

# Villages of Westport Community Development District

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[www.villagesofwestportcdd.com](http://www.villagesofwestportcdd.com)

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The Special meeting of the Board of Supervisors of **Villages of Westport Community Development District** will be held Friday, October 23, 2020 at 2:00 pm via conference call due to the COVID-19 Executive Order 20-246. Attached to this Agenda is a copy of the Executive Order 20-246. The following is the proposed agenda for this meeting.

**Call in number: 1-844-621-3956 (New)**

**Passcode: 790 562 990 # (New)**

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Organizational Matters**

- Call to Order
- Roll Call
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

### **General Business Matters**

1. Discussion regarding Executive Order 20-246
2. Consideration of Minutes of the July 10, 2020 Board of Supervisors' Meeting
3. Consideration of Resolution 2021-01, Authorizing Disbursement of Funds Resolution
4. Consideration of Resolution 2021-02, Approving the Use of Construction Funds Acknowledgment Completion Obligations and Deferred Cost
5. Discussion Regarding Material on the District Website
6. Ratification of Pool Entrapment Safety Features
7. Ratification of Payment Authorizations 2019-64 – 2019-73
8. Review of District Financial Statements

### **Other Business**

- Staff Reports
  - District Counsel
  - District Engineer
  - District Manager
- Audience Comments
- Supervisors Requests

### **Adjournment**



**VILLAGES of WESTPORT  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion regarding Executive Order 20-246

# STATE OF FLORIDA

## OFFICE OF THE GOVERNOR

### EXECUTIVE ORDER NUMBER 20-246

(Emergency Management – COVID 19 – Local Government Public Meetings)

WHEREAS, Executive Order 20-69, as extended by Executive Orders 20-112, 20-123, 20-139, 20-150 and amended by Executive Orders 20-179 and 20-193, expires on October 1, 2020, unless extended.

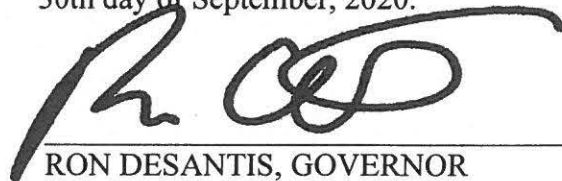
NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

Section 1. I hereby extend Executive Order 20-69, as extended by Executive Orders 20-112, 20-123, 20-139, 20-150 and amended by Executive Orders 20-179 and 20-193, subject to the condition of Section 2 below, until 12:01 a.m. November 1, 2020. This order supersedes Section 4 of Executive Order 20-69.

Section 2. This order shall not apply to election canvassing boards.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 30th day of September, 2020.

  
RON DESANTIS, GOVERNOR

ATTEST:

  
SECRETARY OF STATE

OFFICE OF THE GOVERNOR  
TALLAHASSEE, FLORIDA

2020 SEP 30 PM 4:50

FILED

**VILLAGES of WESTPORT  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Minutes of the July 10, 2020  
Board of Supervisors' Meeting



## **MINUTES OF MEETING**

### **VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES**

**Friday, July 10, 2020**

**12:00 PM**

**Via conference call due to the COVID-19 Executive Order 20-150**

Present and constituting a quorum via speakerphone:

Kelly McCarrick	Chairperson	(via phone)
Andy Hagan	Vice Chairperson	(via phone)
Henry Simmons	Assistant Secretary	(via phone)
James Stowers	Assistant Secretary	(via phone)

Also present were:

Vivian Carvalho	District Manager-PFM Group Consulting, LLC	(via phone)
Venessa Ripoll	Assistant District manager- PFM Group Consulting, LLC	(via phone)
Amy Champagne	PFM Group Consulting, LLC	(via phone)
Wes Haber	District Counsel- Hopping Green & Sams	(via phone)
Mike Veazey	Project Manager- ICI Homes	(via phone)
Various Audience Members Present		(via phone)

## **FIRST ORDER OF BUSINESS**

### **Organizational Matters**

#### **Call to Order and Roll Call**

The meeting was called to order by Ms. Carvalho at 12:04 p.m. and roll call was initiated. Present via speakerphone are the following Board Members; Kelly McCarrick, Henry Simmons, James Stowers, and Andy Hagan. Others in attendance are listed above.

#### **Public Comment Period**

There were not public comments at this time.

#### **Discussion regarding Executive Orders 20-150**

Ms. Carvalho provided an overview of the Executive Order and noted the next time the Board meets in person there will be a resolution to ratify the action taken by the Board at the telephonic meetings.

## **SECOND ORDER OF BUSINESS**

### **General Business Matters**

#### **Consideration of the Minutes of the June 19, 2020 Special Board of Supervisors Meeting**

The Board reviewed the Minutes of the June 19, 2020 Special Board of Supervisors' Meeting.

On MOTION by Mr. Hagan, seconded by Mr. Simmons, with all those in favor, the Board approved the Minutes of the June 19, 2020 Special Board of Supervisors' Meeting.

#### **Review & Acceptance of Fiscal Year 2019 Audit Report**

Ms. Carvalho explained the Audit Report was already sent to the Attorney General and the Board is being requested to accept the Audit Report for the record. It was considered a clean audit.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all those in favor, the Board accepted the Fiscal Year 2019 Audit Report.

#### **Public Hearing on the Adoption of the District's Annual Budget**

- a) Public Comments and Testimony**
- b) Board Comments**
- c) Consideration of Resolution 2020-08, Adopting the Fiscal Year 2021 Budget and Appropriating Funds**

Ms. Carvalho requested a motion to open the Public Hearing.

On MOTION by Ms. McCarrick, seconded by Mr. Stowers, with all those in favor, the Board opened the Public Hearing.

Ms. Carvalho stated behind the resolution is Exhibit A and Exhibit B. During the Public Hearing the Board will review the budget and once the hearing is closed the Board will consider the Resolution which has both exhibits as the backup.

There were changes to the Budget that were done prior to the meeting today. There is a slight decrease based on the changes. Ms. McCarrick explained she made some adjustments based on feedback from Mr. Veazey regarding security and consolidated some line items in the Budget that was previously circulated relative to R&M for both the Amenity and Grounds. There were 4-5 categories that covered the same expenses and based on the actual expenses the past year and projected expenses she consolidated those line items. It allowed the District to reallocate some of those dollars to the Amenity Security which increased that line item from \$54,000.00-\$70,000.00. She noted the District is projected to end the Fiscal Year 2020 with \$122,000.00 in cash and so she took \$40,000.00 of the surplus to offset assessments for FY 2021. Overall there will be a slight decrease in assessments and still have plenty of money for repairs and maintenance as well as some contingency for hurricane cleanup.

Ms. Carvalho asked for questions from the Board. Hearing none, she asked if there were any questions from the public. Hearing none, she requested a motion to close the Public Hearing.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all those in favor, the Board closed the Public Hearing.

Ms. Carvalho explained Exhibit A to the Resolution is the O&M Budget and Exhibit B is the Debt Service Budget. There were no questions from the Board, so Ms. Carvalho requested a motion to approve Resolution 2020-08 with a Total Net Revenue of \$327,925.00.

On MOTION by Ms. McCarrick, seconded by Mr. Stowers, with all those in favor, the Board approved Resolution 2020-08 with a Total Net Revenue of \$327,925.00.

**Consideration of Resolution 2020-09, Levying O&M Assessments and Certifying an Assessment Roll**

Ms. Carvalho explained Resolution 2020-09 outlines the Budget the Board just approved and the Assessment Roll which outlines all the allocated assessments for the various parcels pertaining to Debt Service and O&M. There were no questions regarding the Resolution or exhibits so Ms. Carvalho requested a motion to approve Resolution 2020-09, as presented.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all those in favor, the Board approved Resolution 2020-09, Levying O&M Assessments and Certifying an Assessment Roll,

**Consideration of Resolution 2020-10, Adopting the Annual Meeting Schedule for Fiscal Year 2020-2021**

Ms. Carvalho stated this coincides with the current meeting schedule which meets on the second Friday of the month on a quarterly basis starting in October. There were no questions, so she requested a motion to approve Resolution 2020-10 as presented.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all those in favor, the Board approved Resolution 2020-10, Adopting the Annual Meeting Schedule for Fiscal Year 2020-2021.

**Consideration of Resolution 2020-11, Supplementary Boundary Amendment**

Mr. Haber provided an overview of the Resolution. At the last meeting the Board approved a resolution authorizing District staff to submit a petition with the Landowner for the amendment of the District boundaries which focused on the removal of certain property from the District. As District staff worked with the Engineer and determined there is a significantly smaller parcel that is going to be in the phase that is not yet developed that needs to be added to the District. Resolution 2020-11 supplements the prior District to note that the Boundary Amendment will remove the contraction parcel which was approved at the last meeting and also seek to add the addition parcel. The Resolution notes that the intent is such that it is to amend the prior resolution such that the addition parcel was part of that one and the provisions of the prior resolution apply and include the minor adjustment language in the prior resolution as well.

There were no questions from the Board, so Ms. Carvalho requested a motion to approve Resolution 2020-11, as presented.

On MOTION by Mr. Hagan, seconded by Ms. McCarrick, with all those in favor, the Board approved Resolution 2020-11, Supplementary Boundary Amendment.

#### **Review & Consideration of PFM District Management Services Engagement Letter**

Ms. Carvalho explained the PFM District Management Services Engagement Letter memorializes the approval of the increase of PFM fees from \$15,000.00 - \$25,000.00 for the year. There were no questions, so Ms. Carvalho requested a motion to approve the PFM District Management Services Engagement Letter as presented.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all those in favor, the Board approved the PFM District Management Services Engagement Letter.

#### **Review & Consideration of Agreement with VGlobalTech for Website Maintenance Services**

Ms. Carvalho explained this is an addendum to the existing agreement. VGlobalTech will now be responsible for all components of the website including, maintenance, remediation, and ADA Auditing Services. There is no increase to the Budget. This just shifts so the contract is between the District and VGlobalTech directly. District Counsel reviewed the Agreement and signed off for the Board to consider today. There were no questions by the Board so Ms. Carvalho requested a motion to approve the Agreement with VGlobalTech for Website Maintenance Services.

On MOTION by Ms. McCarrick, seconded by Mr. Stowers, with all those in favor, the Board approved the Agreement with VGlobalTech for Website Maintenance Services.

### **Letter from the Supervisor of Elections- Duval County**

As of April 15, 2020 the District has a total of 720 registered voters residing in the District. Ms. Carvalho requested a motion from the Board to accept the Letter from the Supervisor of Elections - Duval County.

On MOTION by Mr. Hagan, seconded by Ms. McCarrick, with all those in favor, the Board accepted the Letter from the Supervisor of Elections- Duval County.

### **Update of General Election November 2020**

Ms. Carvalho stated there were two seats were up for the General Election and two qualifiers ran for those seats unopposed. The results were as follows: Seat 1 will be filled by Yashekia Scarlett and Seat 5 will be filled by Alice Sanford.

Mr. Haber stated only one person qualified for each seat so they will not be appearing on the Ballot in November. They will be eligible to participate on the Board on or after November 17, 2020 .. He noted because they are uncontested elections and they are guaranteed a spot on the Board the Sunshine Law applies to them. Board Members cannot speak to each other or individuals who have qualified to be on the Board in November about issues that would come before the Board because that would be a violation of the Sunshine Law. District Counsel's Office will send a letter advising that same issue to the newly qualified Board Members. No action is required by the Board.

### **Ratification of Payment Authorizations 2019-55 - 2019-63**

The Board reviewed Payment Authorizations 2019-55 - 2019-63. These are payment authorizations specifically for the Operations and Maintenance of the District's Budget.

On MOTION by Mr. Hagan, seconded by Ms. McCarrick, with all those in favor, the Board ratified Payment Authorizations 2019-55 - 2019-63.

### **Review of District Financial Statements**

The Board reviewed the Financial Statements. The Financials are as of June 30, 2020. Ms. McCarrick had questions about the construction account and funds available. She asked if the Board could approve Mr. Veazey getting bids for wall improvement and

utility construction funds. The intention is to put up a fence and a gate to deter trespassers. Mr. Haber framed a motion for the Board.

Mr. Simmons stated about a year ago a resident requested an extension of the wall on the Creston side but was told it would not look esthetically pleasing. He spoke to Mr. Veazey a while ago who said if both neighbors agree there could be a wall extended on both sides. Ms. Simmons asked if that is a possibility for approval. Mr. Veazey stated the District can look into it.

On MOTION by Ms. McCarrick, seconded by Mr. Simmons, with all those in favor, the Board approved getting bids for wall improvement and utility construction funds subject to final review by District Counsel confirming language within the Bond Documents and signing off by the District Chair.

### **THIRD ORDER OF BUSINESS**

#### **Other Business**

#### **Staff Reports**

**District Counsel** – No Report

**District Engineer** – Not Present

**District Manager** – Ms. Carvalho noted that the next meeting is scheduled for October 9, 2020.

#### **Audience Comments and Supervisor Requests**

There were no Supervisor requests or audience comments.

### **FOURTH ORDER OF BUSINESS**

#### **Adjournment**

There was no additional business to be discussed. Ms. Carvalho requested a motion to adjourn.

On MOTION by Ms. McCarrick, seconded Mr. Stowers, with all those in favor, the July 10, 2020 Board of Supervisors Meeting of the Villages of Westport CDD was adjourned at 12:27 PM.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson



**VILLAGES of WESTPORT  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2021-01,  
Authorizing Disbursement of Funds Resolution

## RESOLUTION 2021-01

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Villages of Westport Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Duval County, Florida; and

**WHEREAS**, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) meets as necessary to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

**WHEREAS**, the Board may establish monthly, quarterly or other meeting dates, or may cancel scheduled meetings from time to time; and

**WHEREAS**, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

**WHEREAS**, the Board determines this Resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

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

**1. CONTINUING EXPENSES.** The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

- a) The invoices must be due on or before the next scheduled meeting of the Board.
- b) The invoice must be pursuant to a contract or agreement authorized by the Board.
- c) The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
- d) The invoice amount will not cause payments to exceed the adopted budget of the District.

**2. NON-CONTINUING EXPENSES.** The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are (i) required to provide for the health, safety, and welfare of the residents within the District; or (ii) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets,

or (iii) are necessary to avoid an unnecessary expense that may be imposed on the District in connection with a District project; or (iv) are for routine services performed on an annual basis and the amount of such services is reflected in the District's annual budget, or (v) are otherwise for an emergency circumstance, pursuant to the following schedule:

- a) Non-Continuing Expenses Not Exceeding \$5,000 - with approval of the District Manager; and
- b) Non-Continuing Expenses Exceeding \$5,000 - with approval of the District Manager and Chairperson of the Board (or Vice Chairperson in the Chairperson's absence).

**3. BOARD RATIFICATION.** Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

**4. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 23rd DAY OF OCTOBER, 2020.**

**ATTEST:**

**VILLAGES OF WESTPORT  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson

**VILLAGES of WESTPORT  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2021-02, Approving  
the Use of Construction Funds Acknowledgment  
Completion Obligations and Deferred Cost

## **RESOLUTION NO. 2021-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE USE OF THE RETAINED FUNDS, FOR CERTAIN RECREATION AND/OR SECURITY IMPROVEMENTS; ACKNOWLEDGING THE DEVELOPER'S COMPLETION OBLIGATION; ACKNOWLEDGING THE INTENT TO ACQUIRE THE COMPLETION IMPROVEMENTS; PROVIDING FOR SEVERALABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Villages of Westport Community Development District (the "District") is a local unit of special purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended and created by Rule of the Florida Land and Water Adjudicatory Commission; and

**WHEREAS**, the District authorized the issuance, sale and delivery of \$24,345,000 of its Villages of Westport Community Development District Capital Improvement Revenue Bonds, Series 2005A (the "Series 2005 Bonds"); and

**WHEREAS**, in connection with the issuance of the Series 2005 Bonds, the District entered into that certain Master Trust Indenture dated as of February 1, 2005 (the "Master Indenture") between the District and U.S. Bank National Association, as successor in interest to Wachovia Bank, National Association (the "Trustee"), as supplemented by a First Supplemental Trust Indenture dated as of February 1, 2005 between the District and the Trustee (the "Supplemental Indenture" and, together with the Master Indenture, the "Indenture"); and

**WHEREAS**, the Series 2005 Bonds were issued to finance the Series 2005A Project, as defined in the Supplemental Indenture and more fully described in the Villages of Westport Improvement Plan, Dated January 13, 2005, prepared by Greenhorne & O'Mara, Inc. (the "Master Report"), as supplemented by the Supplemental Engineers Report No. 1 Summary for the 2005 Project, dated January 2005 (the "2005 Report" and, together with the Master Report, the "Engineer's Report"); and

**WHEREAS**, as a result of the economic downturn in 2007 and 2008, the District adopted Resolution 2008-04, which, with the exception of amounts retained in the Series 2005A Acquisition and Construction Account to complete certain portions of the 2005A Project (the "Retained Funds"), declared the 2005A Project complete (the "Completion Determination"); and

**WHEREAS**, as of the date of this Resolution the total amount of Retained Funds is \$54,628.50;

**WHEREAS**, the District desires to authorize the use of the Retained Funds to pay for additional recreation and/or security improvements as part of the 2005A Project; and

**WHEREAS**, in connection with deeming the Series 2005A Project complete, the District and Westport Villages, Inc. (the "Developer"), the primary developer of the Villages of Westport project, entered into that certain *Agreement between the Villages of Westport Community*

*Development District and Westport Villages, Inc. regarding the Completion of Certain Improvements, Prior Acquisition Agreement and Prior True Up Agreement* (the “Completion Agreement”); and

**WHEREAS**, amongst other requirements, the Completion Agreement obligates the Developer to complete the public infrastructure necessary to support the number of units required to amortize the balance of the Series 2005 Bonds (the “Completion Obligation”); and

**WHEREAS**, the use of the Retained Funds as contemplated herein shall not impact the Developer’s obligation to fulfill the Completion Obligation; and

**WHEREAS**, the improvements to be constructed to fulfill the Completion Obligation (the “Completion Improvements”) fall outside the scope of the Series 2005A Project, as revised pursuant to the Completion Determination, but fall within the improvements described in the Master Report;

**WHEREAS**, the Supplemental Indenture includes the defined term “Deferred Costs,” which is defined as “Costs of the Capital Improvement Program which are not funded with the Series 2005A Bond proceeds;” and

**WHEREAS**, the “Capital Improvement Program” referenced in the definition of Deferred Costs describes all of the improvements described in the Master Report, a portion of which is comprised of the Series 2005A Project; and

**WHEREAS**, the Supplemental Indenture further provides that Deferred Costs are to be paid from funds deposited into the Deferred Costs Subaccount in the Series 2005A Acquisition and Construction Account pursuant to the Acquisition Agreement; and

**WHEREAS**, the Acquisition Agreement is that certain “*Agreement by and between the Villages of Westport Community Development District and Westport Villages, Inc., Regarding the Acquisition of Certain Work Product and Infrastructure*” entered into at the time the Series 2005 Bonds were issued; and

**WHEREAS**, the Acquisition Agreement relates to the manner in which the Developer will sell and the District will acquire portions of the improvements described in the Engineer’s Report; and

**WHEREAS**, in connection with the Completion Determination, the Developer signed that certain *Waiver of Rights to Amounts on Deposit in the Series 2005A Deferred Costs Subaccount* (the “Developer Certificate”), pursuant to which the Developer waived its right to the payment for Deferred Costs from funds in the 2005A Deferred Costs Subaccount at the time of the Completion Determination, but specifically provided that the Developer did “not waive any right it may have to be repaid Deferred Costs, as defined in the Supplemental Indenture, from amounts which hereafter may be deposited in the Deferred Costs Subaccount in the 2005A Acquisition and Construction Account in the Construction Fund as otherwise provided in the Supplemental Indenture; and

**WHEREAS**, the Completion Improvements fall within the definition of Deferred Costs ;  
and

**WHEREAS**, in light of the language in the Developer Certificate related to Deferred Costs, the District anticipates that the Developer, or its successors or assigns, will seek to sell the Completion Improvements to the District pursuant to the Acquisition Agreement and seek payment from amounts in the Deferred Costs Subaccount; and

**WHEREAS**, the District desires to acknowledge its intent to acquire the Completion Improvements from the Developer, or its successors or assigns, pursuant to the Acquisition Agreement and pay for the Completion Improvements from amounts in the Deferred Costs Subaccount, as such amount are deposited into such account pursuant to the terms of the Indenture.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors (the “Board”) of the Villages of Westport Community Development District, as follows:

**Section 1: Incorporation of Recitals.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**Section 2: Authorization of Use of Retained Funds.** The District hereby authorizes the use of the Retained Funds to pay for additional recreation and/or security improvements as part of the 2005A Project. The recreation and/or security improvements to be funded shall be identified by the Board and subject to the requisition process contemplated by the Indenture.

