

VILLAGES OF WESTPORT
Community Development District

JULY 22, 2024

AGENDA

Villages of Westport Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.villagesofwestportcdd.com

July 17, 2024

Board of Supervisors
Villages of Westport Community Development District

Dear Board Members:

The Villages of Westport Community Development District Meeting is scheduled for **Thursday, July 22, 2024 at 5:30 p.m.** at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida 32218.

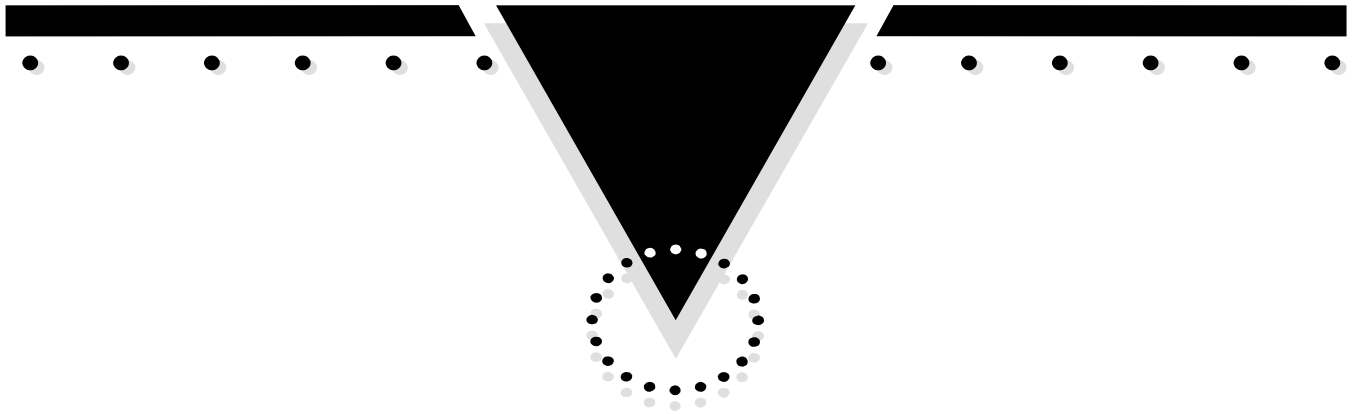
Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Fiscal Year 2025 Budget
 - A. Overview of Budget
 - B. Board Discussion
 - C. Two Public Hearings - Budget and Assessment Imposition for Fiscal Year 2025
 1. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025
 2. Consideration of Resolution 2024-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025
- IV. Presentation Regarding CDDs
- V. Discussion of CDD Goals & Objectives
- VI. Consideration of Standard Operating Procedures for Onsite Staff
- VII. Discussion Items:
 - A. Access Card Form
 - B. Access Card Issuance Process

- C. Security Cameras
- D. Community Survey Regarding Fitness Equipment Usage
- VIII. Consideration of Proposals:
 - A. Lake Management Proposals
 - B. Water Fountains
 - C. Fitness Equipment Maintenance
 - D. Irrigation Installation
- IX. Consideration of Resolution 2024-09, Modifying the FY 2024 Assessment Collection Schedule
- X. Staff Reports
 - A. Manager – Discussion Regarding the Fiscal Year 2025 Meeting Schedule
 - B. Attorney
 - C. Operation Manager
 - 1. Report
 - 2. Report Various Issues Throughout the Community
- XI. Supervisor's Request
- XII. Public Comments
- XIII. Approval of Consent Agenda
 - A. Approval of the Minutes of the May 13, 2024 and June 27, 2024 Meetings
 - B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending June 30, 2024
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- XIV. Acceptance of Vesta Resignation Letter
- XV. Next Scheduled Meeting – To Be Determined @ 5:30 p.m. @ Highlands Regional Library
- XVI. Adjournment

THIRD ORDER OF BUSINESS

A.



Villages of Westport Community Development District

**Approved Budget
FY 2025**



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**Villages of Westport Community Development District
General Fund Budget**

Description	Adopted Budget FY 2024	Actual Thru 06/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
Revenues					
Maintenance Assessments - Tax Roll	\$ 234,837	\$ 235,470	\$ -	\$ 235,470	\$ 430,996
Maintenance Assessments - Direct	\$ 98,718	\$ 101,186	\$ -	\$ 101,186	\$ 59,696
Interest Income	\$ -	\$ 20	\$ 7	\$ 27	\$ -
Interest Income - SBA	\$ -	\$ 227	\$ 100	\$ 327	\$ -
Miscellaneous Income	\$ -	\$ 210	\$ -	\$ 210	\$ -
Total Revenues	\$ 333,555	\$ 337,113	\$ 107	\$ 337,220	\$ 490,692

Expenditure

Administrative

Supervisor Fees	\$ 4,800	\$ 2,800	\$ 1,600	\$ 4,400	\$ 4,800
Engineering	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Arbitrage	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Assessment Roll	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Dissemination	\$ 5,000	\$ 1,850	\$ 750	\$ 2,600	\$ 3,000
Amortization Schedule	\$ 250	\$ -	\$ 500	\$ 500	\$ -
Attorney	\$ 15,000	\$ 12,785	\$ 4,262	\$ 17,047	\$ 17,500
Annual Audit	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,720	\$ 3,717	\$ -	\$ 3,717	\$ 3,720
Management Fees	\$ 27,500	\$ 22,724	\$ 9,739	\$ 32,463	\$ 40,903
Information Technology	\$ -	\$ 1,050	\$ 450	\$ 1,500	\$ 1,800
Website	\$ 2,520	\$ 1,200	\$ 300	\$ 1,500	\$ 1,200
Telephone	\$ -	\$ 93	\$ 279	\$ 372	\$ 1,250
Postage	\$ 250	\$ 311	\$ 24	\$ 335	\$ 250
Printing & Binding	\$ -	\$ 126	\$ 27	\$ 153	\$ 150
Insurance-Liability	\$ 4,700	\$ 4,358	\$ -	\$ 4,358	\$ 5,000
Insurance-Public Official	\$ 3,863	\$ 3,581	\$ -	\$ 3,581	\$ 4,000
Legal Advertising	\$ 1,500	\$ 1,192	\$ 397	\$ 1,589	\$ 1,500
Other Current Charges	\$ 1,000	\$ 1,246	\$ 150	\$ 1,396	\$ 1,000
Office Supplies	\$ -	\$ 15	\$ 15	\$ 30	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 81,278	\$ 57,223	\$ 31,993	\$ 89,216	\$ 102,348

Field Operations

Common Area:

Field Services	\$ 19,200	\$ 14,400	\$ 4,800	\$ 19,200	\$ 19,200
Landscape Maintenance	\$ 54,000	\$ 40,857	\$ 13,305	\$ 54,162	\$ 54,517
Irrigation Repairs	\$ 2,500	\$ 3,054	\$ 1,000	\$ 4,054	\$ 2,500
Lake Maintenance	\$ 14,000	\$ 10,370	\$ 3,456	\$ 13,826	\$ 14,516
Repairs and Maintenance	\$ 5,000	\$ 3,534	\$ 1,178	\$ 4,712	\$ 7,000
Contingency	\$ 8,000	\$ -	\$ 4,000	\$ 4,000	\$ 8,000
Total Common Area	\$ 102,700	\$ 72,215	\$ 27,739	\$ 99,954	\$ 105,733

**Villages of Westport Community Development District
General Fund Budget**

Description	Adopted Budget FY 2024	Actual Thru 06/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<u>Amenity Center</u>					
Facility/Pool Attendants/Security	\$ 40,000	\$ 329	\$ 39,671	\$ 40,000	\$ 40,000
Janitorial	\$ 11,000	\$ 8,272	\$ 2,730	\$ 11,002	\$ 10,920
Pool Maintenance	\$ 18,000	\$ 12,090	\$ 3,624	\$ 15,714	\$ 18,000
Pool Permits	\$ 400	\$ 325	\$ 75	\$ 400	\$ 400
Utilities - Water/Electric	\$ 45,000	\$ 23,393	\$ 8,400	\$ 31,793	\$ 45,000
Trash	\$ -	\$ 179	\$ -	\$ 179	\$ 200
Pest Control	\$ 500	\$ 393	\$ 132	\$ 525	\$ 550
Irrigation Repair	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000
Insurance - Property	\$ 7,230	\$ 6,571	\$ -	\$ 6,571	\$ 7,885
Telephone	\$ 1,500	\$ 1,028	\$ 369	\$ 1,397	\$ 1,500
Access Control	\$ 1,700	\$ 98	\$ 294	\$ 392	\$ 1,700
Security Camera System/Monitoring	\$ 6,120	\$ 5,040	\$ 1,680	\$ 6,720	\$ 7,056
Facilities Maintenance - Contracted	\$ 10,127	\$ 8,169	\$ 2,723	\$ 10,892	\$ 12,000
Repairs and Maintenance - Amenity	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 9,400
Total Amenity	\$ 149,577	\$ 65,887	\$ 66,198	\$ 132,085	\$ 157,611
<u>Other</u>					
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 25,000
First Quarter Operating Capital	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Other	\$ -	\$ -	\$ -	\$ -	\$ 125,000
Total Maintenance	\$ 252,277	\$ 138,102	\$ 93,937	\$ 232,039	\$ 388,344
Total Expenditures	\$ 333,555	\$ 195,325	\$ 125,930	\$ 321,255	\$ 490,692
Excess Revenues (Expenditures)	\$ -	\$ 141,788	-\$ 125,823	\$ 15,965	\$ -

	FY24	FY25	Variance
Net Assessments	\$ 333,555	\$ 490,692	\$ 157,137
Collection Fees (7.5%)	\$ 27,045	\$ 39,786	\$ 12,741
Gross Assessments	\$ 360,600	\$ 530,478	\$ 169,878
No of Assessable Units	767	748	(19.00)
Net Assessment Per Unit	\$ 435	\$ 656	\$ 221
Gross Assessment Per Unit (Includes 7.5% Collection Cost)	\$ 470	\$ 709	\$ 239
Tax Roll Units	657		
Direct Units	91		
Total	748		

Villages of Westport

Community Development District

GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem special assessment and on taxable property and unplatted lots within the District to fund general operating and maintenance expenditures for the Fiscal Year.

Interest Income

Represents estimated interest earnings from cash balances in the District's operating account with City National Bank and State Board Account.

Miscellaneous Income

Income received from rentals and other miscellaneous income.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District is currently contracted with Prosser, Inc.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Capital Improvement Revenue Bonds, Series 2005A.

Villages of Westport

Community Development District

GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for Capital Improvement Revenue Bonds, Series 2005A.

Attorney

The District's legal counsel, Kilinski Van Wyk PLLC, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis by an Independent Certified Public Accounting Firm. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for these services. (\$4,625/year)

Trustee Fees

The District's Capital Improvement Revenue Bonds, Series 2005A will be held and administered with a Trustee.

Management Fees

The District has contracted with Governmental Management Services, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financials reporting, annual audits, etc.

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, checks for vendors, and any other required correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc

Villages of Westport

Community Development District

GENERAL FUND BUDGET

Insurance - Liability

Represents the District's general liability, public officials liability and property insurance coverage, which will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Field Operations (Common Area):

Field Services

The District is contracted with Vesta to provide onsite field management of contracts for District Services such as landscape maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

The District will incur landscape maintenance expenses, which include mowing, edging, string-trimming, annual flower replacements, shrub and palm pruning, weeding, fertilization, pine straw, pest control and irrigation inspections during the fiscal year.

Landscape Contingency

To record the cost of landscape enhancements as well as any miscellaneous landscape items currently not budgeted or covered in landscape contract.

