2022):
 - ❖ Award Type: **Bravo**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Awards – Winning Together (December/2021):
 - ❖ Award Type: **Applause**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Awards – Winning Together (November/2021):
 - ❖ Award Type: **Applause**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Award – Winning Together (September/2021):
 - ❖ Award Type: **Bravo**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals

Dell Technologies, Round Rock, TX (February/2016 – August/2021) ([About Dell](#))

Position: Principal Software Engineer

Responsibilities:

- ❑ Develop backend functionality in C#.NET using ASP.NET Web API 2.0, ASP.NET Core 3
 - ❖ Create microservices in PCF (Pivotal Cloud Foundry) and PKS (Pivotal Container Services)
 - ❖ Refactor code to comply with patterns and technologies directed by the team's architects
 - ❖ Interact with critical interlock teams to quickly resolve defects and blocking issues
 - ❖ Create and maintain unit and integration tests for C#.NET code using MSTest and xUnit
 - ❖ Handle 24/7 support during critical milestone launches and recurring support efforts
 - ❖ Lead code review sessions among junior developers
 - ❖ Actively participate in sprint planning and design sessions
- ❑ Develop and maintain front end functionality with Angular 12
 - ❖ Design and develop UX components using Typescript and rich libraries such as RxJS
 - ❖ Create and maintain unit tests with Karma and Jasmin
 - ❖ Lead best practices for Typescript and Angular 12

Technologies/Tools/Languages/Patterns:

- ✓ Angular 16, Typescript, Karma, Jasmine, REST, ASP.NET Web API 2.0, .NET Core, WCF, Apache Kafka
- ✓ MongoDB, SQL Server, T-SQL, PL/SQL, RabbitMQ, TeamCity, Octopus, TFS, GitLab, Pivotal Tracker, Splunk, Adobe Analytics, Content Studio, Akamai
- ✓ PCF (Pivotal Cloud Foundry), PKS, Kubernetes, Apache Cassandra
- ✓ Unit and Integration Testing and Agile methodology, Unit Test, Acceptance Test, TDD
- ✓ Rhino Mocks, SOA, MSTest and xUnit

Accomplishments

- ✓ Integral part of an effort to plan, design and execute a payment processing feature for credit cards, gift cards and financing with a very tight deadline and high visibility
- ✓ Lead effort to maintain code compliance by learning, setting up and running HP Fortify Source Code analyzer on an on-going basis
- ✓ Quickly learned about the codebase and business rules that govern the team's responsibility domain
- ✓ Worked as a temporary TPM (Technical Program Manager) until a permanent TPM joined the team

- ✓ Worked as a temporary SDET (Software Development Engineer in Test) until one of the SDETs returned from an extended absence
- ✓ 12-week Pivotal Balanced Team training program at Dell Pivotal Labs
- ✓ Lead the implementation of unit test coverage for UX code that decreased defect leakage considerably
- ✓ Lead the rewriting of several UX applications from AngularJS to Angular 12

Awards:

- ✓ Dell Silver Award (May/2018):
 - ❖ The Silver Award is for individuals or teams whose outstanding achievement that has an impact for one business segment which positively affects the Business Unit's fiscal year initiatives. These achievements will have an obvious, positive impact on business results and customer needs. They may also be characterized by positive cross-functional and/or financial impact.
- ✓ Nominated for the Dell Value Champion for Winning Together! (August/2017)
- ✓ Dell Silver Award (June/2017):
 - ❖ The Silver Award is for individuals or teams whose outstanding achievement that has an impact for one business segment which positively affects the Business Unit's fiscal year initiatives. These achievements will have an obvious, positive impact on business results and customer needs. They may also be characterized by positive cross-functional and/or financial impact.

Training:

- ✓ Training and Certificate in Applied Generative AI – October/2025 ([Simplilearn](#))
 - ❖ Gained hands-on experience with generative AI tools and techniques
 - ❖ Covered prompt engineering, large language models (LLMs), diffusion models
 - ❖ Applied AI concepts to real-world use cases in business and automation
- ✓ Accepted into the coveted Empowering Diverse Leaders Program (EDL) for 2021
- ✓ Containerization and Orchestration with Docker and Kubernetes ([Accelebrate](#))
- ✓ Introduction to Kafka for C# Developers ([Accelebrate](#))
- ✓ Implementing DDD by Vaughn Vernon ([Kalele](#))
- ✓ Fundamentals of HTML5 and CSS3 HTML-100 ([Accelebrate](#))
- ✓ ASP.NET Core 3 Development ASPNC-104 ([Accelebrate](#))
- ✓ Advanced Angular ANG-172 ([Accelebrate](#))
- ✓ Angular Crash Course for Busy Developers ([Udemy](#))
- ✓ Udemy - Ongoing training on several technology topics ([Udemy](#))