**Section 3: Acknowledgment the Completion Obligation.** The Developer’s Completion Obligation set forth in the Completion Agreement remains an outstanding obligation and the use of the Retained Funds as contemplated herein shall not impact the Developer’s obligation to fulfill the Completion Obligation.

**Section 4: Acknowledgement of Deferred Costs.** Upon the Completion of the Completion Improvements, the District hereby acknowledges its intent to acquire the Completion Improvements pursuant to the Acquisition Agreement and pay for the Completion Improvements from amounts in the Deferred Costs Subaccount, as such amount are deposited into such account pursuant to the terms of the Indenture.

**Section 5: Severability.** If any section, paragraph, clause or provision of this resolution shall be held to be invalid or ineffective for any reason, the remainder of this resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 6: Effective Date.** This resolution shall take effect immediately upon its adoption, and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

**PASSED AND ADOPTED** this \_\_\_ day of October, 2020.

**VILLAGES OF WESTPORT COMMUNITY  
DEVELOPMENT DISTRICT**

ATTEST:

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



**VILLAGES of WESTPORT  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion Regarding Material on the District  
Website

**MEMORANDUM**

**TO:** District Manager  
**FROM:** HGS Attorney  
**DATE:** July 1, 2020  
**RE:** Amendments to Section 189.069(2)(a), *Florida Statutes*

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The Florida Legislature recently enacted amendments to the website requirements contained in Section 189.069(2)(a), *Florida Statutes*, effective July 1, 2020. The full text of these amendments is attached to this memorandum as **Exhibit A**, and the amendments are summarized below:

- The requirement to post the final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district may be satisfied by providing a link to the audit report on the Auditor General's website.
- The public facilities report is no longer required to be posted.
- Meeting materials accompanying meeting or workshop agendas are no longer required to be posted. Please note that the agenda itself is still required to be posted.

The amendments do not prevent districts from including these documents on their websites, but districts may remove them if they so choose. We recommend requesting board direction on a district-by-district basis.

Please do not hesitate to contact your HGS attorney at (850) 222-7500 if you have any questions or concerns.

## CHAPTER 2020-77

### Committee Substitute for Senate Bill No. 1466

An act relating to government accountability; amending s. 189.031, F.S.; specifying conditions under which board members and public employees of special districts do not abuse their public positions; amending s. 189.069, F.S.; revising the list of items required to be included on the websites of special districts; amending s. 190.007, F.S.; specifying conditions under which board members and public employees of community development districts do not abuse their public positions; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Effective January 1, 2021, subsection (6) is added to section 189.031, Florida Statutes, to read:

189.031 Legislative intent for the creation of independent special districts; special act prohibitions; model elements and other requirements; local general-purpose government/Governor and Cabinet creation authorizations.—

(6) GOVERNANCE.—For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a special district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under s. 112.313(7), (12), (15), or (16) or s. 112.3143(3)(b), and an abuse of a board member's position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 2. Paragraph (a) of subsection (2) of section 189.069, Florida Statutes, is amended to read:

189.069 Special districts; required reporting of information; web-based public access.—

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.

5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.

6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s. 189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district. If the special district has submitted its most recent final, complete audit report to the Auditor General, this requirement may be satisfied by providing a link to the audit report on the Auditor General's website.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. ~~The public facilities report, if applicable.~~

~~15.~~ The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

~~15.16.~~ At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

Section 3. Effective January 1, 2021, subsection (1) of section 190.007, Florida Statutes, is amended to read:

## 190.007 Board of supervisors; general duties.—

(1) The board shall employ, and fix the compensation of, a district manager. The district manager shall have charge and supervision of the works of the district and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by the district, and for performing such other duties as may be prescribed by the board. It shall not be a conflict of interest under chapter 112 for a board member or the district manager or another employee of the district to be a stockholder, officer, or employee of a landowner or of an entity affiliated with a landowner. The district manager may hire or otherwise employ and terminate the employment of such other persons, including, without limitation, professional, supervisory, and clerical employees, as may be necessary and authorized by the board. The compensation and other conditions of employment of the officers and employees of the district shall be as provided by the board. For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under this subsection, s. 112.313(7), (12), (15), or (16), or s. 112.3143(3)(b), and an abuse of a board member's public position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 4. Except as otherwise expressly provided in this act, this act shall take effect July 1, 2020.

Approved by the Governor June 23, 2020.

Filed in Office Secretary of State June 23, 2020.

**VILLAGES of WESTPORT  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Pool Entrapment Safety Features



DOH Permit No. 16-60-1374237 County DUVAL

### Pool Owner/Operator Verification of Entrapment Safety Features

1. Name of Facility Pool: Villages of Westport Amenity Center
2. Street Address: 6414 Sandle Drive  
City: Jacksonville Zip: 32219 Facility Phone: \_\_\_\_\_
3. Owner's Name: Villages of Westport CDD  
(Print Name)
4. Owner's Phone: 904-652-2558 Email: mveazey@icihomes
5. **Suction Outlet Drain Cover(s) as required by section 514.0315(1), FS:**

Make & Model Number: Waterway 640-4720

(You may use additional sheets if facility has more than one device or system.)

Installation Date: 9/16/20 FL Approved Flow (GPM): 192 Life Years: 7

6. **Type of Safety Device installed as required by section 514.0315(2), FS: (Check one)**

☐ a. Safety Vacuum Release System

Make & Model Number: \_\_\_\_\_

(Use additional sheets if facility has more than one device or system.)

☐ b. Suction Limiting Vent System w/Tamper-Resistant Atmospheric Opening

☐ c. Automatic Pump Shut-off System

Make & Model Number: \_\_\_\_\_

(Use additional sheets if facility has more than one device or system.)

☐ d. Dual Drains (must be on the same drain line & 36" apart on center)

☐ e. Drain Disablement (requires a construction or modification permit)

☒ f. Gravity Drainage with Collector Tank (requires a construction or modification permit)

Installation Date: Original

Licensed pool contractor that installed the device/system:

(Installation by a FL licensed pool contractor is a requirement of s. 514.0315(2), Florida Statutes)

Name: Rick Arsenault Certified Pool Consultant, Inc

Phone Number: 904-997-6679 License Number: CPC043148

E-mail: andy@certifiedpoolconsultant.com

7. Owner's commitment to have all safety device operation & maintenance manuals on site and readily available, and to conduct routine testing of the device/system in accordance with the manufacturer's recommendations or in accordance with state code testing requirements:

[Signature]

Signature of Duly Authorized Person (owner, permittee, corporate officer or registered agent.)

District Manager

Vivian Carvalho

Print Name

9/18/20

Date

**VILLAGES of WESTPORT  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorizations  
2019-64 – 2019-73



## VILLAGES OF WESTPORT CDD

### Payment Authorization 2020-64

7/9/2020

Item No.	Payee	Invoice #	FY20 General Fund
1	<b>Advanced Security Specialist &amp; Consulting LLC</b> Security June 2020	V0062020	\$ 5,166.00
2	<b>Jacksonville Daily Record</b> Legal Advertising 06/25/2020 & 07/02/2020	20-03688D	\$ 366.50
3	<b>JEA (paid online)</b> Acct. 8245040569; Svcs 05/26/20-06/26/20	--	\$ 2,375.63
4	<b>Rick Arsenault</b> Pool Maintenance July 2020	VOW620	\$ 1,091.88
5	<b>Supervisor Fees - 06/19/2020 Meeting</b> Henry Simmons	--	\$ 200.00
6	<b>VGlobalTech</b> Quarterly ADA & WCAG Audits	1738	\$ 300.00

<b>TOTAL</b>	<b>\$ 9,500.01</b>
--------------	--------------------

\_\_\_\_\_  
Secretary/Assistant Secretary

  
Chairperson

# INVOICE

Advanced Security Specialist & Consulting LLC  
License# B1900191

INVOICE # V0062020  
Date: July 01, 2020

1106 Copper Creek Drive, Macclenny Florida 32063  
Phone 904-483-1227  
[advancedsecurityspecialist@comcast.net](mailto:advancedsecurityspecialist@comcast.net)

<b>To</b>	Villages of Westport 12051 Corporate Boulevard Orlando Fl, 32817
-----------	--

Consultant	Job	Shipping Method	Shipping Terms	Delivery Date	Terms	Due Date
Advanced Security	Security-1/ VOWP	N/A	N/A	June 2020	Payable Upon Receipt	07/01/20

Qty	Item #	Description	Unit Price	Discount	Line Total
1	Opt-1	Security/Monitoring/MMSFiles	\$ 2166.00		\$ 2166.00
5	On site	June 5, 2020 On site security 5 hours	\$ 25.00		\$ 125.00
6	On site	June 7, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
4	On site	June 10, 2020 On site security 4 hours	\$ 25.00		\$ 100.00
8	On site	June 12, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
8	On site	June 13, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
8	On site	June 14, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
4	On site	June 17, 2020 On site security 4 hours	\$ 25.00		\$ 100.00
4	On site	June 18, 2020 On site security 4 hours	\$ 25.00		\$ 100.00
8	On site	June 19, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
7	On site	June 20, 2020 On site security 7 hours	\$ 25.00		\$ 175.00
8	On site	June 21, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
6	On site	June 22, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
4	On site	June 23, 2020 On site security 4 hours	\$ 25.00		\$ 100.00
4	On site	June 24, 2020 On site security 4 hours	\$ 25.00		\$ 100.00
4	On site	June 25, 2020 On site security 4 hours	\$ 25.00		\$ 100.00
6	On site	June 26, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
8	On site	June 27, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
8	On site	June 28, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
4	On site	June 29, 2020 On site security 4 hours	\$ 25.00		\$ 100.00
6	On site	June 30, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
Subtotal			\$5,166.00		
Total			\$5,166.00		
Balance Due			\$5,166.00		

# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

June 25, 2020

Date

Attn: Accounting  
Villages of Westport Community Development District  
12051 CORPORATE BLVD.  
ORLANDO FL 32817

Payment Due Upon Receipt

Serial #	20-03688D	PO/File #		\$366.50
Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2020/2021 Budgets; Etc.				Amount Due
Villages of Westport Community Development District				Amount Paid
				\$366.50
				Payment Due
Case Number				
Publication Dates	6/25, 7/2			
County	Duval			

*Payment is due before the  
Proof of Publication is released.*

*For your convenience, you  
may remit payment at  
[jaxdailyrecord.com/send-payment](http://jaxdailyrecord.com/send-payment).*

RECEIVED JUN 30 2020

Your notice can be found at [www.jaxdailyrecord.com](http://www.jaxdailyrecord.com)

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.

(Published daily except Saturday, Sunday and legal holidays)  
Jacksonville, Duval County, Florida

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Rhonda Fisher, who on oath says that she is the Publisher's Representative of JACKSONVILLE DAILY RECORD, a daily (except Saturday, Sunday and legal holidays) newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2020/2021 Budgets; Etc.

in the matter of Villages of Westport Community Development District

in the Court of Duval County, Florida, was published in said newspaper in the issues of 6/25/20, 7/2/20

Affiant further says that the said JACKSONVILLE DAILY RECORD is a newspaper at Jacksonville, in said Duval County, Florida, and that the said newspaper has heretofore been continuously published in said Duval County, Florida, each day (except Saturday, Sunday and legal holidays) and has been entered as periodicals matter at the post office in Jacksonville, in said Duval County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

\*This notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Rhonda Fisher

Sworn to and subscribed before me this 2nd day of July, 2020 A.D. by Rhonda Fisher who is personally known to me.

**VILLAGES OF WESTPORT  
COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC  
HEARING TO CONSIDER  
THE ADOPTION OF THE  
FISCAL YEAR 2020/2021  
BUDGETS; NOTICE OF  
POSSIBLE REMOTE PRO-  
CEDURES DURING PUB-  
LIC HEALTH EMERGENCY  
DUE TO COVID-19; AND  
NOTICE OF REGULAR  
BOARD OF SUPERVISORS'  
MEETING.**

The Board of Supervisors ("Board") of the Villages of Westport Community Development District ("District") will hold a public hearing on July 10, 2020 at 12:00 p.m. at 14785 Old St. Augustine Road, Suite 3, Jacksonville, FL 32258, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, the District Manager, located at 12051 Corporate Blvd., Orlando, Florida 32817, Ph: (407) 723-5900 ("District Manager's Office"), during normal business hours or by visiting the District's website at <http://villagesofwestportedd.com/>

It is anticipated that the public hearing and meeting will take place at location provided above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-123, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-844-621-3956, Participant Code: 790 562 990. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at [Carvalho@pfm.com](mailto:Carvalho@pfm.com) or by calling (407) 723-5900 by July 8, 2020 at 5:00 PM in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Vivian Carvalho  
District Manager  
Jun. 25, Jul. 2 00 (20-03688D)



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Customer Name: VILLAGES OF WESTPORT CDD

Account #: 8245040569

Cycle: 04

Bill Date: 06/29/20

### TOTAL SUMMARY OF CHARGES

Electric .....	\$	596.86
Irrigation .....		1,465.51
Sewer .....		179.52
Water .....		133.74

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 2,375.63



Please pay \$2,375.63 by 07/21/20 to avoid service disconnections.



Disconnections for non-payment will resume starting July 7, 2020. Please contact us should you need to discuss payment options.



JEA's Annual Water Quality report for 2019 is available at [jea.com/waterqualityreport](http://jea.com/waterqualityreport). For a paper copy, email your address to [waterquality@jea.com](mailto:waterquality@jea.com) or call 665-6000 to request one.

RECEIVED JUL 06 2020

Please pay by due date.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$2,147.02	-\$2,147.02	\$0.00	\$2,375.63	\$2,375.63

WE APPRECIATE  
YOUR BUSINESS

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. ➔


☐

Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

☐

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 8245040569		Bill Date: 06/29/20		Please pay by 07/21/20.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$2,147.02	-\$2,147.02	\$0.00	\$2,375.63	\$2,375.63	

# 0000125

I=10010000



125 1 MB 0.436  
VILLAGES OF WESTPORT CDD  
ATTN: BEVERLY RANCHUREJEE  
12051 CORPORATE BLVD  
ORLANDO FL 32817-1450



\*\* JEA \*\*  
PO BOX 45047  
JACKSONVILLE FL 32232-5047

92208245040569000000000004000237563010100000000400011

0/002 278556/3691961 0000125 1 I=1001000000





Customer Name: VILLAGES OF WESTPORT CDD

Account #: 8245040569

Cycle: 04

Bill Date: 06/29/20

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 05/27/20 - 06/26/20 Reading Date: 06/26/2020

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	30	56607	Regular	1	4439 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.06447 per kWh)					286.18
Fuel Cost					144.26
Environmental Charge					2.75
City of Jacksonville Franchise Fee					13.27
Gross Receipts Tax					11.68
<b>TOTAL CURRENT ELECTRIC CHARGES</b>					<b>\$ 467.39</b>

\$121.58 of Fuel Cost is Tax Exempt

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6714 SANDLE DR

Service Period: 05/26/20 - 06/25/20 Reading Date: 06/25/2020

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76679032	30	10159	Regular	2	307000 GAL
Basic Monthly Charge					\$ 100.80
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					1,160.27
Environmental Charge					113.59
City of Jacksonville Franchise Fee					42.68
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 1,465.51</b>

### SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 6714 SANDLE DR

Service Period: 05/26/20 - 06/25/20 Reading Date: 06/25/2020

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
77680745	30	1594	Regular	1	19000 GAL
Basic Monthly Charge					\$ 52.88
Sewer Usage Charge					114.38
Environmental Charge					7.03
City of Jacksonville Franchise Fee					5.23
<b>TOTAL CURRENT SEWER CHARGES</b>					<b>\$ 179.52</b>

### WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 05/26/20 - 06/25/20 Reading Date: 06/25/2020

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
77680745	30	1594	Regular	1	19000 GAL
Basic Monthly Charge					\$ 31.50
Water Consumption Charge					28.31
Environmental Charge					7.03
City of Jacksonville Franchise Fee					2.01
<b>TOTAL CURRENT WATER CHARGES</b>					<b>\$ 68.85</b>

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 6794 SANDLE DR APT LS01

Service Period: 05/27/20 - 06/26/20 Reading Date: 06/26/2020

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
20337172	30	28365	Regular	1	1161 KWH
20337172	30	14.93	Regular	1	14.93 KW
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.06447 per kWh)					74.85
Fuel Cost					37.73
Environmental Charge					0.72
City of Jacksonville Franchise Fee					3.68
Gross Receipts Tax					3.24
<b>TOTAL CURRENT ELECTRIC CHARGES</b>					<b>\$ 129.47</b>

\$31.80 of Fuel Cost is Tax Exempt

### WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6794 SANDLE DR APT LS01

Service Period: 05/26/20 - 06/25/20 Reading Date: 06/25/2020

Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
70588991	30	1824	Regular	1 1/2	0 GAL
Basic Monthly Charge					\$ 63.00
City of Jacksonville Franchise Fee					1.89
<b>TOTAL CURRENT WATER CHARGES</b>					<b>\$ 64.89</b>

# Account Balance



Step 3/3

**Thank you for your payment.**

We have sent a confirmation email to champagnea@pfm.com.  
If your service has been disconnected and you have paid the required amount, a reconnect order will be issued automatically.