Irrigation Repairs

To record the cost of repairs to the irrigation system and preventative maintenance on the irrigation pump station.

Villages of Westport

Community Development District

GENERAL FUND BUDGET

Lake Maintenance

The District will contract to provide for the Stormwater management facilities that the CDD will own and maintain.

Repairs and Maintenance

Cost of repairs and maintenance throughout the common area of the District.

Amenity Center:

Pool Attendants

The cost to hire and supervise pool attendants used to help with running the amenity center's pool. Account line includes staff hours for the fiscal year, all related benefits, and a contingency for projects and pay increase.

Janitorial

The cost for Vesta to provide cleaning for amenity center.

Pool Maintenance

The District is contracted with Vesta to provide for the maintenance of the Amenity Center swimming pool.

Pool Permits

Represents Permit Fees paid to the Department of Health for the swimming pool.

Utilities – Water/Electric

The cost of electric to run the amenity center.

Trash

The cost of providing garbage disposal services.

Pest Control

This represents pest control of amenity center by contracted vendor.

Irrigation Repairs

The District will incur cost for irrigation repairs at the amenity center.

Villages of Westport

Community Development District

GENERAL FUND BUDGET

Insurance - Property

The District's Property Insurance policy will contract with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Telephone

The cost of phone services for amenity center.

Access Control

Represents the estimated cost for access cards used for entry to the District's Amenity Center.

Community Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Security Patrolling

The monthly service fee and maintenance costs associated with security patrolling provided by contracted vendor.

Security Camera System/Monitoring

The monthly service fee and maintenance costs associated with security camera system monitoring provided by contracted vendor.

Facilities Maintenance-Contracted

Represents regular repairs and replacements for District's Amenity Center provided by Vesta.

Other:

Capital Reserve

This amount is subject to change upon further completion of infrastructure supported by professional reserve study or engineer's estimate for annual funding.

Villages of Westport Community Development District

Debt Service Fund Budget

Series 2005A Bonds

Description	Adopted Budget FY 2024	Actual Thru 06/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
Revenues					
Assessments - Tax Roll	\$ 551,111	\$ 552,601	\$ -	\$ 552,601	\$ 676,054
Assessments - Direct	\$ 242,411	\$ 248,471	\$ -	\$ 248,471	\$ 97,178
Assessments - Prepayments	\$ -	\$ 180,407	\$ -	\$ 180,407	\$ -
Interest Income	\$ -	\$ 38,414	\$ 10,000	\$ 48,414	\$ 15,000
Transfer In	\$ -	\$ 2,125	\$ -	\$ 2,125	\$ -
Carry Forward Surplus	\$ -	\$ 398,055	\$ -	\$ 398,055	\$ 628,197
Total Revenues	\$ 793,522	\$ 1,420,073	\$ 10,000	\$ 1,430,073	\$ 1,416,430

Expenditure					
Interest - 11/1	\$ 195,938	\$ 195,938	\$ -	\$ 195,938	\$ 184,253
Principal - 11/1 (Prepayment)	\$ -	\$ -	\$ -	\$ -	\$ 185,000
Principal - 5/1	\$ 410,000	\$ 410,000	\$ -	\$ 410,000	\$ 435,000
Interest - 5/1	\$ 195,938	\$ 195,938	\$ -	\$ 195,938	\$ 184,253
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 801,876	\$ 801,876	\$ -	\$ 801,876	\$ 988,505

Excess Revenues	-\$ 8,354	\$ 618,197	\$ 10,000	\$ 628,197	\$ 427,925
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Beginning Fund Balance	\$ 903,303	Interest - 11/1	\$ 171,855
Less: Debt Service Reserve	\$ (505,248)		
Carry Forward Surplus	<u>\$ 398,055</u>		

Tax Collector

Product Type	Units	Debt	Gross Total	Net Total
Single Family	1	\$ -	\$ -	\$ -
Single Family	45	\$ 577	\$ 25,963	\$ 24,016
Single Family	1	\$ 673	\$ 673	\$ 623
Single Family	610	\$ 1,154	\$ 704,233	\$ 651,415
Total Units	657		\$ 730,869	\$ 676,054

Direct

Product Type	Units	Debt	Gross Total	Net Total
Single Family	91	\$ 1,154.48	\$ 105,057.68	\$ 97,178.35

**Villages of Westport Community Development District
Series 2005A, Special Assessment Bonds
(Term due 5/1/35)**

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/23	\$ 6,875,000	5.700%		\$ 195,938	\$ -
5/1/24	\$ 6,875,000	5.700%	\$ 410,000	\$ 195,938	\$ -
11/1/24	\$ 6,465,000	5.700%		\$ 184,253	\$ 790,190
5/1/25	\$ 6,465,000	5.700%	\$ 435,000	\$ 184,253	\$ -
11/1/25	\$ 6,030,000	5.700%		\$ 171,855	\$ 791,108
5/1/26	\$ 6,030,000	5.700%	\$ 460,000	\$ 171,855	\$ -
11/1/26	\$ 5,570,000	5.700%		\$ 158,745	\$ 790,600
5/1/27	\$ 5,570,000	5.700%	\$ 490,000	\$ 158,745	\$ -
11/1/27	\$ 5,080,000	5.700%		\$ 144,780	\$ 793,525
5/1/28	\$ 5,080,000	5.700%	\$ 515,000	\$ 144,780	\$ -
11/1/28	\$ 4,565,000	5.700%		\$ 130,103	\$ 789,883
5/1/29	\$ 4,565,000	5.700%	\$ 545,000	\$ 130,103	\$ -
11/1/29	\$ 4,020,000	5.700%		\$ 114,570	\$ 789,673
5/1/30	\$ 4,020,000	5.700%	\$ 580,000	\$ 114,570	\$ -
11/1/30	\$ 3,440,000	5.700%		\$ 98,040	\$ 792,610
5/1/31	\$ 3,440,000	5.700%	\$ 610,000	\$ 98,040	\$ -
11/1/31	\$ 2,830,000	5.700%		\$ 80,655	\$ 788,695
5/1/32	\$ 2,830,000	5.700%	\$ 650,000	\$ 80,655	\$ -
11/1/32	\$ 2,180,000	5.700%		\$ 62,130	\$ 792,785
5/1/33	\$ 2,180,000	5.700%	\$ 685,000	\$ 62,130	\$ -
11/1/33	\$ 1,495,000	5.700%		\$ 42,608	\$ 789,738
5/1/34	\$ 1,495,000	5.700%	\$ 725,000	\$ 42,608	\$ -
11/1/34	\$ 770,000	5.700%		\$ 21,945	\$ 789,553
5/1/35	\$ 770,000	5.700%	\$ 770,000	\$ 21,945	\$ -
11/1/35	\$ -	5.700%			\$ 791,945
Totals			\$ 6,875,000	\$ 2,811,240	\$ 9,490,303

C.

1.

RESOLUTION 2024-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2024, submitted to the Board of Supervisors (“**Board**”) of the Villages of Westport Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida*

Statutes (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Villages of Westport Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

For Fiscal Year 2025 there is hereby appropriated out of the revenues of the District the sum of \$1,294,197 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$490,692
DEBT SERVICE FUND – SERIES 2005A	\$803,505
TOTAL ALL FUNDS	\$1,294,197

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within 60 days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22ND DAY OF JULY 2024.

ATTEST:

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2025

2.

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Villages of Westport Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Duval County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B”**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property, as well as debt service special assessments imposed for the Series 2005A Capital Improvement Revenue Bonds, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Such assessments directly collected by the District are due in full on November 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 22ND DAY OF JULY 2024.

ATTEST:

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2025
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