Certifications:

- ✓ Certified Scrum Master (CSM) ([Scrum Alliance](#))

iFLY Indoor Skydiving, Austin, TX (June/2015 – February/2016) ([About iFLY](#))

Position: Senior Software Engineer

Responsibilities:

- ❑ Develop backend functionality in C#.NET using ASP.NET MVC and ASP.NET Web API 2.0
 - ❖ Maintain existing MVC reporting application and add new features
 - ❖ Implement customized exception handling for the entire stack
 - ❖ Create and maintained unit, acceptance and integration tests for C#.NET code using Visual Studio Unit Test
- ❑ Manage and develop against SQL Server 2008/2012/2014
 - ❖ De facto DBA, responsible for managing users/roles, databases, creating maintenance plans, database tuning, database version updates, database design, Reporting Services and maintenance plans
 - ❖ Create and maintain complex reporting queries on POS (Point-Of-Sale) databases
 - ❖ Set up jobs and schedules for queries created to help support existing applications
- ❑ Manage and monitor IIS 6 and IIS 7.5 websites
 - ❖ Create, manage and troubleshoot websites in IIS environment
- ❑ Windows Application
 - ❖ Maintain and enhance customized applications that processes large volumes of data for reporting purpose

Technologies/Tools/Patterns:

- ✓ REST, MVC/MVVM, ASP.NET MVC 5, ASP.NET Web API 2.0, Ninject
- ✓ Moq, TDD, Unit Test, Acceptance Test, Integration Test, Entity Framework
- ✓ SQL Server 2012, T-SQL, SQL Server Reporting Services, SourceTree version control
- ✓ BitBucket Repository

Awards:

- ✓ iFLY Culture Champion Award winner (September/2015):
 - ❖ Awarded to those who go above and beyond normal responsibilities, delivering quality work and facing and conquering difficult challenges, all while maintaining a great attitude.

Training:

- ✓ Pluralsight – Ongoing training on several topics ([Pluralsight](#))

Certifications:

- ✓ Certified Scrum Master (CSM) ([Scrum Alliance](#))

Accomplishments:

- ✓ Managed an offshore resource to help with development tasks
- ✓ Fixed false alerts in a customized DTS windows application
- ✓ Worked on complex solution for revenue recognition problem with the POS
- ✓ Led effort to make sure no production DB is not backed up properly
- ✓ Led effort to produce important financial reports for revenue analysis by potential investors
- ✓ Designed and implemented solutions to speed up slow running web based reports by preprocessing data and adding caching
- ✓ Led an ongoing effort to maintain all databases up-to-date across all different geographical AWS locations
- ✓ Created a self-driven job scheduling management tool in T-SQL

Dell Inc., Round Rock, TX (June/2013 – May/2015) ([About Dell Inc.](#))

Position: Software Engineer

Responsibilities:

- ❑ Develop backend functionality in C#.NET using ASP.NET Web API 2.0 and WCF
 - ❖ Write fundamentally sound code from the very front (using AngularJS) all the way to the very end of our stack.
 - ❖ Utilize the task-based asynchronous pattern throughout our REST endpoints and backend classes
 - ❖ Contributed to the implementation and refactoring of our AutoMapper classes
 - ❖ Implement customized Web API exception handling for the entire stack
 - ❖ Create and maintain unit, acceptance and integration tests for C#.NET code using xUnit.
- ❑ Develop UI views in a single page application using AngularJS
 - ❖ Create AngularJS views, controllers, services, and directives based upon wireframes and business requirements
 - ❖ Utilize AngularJS plugins and frameworks such as UI-Router, UI-Bootstrap, and Jasmine
 - ❖ Work on generic AngularJS services for all other services to call
 - ❖ Constantly learning about AngularJS the more I work with it, which allowed me to refactor previous work
 - ❖ Create and maintain unit, acceptance and integration tests for AngularJS code using Jasmine

Technologies/Tools/Patterns:

- ✓ WCF (Windows Communication Foundation), REST, MVC/MVVM , ASP.NET MVC 5
- ✓ ASP.NET Web API 2.0, CQRS, StructureMap, AutoMapper, Rhino Mocks, NServiceBus
- ✓ Aspect (Aspect Driven Development or Aspect Oriented Development), TDD, xUnit,
- ✓ AngularJS, Karma, Jasmine, SOA, CSS, HTML, ORMs, AutoMapper, StructureMap
- ✓ TDD, Unit and Integration Testing and Agile methodology, Unit Test, Acceptance Test
- ✓ Integration Test, Entity Framework, SQL Server 2012

Awards:

- ✓ Dell Silver Award:
 - ❖ Award for outstanding achievement that has an impact for one business segment which positively affects the Business Unit's Fiscal Year Initiatives.