Account: 8245040569  
Your payment has been scheduled.Scheduled payments may take up to one business day to process.Your balance will not reflect the payment until the first business day after the scheduled payment date.

Confirmation No.	12291221070820
Payment Selection	Account Balance
Payment Amount	\$2,375.63
Bank Account	City National Bank
Posting Date	07/21/2020
Total: \$2,375.63	
Total Amount Paid:	
\$2,375.63	

COMMERCIAL • RESIDENTIAL • WATER FEATURES

**BILL TO**

Villages of Westport CDD  
c/o District Manager  
12051 Corporate Boulevard  
Orlando, FL 32817

## Invoice

TERMS	INVOICE #	DATE
Due on receipt	VOW620	6/25/2020

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	July Monthly Commercial Pool Maintenance Agreement	600.00	600.00
5	Trichlor Stix, per #	3.85	19.25
120	Sodium Hypochlorite, per gallon	2.50	300.00
4	Sulfuric Acid, per gallon	4.98	19.92
55	Soda Ash, per #	0.99	54.45
1	30' Life Ring Float Rope	18.26	18.26
4	Pole Hangers, Installed	20.00	80.00
RECEIVED JUL 06 2020			

**Total**

**\$1,091.88**

STATE CERTIFIED CPC 043148



**Villages of Westport  
COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:** June 19, 2020

(\$200.00 per Supervisor per Meeting)

<b>Board Members:</b>	<b>Present</b>	<b>Absent</b>	<b>Fee</b>
Kelly McCarrick	___	___	<u>\$ -</u>
Henry Simmons	X	___	<u>\$200.00</u>
Syron Stewart	X	___	<u>          </u>
David Haas	___	___	<u>\$ -</u>
Andy Hagan	___	___	<u>\$ -</u>
		Total:	\$200.00

**Approved For Payment:**

*Venessa Ripoll*

\_\_\_\_\_  
Secretary / Assistant Secretary

June 19, 2020

Date

**VGlobalTech**

636 Fanning Drive  
Winter Springs, FL 32708 US  
contact@vglobaltech.com  
www.vglobaltech.com



## INVOICE

**BILL TO**

Villages of Westport CDD  
1735 Market St FL 43  
Philadelphia, PA 191037502  
USA

**INVOICE # 1738****DATE** 06/30/2020**DUE DATE** 06/30/2020**TERMS** Due on receipt

---

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Audits:Quarterly ADA &amp; WCAG Audits</b> Quarterly ADA & WCAG Audits for all new content and document conversions for the website.	1	300.00	300.00

---

Invoice for Quarter 2 ADA Audit.

**BALANCE DUE****\$300.00**

Please make check payable to VGlobalTech.

## VILLAGES OF WESTPORT CDD

### Payment Authorization 2020-65

7/16/2020

Item No.	Payee	Invoice #	FY20 General Fund
1	<b>Bel Air Cleaning, Inc.</b> Janitorial July. 2020	701352	\$ 625.00
2	<b>Grau &amp; Associates</b> Audit FYE 09/30/2020	20015	\$ 4,000.00
3	<b>Hopping Green &amp; Sams</b> General Counsel thru 05/31/2020 General Counsel thru 05/31/2020	115769 115770	\$ 746.50 \$ 1,377.50
4	<b>JEA (paid online)</b> Acct. 0230853498; Svcs 05/27/20-06/26/20	--	\$ 1,448.85
5	<b>Leland Management, Inc.</b> Management Fee: June. 2020	--	\$ 1,600.00
6	<b>PFM Group Consulting, LLC</b> District Management Fee: July 2020 Website Fee: June 2020	DM-07-2020-0067 DM-07-2020-0068	\$ 1,250.00 \$ 100.00
7	<b>Solitude Lake Management</b> Lake & Pond Management July 2020	PI-A00438182	\$ 1,004.25
8	<b>Yellowstone Landscape</b> Irrigation Repairs Clock A & B Landscape Maintenance Jan. 2020	JAX128471 JAX128515	\$ 5,087.20 \$ 3,615.75

<b>TOTAL</b>	<b>\$ 20,855.05</b>
--------------	---------------------

\_\_\_\_\_  
Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chairperson

PLEASE MAIL PAYMENT TO THIS ADDRESS

**BEL AIR CLEANING, INC.**

\* 2791 S.W. 71st Terrace \*  
Apt. 903  
Davie, FL 33314

**Invoice**

Date	Invoice #
7/14/2020	701352

Bill To
ICI Homes 14785 Old Saint Augustine Rd. Suite #3 Jacksonville, FL 32258

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	VILLAGES OF WESTPORT  Janitorial Services-Month of July, 2020	625.00	625.00

Thank you for your business.

E-mail

llawrence3737@aol.com

**Total**

**\$625.00**

## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Villages of Westport Community Development Center  
12051 Corporate Blvd  
Orlando, FL 32817*

Invoice No. 20015  
Date 07/04/2020

RECEIVED JUL 09 2020

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SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>4,000.00</u>
Current Amount Due	\$ <u>4,000.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
4,000.00	0.00	0.00	0.00	0.00	4,000.00

Payment due upon receipt.

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

June 30, 2020

Villages of Westport CDD  
PFM Group Consulting, LLC  
c/o Jason Venning  
12051 Corporate Blvd.  
Orlando, FL 32817

Bill Number 115769  
Billed through 05/31/2020

**General Counsel**  
**VWCDD 00001 WSH**

## **FOR PROFESSIONAL SERVICES RENDERED**

05/01/20	WSH	Confer with Veazey regarding reopening of facilities.	0.20 hrs
05/03/20	JJ	Follow up research regarding meeting protocols and notices during phase 1 of reopening plan.	0.10 hrs
05/04/20	WSH	Confer with Veazey regarding COVID-19 signs to be used in connection with facility use.	0.20 hrs
05/04/20	LMG	Research and analyze impact of federal, state, and local orders regarding amenity closures and reopenings.	0.10 hrs
05/07/20	WSH	Confer with Veazey regarding resident correspondence; review language regarding same.	0.30 hrs
05/12/20	WSH	Review and revise budget approval resolution and confer with Carvalho regarding same.	0.50 hrs
05/15/20	WSH	Confer with McCarrick regarding status, confer with Artin regarding petition; confer with Brockmeier regarding legal description; begin preparation of resolution approving amendment.	0.60 hrs
05/15/20	WSH	Confer with Carvalho regarding budget adoption.	0.20 hrs
05/18/20	WSH	Confer with Veazey regarding plan for re-opening amenity facilities.	0.20 hrs
05/18/20	JLK	Continued research on phase 1 and 2 opening regulations and issues: review summer camp and youth sports program parameters and ADA questions.	0.40 hrs
Total fees for this matter			\$746.50

## **MATTER SUMMARY**

Johnson, Jonathan T.	0.10 hrs	320 /hr	\$32.00
Kilinski, Jennifer L.	0.40 hrs	220 /hr	\$88.00

Gentry, Lauren M.	0.10 hrs	215 /hr	\$21.50
Haber, Wesley S.	2.20 hrs	275 /hr	\$605.00

TOTAL FEES			\$746.50
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<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$746.50</b>
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**BILLING SUMMARY**

Johnson, Jonathan T.	0.10 hrs	320 /hr	\$32.00
Kilinski, Jennifer L.	0.40 hrs	220 /hr	\$88.00
Gentry, Lauren M.	0.10 hrs	215 /hr	\$21.50
Haber, Wesley S.	2.20 hrs	275 /hr	\$605.00

TOTAL FEES			\$746.50
------------	--	--	----------

<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$746.50</b>
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**Please include the bill number with your payment.**

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

June 30, 2020

Villages of Westport CDD  
PFM Group Consulting, LLC  
c/o Jason Venning  
12051 Corporate Blvd.  
Orlando, FL 32817

Bill Number 115770  
Billed through 05/31/2020

## 2020 Boundary Amendment VWCDD 00107 WSH

### FOR PROFESSIONAL SERVICES RENDERED

05/06/20	WSH	Confer with McCarrick regarding status; review documents from engineer.	0.50 hrs
05/06/20	KFJ	Review boundary amendment documents and exhibits; confer with Haber.	1.20 hrs
05/11/20	WSH	Confer with McCarrick regarding fee.	0.20 hrs
05/15/20	WSH	Confer with McCarrick regarding status, confer with Artin regarding petition; confer with Brockmeier regarding legal description; begin preparation of resolution approving amendment.	0.90 hrs
05/15/20	KFJ	Confer with Haber; prepare boundary amendment authorization resolution.	1.90 hrs
05/18/20	WSH	Confer with Veazey regarding exhibits for boundary amendment; review documents regarding same.	0.30 hrs
05/23/20	WSH	Prepare resolution approving boundary amendment; prepare correspondence to McCarrick and Veazey regarding same.	1.70 hrs
Total fees for this matter			\$1,377.50

### MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	3.10 hrs	125 /hr	\$387.50
Haber, Wesley S.	3.60 hrs	275 /hr	\$990.00
TOTAL FEES			\$1,377.50

### **TOTAL CHARGES FOR THIS MATTER**

-----  
**\$1,377.50**

### BILLING SUMMARY

Jusevitch, Karen F.- Paralegal	3.10 hrs	125 /hr	\$387.50
Haber, Wesley S.	3.60 hrs	275 /hr	\$990.00



=====

TOTAL FEES

\$1,377.50

**TOTAL CHARGES FOR THIS BILL****\$1,377.50****Please include the bill number with your payment.**



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Page 1 of 3

Customer Name: VILLAGES OF WESTPORT COMMUNITY

Account #: 0230853498

Cycle: 04

Bill Date: 07/02/20

### TOTAL SUMMARY OF CHARGES

Electric ..... \$ 138.23  
Irrigation ..... 1,310.62

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 1,448.85



Please pay \$1,448.85 by 07/24/20 to avoid service disconnections.



Disconnections for non-payment will resume in the coming days. Please contact us should you need to discuss payment options.



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

RECEIVED JUL 10 2020

Please pay by due date.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$491.34	-\$491.34	\$0.00	\$1,448.85	\$1,448.85

WE APPRECIATE  
YOUR BUSINESS

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →



Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.



Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 0230853498		Bill Date: 07/02/20		Please pay by 07/24/20.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$491.34	-\$491.34	\$0.00	\$1,448.85	\$1,448.85	

# 0000012

I=10010000



12 1 SP 0.500  
VILLAGES OF WESTPORT COMMUNITY  
12051 CORPORATE BLVD  
ORLANDO FL 32817-1450



\*\* JEA \*\*

PO BOX 45047  
JACKSONVILLE FL 32232-5047

72200230853498000000000004000144885010100000000400010



0/002 279390/3694747 0000012 1 I=1001000000



## BILLING AND PAYMENT OPTIONS

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is easy for you and good for the environment.

**eBill:** Receive, view, and pay your bill online. JEA ebill is one of our most convenient ways to receive, view and pay your bill.

**MyBudget:** With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

**Auto-Pay:** Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

**Pay Online:** When you pay your JEA bill on [jea.com](http://jea.com), your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

**Pay Through Your Bank:** Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

**Pay by Phone:** Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

**Pay by Mail:** Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

**Pay in Person:** JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at [JEA.com/paymentlocations](http://JEA.com/paymentlocations). Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 43 W. Church Street, is open 7:30 a.m. - 5:30 p.m. Monday through Friday except holidays. Closed Saturday.**

**When you provide a check** as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at [jea.com](http://jea.com). Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

**Need Help Paying Your Bill?** United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

## STATEMENT INFORMATION

**APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on [jea.com](http://jea.com), or may call, write or e-mail JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not service is listed in that individual's name.**

**Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.**

**Customer Charge** is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

**Energy Charge** pays for the cost of the electric infrastructure, contribution to the City of Jacksonville and to generate and deliver the electricity you use, excluding the cost of fuel.

**Fuel Cost** is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuels JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

**Water/Sewer Service Availability Charge** is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

**Environmental Charge** provides funding for environmental and regulatory programs.

**Water Consumption/Sewer Usage Tiers** are based on the amount of water you use. Typical household usage is 6 kgals or less.

**Fees and Taxes** are government transfers paid to city or state governments.

**kgal:** 1,000 gallons

**cf:** Cubic foot of water which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



Customer Name: VILLAGES OF WESTPORT COMMUNITY

Account #: 0230853498

Cycle: 04

Bill Date: 07/02/20

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 05/27/20 - 06/26/20 Reading Date: 06/26/2020

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	30	3758	Regular	1	530 KWH

Basic Monthly Charge	\$	9.25
Energy Charge (\$0.06447 per kWh)		34.17
Fuel Cost		17.23
Environmental Charge		0.33
City of Jacksonville Franchise Fee		1.83
Gross Receipts Tax		1.61

**TOTAL CURRENT ELECTRIC CHARGES \$ 64.42**

\$14.52 of Fuel Cost is Tax Exempt

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 05/25/20 - 06/29/20 Reading Date: 06/29/2020

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
66481279	35	32410	Regular	1 1/2	281000 GAL

Basic Monthly Charge	\$	63.00
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)		1,057.31
Environmental Charge		103.97
City of Jacksonville Franchise Fee		38.17

**TOTAL CURRENT IRRIGATION CHARGES \$ 1,310.62**

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

Service Period: 05/27/20 - 06/26/20 Reading Date: 06/26/2020

Service Point: Irrigation 1 - Electric

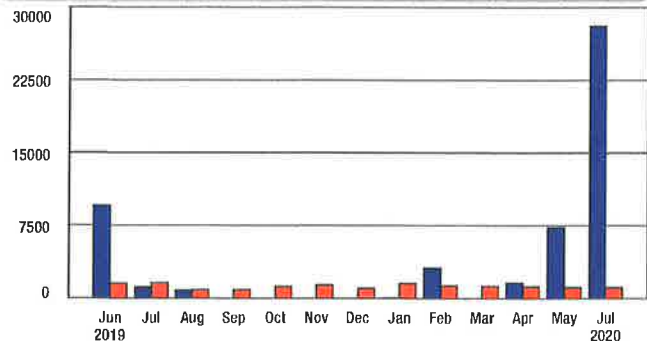
Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	30	4331	Regular	1	621 KWH

Basic Monthly Charge	\$	9.25
Energy Charge (\$0.06447 per kWh)		40.04
Fuel Cost		20.18
Environmental Charge		0.39
City of Jacksonville Franchise Fee		2.10
Gross Receipts Tax		1.85

**TOTAL CURRENT ELECTRIC CHARGES \$ 73.81**

\$17.01 of Fuel Cost is Tax Exempt

### CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used	1,514	1,158	1,151	38
Total Gallons used	95,000	73,000	281,000	0

# Account Balance



Step 3/3

**Thank you for your payment.**

We have sent a confirmation email to champagnea@pfm.com.  
If your service has been disconnected and you have paid the required amount, a reconnect order will be issued automatically.

Account: 0230853498  
Your payment has been scheduled.Scheduled payments may take up to one business day to process.Your balance will not reflect the payment until the first business day after the scheduled payment date.