VILLAGES OF WESTPORT CDD
FISCAL YEAR 2025 ASSESSMENT ROLL

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003783-0070	0	0 HOPTREE RD	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0080	0	0 HOPTREE RD	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0090	0	0 HOPTREE RD	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0100	0	0 HOPTREE RD	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0110	0	0 HOPTREE RD	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0120	0	0 HOPTREE RD	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0130	0	0 HOPTREE RD	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0140	0	0 HOPTREE RD	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0150	40	0 HOPTREE RD	WESTPORT LANDING	1	NA	UTILITY	0	0	-	-	-
R-003783-0160	0	0 HOPTREE RD	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0170	0	0 HOPTREE RD	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0180	0	0 HOPTREE RD	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0190	0	0 BIG JUNIPER DR	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0200	0	0 BRADDOCK PKWY	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0210	0	0 BRADDOCK PKWY	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0220	0	0 HOPTREE RD	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0230	0	0 HOPTREE RD	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0240	50	0 HOPTREE RD	WESTPORT LANDING	1	NA	COMMON	0	0	-	-	-
R-003783-0250	59,000	6804 CANOE BIRCH RD	WESTPORT LANDING	1	1	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0255	59,000	6810 CANOE BIRCH RD	WESTPORT LANDING	1	2	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0260	59,000	6818 CANOE BIRCH RD	WESTPORT LANDING	1	3	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0265	59,000	6826 CANOE BIRCH RD	WESTPORT LANDING	1	4	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0270	59,000	6832 CANOE BIRCH RD	WESTPORT LANDING	1	5	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0275	59,000	6838 CANOE BIRCH RD	WESTPORT LANDING	1	6	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0280	59,000	6844 CANOE BIRCH RD	WESTPORT LANDING	1	7	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0285	59,000	6850 CANOE BIRCH RD	WESTPORT LANDING	1	8	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0290	59,000	6856 CANOE BIRCH RD	WESTPORT LANDING	1	9	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0295	59,000	6862 CANOE BIRCH RD	WESTPORT LANDING	1	10	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0300	59,000	6868 CANOE BIRCH RD	WESTPORT LANDING	1	11	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0305	59,000	6874 CANOE BIRCH RD	WESTPORT LANDING	1	12	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0310	59,000	6880 CANOE BIRCH RD	WESTPORT LANDING	1	13	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0315	59,000	6886 CANOE BIRCH RD	WESTPORT LANDING	1	14	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0320	59,000	6892 CANOE BIRCH RD	WESTPORT LANDING	1	15	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0325	59,000	6898 CANOE BIRCH RD	WESTPORT LANDING	1	16	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0330	59,000	6904 CANOE BIRCH RD	WESTPORT LANDING	1	17	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0335	59,000	6910 CANOE BIRCH RD	WESTPORT LANDING	1	18	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0340	59,000	6916 CANOE BIRCH RD	WESTPORT LANDING	1	19	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0345	59,000	6922 CANOE BIRCH RD	WESTPORT LANDING	1	20	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0350	59,000	6928 CANOE BIRCH RD	WESTPORT LANDING	1	21	SF	1	1	1,154.48	709.19	1,863.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003783-0355	59,000	6934 CANOE BIRCH RD	WESTPORT LANDING	1	22	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0360	59,000	6940 CANOE BIRCH RD	WESTPORT LANDING	1	23	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0365	59,000	6946 CANOE BIRCH RD	WESTPORT LANDING	1	24	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0370	59,000	6952 CANOE BIRCH RD	WESTPORT LANDING	1	25	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0375	59,000	6958 CANOE BIRCH RD	WESTPORT LANDING	1	26	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0380	59,000	6964 CANOE BIRCH RD	WESTPORT LANDING	1	27	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0385	59,000	6970 CANOE BRICH RD	WESTPORT LANDING	1	28	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0390	59,000	6976 CANOE BIRCH RD	WESTPORT LANDING	1	29	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0395	59,000	6982 CANOE BIRCH RD	WESTPORT LANDING	1	30	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0400	59,000	6988 CANOE BIRCH RD	WESTPORT LANDING	1	31	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0405	59,000	6987 CANOE BIRCH RD	WESTPORT LANDING	1	32	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0410	59,000	6975 CANOE BIRCH RD	WESTPORT LANDING	1	33	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0415	59,000	6967 CANOE BIRCH RD	WESTPORT LANDING	1	34	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0420	59,000	6961 CANOE BIRCH RD	WESTPORT LANDING	1	35	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0425	59,000	6955 CANOE BIRCH RD	WESTPORT LANDING	1	36	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0430	59,000	6949 CANOE BIRCH RD	WESTPORT LANDING	1	37	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0435	59,000	6943 CANOE BIRCH RD	WESTPORT LANDING	1	38	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0440	59,000	6935 CANOE BIRCH RD	WESTPORT LANDING	1	39	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0445	59,000	6927 CANOE BIRCH RD	WESTPORT LANDING	1	40	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0450	59,000	6919 CANOE BIRCH RD	WESTPORT LANDING	1	41	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0455	59,000	6911 CANOE BIRCH RD	WESTPORT LANDING	1	42	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0460	59,000	6905 CANOE BIRCH RD	WESTPORT LANDING	1	43	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0465	59,000	6899 CANOE BIRCH RD	WESTPORT LANDING	1	44	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0470	59,000	6893 CANOE BIRCH RD	WESTPORT LANDING	1	45	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0475	59,000	6881 CANOE BIRCH RD	WESTPORT LANDING	1	46	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0480	59,000	6873 CANOE BIRCH RD	WESTPORT LANDING	1	47	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0485	59,000	6865 CANOE BIRCH RD	WESTPORT LANDING	1	48	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0490	59,000	6857 CANOE BIRCH RD	WESTPORT LANDING	1	49	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0495	59,000	6849 CANOE BIRCH RD	WESTPORT LANDING	1	50	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0500	59,000	6841 CANOE BIRCH RD	WESTPORT LANDING	1	51	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0505	59,000	6833 CANOE BIRCH RD	WESTPORT LANDING	1	52	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0510	59,000	6827 CANOE BIRCH RD	WESTPORT LANDING	1	53	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0515	59,000	6821 CANOE BIRCH RD	WESTPORT LANDING	1	54	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0520	59,000	6815 CANOE BRICH RD	WESTPORT LANDING	1	55	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0525	59,000	6809 CANOE BIRCH RD	WESTPORT LANDING	1	56	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0530	59,000	6803 CANOE BIRCH RD	WESTPORT LANDING	1	57	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0535	59,000	6806 MYRTLE OAK RD	WESTPORT LANDING	1	58	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0540	59,000	6812 MYRTLE OAK RD	WESTPORT LANDING	1	59	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0545	59,000	6818 MYRTLE OAK RD	WESTPORT LANDING	1	60	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0550	59,000	6824 MYRTLE OAK RD	WESTPORT LANDING	1	61	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0555	59,000	6830 MYRTLE OAK RD	WESTPORT LANDING	1	62	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0560	59,000	6836 MYRTLE OAK RD	WESTPORT LANDING	1	63	SF	1	1	1,154.48	709.19	1,863.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003783-0565	59,000	6842 MYRTLE OAK RD	WESTPORT LANDING	1	64	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0570	59,000	6848 MYRTLE OAK RD	WESTPORT LANDING	1	65	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0575	59,000	6854 MYRTLE OAK RD	WESTPORT LANDING	1	66	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0580	59,000	6860 MYRTLE OAK RD	WESTPORT LANDING	1	67	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0585	59,000	6866 MYRTLE OAK RD	WESTPORT LANDING	1	68	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0590	59,000	6872 MYRTLE OAK RD	WESTPORT LANDING	1	69	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0595	59,000	6878 MYRTLE OAK RD	WESTPORT LANDING	1	70	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0600	59,000	6894 MYRTLE OAK RD	WESTPORT LANDING	1	71	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0605	59,000	6900 MYRTLE OAK RD	WESTPORT LANDING	1	72	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0610	59,000	6906 MYRTLE OAK RD	WESTPORT LANDING	1	73	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0615	59,000	6912 MYRTLE OAK RD	WESTPORT LANDING	1	74	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0620	59,000	6918 MYRTLE OAK RD	WESTPORT LANDING	1	75	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0625	59,000	6924 MYRTLE OAK RD	WESTPORT LANDING	1	76	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0630	59,000	6930 MYRTLE OAK RD	WESTPORT LANDING	1	77	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0635	59,000	6936 MYRTLE OAK RD	WESTPORT LANDING	1	78	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0640	59,000	6942 MYRTLE OAK RD	WESTPORT LANDING	1	79	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0645	59,000	6948 MYRTLE OAK RD	WESTPORT LANDING	1	80	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0650	59,000	6954 MYRTLE OAK RD	WESTPORT LANDING	1	81	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0655	59,000	6960 MYRTLE OAK RD	WESTPORT LANDING		1	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0660	59,000	6945 MYRTLE OAK RD	WESTPORT LANDING	1	83	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0665	59,000	6937 MYRTLE OAK RD	WESTPORT LANDING	1	84	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0670	59,000	6931 MYRTLE OAK RD	WESTPORT LANDING	1	85	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0675	59,000	6925 MYRTLE OAK RD	WESTPORT LANDING	1	86	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0680	59,000	6917 MYRTLE OAK RD	WESTPORT LANDING	1	87	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0685	59,000	6907 MYRTLE OAK RD	WESTPORT LANDING	1	88	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0690	59,000	6901 MYRTLE OAK RD	WESTPORT LANDING	1	89	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0695	59,000	6895 MYRTLE OAK RD	WESTPORT LANDING	1	90	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0700	59,000	6885 MYRTLE OAK RD	WESTPORT LANDING	1	91	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0705	59,000	6877 MYRTLE OAK RD	WESTPORT LANDING	1	92	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0710	59,000	6871 MYRTLE OAK RD	WESTPORT LANDING	1	93	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0715	59,000	6863 MYRTLE OAK RD	WESTPORT LANDING	1	94	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0720	59,000	6855 MYRTLE OAK RD	WESTPORT LANDING	1	95	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0725	59,000	6849 MYRTLE OAK RD	WESTPORT LANDING	1	96	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0730	59,000	6843 MYRTLE OAK RD	WESTPORT LANDING	1	97	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0735	59,000	6837 MYRTLE OAK RD	WESTPORT LANDING	1	98	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0740	59,000	6831 MYRTLE OAK RD	WESTPORT LANDING	1	99	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0745	59,000	6825 MYRTLE OAK RD	WESTPORT LANDING	1	100	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0750	59,000	6819 MYRTLE OAK RD	WESTPORT LANDING	1	101	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0755	59,000	12537 HOPTREE RD	WESTPORT LANDING	1	152	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0760	59,000	12543 HOPTREE RD	WESTPORT LANDING	1	153	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0765	59,000	12549 HOPTREE RD	WESTPORT LANDING	1	154	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0770	59,000	12555 HOPTREE RD	WESTPORT LANDING	1	155	SF	1	1	1,154.48	709.19	1,863.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003783-0775	59,000	12561 HOPTREE RD	WESTPORT LANDING	1	156	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0780	59,000	12567 HOPTREE RD	WESTPORT LANDING	1	157	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0785	59,000	12573 HOPTREE RD	WESTPORT LANDING	1	158	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0790	59,000	12579 HOPTREE RD	WESTPORT LANDING	1	159	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0795	59,000	12585 HOPTREE RD	WESTPORT LANDING	1	160	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0800	59,000	12591 HOPTREE RD	WESTPORT LANDING	1	161	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0805	59,000	12597 HOPTREE RD	WESTPORT LANDING	1	162	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0810	59,000	12446 BIG JUNIPER DR	WESTPORT LANDING	1	204	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0815	59,000	12440 BIG JUNIPER RD	WESTPORT LANDING	1	205	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0820	59,000	12434 BIG JUNIPER DR	WESTPORT LANDING	1	206	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0825	59,000	12428 BIG JUNIPER DR	WESTPORT LANDING	1	207	SF	1	1	1,154.48	709.19	1,863.67
R-003783-0830	59,000	12422 BIG JUNIPER DR	WESTPORT LANDING	1	208	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0005	0	0 DEWHURST CIR	VILLAGES OF WESTPORT	1	NA	COMMON	0	0	-	-	-
R-003784-0010	0	0 BRADDOCK RD	VILLAGES OF WESTPORT	1	NA	COMMON	0	0	-	-	-
R-003784-0015	0	0 DEWHURST CIR	VILLAGES OF WESTPORT	1	NA	COMMON	0	0	-	-	-
R-003784-0020	0	0 BRADDOCK RD	VILLAGES OF WESTPORT	1	NA	COMMON	0	0	-	-	-
R-003784-0025	0	0 BRADDOCK RD	VILLAGES OF WESTPORT	1	NA	COMMON	0	0	-	-	-
R-003784-0030	5,189	0 DIGBY LN	VILLAGES OF WESTPORT	1	NA	UTILITY	0	0	-	-	-
R-003784-0035	0	0 DIGBY LN	VILLAGES OF WESTPORT	1	NA	COMMON	0	0	-	-	-
R-003784-0040	0	0 BRADDOCK RD	VILLAGES OF WESTPORT	1	NA	COMMON	0	0	-	-	-
R-003784-0045	0	0 BRADDOCK RD	VILLAGES OF WESTPORT	1	NA	COMMON	0	0	-	-	-
R-003784-0050	277,553	12270 DEWHURST CIR	VILLAGES OF WESTPORT	1	1	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0055	282,146	12276 DEWHURST CIR	VILLAGES OF WESTPORT	1	2	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0060	236,302	12282 DEWHURST CIR	VILLAGES OF WESTPORT	1	3	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0065	265,073	12288 DEWHURST CIR	VILLAGES OF WESTPORT	1	4	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0070	280,869	12294 DEWHURST CIR	VILLAGES OF WESTPORT	1	5	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0075	289,159	12300 DEWHURST CIR	VILLAGES OF WESTPORT	1	6	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0080	218,020	12306 DEWHURST CIR	VILLAGES OF WESTPORT	1	7	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0085	310,481	12312 DEWHURST CIR	VILLAGES OF WESTPORT	1	8	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0090	275,703	12318 DEWHURST CIR	VILLAGES OF WESTPORT	1	9	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0095	269,660	12324 DEWHURST CIR	VILLAGES OF WESTPORT	1	10	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0100	266,733	12330 DEWHURST CIR	VILLAGES OF WESTPORT	1	11	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0105	319,803	12336 DEWHURST CIR	VILLAGES OF WESTPORT	1	12	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0110	275,061	12342 DEWHURST CIR	VILLAGES OF WESTPORT	1	13	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0115	229,161	12348 DEWHURST CIR	VILLAGES OF WESTPORT	1	14	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0120	271,831	12354 DEWHURST CIR	VILLAGES OF WESTPORT	1	15	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0125	290,659	12360 DEWHURST CIR	VILLAGES OF WESTPORT	1	16	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0130	274,119	12366 DEWHURST CIR	VILLAGES OF WESTPORT	1	17	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0135	253,124	6663 DIGBY LN	VILLAGES OF WESTPORT	1	18	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0140	280,733	6657 DIGBY LN	VILLAGES OF WESTPORT	1	19	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0145	274,414	6656 DIGBY LN	VILLAGES OF WESTPORT	1	20	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0150	297,753	6662 DIGBY LN	VILLAGES OF WESTPORT	1	21	SF	1	1	1,154.48	709.19	1,863.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003784-0155	260,608	6668 DIGBY LN	VILLAGES OF WESTPORT	1	22	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0160	310,995	12384 DEWHURST CIR	VILLAGES OF WESTPORT	1	23	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0165	290,173	12390 DEWHURST CIR	VILLAGES OF WESTPORT	1	24	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0170	286,916	12402 DEWHURST CIR	VILLAGES OF WESTPORT	1	25	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0175	321,396	12414 DEWHURST CIR	VILLAGES OF WESTPORT	1	26	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0180	287,647	12426 DEWHURST CIR	VILLAGES OF WESTPORT	1	27	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0185	306,686	12432 DEWHURST CIR	VILLAGES OF WESTPORT	1	28	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0190	275,611	12438 DEWHURST CIR	VILLAGES OF WESTPORT	1	29	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0195	234,061	12444 DEWHURST CIR	VILLAGES OF WESTPORT	1	30	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0200	276,820	12450 DEWHURST CIR	VILLAGES OF WESTPORT	1	31	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0205	230,567	12456 DEWHURST CIR	VILLAGES OF WESTPORT	1	32	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0210	357,798	12462 DEWHURST CIR	VILLAGES OF WESTPORT	1	33	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0215	327,188	12468 DEWHURST CIR	VILLAGES OF WESTPORT	1	34	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0220	291,240	12474 DEWHURST CIR	VILLAGES OF WESTPORT	1	35	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0225	262,711	12480 DEWHURST CIR	VILLAGES OF WESTPORT	1	36	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0230	228,528	12486 DEWHURST CIR	VILLAGES OF WESTPORT	1	37	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0235	337,199	12492 DEWHURST CIR	VILLAGES OF WESTPORT	1	38	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0240	345,548	12498 DEWHURST CIR	VILLAGES OF WESTPORT	1	39	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0245	274,031	12504 DEWHURST CIR	VILLAGES OF WESTPORT	1	40	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0250	256,220	12510 DEWHURST CIR	VILLAGES OF WESTPORT	1	41	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0255	262,685	12516 DEWHURST CIR	VILLAGES OF WESTPORT	1	42	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0260	278,437	12522 DEWHURST CIR	VILLAGES OF WESTPORT	1	43	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0265	273,317	12528 DEWHURST CIR	VILLAGES OF WESTPORT	1	44	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0270	283,941	12534 DEWHURST CIR	VILLAGES OF WESTPORT	1	45	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0275	287,736	12540 DEWHURST CIR	VILLAGES OF WESTPORT	1	46	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0280	294,185	12546 DEWHURST CIR	VILLAGES OF WESTPORT	1	47	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0285	279,736	12552 DEWHURST CIR	VILLAGES OF WESTPORT	1	48	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0290	342,358	12558 DEWHURST CIR	VILLAGES OF WESTPORT	1	49	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0295	325,354	12564 DEWHURST CIR	VILLAGES OF WESTPORT	1	50	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0300	272,642	12570 DEWHURST CIR	VILLAGES OF WESTPORT	1	51	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0305	332,813	12271 DEWHURST CIR	VILLAGES OF WESTPORT	1	52	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0310	374,681	12277 DEWHURST CIR	VILLAGES OF WESTPORT	1	53	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0315	254,809	12283 DEWHURST CIR	VILLAGES OF WESTPORT	1	54	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0320	344,413	12289 DEWHURST CIR	VILLAGES OF WESTPORT	1	55	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0325	338,652	12295 DEWHURST CIR	VILLAGES OF WESTPORT	1	56	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0330	300,148	12301 DEWHURST CIR	VILLAGES OF WESTPORT	1	57	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0335	264,229	12307 DEWHURST CIR	VILLAGES OF WESTPORT	1	58	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0340	255,966	12313 DEWHURST CIR	VILLAGES OF WESTPORT	1	59	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0345	263,509	12319 DEWHURST CIR	VILLAGES OF WESTPORT	1	60	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0350	283,047	12337 DEWHURST CIR	VILLAGES OF WESTPORT	1	61	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0355	295,191	12355 DEWHURST CIR	VILLAGES OF WESTPORT	1	62	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0360	331,138	12361 DEWHURST CIR	VILLAGES OF WESTPORT	1	63	SF	1	1	1,154.48	709.19	1,863.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003784-0365	226,237	12379 DEWHURST CIR	VILLAGES OF WESTPORT	1	64	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0370	266,705	12385 DEWHURST CIR	VILLAGES OF WESTPORT	1	65	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0375	246,831	12391 DEWHURST CIR	VILLAGES OF WESTPORT	1	66	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0380	276,286	12397 DEWHURST CIR	VILLAGES OF WESTPORT	1	67	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0385	321,026	12403 DEWHURST CIR	VILLAGES OF WESTPORT	1	68	SF	0	1	-	709.19	709.19