Training:

- ✓ NServiceBus Enterprise Development (NSB300) ([Particular](#))
- ✓ Agile Boot Camp (V1001) ([VersionOne](#))
- ✓ Certified Scrum Master ([Scrum Alliance](#))
- ✓ Pluralsight – Ongoing training on several topics ([Pluralsight](#))

Certifications:

- ✓ Certified Scrum Master (CSM) ([Scrum Alliance](#))

Accomplishments:

- ✓ Proof-Of-Concept custom TFS build template that incorporates JavaScript unit and end-to-end test
- ✓ Actively participated in a major refactoring effort of the entire codebase to convert it to a full ASP.NET Web API 2 RESTfull application
- ✓ Led effort to standardize and implement exception handling for the Web API 2 code
- ✓ Actively participated in the design and refactoring of Quote-to-Order payment engine to allow for split payment options

Hayes Software Systems, Austin, TX (January/2008 – May/2013) ([About Hayes Software Systems](#))Position: Senior Software EngineerResponsibilities:

- ❑ Technical design and prototyping, software development, testing, bug verification and resolution of Web and Windows Forms applications using C#.NET, ASP.NET, VB.NET, LINQ, JavaScript, T-SQL, SQL Server 2008/2005 and Telerik RadControls for ASP.NET, all while using the Scrum methodology.
- ❑ Provide technical/engineering support for new and existing applications from code delivery until the retirement of the application.
- ❑ Ensures timely, effective, and quality delivery of software into production.
- ❑ Design database for new and existing products.
- ❑ Managed TFS 2008 Scrum templates, workflows, users, alerts, automated builds.
- ❑ Managed development, staging and release branches in TFS 2008.
- ❑ SQL Server 2008/2005 de facto DBA, responsible for managing users/roles, customers' databases, creating maintenance plans, database tuning, database version updates, database design, Reporting Services and maintenance plans.

Accomplishments:

- ✓ Led several projects for creating data conversion and data clean-up scripts.
- ✓ Led initiative to buy, setup, domain names and SSL and multiple domain (UCC) certificates for customer websites.
- ✓ Mastered the use of several Red Gate tools including SQL Compare Pro, SQL Data Compare Pro, SQL Packager, SQL Data Generator and SQL Multi Script.
- ✓ Led initiative to create How-To documentation for several technical tasks to spread knowledge and document highly technical and complex tasks.
- ✓ Created software tools to streamline and accelerate customer websites updates. Reduced update time from several hours to less than 1 hour.
- ✓ Led implementation of TFS 2008 automated build for QA and staging environments.
- ✓ Researched and implemented a secure shell to transfer files from customer servers to our servers for nightly processing using SSH and WinSCP.
- ✓ Built completely operational virtual servers for web applications with Windows Server 2008 Enterprise, IIS 7.5, SQL Server 2008 R2, SSL Certificates, SSH communication.
- ✓ Managed 150+ websites on several servers with IIS 6 and IIS 7.5, application pools, virtual server resources such as RAM, CPU and Disk space.
- ✓ Led a highly successful and important migration of 100+ websites with SSL and their individual databases to new virtual servers (VMware hosted in BlueLock) without impact to customers.
- ✓ Created and demonstrated many innovative software application ideas that were incorporated into final product.
- ✓ Led effort to standardize database design and implementation amongst developers.
- ✓ Led project to implement a backup system for code of all products.
- ✓ Led project to implement SQL server replication with subscription for customer databases.
- ✓ Researched and created proof-of-concept practical applications using SSAS (SQL Server Analysis Services) and OLAP (On Line Analytical Processing)

Dell Inc., Round Rock, TX (March/2007 – October/2007) ([About Dell Inc.](#))

Position: Software Engineer

Responsibilities:

- ❑ Designed, developed, tested and implemented windows applications for the product data group using WinForms, C#.NET, ADO.NET, Object-Relational Mapping (O/R Mapping) tools and SQL Server 2005 using the Scrum methodology.
- ❑ Responsibilities also included UI Design and implementation, support and troubleshooting of legacy code, creation of test plans and test execution checklist.
- ❑ Worked closely with Product Managers and Business Analysts to make sure business requirements were met throughout the development process.

Accomplishments:

- ✓ Consolidation of three distinct applications written in Java, VB6 and C#.NET into a single seamless windows client application for managing Dell's computer and peripherals parts.
- ✓ Code re-factoring and new features implementation of existing windows client application for managing Dell's computers chassis, modules and options.
- ✓ Participated in a department-wide pilot effort to promote the use Fortify Source Code Analysis by providing usage training and support.