Confirmation No.	12339166071320
Payment Selection	Account Balance
Payment Amount	\$1,448.85
Bank Account	City National Bank
Posting Date	07/24/2020
Total: \$1,448.85	
Total Amount Paid:	
\$1,448.85	

**Leland Management, Inc.**  
6972 Lake Gloria Blvd  
Orlando FL 32809-3200  
407-447-9955

**Statement of Account as of 06/30/20**

Re: 1 VILLAGES OF WESTPORT

**VILLAGES OF WESTPORT CDD  
C/O FISHKIND & ASSOCIATES  
12501 CORPORATE BLVD  
ORLANDO FL 32817**

Account # : 249  
Lot # : JAX-24  
Bill Period: Mgmt Fees June 2020  
Payment Due: 06/30/20

**Amount Due: \$1,600.00**

Date	Description	Charges	Credits	Balance
06/13/20	Balance Forward			\$1,600.00
06/15/20	MANAGEMENT FEE	1,600.00		
06/25/20	Payment Rec'd 1321		1,600.00	
New Balance -				\$1,600.00

Make Checks Payable to: **Leland Management, Inc.**

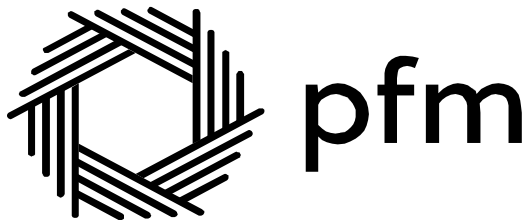
Re: 1 VILLAGES OF WESTPORT

VILLAGES OF WESTPORT CDD  
C/O FISHKIND & ASSOCIATES  
12501 CORPORATE BLVD  
ORLANDO FL 32817

Account # : 249  
Lot # : JAX-24  
Bill Period: Mgmt Fees June 20;  
Payment Due: 06/30/20

**Amount Due: \$1,600.00**

**Leland Management, Inc.  
6972 Lake Gloria Blvd  
Orlando FL 32809-3200**



Date	Invoice Number
July 8, 2020	DM-07-2020-0067
Payment Terms	Due Date
Upon Receipt	July 8, 2020

Bill To:
Villages of Westport CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100  Federal Tax ID: 81-1642478

**Remittance Options:**

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
-----------------------------	------------------	------------------

**RE:** District Management Fee: July 2020

Professional Fees	\$1,250.00
<b>Total Amount Due</b>	<b><u>\$1,250.00</u></b>



Date	Invoice Number
July 8, 2020	DM-07-2020-0068
Payment Terms	Due Date
Upon Receipt	July 8, 2020

Bill To:
Villages of Westport CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100  Federal Tax ID: 81-1642478

**Remittance Options:**

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
-----------------------------	------------------	------------------

**RE:** Website Fee - July 2020

Professional Fees	\$100.00
<b>Total Amount Due</b>	<b><u>\$100.00</u></b>



# SOLITUDE

## LAKE MANAGEMENT

Voice: (888) 480-LAKE • Fax: (888) 358-0088

## INVOICE

Invoice Number: PI-A00438182

Invoice Date: 07/01/20

PROPERTY: Villages/Westport-Cdd

**SOLD TO:** Villages/Westport-Cdd  
C/O PFM Group Consulting LLC  
12051 Corporate Blvd  
Orlando, FL 32817

Customer ID	Customer PO	Payment Terms	
8794		Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Katie Cabanillas			07/31/20

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR48906 07/01/20 - 07/31/20 Lake & Pond Management Services	1,004.25	1,004.25

RECEIVED JUL 10 2020

PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC  
1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

	<b>1,004.25</b>
Subtotal	0.00
Sales Tax	1,004.25
Total Invoice	0.00
Payment Received	
<b>TOTAL</b>	<b>1,004.25</b>

## Hunter, Michael

---

**From:** Mike Veazey <MVeazey@icihomes.com>  
**Sent:** Wednesday, May 13, 2020 8:37 AM  
**To:** Hunter, Michael  
**Subject:** FW: [External] Villages of Westport Irrigation  
**Attachments:** Decoder Wire Proposal 5-13-2020.pdf; Wire Issue Proposal 5-13-20.pdf; Decoder Replacement Proposal 5-13-2020.pdf; Repair Work Proposal 5-13-2020.pdf; Decoder Wire Proposal 5-13-2020.pdf

\*\*\* CAUTION \*\*\* THIS EMAIL ORIGINATED FROM OUTSIDE OF THE ORGANIZATION. DO NOT CLICK LINKS OR OPEN ATTACHMENTS UNLESS YOU RECOGNIZE THE SENDER, VERIFIED THE ACCURACY OF THE EMAIL ADDRESS, AND KNOW THE CONTENT IS SAFE.

Please move forward with repairs.

Thanks

**Mike Veazey**

Development Project Manager

**ICI HOMES** | 14785 Old St Augustine Rd Suit 3 | Jacksonville, FL 32258

Direct: 904.652.2558 | Mobile: 386.566.7454 | [mveazey@icihomes.com](mailto:mveazey@icihomes.com)

[www.ICIHomes.com](http://www.ICIHomes.com)

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Disclaimer regarding Uniform Electronic Transactions Act ("UETA") (Florida Statutes Section 668.50): If this communication concerns negotiation of a contract or agreement, UETA does not apply to this communication; contract formation in this matter shall occur only with manually-affixed original signatures on original documents.

---

**From:** Hunter, Michael <mhunter@yellowstonelandscape.com>

**Sent:** Wednesday, May 13, 2020 7:33 AM

**To:** Mike Veazey <MVeazey@icihomes.com>

**Subject:** [External] Villages of Westport Irrigation

Good morning Mike,

Hope all is well. Please see attached. An issue we are having is not only are valves not operating, but the wiring is so damaged it is hard to get signal to find them. There are many decoder issues due to the original installer using the wrong decoders for the application. They have gone bad. We turned the valves on by hand on the ones we have found so we could get repairs to you on these zones as well. Please review and let me know if you have any questions.

Best Regards,

**Michael Hunter** | Account Manager

Yellowstone Landscape

2663 Robert St. Jacksonville, FL 32207

PH: (904) 268-2626 | Cell: (904) 625-0277



## INVOICE

INVOICE #	INVOICE DATE
JAX 128471	7/7/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

Villages of Westport CDD  
c/o ICI Homes  
Tidewater POA  
14785 Old St. Augustine Rd. #3  
Jacksonville, FL 32258

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Villages of Westport CDD

**Invoice Due Date:** August 6, 2020

**Invoice Amount:** \$5,087.20

Description	Current Amount
Irrigation Repairs Clock A & B	
Irrigation Repairs	\$5,087.20

**Invoice Total** **\$5,087.20**

*Excellence*

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



## INVOICE

INVOICE #	INVOICE DATE
JAX 128515	6/30/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

Villages of Westport CDD  
c/o ICI Homes  
Tidewater POA  
14785 Old St. Augustine Rd. #3  
Jacksonville, FL 32258

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Villages of Westport CDD

**Invoice Due Date:** July 30, 2020

**Invoice Amount:** \$3,615.75

Description	Current Amount
Monthly Landscape Maintenance June 2020	\$3,615.75

**Invoice Total** **\$3,615.75**

*Excellence*

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

## VILLAGES OF WESTPORT CDD

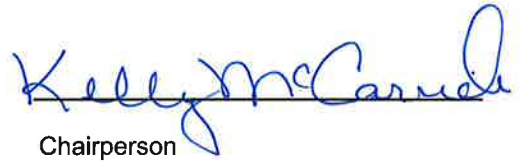
### Payment Authorization 2020-66

7/23/2020

Item No.	Payee	Invoice #	FY20 General Fund
1	<b>Comcast Business</b> (paid online) Acct. 8495 74 120 2518167; 07/11/20-08/10/20	--	\$ 119.69
2	<b>PFM Group Consulting, LLC</b> Postage: May. 2020 Postage: Jun. 2020	OE-EXP-00921 OE-EXP-00976	\$ 8.00 \$ 6.50
3	<b>Supervisor Fees - 07/10/2020 Meeting</b> Henry Simmons	--	\$ 200.00

<b>TOTAL</b>	<b>\$ 334.19</b>
--------------	------------------

\_\_\_\_\_  
Secretary/Assistant Secretary

  
Chairperson

Hello,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 6713 SANDLE DR, JACKSONVILLE, FL, 32219-0000

Amount due Jul 28, 2020

**\$119.69**

### Need help?

Visit [xfinity.com/customersupport](http://xfinity.com/customersupport) or see page 2 for other ways to contact us.

## Your bill explained

- Any payments received or account activity after Jul 07, 2020 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](http://business.comcast.com/myaccount).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250

VILLAGES WEST PORT  
ATTN BEVERLY RANCHUREJEE  
12051 CORPORATE BLVD  
ORLANDO, FL 32817-1450

Account number

**8495 74 120 2518167**

Payment due

Jul 28, 2020

**Please pay**

**\$119.69**

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849574120251816700119693

**Regular monthly charges** **\$118.40****Comcast Business services** **\$99.95**

Deluxe 25 Business Internet	\$99.95
--------------------------------	---------

**Equipment & services** **\$18.45**

Equipment Fee Internet	\$18.45
---------------------------	---------

**Taxes, fees and other charges** **\$1.29****Taxes & government fees** **\$1.29**

Sales Tax	\$1.29
-----------	--------

## What's included?



**Internet:** Fast, reliable internet on our Gig-speed network

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

## Payment Confirmation #8444075641

Thank you for your payment! Payments may take up to one day to process. Please print this page for your records.

### Set Up Automatic Payments

Set up Auto Pay to easily schedule recurring payments from your bank, credit or debit card for your monthly Comcast Business bill. Because convenience counts.

#### SET UP AUTO PAY

### Account Details

#### Service Address

6713 SANDLE DR  
JACKSONVILLE , FL

#### Account Number

8495741202518167

### Payment Details

#### Checking Account Number

\*\*\*\*\*43

#### Payment Amount

\$119.69

#### Routing Number

\*\*\*\*\*67

#### Payment Date

July 27, 2020

 [PRINT THIS PAGE](#)

 [GO TO OVERVIEW](#)





Date	Invoice Number
July 20, 2020	OE-EXP-00921
Payment Terms	Due Date
Upon Receipt	July 20, 2020

Bill To:
Villages of Westport CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

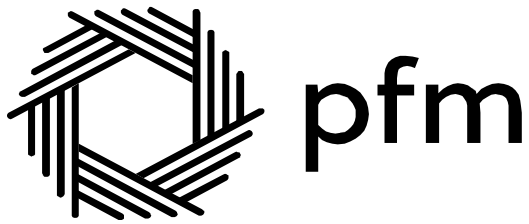
Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100  Federal Tax ID: 81-1642478

**Remittance Options:**

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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**RE:** May 2020 Postage

Expenses	\$8.00
<b>Total Amount Due</b>	<b><u>\$8.00</u></b>



Date	Invoice Number
July 20, 2020	OE-EXP-00976
Payment Terms	Due Date
Upon Receipt	July 20, 2020

<b>Bill To:</b>
Villages of Westport CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

<b>Company Address:</b>
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100  Federal Tax ID: 81-1642478

**Remittance Options:**

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
-----------------------------	------------------	------------------

**RE:** June 2020 Postage

Expenses	\$6.50
<b>Total Amount Due</b>	<b><u>\$6.50</u></b>

**Villages of Westport  
COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:** July 10, 2020

(\$200.00 per Supervisor per Meeting)

<b>Board Members:</b>	<b>Present</b>	<b>Absent</b>	<b>Fee</b>
Kelly McCarrick	___	___	<u>\$ -</u>
Henry Simmons	X	___	<u>\$200.00</u>
Syron Stewart	X	___	<u>          </u>
David Haas	___	___	<u>\$ -</u>
Andy Hagan	___	___	<u>\$ -</u>
		Total:	\$200.00

**Approved For Payment:**

*Venessa Ripoll*

\_\_\_\_\_  
Secretary / Assistant Secretary

July 10, 2020

Date

## VILLAGES OF WESTPORT CDD

### Payment Authorization 2020-67

8/6/2020

Item No.	Payee	Invoice #	FY20 General Fund
1	<b>JEA (paid online)</b> Acct. 0230853498; Svcs 06/26/20-07/29/20 Acct. 8245040569; Svcs 06/25/20-07/28/20		\$ 1,782.33 \$ 2,561.59
2	<b>Rick Arsenault</b> Pool Maintenance Aug 2020	VOW720	\$ 1,464.06

**TOTAL**

**\$ 5,807.98**

\_\_\_\_\_  
Secretary/Assistant Secretary

  
Chairperson



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Customer Name: VILLAGES OF WESTPORT COMMUNITY

Account #: 0230853498

Cycle: 04

Bill Date: 07/30/20

**TOTAL SUMMARY OF CHARGES**

Electric ..... \$ 150.59  
Irrigation ..... 1,631.74

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 1,782.33



Please pay \$1,782.33 by 08/21/20 to avoid service disconnections.



Disconnections for non-payment will resume in the coming days. Please contact us should you need to discuss payment options.



JEA's Annual Water Quality report for 2019 is available at [jea.com/WQR2019](http://jea.com/WQR2019). For a paper copy, email your address to [waterquality@jea.com](mailto:waterquality@jea.com) or call 665-6000 to request one.

RECEIVED AUG 06 2020

Please pay by due date.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$1,448.85	-\$1,448.85	\$0.00	\$1,782.33	\$1,782.33

**WE APPRECIATE  
YOUR BUSINESS**

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. ➔


☐

Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

☐

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 0230853498		Bill Date: 07/30/20		Please pay by 08/21/20.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$1,448.85	-\$1,448.85	\$0.00	\$1,782.33	\$1,782.33	

# 0000122

I=10010000



122 1 MB 0.436  
VILLAGES OF WESTPORT COMMUNITY  
12051 CORPORATE BLVD  
ORLANDO FL 32817-1450



\*\* JEA \*\*

PO BOX 45047  
JACKSONVILLE FL 32232-5047

72400230853498000000000004000178233010100000000400018



0/002 282914/3706640 0000122 1 I=1001000000



## BILLING AND PAYMENT OPTIONS

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is easy for you and good for the environment.

**eBill:** Receive, view, and pay your bill online. JEA ebill is one of our most convenient ways to receive, view and pay your bill.

**MyBudget:** With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

**Auto-Pay:** Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

**Pay Online:** When you pay your JEA bill on [jea.com](http://jea.com), your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01 – \$10,000: \$9.95.

**Pay Through Your Bank:** Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

**Pay by Phone:** Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

**Pay by Mail:** Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

**Pay in Person:** JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at [JEA.com/paymentlocations](http://JEA.com/paymentlocations). Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 43 W. Church Street, is open 7:30 a.m.–5:30 p.m. Monday through Friday except holidays. Closed Saturday.**

**When you provide a check** as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at [jea.com](http://jea.com). Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

**Need Help Paying Your Bill?** United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

## STATEMENT INFORMATION

**APPLICATION AND CONTRACT FOR SERVICE—**Customers may review terms and conditions of service and policies on [jea.com](http://jea.com), or may call, write or e-mail JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not service is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. **Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.**

**Customer Charge** is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

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**Fuel Cost** is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuels JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

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**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

**Environmental Charge** provides funding for environmental and regulatory programs.

**Water Consumption/Sewer Usage Tiers** are based on the amount of water you use. Typical household usage is 6 kgal or less.

**Fees and Taxes** are government transfers paid to city or state governments.

**kgal:** 1,000 gallons

**cf:** Cubic foot of water which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



Customer Name: VILLAGES OF WESTPORT COMMUNITY

Account #: 0230853498

Cycle: 04

Bill Date: 07/30/20

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 06/26/20 - 07/29/20 Reading Date: 07/29/2020

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	33	4342	Regular	1	584 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.06447 per kWh)					37.65
Fuel Cost					18.98
Environmental Charge					0.36
City of Jacksonville Franchise Fee					1.99
Gross Receipts Tax					1.75
<b>TOTAL CURRENT ELECTRIC CHARGES</b>					<b>\$ 69.98</b>

\$16.00 of Fuel Cost is Tax Exempt

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 06/29/20 - 07/30/20 Reading Date: 07/30/2020

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
66481279	31	32763	Regular	1 1/2	353000 GAL
Basic Monthly Charge					\$ 63.00
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					1,342.43
Environmental Charge					130.61
City of Jacksonville Franchise Fee					47.53
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 1,631.74</b>

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

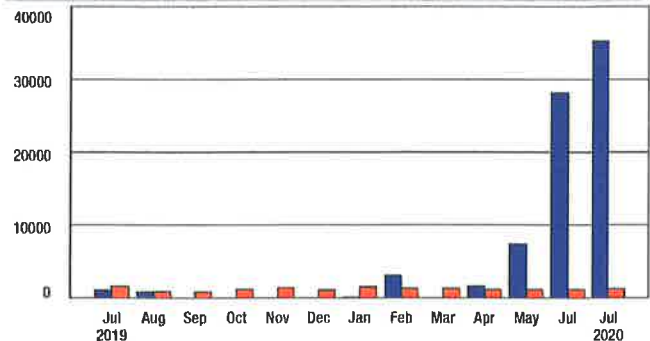
Service Period: 06/26/20 - 07/29/20 Reading Date: 07/29/2020

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	33	5018	Regular	1	687 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.06447 per kWh)					44.29
Fuel Cost					22.33
Environmental Charge					0.43
City of Jacksonville Franchise Fee					2.29
Gross Receipts Tax					2.02
<b>TOTAL CURRENT ELECTRIC CHARGES</b>					<b>\$ 80.61</b>

\$18.82 of Fuel Cost is Tax Exempt

### CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used	1,613	1,151	1,271	38
Total Gallons used	11,000	281,000	353,000	0

# Account Balance



Step 3/3

**Thank you for your payment.**

We have sent a confirmation email to champagnea@pfm.com.  
If your service has been disconnected and you have paid the required amount, a reconnect order will be issued automatically.

Account: 0230853498  
Your payment has been scheduled.Scheduled payments may take up to one business day to process.Your balance will not reflect the payment until the first business day after the scheduled payment date.

Confirmation No.	12597749080620
Payment Selection	Account Balance
Payment Amount	\$1,782.33
Bank Account	City National Bank
Posting Date	08/21/2020
Total: \$1,782.33	
Total Amount Paid:	
\$1,782.33	





21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com



Customer Name: VILLAGES OF WESTPORT CDD

Account #: 8245040569

Cycle: 04

Bill Date: 07/30/20

**TOTAL SUMMARY OF CHARGES**

Electric ..... \$ 716.78  
Irrigation ..... 1,563.63  
Sewer ..... 153.19  
Water ..... 127.99

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 2,561.59



Please pay \$2,561.59 by 08/21/20 to avoid service disconnections.



Disconnections for non-payment will resume in the coming days. Please contact us should you need to discuss payment options.



JEA's Annual Water Quality report for 2019 is available at [jea.com/WQR2019](http://jea.com/WQR2019). For a paper copy, email your address to [waterquality@jea.com](mailto:waterquality@jea.com) or call 665-6000 to request one.

RECEIVED AUG 06 2020

Please pay by due date.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$2,375.63	-\$2,375.63	\$0.00	\$2,561.59	\$2,561.59

**WE APPRECIATE  
YOUR BUSINESS**

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →



Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.



Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 8245040569		Bill Date: 07/30/20		Please pay by 08/21/20.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$2,375.63	-\$2,375.63	\$0.00	\$2,561.59	\$2,561.59	

# 0000121

I=10010000



121 1 MB 0.436  
VILLAGES OF WESTPORT CDD  
ATTN: BEVERLY RANCHUREJEE  
12051 CORPORATE BLVD  
ORLANDO FL 32817-1450



\*\* JEA \*\*

PO BOX 45047  
JACKSONVILLE FL 32232-5047

92008245040569000000000004000256159010100000000400018

0/002 282914/3708040 0000121 I=1001000000



## BILLING AND PAYMENT OPTIONS

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**eBill:** Receive, view, and pay your bill online. JEA ebill is one of our most convenient ways to receive, view and pay your bill.