R-003784-0390	270,998	12409 DEWHURST CIR	VILLAGES OF WESTPORT	1	69	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0395	301,547	12415 DEWHURST CIR	VILLAGES OF WESTPORT	1	70	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0400	281,089	12421 DEWHURST CIR	VILLAGES OF WESTPORT	1	71	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0405	292,079	12427 DEWHURST CIR	VILLAGES OF WESTPORT	1	72	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0410	272,365	12445 DEWHURST CIR	VILLAGES OF WESTPORT	1	73	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0415	265,296	12463 DEWHURST CIR	VILLAGES OF WESTPORT	1	74	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0420	329,737	12475 DEWHURST CIR	VILLAGES OF WESTPORT	1	75	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0425	283,577	12481 DEWHURST CIR	VILLAGES OF WESTPORT	1	76	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0430	370,758	12493 DEWHURST CIR	VILLAGES OF WESTPORT	1	77	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0435	294,109	12505 DEWHURST CIR	VILLAGES OF WESTPORT	1	78	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0440	302,044	12511 DEWHURST CIR	VILLAGES OF WESTPORT	1	79	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0445	265,044	12517 DEWHURST CIR	VILLAGES OF WESTPORT	1	80	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0450	239,542	12523 DEWHURST CIR	VILLAGES OF WESTPORT	1	81	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0455	262,510	12529 DEWHURST CIR	VILLAGES OF WESTPORT	1	82	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0460	282,565	12535 DEWHURST CIR	VILLAGES OF WESTPORT	1	83	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0465	223,260	12541 DEWHURST CIR	VILLAGES OF WESTPORT	1	84	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0470	292,793	12547 DEWHURST CIR	VILLAGES OF WESTPORT	1	85	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0475	279,948	12565 DEWHURST CIR	VILLAGES OF WESTPORT	1	86	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0480	299,331	6651 DIGBY LN	VILLAGES OF WESTPORT	1	87	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0485	295,072	12396 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	88	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0490	287,295	12402 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	89	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0495	283,730	12408 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	90	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0500	287,010	12414 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	91	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0505	283,526	12420 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	92	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0510	344,108	12426 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	93	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0515	361,733	12432 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	94	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0520	284,389	12438 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	95	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0525	293,984	12444 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	96	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0530	290,348	12450 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	97	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0535	349,312	12456 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	98	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0540	291,807	12462 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	99	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0545	268,759	12468 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	100	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0550	362,168	12474 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	101	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0555	257,633	12480 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	102	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0560	296,752	12486 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	103	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0565	415,015	12492 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	104	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0570	294,363	12498 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	105	SF	1	1	1,154.48	709.19	1,863.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003784-0575	299,177	12504 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	106	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0580	284,122	12510 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	107	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0585	304,033	12516 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	108	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0590	290,850	12522 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	109	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0595	474,671	12528 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	110	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0600	288,436	12534 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	111	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0605	261,821	12540 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	112	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0610	284,757	12546 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	113	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0615	282,123	12552 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	114	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0620	288,148	12558 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	115	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0625	302,433	12564 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	116	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0630	346,734	12570 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	117	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0635	359,043	12576 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	118	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0640	331,024	12582 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	119	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0645	283,191	12588 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	120	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0650	294,053	12594 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	121	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0655	294,115	12600 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	122	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0660	303,366	12606 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	123	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0665	319,289	12612 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	124	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0670	288,246	12618 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	125	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0675	283,185	12624 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	126	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0680	284,389	12630 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	127	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0685	299,582	12636 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	128	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0690	336,590	12642 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	129	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0695	275,648	12648 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	130	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0700	291,044	12654 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	131	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0705	288,033	12660 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	132	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0710	374,908	12664 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	133	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0715	344,386	12672 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	134	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0720	286,133	12678 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	135	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0725	300,334	12684 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	136	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0730	290,173	12690 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	137	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0735	257,828	12696 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	138	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0740	375,271	12397 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	139	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0745	362,960	12409 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	140	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0750	289,671	12415 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	141	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0755	346,455	12427 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	142	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0760	274,063	12433 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	143	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0765	351,676	12439 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	144	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0770	414,867	12445 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	145	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0775	273,488	6646 FEN RD	VILLAGES OF WESTPORT	1	146	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0780	300,679	6640 FEN RD	VILLAGES OF WESTPORT	1	147	SF	1	1	1,154.48	709.19	1,863.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003784-0785	358,764	6634 FEN RD	VILLAGES OF WESTPORT	1	148	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0790	292,261	6628 FEN RD	VILLAGES OF WESTPORT	1	149	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0795	353,768	6622 FEN RD	VILLAGES OF WESTPORT	1	150	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0800	319,404	6616 FEN RD	VILLAGES OF WESTPORT	1	151	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0805	258,683	6608 FEN RD	VILLAGES OF WESTPORT	1	152	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0810	299,354	12607 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	153	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0815	360,486	12613 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	154	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0820	299,354	12619 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	155	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0825	319,569	12631 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	156	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0830	296,436	12637 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	157	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0835	313,443	12643 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	158	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0840	349,197	12655 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	159	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0845	317,300	12667 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	160	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0850	291,140	12673 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	161	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0855	372,375	12679 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	162	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0860	367,979	12691 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	163	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0865	344,395	6645 FEN RD	VILLAGES OF WESTPORT	1	164	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0870	360,304	12469 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	165	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0875	357,179	12475 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	166	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0880	344,386	12481 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	167	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0885	314,526	12493 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	168	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0890	351,249	12499 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	169	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0895	269,325	12511 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	170	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0900	357,738	12523 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	171	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0905	313,415	12535 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	172	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0910	341,621	12547 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	173	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0915	306,346	12559 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	174	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0920	309,651	12565 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	175	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0925	344,032	12577 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	176	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0930	420,246	12583 WEEPING BRANCH CIR	VILLAGES OF WESTPORT	1	177	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0935	288,467	6609 FEN RD	VILLAGES OF WESTPORT	1	178	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0940	376,755	6615 FEN RD	VILLAGES OF WESTPORT	1	179	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0945	357,155	6621 FEN RD	VILLAGES OF WESTPORT	1	180	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0950	358,018	6627 FEN RD	VILLAGES OF WESTPORT	1	181	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0955	338,636	6633 FEN RD	VILLAGES OF WESTPORT	1	182	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0960	288,436	6639 FEN RD	VILLAGES OF WESTPORT	1	183	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0965	238,775	12271 CADLEY CIR	VILLAGES OF WESTPORT	1	184	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0970	227,402	12277 CADLEY CIR	VILLAGES OF WESTPORT	1	185	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0975	255,502	12283 CADLEY CIR	VILLAGES OF WESTPORT	1	186	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0980	265,114	6712 RASPER CT	VILLAGES OF WESTPORT	1	187	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0985	252,064	6706 RASPER CT	VILLAGES OF WESTPORT	1	188	SF	1	1	1,154.48	709.19	1,863.67
R-003784-0990	277,523	6700 RASPER CT	VILLAGES OF WESTPORT	1	189	SF	1	1	1,154.48	709.19	1,863.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003784-0995	249,315	6705 RASPER CT	VILLAGES OF WESTPORT	1	190	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1000	222,100	6711 RASPER CT	VILLAGES OF WESTPORT	1	191	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1005	210,413	6717 RASPER CT	VILLAGES OF WESTPORT	1	192	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1010	257,680	6723 RASPER CT	VILLAGES OF WESTPORT	1	193	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1015	231,667	12301 CADLEY CIR	VILLAGES OF WESTPORT	1	194	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1020	247,711	12307 CADLEY CIR	VILLAGES OF WESTPORT	1	195	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1025	220,336	12313 CADLEY CIR	VILLAGES OF WESTPORT	1	196	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1030	253,527	12319 CADLEY CIR	VILLAGES OF WESTPORT	1	197	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1035	233,992	12325 CADLEY CIR	VILLAGES OF WESTPORT	1	198	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1040	237,897	12331 CADLEY CIR	VILLAGES OF WESTPORT	1	199	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1045	262,434	12337 CADLEY CIR	VILLAGES OF WESTPORT	1	200	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1050	236,034	12343 CADLEY CIR	VILLAGES OF WESTPORT	1	201	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1055	254,757	12349 CADLEY CIR	VILLAGES OF WESTPORT	1	202	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1060	249,978	12355 CADLEY CIR	VILLAGES OF WESTPORT	1	203	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1065	211,937	12361 CADLEY CIR	VILLAGES OF WESTPORT	1	204	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1070	232,815	12367 CADLEY CIR	VILLAGES OF WESTPORT	1	205	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1075	254,757	12373 CADLEY CIR	VILLAGES OF WESTPORT	1	206	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1080	249,978	12379 CADLEY CIR	VILLAGES OF WESTPORT	1	207	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1085	236,898	12385 CADLEY CIR	VILLAGES OF WESTPORT	1	208	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1090	211,937	12391 CADLEY CIR	VILLAGES OF WESTPORT	1	209	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1095	204,031	12397 CADLEY CIR	VILLAGES OF WESTPORT	1	210	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1100	254,218	12403 CADLEY CIR	VILLAGES OF WESTPORT	1	211	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1105	208,283	12409 CADLEY CIR	VILLAGES OF WESTPORT	1	212	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1110	202,573	12415 CADLEY CIR	VILLAGES OF WESTPORT	1	213	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1115	234,349	12421 CADLEY CIR	VILLAGES OF WESTPORT	1	214	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1120	214,253	12427 CADLEY CIR	VILLAGES OF WESTPORT	1	215	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1125	256,104	12433 CADLEY CIR	VILLAGES OF WESTPORT	1	216	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1130	217,493	12439 CADLEY CIR	VILLAGES OF WESTPORT	1	217	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1135	251,419	12445 CADLEY CIR	VILLAGES OF WESTPORT	1	218	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1140	246,084	12451 CADLEY CIR	VILLAGES OF WESTPORT	1	219	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1145	236,516	12457 CADLEY CIR	VILLAGES OF WESTPORT	1	220	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1150	258,065	12463 CADLEY CIR	VILLAGES OF WESTPORT	1	221	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1155	236,708	12469 CADLEY CIR	VILLAGES OF WESTPORT	1	222	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1160	239,071	12290 CADLEY CIR	VILLAGES OF WESTPORT	1	223	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1165	252,399	12308 CADLEY CIR	VILLAGES OF WESTPORT	1	224	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1170	240,350	12314 CADLEY CIR	VILLAGES OF WESTPORT	1	225	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1175	238,803	12320 CADLEY CIR	VILLAGES OF WESTPORT	1	226	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1181	242,028	12332 CADLEY CIR	VILLAGES OF WESTPORT	1	227	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1183	430	0 CADLEY CIR	VILLAGES OF WESTPORT	1	NA	WASTE	0	0	-	-	-
R-003784-1185	256,648	12338 CADLEY CIR	VILLAGES OF WESTPORT	1	228	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1190	205,468	12344 CADLEY CIR	VILLAGES OF WESTPORT	1	229	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1195	250,518	12350 CADLEY CIR	VILLAGES OF WESTPORT	1	230	SF	1	1	1,154.48	709.19	1,863.67