MegaPath Inc., Austin, TX (March/2000 – March/2007) ([About MegaPath Inc.](#))

Position: Software Engineer

Responsibilities:

- ❑ Provided leadership in the development of customized web site projects.
- ❑ Defined problems, designed solutions, performed data modeling, coded, tested, implemented and documented the project development.
- ❑ Worked closely with product managers and business analysts to make sure business requirements were met throughout the development process.
- ❑ Designed efficient table structures in Oracle, SQL Server 2005 and MS Access for use in applications.
- ❑ Developed n-tier intranet and Internet applications using ColdFusion MX, ASP.NET, C#.NET, VB.NET, ADO.NET, SQL, T-SQL, PL/SQL, Oracle 8i/9i, ARSPerl, Microsoft Visual Studio, Dreamweaver MX and Flash MX.

Accomplishments:

- ✓ Conversion of major automated web applications from ColdFusion platform to ASP.NET.
- ✓ Custom ColdFusion/Oracle Order Fulfillment system, integrated with Oracle Financials.
- ✓ Dynamic E-Commerce web site (teleworkstore.com) with full Remedy/Oracle backend and Cybersource secure credit card transactions.
- ✓ Automated Web Applications:
 - ❖ Online application for ordering, configuring and supporting Managed Secured Services customers.
 - ❖ Online broadband line provisioning ordering application with multiple approval levels.
 - ❖ Online Support Ticket: create support tickets in the Remedy helpdesk system.
 - ❖ Online Status Tools: check status of line order or support ticket.
 - ❖ File Management System (FMS): core system powering MegaPath intranet content and document management.
 - ❖ Online firewall report application integrated with Zone Alarms firewall and antivirus rules engine.

National Instruments Corp., Austin, TX (May/1998 – March/2000) ([About NI Corp.](#))Position: Technical Sales RepresentativeResponsibilities:

- Assisted customers with technical information for helping them choose the most appropriate National Instruments software and/or hardware products for their applications.
- Provided initial assistance with programming difficulties and hardware problems.
- Created sales quote, lead follow-up, and quote follow-ups.

Accomplishments:

- ✓ Provided support and mentoring for a new technical sales branch in Brazil and Portugal.
- ✓ Helped the Brazilian sales branch improve its procedures for importing hardware and software.
- ✓ Achieved sales quotas for over 90% of quarters worked.

Motorola, Austin, TX (September/1997 – April/1998) ([About Motorola](#))Position: Wafer Fabrication OperatorResponsibilities:

- Operated silicon wafer fabrication equipment at the photo department.
- Inspected silicon wafer after photo development process.
- Performed quality tests and cleaning on equipment

TECHNICAL SKILLS

Languages:	C#.NET, Angular, TypeScript, VB.NET, LINQ, HTML, SQL, T-SQL, PL/SQL, XML, C++, ARSPerl, CFML (ColdFusion).
Platforms and Architectures:	Microsoft .NET Core, REST APIs, .NET Windows Forms, ADO.NET, IIS 6, IIS 7.5, Active Reports, ColdFusion MX Server, DHTML, N-Tier Architecture.
Software:	SQL Profiler, Red Gate .NET Developer Bundle, SQL Toolbelt, ANTS Memory and Performance Profiler, CrushFTP, Flash MX, Oracle 8i/9i, Toad for Oracle, Microsoft Access, Remedy ARS, Microsoft Project, Microsoft Visio.
Development Tools:	Microsoft Visual Studio, Visual Studio Code, GitLab, SQL Server 2014/2012/2008 R2/2005, SQL Server Management Studio, SQL Server Business Intelligence Development Studio, SQL Server Reporting Services, TFS Administration Tool, O/R Mapping, ColdFusion Studio, Dreamweaver MX, Adobe Photoshop.
Other:	Object Oriented Methodology, UML, Use Case Analysis, Requirements Analysis, Data Modeling, Database Design, Database Implementation, and Scrum Methodology.

REFERENCES

References will be furnished upon request.

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.; § 92.50, Florida Statutes)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]

Signature _____

Sworn to and subscribed before me by means of physical presence OR online notarization
this _____ day of _____, 20____.

Signature of Officer Administering Oath or of Notary Public

(To be completed only by judges administering oath – see § 92.50, Florida Statutes.)

Print Name

Title

Court

(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)

Affix Seal Below

Personally Known OR Produced Identification

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

Street or Post Office Box

Print Name

RESOLUTION 2026-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Heather Dilley</u>	Secretary
<u>Kerri Robertson</u>	Treasurer
<u>Sonia Valentin</u>	Assistant Treasurer
<u>Lauren Parsons</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of May 2026.

ATTEST:

**WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Westchase CDD	8436

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services

VoteHillsborough.gov



(813) 744 - 5900

Fred B. Karl County Center
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center
2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.