**MyBudget:** With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

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Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.

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**Fuel Cost** is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuels JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

**Water/Sewer Service Availability Charge** is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

**Environmental Charge** provides funding for environmental and regulatory programs.

**Water Consumption/Sewer Usage Tiers** are based on the amount of water you use. Typical household usage is 6 kgals or less.

**Fees and Taxes** are government transfers paid to city or state governments.

kgal: 1,000 gallons

cf: Cubic foot of water which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



Customer Name: VILLAGES OF WESTPORT CDD

Account #: 8245040569

Cycle: 04

Bill Date: 07/30/20

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 06/26/20 - 07/29/20 Reading Date: 07/29/2020

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	33	62103	Regular	1	5496 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.06447 per kWh)					354.33
Fuel Cost					178.62
Environmental Charge					3.41
City of Jacksonville Franchise Fee					16.37
Gross Receipts Tax					14.41
<b>TOTAL CURRENT ELECTRIC CHARGES</b>					<b>\$ 576.39</b>

\$150.54 of Fuel Cost is Tax Exempt

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6714 SANDLE DR

Service Period: 06/25/20 - 07/28/20 Reading Date: 07/28/2020

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76679032	33	10488	Regular	2	329000 GAL
Basic Monthly Charge					\$ 100.80
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					1,247.39
Environmental Charge					121.73
City of Jacksonville Franchise Fee					45.54
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 1,563.63</b>

### SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 6714 SANDLE DR

Service Period: 06/25/20 - 07/28/20 Reading Date: 07/28/2020

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
77680745	33	1609	Regular	1	15000 GAL
Basic Monthly Charge					\$ 52.88
Sewer Usage Charge					90.30
Environmental Charge					5.55
City of Jacksonville Franchise Fee					4.46
<b>TOTAL CURRENT SEWER CHARGES</b>					<b>\$ 153.19</b>

### WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 06/25/20 - 07/28/20 Reading Date: 07/28/2020

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
77680745	33	1609	Regular	1	15000 GAL
Basic Monthly Charge					\$ 31.50
Water Consumption Charge					22.35
Environmental Charge					5.55
City of Jacksonville Franchise Fee					1.78
<b>TOTAL CURRENT WATER CHARGES</b>					<b>\$ 61.18</b>

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 6794 SANDLE DR APT LS01

Service Period: 06/26/20 - 07/29/20 Reading Date: 07/29/2020

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
20337172	33	29632	Regular	1	1267 KWH
20337172	33	10.20	Regular	1	10.20 KW
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.06447 per kWh)					81.68
Fuel Cost					41.17
Environmental Charge					0.79
City of Jacksonville Franchise Fee					3.99
Gross Receipts Tax					3.51
<b>TOTAL CURRENT ELECTRIC CHARGES</b>					<b>\$ 140.39</b>

\$34.70 of Fuel Cost is Tax Exempt

### WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6794 SANDLE DR APT LS01

Service Period: 06/25/20 - 07/28/20 Reading Date: 07/28/2020

Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
70588991	33	1825	Regular	1 1/2	1000 GAL
Basic Monthly Charge					\$ 63.00
Water Consumption Charge					1.49
Environmental Charge					0.37
City of Jacksonville Franchise Fee					1.95
<b>TOTAL CURRENT WATER CHARGES</b>					<b>\$ 66.81</b>



# Account Balance



Step 3/3

**Thank you for your payment.**

We have sent a confirmation email to champagnea@pfm.com.  
If your service has been disconnected and you have paid the required amount, a reconnect order will be issued automatically.

Account: 8245040569  
Your payment has been scheduled.Scheduled payments may take up to one business day to process.Your balance will not reflect the payment until the first business day after the scheduled payment date.

Confirmation No.	12597817080620
Payment Selection	Account Balance
Payment Amount	\$2,561.59
Bank Account	City National Bank
Posting Date	08/21/2020
Total: \$2,561.59	
Total Amount Paid:	
\$2,561.59	



RICK

A R S E N A U L T



COMMERCIAL

•

RESIDENTIAL

•

WATER FEATURES

## BILL TO

Villages of Westport CDD  
c/o District Manager  
12051 Corporate Boulevard  
Orlando, FL 32817

## Invoice

TERMS

INVOICE #

DATE

Due on receipt

VOW720

7/25/2020

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	August Monthly Commercial Pool Maintenance Agreement	600.00	600.00
320	Sodium Hypochlorite, per gallon	2.50	800.00
9	Sulfuric Acid, per gallon	4.98	44.82
1	Stenner Chemical Feed Pump Replacement Tubing, 45M2	19.24	19.24
RECEIVED AUG 03 2020			

Total

\$1,464.06

STATE CERTIFIED CPC 043148

## VILLAGES OF WESTPORT CDD

### Payment Authorization 2020-68

8/13/2020

Item No.	Payee	Invoice #	FY20 General Fund
1	<b>Advanced Security Specialist &amp; Consulting LLC</b> Security July 2020	V0072020	\$ 7,466.00
2	<b>Solitude Lake Management</b> Lake & Pond Management Aug. 2020	PI-A00456804	\$ 1,004.25
3	<b>Yellowstone Landscape</b> Landscape Maintenance Jul. 2020	JAX135989	\$ 3,615.75

**TOTAL**

**\$ 12,086.00**

\_\_\_\_\_  
Secretary/Assistant Secretary

  
Chairperson

# INVOICE

Advanced Security Specialist & Consulting LLC  
License# B1900191

1106 Copper Creek Drive, Macclenny Florida 32063  
Phone 904-483-1227  
[advancedsecurityspecialist@comcast.net](mailto:advancedsecurityspecialist@comcast.net)

INVOICE # V0072020  
Date: August 01, 2020

RECEIVED VIA EMAIL AUG 12 2020

<b>To</b>	Villages of Westport 12051 Corporate Boulevard Orlando Fl, 32817
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Consultant	Job	Shipping Method	Shipping Terms	Delivery Date	Terms	Due Date
Advanced Security	Security-1/ VOWP	N/A	N/A	July 2020	Payable Upon Receipt	08/01/20

Qty	Item #	Description	Unit Price	Discount	Line Total
1	Opt-1	Security/Monitoring/MMSFiles	\$ 2166.00		\$ 2166.00
6	On site	July 1, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
6	On site	July 2, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
8	On site	July 3, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
8	On site	July 4, 2020 On site security 8 hours	\$ 37.50		\$ 300.00
8	On site	July 5, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
6	On site	July 6, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
6	On site	July 8, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
6	On site	July 9, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
8	On site	July 10, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
8	On site	July 11, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
8	On site	July 12, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
4	On site	July 13, 2020 On site security 4 hours	\$ 25.00		\$ 100.00
4	On site	July 14, 2020 On site security 4 hours	\$ 25.00		\$ 100.00
8	On site	July 15, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
8	On site	July 16, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
8	On site	July 17, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
8	On site	July 18, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
8	On site	July 19, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
6	On site	July 20, 2020 On site security 6 hours	\$ 25.00		\$ 150.00



6	On site	July 21, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
6	On site	July 22, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
6	On site	July 23, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
8	On site	July 24, 2020 On site security 8 hours	\$ 25.00	\$ 200.00
8	On site	July 25, 2020 On site security 8 hours	\$ 25.00	\$ 200.00
8	On site	July 26, 2020 On site security 8 hours	\$ 25.00	\$ 200.00
6	On site	July 27, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
6	On site	July 28, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
6	On site	July 29, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
8	On site	July 30, 2020 On site security 8 hours	\$ 25.00	\$ 200.00
8	On site	July 31, 2020 On site security 8 hours	\$ 25.00	\$ 200.00
			Total	\$7,466.00
			Balance Due	\$7,466.00



INVOICE

Voice: (888) 480-LAKE • Fax: (888) 358-0088

Invoice Number: PI-A00456804  
Invoice Date: 08/01/20

PROPERTY: Villages/Westport-Cdd

SOLD TO: Villages/Westport-Cdd  
C/O PFM Group Consulting LLC  
12051 Corporate Blvd  
Orlando, FL 32817

Customer ID

Customer PO

Payment Terms

Net 30

Sales Rep ID  
Kate Cabanillas

Shipping Method

Ship Date

Due Date  
08/31/20

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR48906 08/01/20 - 08/31/20 Lake & Pond Management Services	1,004.25	1,004.25

RECEIVED AUG 13 2020

PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC  
1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

	1,004.25
Subtotal	0.00
Sales Tax	1,004.25
Total Invoice	0.00
Payment Received	
<b>TOTAL</b>	<b>1,004.25</b>



## INVOICE

INVOICE #	INVOICE DATE
JAX 135989	7/31/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

Villages of Westport CDD  
c/o ICI Homes  
Tidewater POA  
14785 Old St. Augustine Rd. #3  
Jacksonville, FL 32258

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Villages of Westport CDD

**Invoice Due Date:** August 30, 2020

**Invoice Amount:** \$3,615.75

Description	Current Amount
Monthly Landscape Maintenance July 2020	\$3,615.75

**Invoice Total** **\$3,615.75**

*Excellence*

RECEIVED VIA EMAIL AUG 12 2020

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

## VILLAGES OF WESTPORT CDD


### Payment Authorization 2020-69

8/20/2020

Item No.	Payee	Invoice #	FY20 General Fund
1	<b>Comcast Business</b> (paid online) Acct. 8495 74 120 2518167; 08/11/20-09/10/20	--	\$ 119.69
2	<b>Hopping Green &amp; Sams</b> General Counsel thru 06/30/2020	116544	\$ 1,304.79
	General Counsel thru 06/30/2020	116545	\$ 1,167.50
3	<b>PFM Group Consulting, LLC</b> District Management Fee: Aug 2020	DM-08-2020-0061	\$ 1,250.00
	Website Fee: Aug 2020	DM-08-2020-0062	\$ 100.00

<b>TOTAL</b>	<b>\$ 3,941.98</b>
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\_\_\_\_\_  
Secretary/Assistant Secretary

  
Chairperson

# Hello,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 6713 SANDLE DR, JACKSONVILLE, FL, 32219-0000

Previous balance		\$119.69
One-time EFT Payment - thank you	Jul 27	-\$119.69
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$118.40
Taxes, fees and other charges	Page 3	\$1.29
<b>New charges</b>		<b>\$119.69</b>

**Amount due Aug 28, 2020 \$119.69**

### Need help?

Visit [xfinity.com/customersupport](http://xfinity.com/customersupport) or see page 2 for other ways to contact us.

## Your bill explained

- Any payments received or account activity after Aug 07, 2020 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](http://business.comcast.com/myaccount).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.



RECEIVED AUG 17 2020

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

## COMCAST BUSINESS

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250  
96330310 NO RP 07 20200807 NNNNNNNY 0000855 0004

VILLAGES WEST PORT  
ATTN BEVERLY RANCHUREJEE  
12051 CORPORATE BLVD  
ORLANDO, FL 32817-1450



849574120251816700119693

Account number

**8495 74 120 2518167**

Payment due

**Aug 28, 2020**

**Please pay**

**\$119.69**

Amount enclosed

\$

Make checks payable to Comcast

Do not send cash

Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211



Regular monthly charges		\$118.40
Comcast Business services		\$99.95
Deluxe 25	\$99.95	
Business Internet		
Equipment & services		\$18.45
Equipment Fee	\$18.45	
Internet		
Taxes, fees and other charges		\$1.29
Taxes & government fees		\$1.29
Sales Tax	\$1.29	

What's included?



**Internet:** Fast, reliable internet on our Gig-speed network

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details



## Payment Confirmation #8600079761

Thank you for your payment! Payments may take up to one day to process. Please print this page for your records.

### Set Up Automatic Payments

Set up Auto Pay to easily schedule recurring payments from your bank, credit or debit card for your monthly Comcast Business bill. Because convenience counts.

#### SET UP AUTO PAY

### Account Details

#### Service Address

6713 SANDLE DR  
JACKSONVILLE , FL

#### Account Number

8495741202518167

### Payment Details

#### Checking Account Number

\*\*\*\*\*43

#### Payment Amount

\$119.69

#### Routing Number

\*\*\*\*\*67

#### Payment Date

August 26, 2020

 [PRINT THIS PAGE](#)

 [GO TO OVERVIEW](#)

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

July 31, 2020

Villages of Westport CDD  
PFM Group Consulting, LLC  
c/o Jason Venning  
12051 Corporate Blvd.  
Orlando, FL 32817

Bill Number 116544  
Billed through 06/30/2020

**RECEIVED**

*By Amy Champagne at 7:37 pm, Aug 21, 2020*

**General Counsel**  
**VWCDD 00001 WSH**

## **FOR PROFESSIONAL SERVICES RENDERED**

06/04/20	WSH	Confer with Veazey and Carvalho regarding correction to Supervisor of Elections website.	0.60 hrs
06/05/20	WSH	Confer with Ripoll regarding supervisor of elections website.	0.20 hrs
06/05/20	SSW	Research physical quorum and public comment requirements and guidance pursuant to Governor's Executive Order and Task Force Report for Phase 2 Re-opening.	0.10 hrs
06/16/20	MGC	Review auditor letter.	0.20 hrs
06/16/20	WSH	Respond to auditor inquiry.	0.20 hrs
06/16/20	APA	Prepare attorney response to auditor letter fiscal year end 2019.	1.40 hrs
06/19/20	WSH	Prepare for and participate in special meeting; begin preparation of budget notice.	1.30 hrs
06/19/20	KFJ	Prepare budget hearing documents; confer with Haber.	0.40 hrs
06/22/20	WSH	Prepare budget notice and related resolutions; confer with Carvalho regarding same.	0.50 hrs
06/22/20	KFJ	Prepare budget hearing notice.	0.20 hrs
06/24/20	MKR	Review VGlobal proposal and provide comments.	0.20 hrs
06/26/20	WSH	Review proposed agenda and confer with Ripoll regarding same.	0.30 hrs
06/30/20	JLK	Review Phase 2 EO; prepare and review categories of reopening expansions; confer with in house lawyers on various nuances for same; multiple calls with district managers and amenity managers; multiple calls with FIA on same; review, edit and transmit COVID waivers and license agreements for use of same; review, edit and transmit reservation language and screening questionnaires; review PPE requirements promulgated by local jurisdictions; confer regarding COVID notification process.	0.30 hrs



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Total fees for this matter	\$1,299.00
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**DISBURSEMENTS**

Conference Calls	5.79
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Total disbursements for this matter	\$5.79
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**MATTER SUMMARY**

Papp, Annie M. - Paralegal	1.40 hrs	125 /hr	\$175.00
Kilinski, Jennifer L.	0.30 hrs	220 /hr	\$66.00
Jusevitch, Karen F.- Paralegal	0.60 hrs	125 /hr	\$75.00
Collazo, Mike	0.20 hrs	300 /hr	\$60.00
Rigoni, Michelle K.	0.20 hrs	245 /hr	\$49.00
Warren, Sarah S.	0.10 hrs	215 /hr	\$21.50
Haber, Wesley S.	3.10 hrs	275 /hr	\$852.50

TOTAL FEES	\$1,299.00
TOTAL DISBURSEMENTS	\$5.79

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$1,304.79</b>
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**BILLING SUMMARY**

Papp, Annie M. - Paralegal	1.40 hrs	125 /hr	\$175.00
Kilinski, Jennifer L.	0.30 hrs	220 /hr	\$66.00
Jusevitch, Karen F.- Paralegal	0.60 hrs	125 /hr	\$75.00
Collazo, Mike	0.20 hrs	300 /hr	\$60.00
Rigoni, Michelle K.	0.20 hrs	245 /hr	\$49.00
Warren, Sarah S.	0.10 hrs	215 /hr	\$21.50
Haber, Wesley S.	3.10 hrs	275 /hr	\$852.50

TOTAL FEES	\$1,299.00
TOTAL DISBURSEMENTS	\$5.79

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$1,304.79</b>
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**Please include the bill number with your payment.**

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

July 31, 2020

Villages of Westport CDD  
PFM Group Consulting, LLC  
c/o Jason Venning  
12051 Corporate Blvd.  
Orlando, FL 32817

Bill Number 116545  
Billed through 06/30/2020

**RECEIVED**

*By Amy Champagne at 7:35 pm, Aug 21, 2020*

**2020 Boundary Amendment  
VWCDD 00107 WSH**

**FOR PROFESSIONAL SERVICES RENDERED**

06/05/20	WSH	Review correspondence from McCarrick regarding boundary amendment; confer with Carvalho regarding same.	0.30 hrs
06/11/20	WSH	Confer with McCarrick and review and revise boundary amendment resolution.	0.70 hrs
06/11/20	KFJ	Confer with Haber regarding draft exhibits.	0.50 hrs
06/12/20	WSH	Finalize resolution regarding boundary amendment and confer with Carvalho regarding same.	0.50 hrs
06/12/20	KFJ	Amend boundary amendment resolution; confer with Haber.	0.20 hrs
06/19/20	KFJ	Research status of boundary amendment documents; prepare draft petition.	1.30 hrs
06/22/20	KFJ	Prepare draft petition; confer with Haber.	1.30 hrs
06/23/20	WSH	Confer with Brockmier and Jusevitch regarding petition exhibits and revisions to same; review petition.	0.70 hrs
06/23/20	KFJ	Teleconference with Haber and district engineer regarding boundary amendment exhibits; prepare summary for follow up.	1.20 hrs
Total fees for this matter			\$1,167.50

**MATTER SUMMARY**

Jusevitch, Karen F.- Paralegal	4.50 hrs	125 /hr	\$562.50
Haber, Wesley S.	2.20 hrs	275 /hr	\$605.00

TOTAL FEES \$1,167.50

**TOTAL CHARGES FOR THIS MATTER \$1,167.50**

**BILLING SUMMARY**

=====			
Jusevitch, Karen F.- Paralegal	4.50 hrs	125 /hr	\$562.50
Haber, Wesley S.	2.20 hrs	275 /hr	\$605.00
TOTAL FEES			\$1,167.50
TOTAL CHARGES FOR THIS BILL			----- <b>\$1,167.50</b>

**Please include the bill number with your payment.**



Date	Invoice Number
August 6, 2020	DM-08-2020-0061
Payment Terms	Due Date
Upon Receipt	August 6, 2020