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R-003784-1200	232,815	12356 CADLEY CIR	VILLAGES OF WESTPORT	1	231	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1205	203,061	12374 CADLEY CIR	VILLAGES OF WESTPORT	1	232	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1210	251,828	12404 CADLEY CIR	VILLAGES OF WESTPORT	1	233	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1215	232,815	12410 CADLEY CIR	VILLAGES OF WESTPORT	1	234	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1220	252,371	12422 CADLEY CIR	VILLAGES OF WESTPORT	1	235	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1225	256,104	12428 CADLEY CIR	VILLAGES OF WESTPORT	1	236	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1230	248,392	12440 CADLEY CIR	VILLAGES OF WESTPORT	1	237	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1235	249,270	12464 CADLEY CIR	VILLAGES OF WESTPORT	1	238	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1240	243,178	12470 CADLEY CIR	VILLAGES OF WESTPORT	1	239	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1245	237,235	12476 CADLEY CIR	VILLAGES OF WESTPORT	1	240	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1250	209,601	12272 CADLEY CIR	VILLAGES OF WESTPORT	1	241	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1255	226,812	12278 CADLEY CIR	VILLAGES OF WESTPORT	1	242	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1550	0	6702 SANDLE DR	VILLAGES OF WESTPORT	2	NA	COMMON	0	0	-	-	-
R-003784-1560	0	0 GLIMMER WAY	VILLAGES OF WESTPORT	2	NA	COMMON	0	0	-	-	-
R-003784-1570	0	12348 GLIMMER WAY	VILLAGES OF WESTPORT	2	NA	COMMON	0	0	-	-	-
R-003784-1580	32	0 SANDLE DR	VILLAGES OF WESTPORT	2	NA	COMMON	0	0	-	-	-
R-003784-1590	0	0 GLIMMER WAY	VILLAGES OF WESTPORT	2	NA	COMMON	0	0	-	-	-
R-003784-1600	3,948	6794 SANDLE DR	VILLAGES OF WESTPORT	2	NA	UTILITY	0	0	-	-	-
R-003784-1610	0	0 SANDLE DR	VILLAGES OF WESTPORT	2	NA	COMMON	0	0	-	-	-
R-003784-1620	0	0 SANDLE DR	VILLAGES OF WESTPORT	2	NA	COMMON	0	0	-	-	-
R-003784-1630	0	0 SANDLE DR	VILLAGES OF WESTPORT	2	NA	COMMON	0	0	-	-	-
R-003784-1634	0	6812 SANDLE DR	VILLAGES OF WESTPORT	2	NA	COMMON	0	0	-	-	-
R-003784-1640	289,964	12270 CROSSFIELD DR	VILLAGES OF WESTPORT	2	326	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1645	228,959	12276 CROSSFIELD DR	VILLAGES OF WESTPORT	2	327	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1650	228,959	12282 CROSSFIELD DR	VILLAGES OF WESTPORT	2	328	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1655	226,446	12288 CROSSFIELD DR	VILLAGES OF WESTPORT	2	329	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1660	232,843	12294 CROSSFIELD DR	VILLAGES OF WESTPORT	2	330	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1665	274,094	12300 CROSSFIELD DR	VILLAGES OF WESTPORT	2	331	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1670	242,240	12306 CROSSFIELD DR	VILLAGES OF WESTPORT	2	332	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1675	277,978	12312 CROSSFIELD DR	VILLAGES OF WESTPORT	2	333	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1680	218,046	12318 CROSSFIELD DR	VILLAGES OF WESTPORT	2	334	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1685	238,646	12324 CROSSFIELD DR	VILLAGES OF WESTPORT	2	335	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1690	287,385	12336 CROSSFIELD DR	VILLAGES OF WESTPORT	2	336	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1695	226,264	12342 CROSSFIELD DR	VILLAGES OF WESTPORT	2	337	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1700	220,542	12348 CROSSFIELD DR	VILLAGES OF WESTPORT	2	338	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1705	285,057	6913 LANGFORD ST	VILLAGES OF WESTPORT	2	339	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1710	223,988	6907 LANGFORD ST	VILLAGES OF WESTPORT	2	340	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1715	270,226	6901 LANGFORD ST	VILLAGES OF WESTPORT	2	341	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1720	213,421	6895 LANGFORD ST	VILLAGES OF WESTPORT	2	342	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1725	223,988	6889 LANGFORD ST	VILLAGES OF WESTPORT	2	343	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1730	236,850	6883 LANGFORD ST	VILLAGES OF WESTPORT	2	344	SF	1	1	576.96	709.19	1,286.15
R-003784-1735	283,130	6877 LANGFORD ST	VILLAGES OF WESTPORT	2	345	SF	1	1	576.96	709.19	1,286.15

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003784-1740	236,579	6871 LANGFORD ST	VILLAGES OF WESTPORT	2	346	SF	1	1	576.96	709.19	1,286.15
R-003784-1745	285,057	6865 LANGFORD ST	VILLAGES OF WESTPORT	2	347	SF	1	1	576.96	709.19	1,286.15
R-003784-1750	236,850	6859 LANGFORD ST	VILLAGES OF WESTPORT	2	348	SF	1	1	576.96	709.19	1,286.15
R-003784-1755	284,773	6853 LANGFORD ST	VILLAGES OF WESTPORT	2	349	SF	1	1	576.96	709.19	1,286.15
R-003784-1760	236,850	6847 LANGFORD ST	VILLAGES OF WESTPORT	2	350	SF	1	1	576.96	709.19	1,286.15
R-003784-1765	285,057	6841 LANGFORD ST	VILLAGES OF WESTPORT	2	351	SF	1	1	576.96	709.19	1,286.15
R-003784-1770	218,424	6835 LANGFORD ST	VILLAGES OF WESTPORT	2	352	SF	1	1	576.96	709.19	1,286.15
R-003784-1775	236,850	6823 LANGFORD ST	VILLAGES OF WESTPORT	2	353	SF	1	1	576.96	709.19	1,286.15
R-003784-1780	223,988	6817 LANGFORD ST	VILLAGES OF WESTPORT	2	354	SF	1	1	576.96	709.19	1,286.15
R-003784-1785	236,850	6811 LANGFORD ST	VILLAGES OF WESTPORT	2	355	SF	1	1	576.96	709.19	1,286.15
R-003784-1790	223,078	6805 LANGFORD ST	VILLAGES OF WESTPORT	2	356	SF	1	1	576.96	709.19	1,286.15
R-003784-1795	242,054	6799 LANGFORD ST	VILLAGES OF WESTPORT	2	357	SF	1	1	576.96	709.19	1,286.15
R-003784-1800	282,692	6793 LANGFORD ST	VILLAGES OF WESTPORT	2	358	SF	1	1	576.96	709.19	1,286.15
R-003784-1805	232,902	6787 LANGFORD ST	VILLAGES OF WESTPORT	2	359	SF	1	1	576.96	709.19	1,286.15
R-003784-1810	284,619	6781 LANGFORD ST	VILLAGES OF WESTPORT	2	360	SF	1	1	576.96	709.19	1,286.15
R-003784-1815	240,442	6775 LANGFORD ST	VILLAGES OF WESTPORT	2	361	SF	1	1	576.96	709.19	1,286.15
R-003784-1820	224,585	6769 LANGFORD ST	VILLAGES OF WESTPORT	2	362	SF	1	1	576.96	709.19	1,286.15
R-003784-1825	278,251	6763 LANGFORD ST	VILLAGES OF WESTPORT	2	363	SF	1	1	576.96	709.19	1,286.15
R-003784-1830	283,130	6757 LANGFORD ST	VILLAGES OF WESTPORT	2	364	SF	1	1	576.96	709.19	1,286.15
R-003784-1835	287,385	6751 LANGFORD ST	VILLAGES OF WESTPORT	2	365	SF	1	1	576.96	709.19	1,286.15
R-003784-1840	223,988	12376 GLIMMER WAY	VILLAGES OF WESTPORT	2	366	SF	1	1	576.96	709.19	1,286.15
R-003784-1845	213,789	12382 GLIMMER WAY	VILLAGES OF WESTPORT	2	367	SF	1	1	576.96	709.19	1,286.15
R-003784-1850	270,226	12388 GLIMMER WAY	VILLAGES OF WESTPORT	2	368	SF	1	1	576.96	709.19	1,286.15
R-003784-1855	226,446	12394 GLIMMER WAY	VILLAGES OF WESTPORT	2	369	SF	1	1	576.96	709.19	1,286.15
R-003784-1860	289,712	12400 GLIMMER WAY	VILLAGES OF WESTPORT	2	370	SF	1	1	576.96	709.19	1,286.15
R-003784-1865	302,245	12406 GLIMMER WAY	VILLAGES OF WESTPORT	2	371	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1870	241,012	12412 GLIMMER WAY	VILLAGES OF WESTPORT	2	372	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1875	225,487	12418 GLIMMER WAY	VILLAGES OF WESTPORT	2	373	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1880	223,988	12424 GLIMMER WAY	VILLAGES OF WESTPORT	2	374	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1885	213,421	12430 GLIMMER WAY	VILLAGES OF WESTPORT	2	375	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1890	248,389	12436 GLIMMER WAY	VILLAGES OF WESTPORT	2	376	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1895	282,730	12442 GLIMMER WAY	VILLAGES OF WESTPORT	2	377	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1900	307,124	12448 GLIMMER WAY	VILLAGES OF WESTPORT	2	378	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1905	276,077	12454 GLIMMER WAY	VILLAGES OF WESTPORT	2	379	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1910	297,816	12453 GLIMMER WAY	VILLAGES OF WESTPORT	2	380	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1915	227,302	12447 GLIMMER WAY	VILLAGES OF WESTPORT	2	381	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1920	223,988	12441 GLIMMER WAY	VILLAGES OF WESTPORT	2	382	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1925	236,850	12435 GLIMMER WAY	VILLAGES OF WESTPORT	2	383	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1930	244,402	12421 GLIMMER WAY	VILLAGES OF WESTPORT	2	384	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1935	214,064	12409 GLIMMER WAY	VILLAGES OF WESTPORT	2	385	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1940	233,433	12395 GLIMMER WAY	VILLAGES OF WESTPORT	2	386	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1945	370,456	12379 GLIMMER WAY	VILLAGES OF WESTPORT	2	387	SF	1	1	1,154.48	709.19	1,863.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003784-1950	220,674	12373 GLIMMER WAY	VILLAGES OF WESTPORT	2	388	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1955	276,077	12367 GLIMMER WAY	VILLAGES OF WESTPORT	2	389	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1960	233,433	12361 GLIMMER WAY	VILLAGES OF WESTPORT	2	390	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1965	220,255	12355 GLIMMER WAY	VILLAGES OF WESTPORT	2	391	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1970	284,060	12349 GLIMMER WAY	VILLAGES OF WESTPORT	2	392	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1975	285,438	12343 GLIMMER WAY	VILLAGES OF WESTPORT	2	393	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1980	280,425	12337 GLIMMER WAY	VILLAGES OF WESTPORT	2	394	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1985	226,264	12331 GLIMMER WAY	VILLAGES OF WESTPORT	2	395	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1990	213,421	12325 GLIMMER WAY	VILLAGES OF WESTPORT	2	396	SF	1	1	1,154.48	709.19	1,863.67
R-003784-1995	239,470	12319 GLIMMER WAY	VILLAGES OF WESTPORT	2	397	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2000	320,395	12313 GLIMMER WAY	VILLAGES OF WESTPORT	2	398	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2005	247,528	12307 GLIMMER WAY	VILLAGES OF WESTPORT	2	399	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2010	250,268	12301 GLIMMER WAY	VILLAGES OF WESTPORT	2	400	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2015	234,566	12295 GLIMMER WAY	VILLAGES OF WESTPORT	2	401	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2020	246,094	12289 GLIMMER WAY	VILLAGES OF WESTPORT	2	402	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2025	296,798	6707 SANDLE DR	VILLAGES OF WESTPORT	2	403	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2030	280,657	6713 SANDLE DR	VILLAGES OF WESTPORT	2	404	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2035	223,988	6719 SANDLE DR	VILLAGES OF WESTPORT	2	405	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2040	259,926	6725 SANDLE DR	VILLAGES OF WESTPORT	2	406	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2045	285,057	6824 SANDLE DR	VILLAGES OF WESTPORT	2	414	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2050	280,213	6818 SANDLE DR	VILLAGES OF WESTPORT	2	415	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2055	237,120	6848 HANFORD ST	VILLAGES OF WESTPORT	2	462	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2060	230,203	6842 HANFORD ST	VILLAGES OF WESTPORT	2	463	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2065	222,936	6836 HANFORD ST	VILLAGES OF WESTPORT	2	464	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2070	275,334	6830 HANFORD ST	VILLAGES OF WESTPORT	2	465	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2075	239,287	6824 HANFORD ST	VILLAGES OF WESTPORT	2	466	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2080	211,717	6818 HANFORD ST	VILLAGES OF WESTPORT	2	467	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2085	227,805	6812 HANFORD ST	VILLAGES OF WESTPORT	2	468	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2090	226,294	6806 HANFORD ST	VILLAGES OF WESTPORT	2	469	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2095	239,014	6805 HANFORD ST	VILLAGES OF WESTPORT	2	470	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2100	322,785	6811 HANFORD ST	VILLAGES OF WESTPORT	2	471	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2105	239,287	6817 HANFORD ST	VILLAGES OF WESTPORT	2	472	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2110	215,990	6823 HANFORD ST	VILLAGES OF WESTPORT	2	473	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2115	275,155	6829 HANFORD ST	VILLAGES OF WESTPORT	2	474	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2120	288,259	6835 HANFORD ST	VILLAGES OF WESTPORT	2	475	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2125	226,294	6841 HANFORD ST	VILLAGES OF WESTPORT	2	476	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2130	226,802	6847 HANFORD ST	VILLAGES OF WESTPORT	2	477	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2135	238,646	12303 CROSSFIELD DR	VILLAGES OF WESTPORT	2	478	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2140	282,405	12309 CROSSFIELD DR	VILLAGES OF WESTPORT	2	479	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2145	285,576	12315 CROSSFIELD DR	VILLAGES OF WESTPORT	2	480	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2150	238,828	12321 CROSSFIELD DR	VILLAGES OF WESTPORT	2	481	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2155	225,645	12327 CROSSFIELD DR	VILLAGES OF WESTPORT	2	482	SF	1	1	1,154.48	709.19	1,863.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003784-2160	285,057	6920 LANGFORD ST	VILLAGES OF WESTPORT	2	483	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2165	271,730	6914 LANGFORD ST	VILLAGES OF WESTPORT	2	484	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2170	289,712	6908 LANGFORD ST	VILLAGES OF WESTPORT	2	485	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2175	245,833	6902 LANGFORD ST	VILLAGES OF WESTPORT	2	486	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2180	213,789	6896 LANGFORD ST	VILLAGES OF WESTPORT	2	487	SF	1	1	673.49	709.19	1,382.68
R-003784-2185	280,213	6890 LANGFORD ST	VILLAGES OF WESTPORT	2	488	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2190	232,991	6884 LANGFORD ST	VILLAGES OF WESTPORT	2	489	SF	1	1	576.96	709.19	1,286.15
R-003784-2195	241,961	6878 LANGFORD ST	VILLAGES OF WESTPORT	2	490	SF	1	1	576.96	709.19	1,286.15
R-003784-2200	285,057	6872 LANGFORD ST	VILLAGES OF WESTPORT	2	491	SF	1	1	576.96	709.19	1,286.15
R-003784-2205	232,991	6866 LANGFORD ST	VILLAGES OF WESTPORT	2	492	SF	1	1	576.96	709.19	1,286.15
R-003784-2210	283,130	6860 LANGFORD ST	VILLAGES OF WESTPORT	2	493	SF	1	1	576.96	709.19	1,286.15
R-003784-2215	276,703	6854 LANGFORD ST	VILLAGES OF WESTPORT	2	494	SF	1	1	576.96	709.19	1,286.15
R-003784-2220	307,442	6848 LANGFORD ST	VILLAGES OF WESTPORT	2	495	SF	1	1	576.96	709.19	1,286.15
R-003784-2225	236,850	6842 LANGFORD ST	VILLAGES OF WESTPORT	2	496	SF	1	1	576.96	709.19	1,286.15
R-003784-2230	283,130	6836 LANGFORD ST	VILLAGES OF WESTPORT	2	497	SF	1	1	576.96	709.19	1,286.15
R-003784-2235	223,988	6830 LANGFORD ST	VILLAGES OF WESTPORT	2	498	SF	1	1	576.96	709.19	1,286.15
R-003784-2240	236,850	6824 LANGFORD ST	VILLAGES OF WESTPORT	2	499	SF	1	1	576.96	709.19	1,286.15
R-003784-2245	225,487	6818 LANGFORD ST	VILLAGES OF WESTPORT	2	500	SF	1	1	576.96	709.19	1,286.15
R-003784-2250	282,518	6812 LANGFORD ST	VILLAGES OF WESTPORT	2	501	SF	1	1	576.96	709.19	1,286.15
R-003784-2255	233,256	6806 LANGFORD ST	VILLAGES OF WESTPORT	2	502	SF	1	1	576.96	709.19	1,286.15
R-003784-2260	285,057	6800 LANGFORD ST	VILLAGES OF WESTPORT	2	503	SF	1	1	576.96	709.19	1,286.15
R-003784-2265	223,078	6794 LANGFORD ST	VILLAGES OF WESTPORT	2	504	SF	1	1	576.96	709.19	1,286.15
R-003784-2270	283,130	6788 LANGFORD ST	VILLAGES OF WESTPORT	2	505	SF	1	1	576.96	709.19	1,286.15
R-003784-2275	233,699	6782 LANGFORD ST	VILLAGES OF WESTPORT	2	506	SF	1	1	576.96	709.19	1,286.15
R-003784-2280	240,321	6770 LANGFORD ST	VILLAGES OF WESTPORT	2	507	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2285	276,077	6752 LANGFORD ST	VILLAGES OF WESTPORT	2	508	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2290	213,421	12342 GLIMMER WAY	VILLAGES OF WESTPORT	2	509	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2295	223,988	12336 GLIMMER WAY	VILLAGES OF WESTPORT	2	510	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2300	233,433	12330 GLIMMER WAY	VILLAGES OF WESTPORT	2	511	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2305	304,085	12324 GLIMMER WAY	VILLAGES OF WESTPORT	2	512	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2310	223,988	12318 GLIMMER WAY	VILLAGES OF WESTPORT	2	513	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2315	285,438	12312 GLIMMER WAY	VILLAGES OF WESTPORT	2	514	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2320	286,369	12306 GLIMMER WAY	VILLAGES OF WESTPORT	2	515	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2325	224,585	12300 GLIMMER WAY	VILLAGES OF WESTPORT	2	516	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2330	225,645	12294 GLIMMER WAY	VILLAGES OF WESTPORT	2	517	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2335	282,870	6737 SANDLE DR	VILLAGES OF WESTPORT	2	518	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2340	283,096	6743 SANDLE DR	VILLAGES OF WESTPORT	2	519	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2345	248,006	6749 SANDLE DR	VILLAGES OF WESTPORT	2	520	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2350	296,498	6755 SANDLE DR	VILLAGES OF WESTPORT	2	521	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2355	235,302	6761 SANDLE DR	VILLAGES OF WESTPORT	2	522	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2360	231,331	6769 SANDLE DR	VILLAGES OF WESTPORT	2	523	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2365	280,980	6775 SANDLE DR	VILLAGES OF WESTPORT	2	524	SF	1	1	1,154.48	709.19	1,863.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003784-2370	295,336	6781 SANDLE DR	VILLAGES OF WESTPORT	2	525	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2375	307,200	6787 SANDLE DR	VILLAGES OF WESTPORT	2	526	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2380	273,636	6793 SANDLE DR	VILLAGES OF WESTPORT	2	527	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2385	286,577	6799 SANDLE DR	VILLAGES OF WESTPORT	2	528	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2390	224,615	6805 SANDLE DR	VILLAGES OF WESTPORT	2	529	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2395	239,287	6811 SANDLE DR	VILLAGES OF WESTPORT	2	530	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2400	285,900	6817 SANDLE DR	VILLAGES OF WESTPORT	2	531	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2405	239,645	6786 SANDLE DR	VILLAGES OF WESTPORT	2	532	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2410	248,102	6780 SANDLE DR	VILLAGES OF WESTPORT	2	533	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2415	294,751	6774 SANDLE DR	VILLAGES OF WESTPORT	2	534	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2420	219,122	6768 SANDLE DR	VILLAGES OF WESTPORT	2	535	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2425	234,689	6762 SANDLE DR	VILLAGES OF WESTPORT	2	536	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2430	244,748	6756 SANDLE DR	VILLAGES OF WESTPORT	2	537	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2435	284,761	6750 SANDLE DR	VILLAGES OF WESTPORT	2	538	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2440	234,689	6744 SANDLE DR	VILLAGES OF WESTPORT	2	539	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2445	215,619	6738 SANDLE DR	VILLAGES OF WESTPORT	2	540	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2500	0	0 SANDLE DR	VILLAGES OF WESTPORT	3	NA	COMMON	0	0	-	-	-
R-003784-2510	0	0 HANFORD ST	VILLAGES OF WESTPORT	3	NA	COMMON	0	0	-	-	-
R-003784-2520	0	0 SANDLE DR	VILLAGES OF WESTPORT	3	NA	COMMON	0	0	-	-	-