**RECEIVED**  
*By Amy Champagne at 7:18 am, Aug 18, 2020*

Bill To:
Villages of Westport CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100  Federal Tax ID: 81-1642478

**Remittance Options:**

Via ACH (preferred):	Via Wire:	Via Mail:
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**RE:** District Management Fee: August 2020

Professional Fees	\$1,250.00
<b>Total Amount Due</b>	<b><u>\$1,250.00</u></b>



Date	Invoice Number
August 6, 2020	DM-08-2020-0062
Payment Terms	Due Date
Upon Receipt	August 6, 2020

**RECEIVED**

*By Amy Champagne at 7:19 am, Aug 18, 2020*

**Bill To:**

Villages of Westport CDD  
c/o PFM Group Consulting District Accounting  
Department  
12051 Corporate Blvd  
Orlando, FL 32817  
United States of America

**Company Address:**

1735 Market Street  
43rd Floor  
Philadelphia, PA 19103  
+1 (215) 567-6100

Federal Tax ID: 81-1642478

**Remittance Options:**

Via ACH (preferred):

Via Wire:

Via Mail:

**RE:** Website Fee - August 2020

Professional Fees

\$100.00

**Total Amount Due**

**\$100.00**

## VILLAGES OF WESTPORT CDD

### Payment Authorization 2020-70

8/28/2020

Item No.	Payee	Invoice #	FY20 General Fund
1	Leland Management, Inc. Management Fee: July. 2020	--	\$ 1,600.00

<b>TOTAL</b>	<b>\$ 1,600.00</b>
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\_\_\_\_\_  
Secretary/Assistant Secretary

  
Chairperson

**Leland Management, Inc.**  
6972 Lake Gloria Blvd  
Orlando FL 32809-3200  
407-447-9955

**RECEIVED**

*By Amy Champagne at 9:58 am, Aug 28, 2020*

**Statement of Account as of 07/22/20**

Re: 1 VILLAGES OF WESTPORT

**VILLAGES OF WESTPORT CDD  
C/O FISHKIND & ASSOCIATES  
12501 CORPORATE BLVD  
ORLANDO FL 32817**

Account # : 249  
Lot # : JAX-24  
Bill Period: Mgmt Fees - Jul 2020  
Payment Due: 07/31/20

**Amount Due: \$3,200.00**

Date	Description	Charges	Credits	Balance
07/19/20	Balance Forward			\$1,600.00
07/20/20	MANAGEMENT FEE	1,600.00		
New Balance -				\$3,200.00

Make Checks Payable to: **Leland Management, Inc.**

Re: 1 VILLAGES OF WESTPORT

VILLAGES OF WESTPORT CDD  
C/O FISHKIND & ASSOCIATES  
12501 CORPORATE BLVD  
ORLANDO FL 32817

Account # : 249  
Lot # : JAX-24  
Bill Period: Mgmt Fees - Jul 202  
Payment Due: 07/31/20

**Amount Due: \$3,200.00**

**Leland Management, Inc.  
6972 Lake Gloria Blvd  
Orlando FL 32809-3200**

## VILLAGES OF WESTPORT CDD

### Payment Authorization 2020-71

9/3/2020

Item No.	Payee	Invoice #	FY20 General Fund
1	<b>Advanced Security Specialist &amp; Consulting LLC</b> Security Aug 2020	V0082020	\$ 6,966.00
2	<b>Rick Arsenault</b> Pool Maintenance Sep 2020	VOW820	\$ 1,112.24
3	<b>Yellowstone Landscape</b> Landscape Maintenance Aug. 2020	JAX145323	\$ 3,615.75

<b>TOTAL</b>	<b>\$ 11,693.99</b>
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\_\_\_\_\_  
Secretary/Assistant Secretary

  
Chairperson



# INVOICE

**RECEIVED***By Amy Champagne at 7:24 am, Sep 03, 2020*

Advanced Security Specialist & Consulting LLC  
License# B1900191

INVOICE # V0082020  
Date: September 01, 2020

1106 Copper Creek Drive, Macclenny Florida 32063  
Phone 904-483-1227  
[advancedsecurityspecialist@comcast.net](mailto:advancedsecurityspecialist@comcast.net)

<b>To</b>	Villages of Westport 12051 Corporate Boulevard Orlando Fl, 32817
-----------	--

Consultant	Job	Shipping Method	Shipping Terms	Delivery Date	Terms	Due Date
Advanced Security	Security-1/ VOWP	N/A	N/A	August 2020	Payable Upon Receipt	09/01/20

Qty	Item #	Description	Unit Price	Discount	Line Total
1	Opt-1	Security/Monitoring/MMSFiles	\$ 2166.00		\$ 2166.00
8	On site	August 1, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
8	On site	August 2, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
4	On site	August 3, 2020 On site security 4 hours	\$ 25.00		\$ 100.00
6	On site	August 4, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
6	On site	August 5, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
6	On site	August 6, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
8	On site	August 7, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
6	On site	August 8, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
6	On site	August 9, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
4	On site	August 10, 2020 On site security 4 hours	\$ 25.00		\$ 100.00
6	On site	August 11, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
6	On site	August 12, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
6	On site	August 13, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
6	On site	August 14, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
8	On site	August 15, 2020 On site security 8 hours	\$ 25.00		\$ 200.00
6	On site	August 16, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
6	On site	August 17, 2020 On site security 6 hours	\$ 25.00		\$ 150.00
6	On site	August 18, 2020 On site security 6 hours	\$ 25.00		\$ 150.00

6	On site	August 19, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
6	On site	August 20, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
6	On site	August 21, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
6	On site	August 22, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
6	On site	August 23, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
6	On site	August 24, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
6	On site	August 25, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
6	On site	August 26, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
6	On site	August 27, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
6	On site	August 28, 2020 On site security 6 hours	\$ 25.00	\$ 150.00
8	On site	August 29, 2020 On site security 8 hours	\$ 25.00	\$ 200.00
8	On site	August 30, 2020 On site security 8 hours	\$ 25.00	\$ 200.00
4	On site	August 31, 2020 On site security 4 hours	\$ 25.00	\$ 100.00
			Total	\$6,966.00
			Balance Due	\$6,966.00

COMMERCIAL • RESIDENTIAL • WATER FEATURES

## BILL TO

Villages of Westport CDD  
c/o District Manager  
12051 Corporate Boulevard  
Orlando, FL 32817

## Invoice

TERMS

INVOICE #

DATE

Due on receipt

VOW820

8/24/2020

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	September Monthly Commercial Pool Maintenance Agreement	600.00	600.00
175	Sodium Hypochlorite, per gallon	2.50	437.50
10	Sulfuric Acid, per gallon	4.98	49.80
6	Sodium Bicarbonate	0.95	5.70
1	Stenner Chemical Feed Pump Replacement Tubing, 45M2	19.24	19.24
RECEIVED AUG 31 2020			

Total

\$1,112.24



## INVOICE

INVOICE #	INVOICE DATE
JAX 145323	8/31/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

Villages of Westport CDD  
c/o ICI Homes  
Tidewater POA  
14785 Old St. Augustine Rd. #3  
Jacksonville, FL 32258

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Villages of Westport CDD

**Invoice Due Date:** September 30, 2020

**Invoice Amount:** \$3,615.75

Description	Current Amount
Monthly Landscape Maintenance August 2020	\$3,615.75

**RECEIVED**

*By Amy Champagne at 7:39 am, Sep 02, 2020*

**Invoice Total** **\$3,615.75**

*Excellence*

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

## VILLAGES OF WESTPORT CDD

### Payment Authorization 2020-72

9/14/2020

Item No.	Payee	Invoice #	FY20 General Fund
1	<b>Egis Insurance Advisors, LLC</b> Renew Policy # 100110524	11696	\$ 11,025.00
2	<b>JEA (paid online)</b> Acct. 0230853498; Svcs 07/29/20-08/27/20 Acct. 8245040569; Svcs 07/29/20-08/27/20	-- --	\$ 1,234.95 \$ 2,106.22
3	<b>Mulch Masters, LLC</b> Install Playground Mulch	CM1209	\$ 5,648.00
4	<b>PFM Group Consulting, LLC</b> Tax Rolls	FY21-TR-0029	\$ 5,000.00
5	<b>Solitude Lake Management</b> Lake & Pond Management Sep. 2020	PI-A00470032	\$ 1,004.25
6	<b>VGlobalTech</b> ADA Website Maintenance	1927	\$ 100.00
7	<b>Yellowstone Landscape</b> Irrigation Repairs Landscape Maintenance May. 2020	JAX115602 JAX120834	\$ 4,195.42 \$ 3,615.75

**TOTAL**

**\$ 33,929.59**

\_\_\_\_\_  
Secretary/Assistant Secretary

  
Chairperson

**RECEIVED***By Amy Champagne at 12:47 pm, Sep 09, 2020*

Villages of Westport Community Development District  
c/o PFM Group Consulting, LLC  
12051 Corporate Blvd  
Orlando, FL 32817

**INVOICE**

Customer	Villages of Westport Community Development District
Acct #	192
Date	09/02/2020
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 11,025.00
Payment Amount	
Payment for:	Invoice#11696
100110524	

Thank You

Please detach and return with payment



Customer: Villages of Westport Community Development District

Invoice	Effective	Transaction	Description	Amount
11696	10/01/2020	Renew policy	Policy #100110524 10/01/2020-10/01/2021 Florida Insurance Alliance Package - Renew policy Due Date: 9/2/2020	11,025.00

**Total**

\$ 11,025.00

Thank You

**FOR PAYMENTS SENT OVERNIGHT:**

Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

**Remit Payment To: Egis Insurance Advisors, LLC**Lockbox 234021 PO Box 84021  
Chicago, IL 60689-4002

(321)233-9939

sclimer@egisadvisors.com

**Date**

09/02/2020



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Customer Name: VILLAGES OF WESTPORT COMMUNITY

Account #: 0230853498

Cycle: 04

Bill Date: 08/28/20

### TOTAL SUMMARY OF CHARGES

Electric ..... \$ 142.86  
Irrigation ..... 1,092.09

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 1,234.95



Please pay \$1,234.95 by 09/21/20 to avoid service disconnections.



Downed power lines can kill you even if you don't touch them, so please make sure to stay away. Call JEA at 665-6000 to report the location of a downed line.



If your business floods and water rises above the electrical outlets, it's important to call a licensed electrician to check the wiring before you restore power.

RECEIVED SEP 04 2020

Please pay by due date.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$1,782.33	-\$1,782.33	\$0.00	\$1,234.95	\$1,234.95

**WE APPRECIATE  
YOUR BUSINESS**

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →


☐

Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

☐

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 0230853498	Bill Date: 08/28/20	Please pay by 09/21/20.			
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$1,782.33	-\$1,782.33	\$0.00	\$1,234.95	\$1,234.95	

# 0000130

I=10010000



130 1 MB 0.436  
VILLAGES OF WESTPORT COMMUNITY  
12051 CORPORATE BLVD  
ORLANDO FL 32817-1450



\*\* JEA \*\*  
PO BOX 45047  
JACKSONVILLE FL 32232-5047

72100230853498000000000004000123495010100000000400015



0/002 286887/3719824 0000130 1 I=1001000000





## BILLING AND PAYMENT OPTIONS

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is easy for you and good for the environment.

**eBill:** Receive, view, and pay your bill online. JEA ebill is one of our most convenient ways to receive, view and pay your bill.

**MyBudget:** With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

**Auto-Pay:** Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

**Pay Online:** When you pay your JEA bill on [jea.com](http://jea.com), your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card-convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01-\$1,000: \$4.40, \$1,000.01-\$10,000: \$9.95.

**Pay Through Your Bank:** Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

**Pay by Phone:** Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card-convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01-\$1,000: \$4.40, \$1,000.01-\$10,000: \$9.95.

**Pay by Mail:** Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

**Pay in Person:** JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at [JEA.com/paymentlocations](http://JEA.com/paymentlocations). Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 43 W. Church Street, is open 7:30 a.m.-5:30 p.m. Monday through Friday except holidays. Closed Saturday.**

**When you provide a check** as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at [jea.com](http://jea.com). Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

**Need Help Paying Your Bill?** United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

## STATEMENT INFORMATION

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Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. **Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.**

**Customer Charge** is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

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**Water/Sewer Service Availability Charge** is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

**Environmental Charge** provides funding for environmental and regulatory programs.

**Water Consumption/Sewer Usage Tiers** are based on the amount of water you use. Typical household usage is 6 kgal or less.

**Fees and Taxes** are government transfers paid to city or state governments.

**kgal:** 1,000 gallons

**cf:** Cubic foot of water which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e., for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:





Customer Name: VILLAGES OF WESTPORT COMMUNITY

Account #: 0230853498

Cycle: 04

Bill Date: 08/28/20

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12060 BRADDOCK RD

Service Period: 07/29/20 - 08/27/20 Reading Date: 08/27/2020

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072186	29	4940	Regular	1	598 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.06447 per kWh)					38.55
Fuel Cost					19.44
Environmental Charge					0.37
City of Jacksonville Franchise Fee					2.03
Gross Receipts Tax					1.79
<b>TOTAL CURRENT ELECTRIC CHARGES</b>					<b>\$ 71.43</b>

\$16.38 of Fuel Cost is Tax Exempt

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 12060 BRADDOCK RD

Service Period: 07/30/20 - 08/28/20 Reading Date: 08/28/2020

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
66481279	29	32995	Regular	1 1/2	232000 GAL
Basic Monthly Charge					\$ 63.00
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					863.27
Environmental Charge					85.84
City of Jacksonville Franchise Fee					31.81
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 1,092.09</b>

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 12424 CADLEY CIR

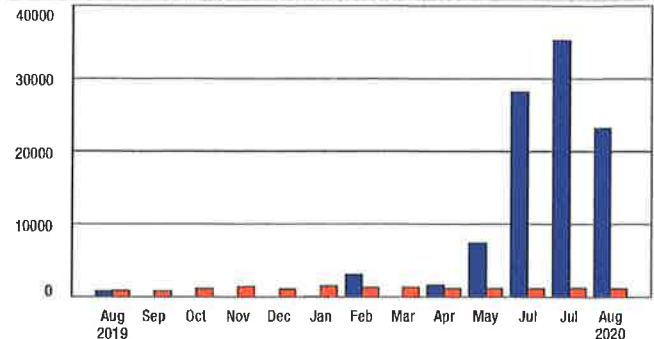
Service Period: 07/29/20 - 08/27/20 Reading Date: 08/27/2020

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24072169	29	5616	Regular	1	598 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.06447 per kWh)					38.55
Fuel Cost					19.44
Environmental Charge					0.37
City of Jacksonville Franchise Fee					2.03
Gross Receipts Tax					1.79
<b>TOTAL CURRENT ELECTRIC CHARGES</b>					<b>\$ 71.43</b>

\$16.38 of Fuel Cost is Tax Exempt

### CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used	848	1,271	1,186	41
Total Gallons used	8,000	353,000	232,000	0



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# Account Balance



Step 3/3

**Thank you for your payment.**

We have sent a confirmation email to champagnea@pfm.com.  
If your service has been disconnected and you have paid the required amount, a reconnect order will be issued automatically.

Account: 0230853498

Your payment has been scheduled.Scheduled payments may take up to one business day to process.Your balance will not reflect the payment until the first business day after the scheduled payment date.

Confirmation No.	12944648090420
Payment Selection	Account Balance
Payment Amount	\$1,234.95
Bank Account	City National Bank
Posting Date	09/21/2020
Total: \$1,234.95	
Total Amount Paid:	
\$1,234.95	



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Page 1 of 4

Customer Name: VILLAGES OF WESTPORT CDD

Account #: 8245040569

Cycle: 04

Bill Date: 08/28/20

### TOTAL SUMMARY OF CHARGES

Electric .....	\$	654.10
Irrigation .....		1,206.84
Sewer .....		126.87
Water .....		118.41

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 2,106.22



Please pay \$2,106.22 by 09/21/20 to avoid service disconnections.



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RECEIVED SEP 04 2020

Please pay by due date.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$2,561.59	-\$2,561.59	\$0.00	\$2,106.22	\$2,106.22

WE APPRECIATE  
YOUR BUSINESS

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →



Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.



Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 8245040569	Bill Date: 08/28/20	Please pay by 09/21/20.			
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$2,561.59	-\$2,561.59	\$0.00	\$2,106.22	\$2,106.22	

# 0000129

I=10010000



129 1 MB 0.436  
VILLAGES OF WESTPORT CDD  
ATTN: BEVERLY RANCHUREJEA  
12051 CORPORATE BLVD  
ORLANDO FL 32817-1450



\*\* JEA \*\*

PO BOX 45047  
JACKSONVILLE FL 32232-5047

92008245040569000000000004000210622010100000000400010



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## BILLING AND PAYMENT OPTIONS

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**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

**Environmental Charge** provides funding for environmental and regulatory programs.

**Water Consumption/Sewer Usage Tiers** are based on the amount of water you use. Typical household usage is 6 kgals or less.