R-003784-2525	299,410	6704 HANFORD ST	VILLAGES OF WESTPORT	3	243	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2530	272,563	6710 HANFORD ST	VILLAGES OF WESTPORT	3	244	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2535	239,287	6716 HANFORD ST	VILLAGES OF WESTPORT	3	245	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2540	274,452	6722 HANFORD ST	VILLAGES OF WESTPORT	3	246	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2545	239,287	6728 HANFORD ST	VILLAGES OF WESTPORT	3	247	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2550	291,534	6734 HANFORD ST	VILLAGES OF WESTPORT	3	248	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2555	235,397	12251 GLIMMER WAY	VILLAGES OF WESTPORT	3	249	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2560	234,689	12245 GLIMMER WAY	VILLAGES OF WESTPORT	3	250	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2565	270,740	12239 GLIMMER WAY	VILLAGES OF WESTPORT	3	251	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2570	295,427	12233 GLIMMER WAY	VILLAGES OF WESTPORT	3	252	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2575	239,436	12227 GLIMMER WAY	VILLAGES OF WESTPORT	3	253	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2580	244,373	12221 GLIMMER WAY	VILLAGES OF WESTPORT	3	254	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2585	238,924	12215 GLIMMER WAY	VILLAGES OF WESTPORT	3	255	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2590	218,838	12209 GLIMMER WAY	VILLAGES OF WESTPORT	3	256	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2595	233,010	12203 GLIMMER WAY	VILLAGES OF WESTPORT	3	257	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2600	237,106	12202 GLIMMER WAY	VILLAGES OF WESTPORT	3	258	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2605	308,853	12208 GLIMMER WAY	VILLAGES OF WESTPORT	3	259	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2610	248,389	12214 GLIMMER WAY	VILLAGES OF WESTPORT	3	260	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2615	219,122	12220 GLIMMER WAY	VILLAGES OF WESTPORT	3	261	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2620	235,648	12226 GLIMMER WAY	VILLAGES OF WESTPORT	3	262	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2625	237,468	12232 GLIMMER WAY	VILLAGES OF WESTPORT	3	263	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2630	285,427	12238 GLIMMER WAY	VILLAGES OF WESTPORT	3	264	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2635	274,900	12244 GLIMMER WAY	VILLAGES OF WESTPORT	3	265	SF	1	1	1,154.48	709.19	1,863.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003784-2640	287,109	12250 GLIMMER WAY	VILLAGES OF WESTPORT	3	266	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2645	244,280	6746 HANFORD ST	VILLAGES OF WESTPORT	3	267	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2650	271,443	6752 HANFORD ST	VILLAGES OF WESTPORT	3	268	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2655	283,984	6758 HANFORD ST	VILLAGES OF WESTPORT	3	269	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2660	225,834	6764 HANFORD ST	VILLAGES OF WESTPORT	3	270	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2665	217,264	6770 HANFORD ST	VILLAGES OF WESTPORT	3	271	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2670	229,579	6782 HANFORD ST	VILLAGES OF WESTPORT	3	272	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2675	240,446	6788 HANFORD ST	VILLAGES OF WESTPORT	3	273	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2680	217,358	6794 HANFORD ST	VILLAGES OF WESTPORT	3	274	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2685	287,898	6836 SANDLE DR	VILLAGES OF WESTPORT	3	275	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2690	241,275	6842 SANDLE DR	VILLAGES OF WESTPORT	3	276	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2695	228,658	6848 SANDLE DR	VILLAGES OF WESTPORT	3	277	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2700	228,145	6854 SANDLE DR	VILLAGES OF WESTPORT	3	278	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2705	289,598	6860 SANDLE DR	VILLAGES OF WESTPORT	3	279	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2710	240,815	6866 SANDLE DR	VILLAGES OF WESTPORT	3	280	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2715	228,658	6872 SANDLE DR	VILLAGES OF WESTPORT	3	281	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2720	233,235	6878 SANDLE DR	VILLAGES OF WESTPORT	3	282	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2725	300,541	12325 TRICE CT	VILLAGES OF WESTPORT	3	283	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2730	241,275	12331 TRICE CT	VILLAGES OF WESTPORT	3	284	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2735	289,598	12337 TRICE CT	VILLAGES OF WESTPORT	3	285	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2740	228,145	12332 TRICE CT	VILLAGES OF WESTPORT	3	286	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2745	217,733	12326 TRICE CT	VILLAGES OF WESTPORT	3	287	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2750	282,630	6908 SANDLE DR	VILLAGES OF WESTPORT	3	288	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2755	229,841	6914 SANDLE DR	VILLAGES OF WESTPORT	3	289	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2760	297,912	6920 SANDLE DR	VILLAGES OF WESTPORT	3	290	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2765	237,597	6926 SANDLE DR	VILLAGES OF WESTPORT	3	291	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2770	229,841	6932 SANDLE DR	VILLAGES OF WESTPORT	3	292	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2775	215,620	6938 SANDLE DR	VILLAGES OF WESTPORT	3	293	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2780	275,288	6944 SANDLE DR	VILLAGES OF WESTPORT	3	294	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2785	246,793	6950 SANDLE DR	VILLAGES OF WESTPORT	3	295	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2790	279,749	6956 SANDLE DR	VILLAGES OF WESTPORT	3	296	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2795	249,988	6962 SANDLE DR	VILLAGES OF WESTPORT	3	297	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2800	244,761	6968 SANDLE DR	VILLAGES OF WESTPORT	3	298	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2805	233,139	6974 SANDLE DR	VILLAGES OF WESTPORT	3	299	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2810	298,004	6980 SANDLE DR	VILLAGES OF WESTPORT	3	300	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2815	233,139	6986 SANDLE DR	VILLAGES OF WESTPORT	3	301	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2820	233,812	6992 SANDLE DR	VILLAGES OF WESTPORT	3	302	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2825	246,793	6998 SANDLE DR	VILLAGES OF WESTPORT	3	303	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2830	282,630	7004 SANDLE DR	VILLAGES OF WESTPORT	3	304	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2835	233,235	7010 SANDLE DR	VILLAGES OF WESTPORT	3	305	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2840	298,004	7016 SANDLE DR	VILLAGES OF WESTPORT	3	306	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2845	233,139	7022 SANDLE DR	VILLAGES OF WESTPORT	3	307	SF	1	1	1,154.48	709.19	1,863.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003784-2850	246,319	7028 SANDLE DR	VILLAGES OF WESTPORT	3	308	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2855	301,684	7034 SANDLE DR	VILLAGES OF WESTPORT	3	309	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2860	233,139	7040 SANDLE DR	VILLAGES OF WESTPORT	3	310	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2865	247,944	12396 SANDLE CT	VILLAGES OF WESTPORT	3	311	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2870	222,480	12402 SANDLE CT	VILLAGES OF WESTPORT	3	312	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2875	297,245	12408 SANDLE CT	VILLAGES OF WESTPORT	3	313	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2880	283,812	12414 SANDLE CT	VILLAGES OF WESTPORT	3	314	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2885	248,154	12409 SANDLE CT	VILLAGES OF WESTPORT	3	315	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2890	235,530	12403 SANDLE CT	VILLAGES OF WESTPORT	3	316	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2895	238,985	12397 SANDLE CT	VILLAGES OF WESTPORT	3	317	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2900	309,905	7058 SANDLE DR	VILLAGES OF WESTPORT	3	318	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2905	295,977	7064 SANDLE DR	VILLAGES OF WESTPORT	3	319	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2910	260,298	7070 SANDLE DR	VILLAGES OF WESTPORT	3	320	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2915	303,069	7076 SANDLE DR	VILLAGES OF WESTPORT	3	321	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2920	261,302	7082 SANDLE DR	VILLAGES OF WESTPORT	3	322	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2925	219,122	7088 SANDLE DR	VILLAGES OF WESTPORT	3	323	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2930	297,695	12258 CROSSFIELD DR	VILLAGES OF WESTPORT	3	324	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2935	235,016	12264 CROSSFIELD DR	VILLAGES OF WESTPORT	3	325	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2940	224,615	6745 HANFORD ST	VILLAGES OF WESTPORT	3	407	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2945	220,688	6751 HANFORD ST	VILLAGES OF WESTPORT	3	408	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2950	228,658	6757 HANFORD ST	VILLAGES OF WESTPORT	3	409	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2955	246,414	6763 HANFORD ST	VILLAGES OF WESTPORT	3	410	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2960	297,912	6769 HANFORD ST	VILLAGES OF WESTPORT	3	411	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2965	228,145	6775 HANFORD ST	VILLAGES OF WESTPORT	3	412	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2970	240,815	6781 HANFORD ST	VILLAGES OF WESTPORT	3	413	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2975	241,275	6835 SANDLE DR	VILLAGES OF WESTPORT	3	416	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2980	300,295	6841 SANDLE DR	VILLAGES OF WESTPORT	3	417	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2985	228,658	6847 SANDLE DR	VILLAGES OF WESTPORT	3	418	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2990	244,953	6853 SANDLE DR	VILLAGES OF WESTPORT	3	419	SF	1	1	1,154.48	709.19	1,863.67
R-003784-2995	226,448	6859 SANDLE DR	VILLAGES OF WESTPORT	3	420	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3000	277,519	6865 SANDLE DR	VILLAGES OF WESTPORT	3	421	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3005	228,145	6871 SANDLE DR	VILLAGES OF WESTPORT	3	422	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3010	222,094	6883 SANDLE DR	VILLAGES OF WESTPORT	3	423	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3015	233,812	6907 SANDLE DR	VILLAGES OF WESTPORT	3	424	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3020	246,793	6913 SANDLE DR	VILLAGES OF WESTPORT	3	425	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3025	222,094	6919 SANDLE DR	VILLAGES OF WESTPORT	3	426	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3030	277,519	6925 SANDLE DR	VILLAGES OF WESTPORT	3	427	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3035	233,812	6931 SANDLE DR	VILLAGES OF WESTPORT	3	428	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3040	233,139	6943 SANDLE DR	VILLAGES OF WESTPORT	3	429	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3045	246,509	6949 SANDLE DR	VILLAGES OF WESTPORT	3	430	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3050	295,977	6955 SANDLE DR	VILLAGES OF WESTPORT	3	431	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3055	234,835	6961 SANDLE DR	VILLAGES OF WESTPORT	3	432	SF	1	1	1,154.48	709.19	1,863.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
R-003784-3060	300,389	6967 SANDLE DR	VILLAGES OF WESTPORT	3	433	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3065	284,845	6973 SANDLE DR	VILLAGES OF WESTPORT	3	434	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3070	248,154	6985 SANDLE DR	VILLAGES OF WESTPORT	3	435	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3075	235,530	6997 SANDLE DR	VILLAGES OF WESTPORT	3	436	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3080	224,062	7009 SANDLE DR	VILLAGES OF WESTPORT	3	437	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3085	286,441	7015 SANDLE DR	VILLAGES OF WESTPORT	3	438	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3090	249,988	7027 SANDLE DR	VILLAGES OF WESTPORT	3	439	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3095	302,116	7033 SANDLE DR	VILLAGES OF WESTPORT	3	440	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3100	296,162	7039 SANDLE DR	VILLAGES OF WESTPORT	3	441	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3105	250,374	7045 SANDLE DR	VILLAGES OF WESTPORT	3	442	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3110	241,688	7051 SANDLE DR	VILLAGES OF WESTPORT	3	443	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3115	223,674	7057 SANDLE DR	VILLAGES OF WESTPORT	3	444	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3120	296,254	7063 SANDLE DR	VILLAGES OF WESTPORT	3	445	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3125	297,912	7069 SANDLE DR	VILLAGES OF WESTPORT	3	446	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3130	263,888	7075 SANDLE DR	VILLAGES OF WESTPORT	3	447	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3135	238,359	7081 SANDLE DR	VILLAGES OF WESTPORT	3	448	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3140	223,626	12240 CROSSFIELD DR	VILLAGES OF WESTPORT	3	449	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3145	248,006	12234 CROSSFIELD DR	VILLAGES OF WESTPORT	3	450	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3150	235,876	12228 CROSSFIELD DR	VILLAGES OF WESTPORT	3	451	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3155	217,088	12222 CROSSFIELD DR	VILLAGES OF WESTPORT	3	452	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3160	297,912	12216 CROSSFIELD DR	VILLAGES OF WESTPORT	3	453	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3165	304,015	12223 CROSSFIELD DR	VILLAGES OF WESTPORT	3	454	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3170	260,391	12229 CROSSFIELD DR	VILLAGES OF WESTPORT	3	455	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3175	304,144	12235 CROSSFIELD DR	VILLAGES OF WESTPORT	3	456	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3180	248,102	12241 CROSSFIELD DR	VILLAGES OF WESTPORT	3	457	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3185	302,216	12247 CROSSFIELD DR	VILLAGES OF WESTPORT	3	458	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3190	218,744	12253 CROSSFIELD DR	VILLAGES OF WESTPORT	3	459	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3195	260,298	12259 CROSSFIELD DR	VILLAGES OF WESTPORT	3	460	SF	1	1	1,154.48	709.19	1,863.67
R-003784-3200	238,741	12265 CROSSFIELD DR	VILLAGES OF WESTPORT	3	461	SF	1	1	1,154.48	709.19	1,863.67
152,035,850											
TOTAL TAX ROLL							656	657	730,869.49	465,937.83	1,196,807.32
LESS DUVAL COUNTY DISCOUNTS / COLLECTION COSTS 7.5%									(54,815.21)	(34,945.34)	(89,760.55)
NET REVENUE TAX ROLL									676,054.28	430,992.49	1,107,046.77
BULK PARCELS											
R-003783-0050	329,400	0 BRADDOCK RD	BRADDOCK PKWY	TBD	TBD		0	0	-	-	-
R-003783-0055	1,033,916	12511 HOPTREE RD	#N/A	TBD	TBD	BULK	91	91	97,177.99	59,696.91	156,874.90
TOTAL DIRECT NET							91	91	97,177.99	59,696.91	156,874.90
TOTAL DISTRICT NET							747	748	773,232.27	490,689.40	1,263,921.67