**Fees and Taxes** are government transfers paid to city or state governments.

**kgal:** 1,000 gallons

**cf:** Cubic foot of water which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



Customer Name: VILLAGES OF WESTPORT CDD

Account #: 8245040569

Cycle: 04

Bill Date: 08/28/20

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 6714 SANDLE DR

Service Period: 07/29/20 - 08/27/20 Reading Date: 08/27/2020

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22960690	29	67135	Regular	1	5032 KWH
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.06447 per kWh)					324.41
Fuel Cost					163.54
Environmental Charge					3.12
City of Jacksonville Franchise Fee					15.01
Gross Receipts Tax					13.21
<b>TOTAL CURRENT ELECTRIC CHARGES</b>					<b>\$ 528.54</b>

\$137.83 of Fuel Cost is Tax Exempt

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 6714 SANDLE DR

Service Period: 07/28/20 - 08/26/20 Reading Date: 08/26/2020

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76679032	29	10737	Regular	2	249000 GAL
Basic Monthly Charge					\$ 100.80
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					930.59
Environmental Charge					92.13
City of Jacksonville Franchise Fee					35.15
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 1,206.84</b>

### SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 6714 SANDLE DR

Service Period: 07/28/20 - 08/26/20 Reading Date: 08/26/2020

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
77680745	29	1620	Regular	1	11000 GAL
Basic Monthly Charge					\$ 52.88
Sewer Usage Charge					66.22
Environmental Charge					4.07
City of Jacksonville Franchise Fee					3.70
<b>TOTAL CURRENT SEWER CHARGES</b>					<b>\$ 126.87</b>

### WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6714 SANDLE DR

Service Period: 07/28/20 - 08/26/20 Reading Date: 08/26/2020

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
77680745	29	1620	Regular	1	11000 GAL
Basic Monthly Charge					\$ 31.50
Water Consumption Charge					16.39
Environmental Charge					4.07
City of Jacksonville Franchise Fee					1.56
<b>TOTAL CURRENT WATER CHARGES</b>					<b>\$ 53.52</b>

### ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 6794 SANDLE DR APT LS01

Service Period: 07/29/20 - 08/27/20 Reading Date: 08/27/2020

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
20337172	29	30755	Regular	1	1123 KWH
20337172	29	13.75	Regular	1	13.75 KW
Basic Monthly Charge					\$ 9.25
Energy Charge (\$0.06447 per kWh)					72.40
Fuel Cost					36.50
Environmental Charge					0.70
City of Jacksonville Franchise Fee					3.57
Gross Receipts Tax					3.14
<b>TOTAL CURRENT ELECTRIC CHARGES</b>					<b>\$ 125.56</b>

\$30.76 of Fuel Cost is Tax Exempt

### WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 6794 SANDLE DR APT LS01

Service Period: 07/28/20 - 08/26/20 Reading Date: 08/26/2020

Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
70588991	29	1825	Regular	1 1/2	0 GAL
Basic Monthly Charge					\$ 63.00
City of Jacksonville Franchise Fee					1.89
<b>TOTAL CURRENT WATER CHARGES</b>					<b>\$ 64.89</b>





21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com



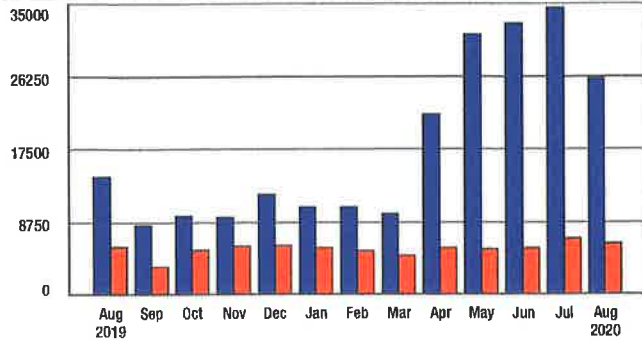
Customer Name: VILLAGES OF WESTPORT CDD

Account #: 8245040569

Cycle: 04

Bill Date: 08/28/20

### CONSUMPTION HISTORY



Water tens Gal Electric Kwh

	1 year ago	Last Month	This Month	Average Daily
Total Kwh used	5,757	6,763	6,155	212
Total Gallons used	142,000	345,000	260,000	8,965

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# Account Balance



Step 3/3

Thank you for your payment.

We have sent a confirmation email to champagnea@pfm.com.  
If your service has been disconnected and you have paid the required amount, a reconnect order will be issued automatically.

Account: 8245040569

Your payment has been scheduled.Scheduled payments may take up to one business day to process.Your balance will not reflect the payment until the first business day after the scheduled payment date.

Confirmation No.	12944668090420
Payment Selection	Account Balance
Payment Amount	\$2,106.22
Bank Account	City National Bank
Posting Date	09/21/2020
Total: \$2,106.22	
Total Amount Paid:	
\$2,106.22	

Mulch Masters, LLC  
230 Lee Road  
JACKSONVILLE, FL 32225 US  
(904)727-1100  
mulchmastersjax@gmail.com  
<http://www.mulchmasters.com>

**RECEIVED**

*By Amy Champagne at 3:42 pm, Sep 03, 2020*

## INVOICE

### BILL TO

Villages of Westport  
6714 Sandle Drive  
Jacksonville, FL 32219

INVOICE # CM1209

DATE 05/28/2020

DUE DATE 06/27/2020

TERMS Net 30

DESCRIPTION	QTY	RATE	AMOUNT
<b>Installation</b> Playground Mulch	1	1,040.00	1,040.00
<b>Installation</b> PB mini nuggets	1	4,608.00	4,608.00

BALANCE DUE

**\$5,648.00**





Date	Invoice Number
September 8, 2020	FY21-TR-0029
Payment Terms	Due Date
Upon Receipt	September 8, 2020

Bill To:
Villages of Westport CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100  Federal Tax ID: 81-1642478

**Remittance Options:**

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
-----------------------------	------------------	------------------

**RE:** For the preparation and submission of the FY 2021 Tax Roll.

Professional Fees	\$5,000.00
<b>Total Amount Due</b>	<b><u>\$5,000.00</u></b>



## INVOICE

Voice: (888) 480-LAKE • Fax: (888) 358-0088

SOLD TO: Villages/Westport-Cdd  
C/O PFM Group Consulting LLC  
12051 Corporate Blvd  
Orlando, FL 32817

Invoice Number: PI-A00470032  
Invoice Date: 09/01/20

PROPERTY: Villages/Westport-Cdd

Customer ID	Customer PO	Payment Terms	
8794		Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Katie Cabanillas			10/01/20

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR48906 09/01/20 - 09/30/20 Lake & Pond Management Services	1,004.25	1,004.25

RECEIVED SEP 08 2020

PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC  
1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

	1,004.25
Subtotal	0.00
Sales Tax	1,004.25
Total Invoice	0.00
Payment Received	
<b>TOTAL</b>	<b>1,004.25</b>

VGlobalTech  
636 Fanning Drive  
Winter Springs, FL 32708 US  
contact@vglobaltech.com  
www.vglobaltech.com



**RECEIVED**

*By Amy Champagne at 2:07 pm, Sep 09, 2020*

**BILL TO**

Villages of Westport CDD  
1735 Market St FL 43  
Philadelphia, PA 191037502  
USA

**INVOICE #** 1927

**DATE** 09/01/2020

**DUE DATE** 09/01/2020

**TERMS** Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Web Maintenance:ADA Website Maintenance</b> Ongoing website maintenance for ADA and WCAG Compliance	1	100.00	100.00

Please make check payable to VGlobalTech.

**BALANCE DUE**

**\$100.00**

**RECEIVED**

By Amy Champagne at 1:07 pm, Sep 09, 2020



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
JAX 115602	5/27/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

Villages of Westport CDD  
c/o ICI Homes  
Tidewater POA  
14785 Old St. Augustine Rd. #3  
Jacksonville, FL 32258

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Villages of Westport CDD

**Invoice Due Date:** June 26, 2020

**Invoice Amount:** \$4,195.42

Description	Current Amount
Irrigation repairs, tracking, and diagnosis	
Irrigation Repairs	\$4,195.42

**Invoice Total** **\$4,195.42**

*Excellence*

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



## INVOICE

INVOICE #	INVOICE DATE
JAX 120834	5/31/2020
TERMS	PO NUMBER
Net 30	

**Bill To:**

Villages of Westport CDD  
c/o ICI Homes  
Tidewater POA  
14785 Old St. Augustine Rd. #3  
Jacksonville, FL 32258

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Villages of Westport CDD

**RECEIVED**

*By Amy Champagne at 1:08 pm, Sep 09, 2020*

**Invoice Due Date:** June 30, 2020

**Invoice Amount:** \$3,615.75

Description	Current Amount
Monthly Landscape Maintenance May 2020	\$3,615.75

**Invoice Total** **\$3,615.75**

Excellence

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

# VILLAGES OF WESTPORT CDD

## Payment Authorization 2020-73

9/21/2020

Item No.	Payee	Invoice #	FY20 General Fund
1	<b>Comcast Business</b> (paid online) Acct. 8495 74 120 2518167; 09/11/20-10/10/20	--	\$ 119.69
2	<b>Elite Christmas Lighting</b> Install Christmas Lights 50% Deposit	2583	\$ 905.50
	Install Christmas Lights 50% Balance Due	2583-1	\$ 905.50
3	<b>Hopping Green &amp; Sams</b> General Counsel thru 07/31/2020	117112	\$ 1,435.00
	<del>General Counsel thru 07/31/2020</del>	<del>117113</del>	<del>\$ 1,370.00</del>
4	<b>PFM Group Consulting, LLC</b> District Management Fee: Sep 2020	DM-09-2020-0046	\$ 1,250.00
	Postage/ FedEx: Mar. 2020	OE-EXP-00810	\$ 3.60
	Postage/FedEX: Apr. 2020	OE-EXP-00871	\$ 9.29
	Postage July 2020	OE-EXP-01038	\$ 2.00
	Postage Aug 2020	OE-EXP-01097	\$ 9.00

**TOTAL**

**\$ 6,009.58**

*\$ 4,639.58*

*Kelly McCannell*

Chairperson

Secretary/Assistant Secretary

# Hello,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 6713 SANDLE DR, JACKSONVILLE, FL, 32219-0000

Previous balance		\$119.69
One-time EFT Payment - thank you	Aug 26	-\$119.69
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$118.40
Taxes, fees and other charges	Page 3	\$1.29
<b>New charges</b>		<b>\$119.69</b>

**Amount due Sep 28, 2020** **\$119.69**

### Need help?

Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

- Any payments received or account activity after Sep 07, 2020 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](https://business.comcast.com/myaccount).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.



RECEIVED SEP 14 2020

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250  
96330310 NO RP 07 20200907 NNNNNNNY 0000795 0004

VILLAGES WEST PORT  
ATTN BEVERLY RANCHUREJEE  
12051 CORPORATE BLVD  
ORLANDO, FL 32817-1450

Account number

**8495 74 120 2518167**

Payment due

**Sep 28, 2020**

**Please pay**

**\$119.69**

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash



Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211



849574120251816700119693

## Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments



## Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

**Call today for a FREE account review at 877-564-0318.**



## Need help? We're here for you



### Visit us online

Get help and support at  
**business.comcast.com/help**



### Call us anytime

800-391-3000  
Open 24 hours, 7 days a week for billing and technical support

## Useful information

### Moving?

We can help ensure it's a smooth transition.  
Visit **business.comcast.com/learn/moving** to learn more.

### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at **support.xfinity.com/accessibility**, email **accessibility@comcast.com**, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838  
Attn: M. Gifford.



## Ways to pay



### No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit  
**business.comcast.com/myaccount**



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit **business.comcast.com/myaccount** to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at **business.comcast.com/myaccount**



#### By App

Download the Comcast Business App



#### In-Store

Visit **business.comcast.com/servicecenter** to find a store near you





Regular monthly charges		\$118.40
Comcast Business services		\$99.95
Deluxe 25	\$99.95	
Business Internet		
Equipment & services		\$18.45
Equipment Fee	\$18.45	
Internet		
Taxes, fees and other charges		\$1.29
Taxes & government fees		\$1.29
Sales Tax	\$1.29	

What's included?



**Internet:** Fast, reliable internet on our Gig-speed network

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details



# Faster speeds. More solutions. Bigger savings.



## INTRODUCING FASTER SPEED PACKAGES

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions — at a better value. So it's easier than ever to get even more of what your business needs!

With our new plan options, you'll get:



### More speed, more value.

New! Faster speeds let you zip through your business needs.



### Easy-to-understand billing.

Clear package pricing reflected on our bill.



### Flexible options.

Add products and services that work for your business.



### The ability to customize and save.

Save money on the services you need.

Call today for a **FREE** account review at **844-689-5824**.

## COMCAST BUSINESS

Restrictions apply. Not available in all areas. Services and features vary depending on level of services. Actual speeds vary and are not guaranteed. Call for details. © 2020 Comcast. All rights reserved. B3815A-ADP-NoOff-BC-5824 PA0149

● **PAYMENT SUBMITTED SUCCESSFULLY**

---

## **Payment Confirmation #8760608391**

Thank you for your payment! Payments may take up to one day to process. Please print this page for your records.

### **Set Up Automatic Payments**

Set up Auto Pay to easily schedule recurring payments from your bank, credit or debit card for your monthly Comcast Business bill. Because convenience counts.

SET UP AUTO PAY

### **Account Details**

#### **Service Address**

6713 SANDLE DR  
JACKSONVILLE , FL

#### **Account Number**

8495741202518167

### **Payment Details**

#### **Checking Account Number**

\*\*\*\*\*43

#### **Routing Number**

\*\*\*\*\*

#### **Billing Address**

12051 CORPORATE BLVD  
ORLANDO, FL 328171450

#### **Payment Amount**

\$119.69

#### **Payment Date**

September 24, 2020



## Elite Christmas Lighting

1607 91st Ct. Vero Beach, FL 32966  
7729339349 | sales@elitechristmaslighting.com |  
elitechristmaslighting.com

**RECEIVED**

By Amy Champagne at 7:46 am, Sep 16, 2020

**RECIPIENT:**

**Villages of Westport**

12051 Corporate Blvd.  
Orlando, FL 32817

**SERVICE ADDRESS:**

12060 Braddock Rd  
Jacksonville, FL 32219

**Estimate #2583**

Sent on 09/03/2020

**Total \$1,811.00**

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
GARLAND 9 X 14 Oregon Fir - Warm White LED		8	\$77.50	\$620.00
WREATH- 24" Deluxe Oregon Fir - Warm White with bow		8	\$44.50	\$356.00
TREE-OUTSIDE WRAP- 5mm LED	7 LIGUSTRUM TREES- In the median	24	\$30.00	\$720.00
Power accessories-Wire and timer		4	\$28.75	\$115.00

**A deposit of \$905.50 will be required to reserve your installation.**

50% Deposit Due: \$905.50

This estimate is valid for 30 days, prices may be subject to change.

Returned checks will be charged a \$75.00 Non-Sufficient funds fee. Customer is required to make a minimum deposit equal to 50% of the total project cost at the time of booking, prior to commencement of installation. (Installation dates are first come, first served and will not be reserved until full deposit payment is received.) Deposits are non-refundable

Remaining 50% (or balance) of total project cost is due in full the day of project completion. Accounts not paid within terms are subject to a 1.5% monthly finance charge.

If final payment is not made within a timely manner Elite Christmas Lighting reserves the

Subtotal	\$1,811.00
Tax Exempt (0.0%)	\$0.00
<b>Total</b>	<b>\$1,811.00</b>



## Elite Christmas Lighting

1607 91st Ct. Vero Beach, FL 32966  
7729339349 | sales@elitechristmaslighting.com |  
elitechristmaslighting.com

### Notes Continued...

right to remove all decorations immediately with no refund of prior payments. In the event payment is not made and decorations are removed the customer is still liable for full payment of agreed contract price. Customer will be responsible for any collection fees and or legal expenses required to resolve non payment.

Elite Christmas Lighting, as part of the services provided to the customer, will install and remove all lighting, décor, and other miscellaneous equipment. Removal of decor will begin on January 2nd, please advise if you would like to keep the decor beyond that date. Decor can not be kept up beyond the month of January.

Unless specifically stated the customer acknowledges that Elite Christmas Lighting, will not be liable for the removal or storage of any pre-existing lighting, décor, and other miscellaneous equipment belonging to the customer or venue, and not provided by Elite Christmas Lighting.

Customer is willfully requesting the services provided by Elite Christmas Lighting, and understands all risks (including personal injury and loss of personal property) associated with any and all lighting, décor, and other miscellaneous equipment. Customer releases Elite Christmas Lighting, from any known or unknown liability for injuries, loss or damage to personal property, which may occur during installation, use, or removal of all lighting, décor, and other miscellaneous equipment.

Customer understands all risks associated with the use of equipment such as vehicles, man-lifts, ladders, etc. And releases Elite Christmas Lighting from liability of damage to structures or landscaping, including sod, grass, and sidewalks.

Elite Christmas Lighting reserves the right to use photo/video of the decor for promotional use.

Elite Christmas Lighting will maintain the lighting and equipment due to any lighting issues arising from natural failures of equipment and installation. (For example faulty light sets, or falling light strands) valid from date of installation to January 2nd.

Elite Christmas Lighting does not warranty lighting and decor failures due to GFI trips, power surges, lightning strikes, vandalism, cut wiring from landscapers, damage from storms/natural disasters/acts of god, misuse/tampering with equipment, or any other issue not caused by an Elite Christmas Lighting staff member.

Elite Christmas Lighting will service lighting issues as described above at the following rate: \$100/hr for the first hour and \$75/hr each additional hour plus cost of materials/supplies.

Customer understands it is their responsibility to have electrical outlets installed and in working order prior to the day of installation. All trees, shrubs, and landscaping should also be trimmed prior to the day of installation. (Trimming by Elite Christmas Lighting is an additional \$75 / hour)

GFI outlets may trip when wet and we do everything possible to minimize this however, customers are responsible for resetting GFI's. All service calls that are due to GFI trips and unplugged lighting will be charged a service fee as described above.

Elite Christmas Lighting attempts to minimize any permanent fastening to buildings and structures however if deemed necessary will notify customer who will release Elite Christmas Lighting from any future claims arising from the use of such fasteners.

All lighting, décor, and other miscellaneous equipment will be leased to the customer however, Elite Christmas Lighting will retain full ownership of all equipment. (unless specifically stated)

The customer assumes full responsibility for potential damage and theft to all lighting, décor, and other equipment. If the equipment is damaged while in use by the customer, the customer will reimburse Elite Christmas Lighting for the full original price of the equipment damaged.

Customer acknowledges that they are entering into a legally binding contract with Elite Christmas Lighting and agrees to use their services for the full duration of the contract listed. Customer can not cancel this contract without the prior approval of Elite Christmas Lighting. Customer may change the design throughout the length of contract but agrees not to spend less than the predetermined amounts for the predetermined time. Elite Christmas Lighting may cancel this contract with customer at any time if determined necessary.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

August 31, 2020

Villages of Westport CDD  
PFM Group Consulting, LLC  
c/o Jason Venning  
12051 Corporate Blvd.  
Orlando, FL 32817

Bill Number 117112  
Billed through 07/31/2020

**RECEIVED**

*By Amy Champagne at 9:06 am, Sep 16, 2020*

## General Counsel

**VWCDD 00001 WSH**

### FOR PROFESSIONAL SERVICES RENDERED

07/01/20	MKR	Confer with Carvalho regarding VGlobalTech proposal and amendment to PFM agreement regarding website maintenance services; revise VGlobalTech addendum and prepare an Amendment to PFM agreement regarding same.	0.30 hrs
07/09/20	WSH	Prepare for board meeting.	0.50 hrs
07/10/20	WSH	Prepare for and participate in board meeting.	1.40 hrs
07/10/20	MKR	Finalize VGlobalTech addendum for maintenance services.	0.20 hrs
07/15/20	WSH	Confer with McCarrick and Veazey regarding use of construction proceeds for wall.	0.40 hrs
07/16/20	WSH	Prepare correspondence to Brockmier regarding use of construction proceeds.	0.20 hrs
07/17/20	WSH	Participate in call with Brockmier and Veazey regarding use of construction funds.	0.40 hrs
07/21/20	WSH	Review bond document and confer with McCarrick regarding use of construction proceeds.	1.20 hrs
07/23/20	KFJ	Research general election candidate information.	0.20 hrs
07/24/20	WSH	Review response to public records request.	0.20 hrs
07/27/20	WSH	Review and revise correspondence regarding uncontested election and application of Sunshine Law.	0.20 hrs
07/27/20	KFJ	Prepare correspondence to new supervisor; confer with Haber.	0.40 hrs
Total fees for this matter			\$1,435.00

### MATTER SUMMARY

Jusevitch, Karen F.- Paralegal

0.60 hrs

125 /hr

\$75.00

Rigoni, Michelle K.	0.50 hrs	245 /hr	\$122.50
Haber, Wesley S.	4.50 hrs	275 /hr	\$1,237.50

TOTAL FEES			\$1,435.00
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<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$1,435.00</b>
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**BILLING SUMMARY**

Jusevitch, Karen F.- Paralegal	0.60 hrs	125 /hr	\$75.00
Rigoni, Michelle K.	0.50 hrs	245 /hr	\$122.50
Haber, Wesley S.	4.50 hrs	275 /hr	\$1,237.50

TOTAL FEES			\$1,435.00
------------	--	--	------------

<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$1,435.00</b>
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**Please include the bill number with your payment.**

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

August 31, 2020

Villages of Westport CDD  
PFM Group Consulting, LLC  
c/o Jason Venning  
12051 Corporate Blvd.  
Orlando, FL 32817

Bill Number 117113  
Billed through 07/31/2020

**RECEIVED**

*By Amy Champagne at 9:02 am, Sep 16, 2020*

## 2020 Boundary Amendment VWCDD 00107 WSH

### FOR PROFESSIONAL SERVICES RENDERED

07/02/20	WSH	Review and revise boundary amendment petition; prepare correspondence regarding same.	2.20 hrs
07/02/20	KFJ	Confer with Haber; prepare summary and exhibits.	0.80 hrs
07/07/20	WSH	Prepare resolution supplementing prior approval resolution to approve addition of property.	0.80 hrs
07/15/20	WSH	Confer with McCarrick and Veazey regarding status of petition and needed exhibits.	0.50 hrs
07/17/20	WSH	Participate in call with Brockmier and Veazey regarding status of legal descriptions.	0.40 hrs
07/21/20	WSH	Confer with Jusevitch regarding revisions to boundary amendment petition.	0.40 hrs
07/22/20	KFJ	Amend boundary amendment petition; confer with Haber.	0.70 hrs
Total fees for this matter			\$1,370.00

### MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	1.50 hrs	125 /hr	\$187.50
Haber, Wesley S.	4.30 hrs	275 /hr	\$1,182.50
TOTAL FEES			\$1,370.00
TOTAL CHARGES FOR THIS MATTER			<b>\$1,370.00</b>

PREPAID BALANCE \$15,000.00

### BILLING SUMMARY



=====			
Jusevitch, Karen F.- Paralegal	1.50 hrs	125 /hr	\$187.50
Haber, Wesley S.	4.30 hrs	275 /hr	\$1,182.50
TOTAL FEES			\$1,370.00
TOTAL CHARGES FOR THIS BILL			----- <b>\$1,370.00</b>

**Please include the bill number with your payment.**



Date	Invoice Number
September 8, 2020	DM-09-2020-0046
Payment Terms	Due Date
Upon Receipt	September 8, 2020

**RECEIVED**  
*By Amy Champagne at 7:45 am, Sep 15, 2020*

Bill To:  
  
Villages of Westport CDD  
c/o PFM Group Consulting District Accounting  
Department  
12051 Corporate Blvd  
Orlando, FL 32817  
United States of America

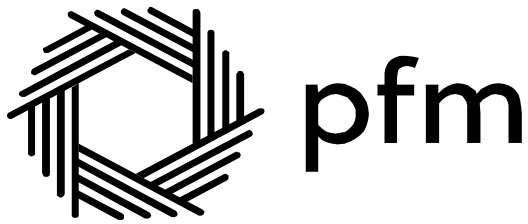
Company Address:  
  
1735 Market Street  
43rd Floor  
Philadelphia, PA 19103  
+1 (215) 567-6100  
  
Federal Tax ID: 81-1642478

**Remittance Options:**

Via ACH (preferred): Via Wire: Via Mail:

RE: District Management Fee: September 2020

Professional Fees	\$1,250.00
<b>Total Amount Due</b>	<b><u>\$1,250.00</u></b>



Date	Invoice Number
September 14, 2020	OE-EXP-00810
Payment Terms	Due Date
Upon Receipt	September 14, 2020

<b>Bill To:</b>
Villages of Westport CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

<b>Company Address:</b>
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100  Federal Tax ID: 81-1642478

**Remittance Options:**

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
-----------------------------	------------------	------------------

**RE:** March 2020 FedEx

Expenses	\$3.60
<b>Total Amount Due</b>	<b><u>\$3.60</u></b>

**RECEIVED**

*By M. Magar at 2:52 pm, Sep 17, 2020*



Date	Invoice Number
September 16, 2020	OE-EXP-00871
Payment Terms	Due Date
Upon Receipt	September 16, 2020

Bill To:
Villages of Westport CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100  Federal Tax ID: 81-1642478

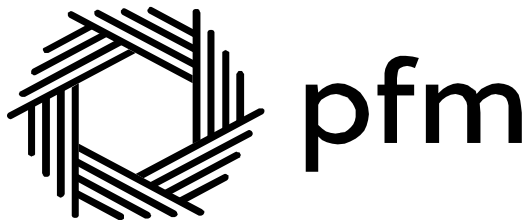
**Remittance Options:**

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
-----------------------------	------------------	------------------

**RE:** April 2020 FedEx

Expenses	\$9.29
<b>Total Amount Due</b>	<b><u>\$9.29</u></b>

**RECEIVED**  
*By M. Magar at 2:52 pm, Sep 17, 2020*



Date	Invoice Number
September 16, 2020	OE-EXP-01038
Payment Terms	Due Date
Upon Receipt	September 16, 2020

<b>Bill To:</b>
Villages of Westport CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

<b>Company Address:</b>
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100  Federal Tax ID: 81-1642478

**Remittance Options:**

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
-----------------------------	------------------	------------------

**RE:** July 2020 Postage

Expenses	\$2.00
<b>Total Amount Due</b>	<b><u>\$2.00</u></b>

**RECEIVED**  
*By M. Magar at 2:52 pm, Sep 17, 2020*



Date	Invoice Number
September 16, 2020	OE-EXP-01097
Payment Terms	Due Date
Upon Receipt	September 16, 2020

Bill To:
Villages of Westport CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100  Federal Tax ID: 81-1642478

**Remittance Options:**

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
-----------------------------	------------------	------------------

**RE:** August 2020 Postage

Expenses	\$9.00
<b>Total Amount Due</b>	<b><u>\$9.00</u></b>

**RECEIVED**  
*By M. Magar at 2:52 pm, Sep 17, 2020*

**VILLAGES of WESTPORT  
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

**Villages of Westport CDD**  
Statement of Financial Position  
As of 8/31/2020

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account - CNB	\$210,970.22				\$210,970.22
State Board of Administration	5,033.19				5,033.19
Assessments Receivable		\$164,245.85			164,245.85
Debt Service Reserve 2005A		725,251.81			725,251.81
Revenue 2005A Bond		308,759.27			308,759.27
Prepayment 2005A		13,776.41			13,776.41
Acquisition/Construction 2005A			\$54,915.80		54,915.80
Deferred Cost 2005A Bond			234,510.96		234,510.96
Total Current Assets	<u>\$216,003.41</u>	<u>\$1,212,033.34</u>	<u>\$289,426.76</u>	<u>\$0.00</u>	<u>\$1,717,463.51</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$1,047,787.49	\$1,047,787.49
Amount To Be Provided				9,447,212.51	9,447,212.51
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$10,495,000.00</u>	<u>\$10,495,000.00</u>
<b>Total Assets</b>	<u><u>\$216,003.41</u></u>	<u><u>\$1,212,033.34</u></u>	<u><u>\$289,426.76</u></u>	<u><u>\$10,495,000.00</u></u>	<u><u>\$12,212,463.51</u></u>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$5,422.29				\$5,422.29
Deferred Revenue		\$164,245.85			164,245.85
Total Current Liabilities	<u>\$5,422.29</u>	<u>\$164,245.85</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$169,668.14</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable LongTerm				\$10,495,000.00	\$10,495,000.00
Total Long Term Liabilities		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$10,495,000.00</u>	<u>\$10,495,000.00</u>
<b>Total Liabilities</b>	<u><u>\$5,422.29</u></u>	<u><u>\$164,245.85</u></u>	<u><u>\$0.00</u></u>	<u><u>\$10,495,000.00</u></u>	<u><u>\$10,664,668.14</u></u>



**Villages of Westport CDD**  
Statement of Financial Position  
As of 8/31/2020

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<b><u>Net Assets</u></b>					
Fund Balance - Unreserved	(\$4,844.00)				(\$4,844.00)
Net Assets, Unrestricted	129,263.55				129,263.55
Net Assets - General Government	(9,989.42)				(9,989.42)
Current Year Net Assets - General Government	96,150.99				96,150.99
Net Assets, Unrestricted		\$1,069,396.41			1,069,396.41
Current Year Net Assets, Unrestricted		(21,608.92)			(21,608.92)
Net Assets, Unrestricted			(\$797,404.12)		(797,404.12)
Net Assets, Unrestricted			1,048,754.62		1,048,754.62
Current Year Net Assets, Unrestricted			38,076.26		38,076.26
<b>Total Net Assets</b>	<u>\$210,581.12</u>	<u>\$1,047,787.49</u>	<u>\$289,426.76</u>	<u>\$0.00</u>	<u>\$1,547,795.37</u>
<b>Total Liabilities and Net Assets</b>	<u>\$216,003.41</u>	<u>\$1,212,033.34</u>	<u>\$289,426.76</u>	<u>\$10,495,000.00</u>	<u>\$12,212,463.51</u>

# Villages of Westport CDD

## Statement of Activities

As of 8/31/2020

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$95,714.32				\$95,714.32
Off-Roll Assessments	232,510.88				232,510.88
Other Income & Other Financing Sources	425.00				425.00
On-Roll Assessments		\$559,100.84			559,100.84
Off-Roll Assessments		408,167.46			408,167.46
Other Assessments		11,042.79			11,042.79
Inter-Fund Group Transfers In		(34,759.00)			(34,759.00)
Inter-Fund Transfers In			\$34,759.00		34,759.00
Total Revenues	<u>\$328,650.20</u>	<u>\$943,552.09</u>	<u>\$34,759.00</u>	<u>\$0.00</u>	<u>\$1,306,961.29</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$800.00				\$800.00
Public Official Insurance	2,962.00				2,962.00
Trustee Services	3,717.38				3,717.38
District Management	13,750.00				13,750.00
Field Management	16,000.00				16,000.00
Dissemination Agent	5,000.00				5,000.00
District Counsel	13,170.57				13,170.57
Assessment Administration	5,000.00				5,000.00
Audit	4,500.00				4,500.00
Arbitrage Calculation	500.00				500.00
Postage & Shipping	67.11				67.11
Legal Advertising	975.23				975.23
Web Site Maintenance	1,700.00				1,700.00
Dues, Licenses, and Fees	175.00				175.00
Amenity - Electric	22,225.89				22,225.89
Amenity - Telephone	1,311.79				1,311.79
Amenity - Dues & License	325.00				325.00
Amenity - Irrigation Repairs	2,597.78				2,597.78
Amenity - Pool Maintenance	13,302.82				13,302.82
Amenity - Access Control	4,975.00				4,975.00
Amenity - Janitorial	6,790.00				6,790.00
Amenity - R&M Grounds	1,470.00				1,470.00
Amenity - Security	45,910.00				45,910.00
General Insurance	3,605.00				3,605.00
Property & Casualty	3,754.00				3,754.00
General Repair & Maintenance	8,720.15				8,720.15
Lake Maintenance	10,783.50				10,783.50
Landscaping Maintenance & Material	36,818.68				36,818.68

# Villages of Westport CDD

## Statement of Activities

As of 8/31/2020

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Landscape Improvements	1,187.66				1,187.66
Miscellaneous	506.74				506.74
Principal Payment		\$360,000.00			360,000.00
Interest Payments		617,655.00			617,655.00
Total Expenses	<u>\$232,601.30</u>	<u>\$977,655.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,210,256.30</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$102.09				\$102.09
Interest Income		\$12,493.99			12,493.99
Interest Income			\$3,317.26		3,317.26
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$102.09</u>	<u>\$12,493.99</u>	<u>\$3,317.26</u>	<u>\$0.00</u>	<u>\$15,913.34</u>
<b>Change In Net Assets</b>	\$96,150.99	(\$21,608.92)	\$38,076.26	\$0.00	\$112,618.33
<b>Net Assets At Beginning Of Year</b>	<u>\$114,430.13</u>	<u>\$1,069,396.41</u>	<u>\$251,350.50</u>	<u>\$0.00</u>	<u>\$1,435,177.04</u>
<b>Net Assets At End Of Year</b>	<u><u>\$210,581.12</u></u>	<u><u>\$1,047,787.49</u></u>	<u><u>\$289,426.76</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,547,795.37</u></u>

**Villages of Westport CDD**  
**Budget to Actual**  
For the period through 08/31/20

	Actual	Year To Date Budget	Variance	Adopted FY 2020 Budget
<b><u>Revenues</u></b>				
Assessments	\$ 328,225.20	\$ 300,597.92	\$ 27,627.28	\$ 327,925.00
Other Revenue	425.00	-	425.00	-
<b>Net Revenues</b>	<b>\$ 328,650.20</b>	<b>\$ 300,597.92</b>	<b>\$ 28,052.28</b>	<b>\$ 327,925.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Public Official Insurance	\$ 2,962.00	\$ 3,025.00	\$ (63.00)	\$ 3,300.00
Supervisor Fees	800.00	733.33	66.67	800.00
Trustee Services	3,717.38	3,410.00	307.38	3,720.00
District Management	13,750.00	13,750.00	-	15,000.00
Field Management	22,400.00	17,600.00	4,800.00	19,200.00
Engineering	-	2,795.83	(2,795.83)	3,050.00
Dissemination Agent	5,000.00	4,583.33	416.67	5,000.00
Reamortization Schedule	-	458.33	(458.33)	500.00
District Counsel	13,170.57	4,583.33	8,587.24	5,000.00
Assessment Administration	5,000.00	4,583.33	416.67	5,000.00
Audit	4,500.00	5,958.33	(1,458.33)	6,500.00
Arbitrage Calculation	500.00	916.67	(416.67)	1,000.00
Postage & Shipping	67.11	229.17	(162.06)	250.00
Legal Advertising	975.23	1,375.00	(399.77)	1,500.00
Miscellaneous	506.74	916.67	(409.93)	1,000.00
Community Events	-	1,833.33	(1,833.33)	2,000.00
Web Site Maintenance	1,700.00	2,200.00	(500.00)	2,400.00
Dues, Licenses, and Fees	175.00	160.42	14.58	175.00
Amenity - Water/Electric	22,225.89	41,250.00	(19,024.11)	45,000.00
Amenity - Telephone	1,311.79	1,375.00	(63.21)	1,500.00
Amenity - Insurance	3,754.00	3,666.67	87.33	4,000.00
Amenity - Dues & License	325.00	366.67	(41.67)	400.00
Amenity - Irrigation Repairs	2,597.78	2,750.00	(152.22)	3,000.00
Amenity - Pool Maintenance	13,302.82	8,800.00	4,502.82	9,600.00
Amenity - Access Control	4,975.00	1,558.33	3,416.67	1,700.00
Amenity - Janitorial	6,790.00	7,425.00	(635.00)	8,100.00
Amenity - Pest Control	-	1,100.00	(1,100.00)	1,200.00
Amenity - R&M Building	-	9,166.67	(9,166.67)	10,000.00
Amenity - R&M Grounds	1,470.00	8,827.50	(7,357.50)	9,630.00
Amenity - Security	45,910.00	49,500.00	(3,590.00)	54,000.00
General Insurance	3,605.00	3,575.00	30.00	3,900.00
General Repair & Maintenance	8,720.15	12,558.33	(3,838.18)	13,700.00
Irrigation	-	5,500.00	(5,500.00)	6,000.00
Lake Maintenance	10,783.50	11,000.00	(216.50)	12,000.00
Landscaping Maintenance & Material	36,818.68	42,166.67	(5,347.99)	46,000.00
Landscape Improvements	1,187.66	11,916.67	(10,729.01)	13,000.00
Right of Way Mowing	-	5,500.00	(5,500.00)	6,000.00
Contingency-Hurricane Repairs	-	3,483.33	(3,483.33)	3,800.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 239,001.30</b>	<b>\$ 300,597.92</b>	<b>\$ (61,596.62)</b>	<b>\$ 327,925.00</b>
<b>Total Expenses</b>	<b>\$ 239,001.30</b>	<b>\$ 300,597.92</b>	<b>\$ (61,596.62)</b>	<b>\$ 327,925.00</b>
<b>Income (Loss) from Operations</b>	<b>\$ 89,648.90</b>	<b>\$ -</b>	<b>\$ 89,648.90</b>	<b>\$ -</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$ 102.09	\$ -	\$ 102.09	\$ -
<b>Total Other Income (Expense)</b>	<b>\$ 102.09</b>	<b>\$ -</b>	<b>\$ 102.09</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ 89,750.99</b>	<b>\$ -</b>	<b>\$ 89,750.99</b>	<b>\$ -</b>