PARCEL ID	MARKET VALUE	SITE ADDRESS	NEIGHBORHOOD	PHASE	LOT	PRODUCT TYPE	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT	FY25 O&M ASMT	TOTAL ASMT
PER BUDGET							767	767	794,599.42	490,692.00	1,285,291.42
LESS BOND PAYOFFS (PAYDOWNS)							-1		(1,067.89)		(1,067.89)
LESS LGI TRUE UP							-19	-19	(20,289.91)	-	(20,289.91)
NET METHODOLOGY/BUDGET							747	748	773,241.62	490,692.00	1,263,933.62
VARIANCE							0	0	(9.35)	(2.60)	(11.94)

NEW PARCELS TO THE ROLL THIS YEAR
BOND DEBT PAID OFF
BOND DEBT PAID DOWN

OWNER	DEBT UNITS	ASMT UNITS	SERIES 2005 DEBT SERV ASMT NET	FY25 O&M ASMT NET	TOTAL ASMT
LGI HOMES FLORIDA LLC	116	116	123,875.70	76,096.09	199,971.79
FKH SFR	14	14	13,347.90	9,184.01	22,531.91
MILE HIGH	4	4	4,271.58	2,624.00	6,895.58
PAGAYA SMARTRESI F1 FUND	3	3	2,669.48	1,968.00	4,637.48
PROGRESS RESIDENTIAL	12	12	12,280.52	7,872.01	20,152.53
SFR JV	4	4	4,271.58	2,624.00	6,895.58
TRUE NORTH	4	4	3,203.16	2,624.00	5,827.17
RESIDENTS	499	500	512,134.36	328,000.38	840,134.74
TOTAL TAX ROLL	656	657	676,054.28	430,992.49	1,107,046.77

FOURTH ORDER OF BUSINESS



KILINSKI | VAN WYK

CDD 101

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT

General Background

What is a CDD?

- Local unit of special purpose government (NOT quasi-government!)
- Established under the Uniform Community Development Act of 1980 (Chapter 190, Florida Statutes)
- Primary functions:
 - Provide a mechanism to finance, construct and maintain high-quality improvements and amenities
 - Issue tax-exempt bonds to finance cost of public infrastructure
 - Maintain roadways, facilities, amenities, common areas, and other public improvements
 - Collect revenues and pay operating expenses
 - Levies special assessments on lands benefited by improvements

Powers of CDDs

Allowed by Chapter 190, F.S.:

- Construct and maintain public infrastructure
- Issue long-term bonds
- Issue short-term bonds
- Levy and collect non-ad valorem assessments for debt service
- Levy and collect operating and maintenance assessments
- Contract for services
- Provide security/recreational services

NOT authorized by Chapter 190, F.S.:

- Regulate land use/zoning
- Issue building permits
- Issue development orders
- Provide police services
- Enforce code compliance
- Enforce traffic regulations

Unit of Government

As a unit of government, a CDD is:

- Subject to the Government in the Sunshine Law
- Subject to Public Records laws
- Subject to certain reporting and disclosure requirements
- Subject to bidding requirements for certain projects
- Able to issue tax-exempt bonds to finance public improvements
- Able to enjoy the protections of sovereign immunity
- Exempt from sales tax

CDDs v. HOAs

CDDs

- Unit of government
- Subject to open government and public records laws
- CDD assessments are co-equal with County taxes, making them very secure
- Able to finance large improvements through bonds, resulting in less financial burden on homeowners
- Required to hold public hearings for certain actions
- Board begins turnover to resident Board members as early as 6 years from establishment
- Tax-exempt

HOAs

- Private entity (not-for-profit corporation)
- Financing limited to annual assessments, shorter-term loans, and other private financing
- Required to hold homeowner votes for certain decisions
- Turnover to resident control usually occurs over a longer period (based on percentages of sold lots)
- Has control over deed restrictions on private lots

Responsibilities and Control – VILLAGES OF WESTPORT CDD

CDD

- Stormwater Management Facilities
- Utilities (Water Main Extensions, Sanitary Force Mains, Lift Stations)
- Irrigation and Landscaping (common areas)
- Amenity Center and grounds
- Entrance features and signage

HOA

- Deed restriction enforcement
- Community architectural control
- Irrigation and landscaping (private property)
- Homeowners' driveways and lawns

Key Legal Considerations for Supervisors



Chapter 190, Florida Statutes

- Sets forth all powers and responsibilities of CDDs
- If Chapter 190, Florida Statutes, does not grant the power, the CDD – and therefore Supervisors acting in their capacity as Supervisors of the CDD – cannot do it.
- Keep in mind:
 - CDD has limited authority.
 - CDD must comply with applicable laws, including City and County ordinances.

Comply with the Law – Sunshine Law

- The Government in the Sunshine Law (a/k/a Open Records Law), see Chapter 286, Florida Statutes & Article I, s. 24, Constitution of the State of Florida
- Constitutional and statutory right of public access to governmental proceedings, at state or local level
- Applies to any gathering of two or more members of the same Board to discuss some matter which may foreseeably come before that Board for action.
 - Includes phone calls, text messages, emails, social media
 - Applies to conversations with other Board members, not with Staff
- Such discussions can only take place at a meeting that is: (1) noticed, (2) open to the public, and (3) where minutes are taken.
- A quorum (3/5 Supervisors) must be physically present to make any decisions

Other Sunshine Law Considerations

- Do not use other individuals (Staff, neighbors, etc.) as a conduit to have a conversation between Supervisors.
- Reasonable notice is required for all Board meetings. This means notice must be published in the newspaper and an agenda should be posted at least 7 days in advance.
- An opportunity for public comment is required before the Board takes action.
- The public must be allowed to attend meetings, but the District is NOT required to provide a means for electronic attendance for the public.
- Secret voting is not allowed.
- Minutes do not have to be a verbatim transcript.
- Committees may be subject to the Sunshine Law if they have decision-making authority

Narrow Exceptions to Sunshine Law

- Only those exemptions or exceptions expressly provided in Florida law are permitted.
- Examples:
 - Pending litigation
 - Security and fire safety system details

Penalties for Violating Sunshine Law

- Criminal penalties:
 - Knowing violation is a 2nd degree misdemeanor which can result in sentences of 60 days' imprisonment and fine of up to \$500
- Civil fines up to \$500
- Civil lawsuits:
 - Must pay attorneys' fees (can be against individuals involved), but no damages are awardable
- Removal from office
- Action is considered to be invalid but can cure



Comply with the Law – Public Records

- With limited exceptions, documents related to District business must be preserved as public records and produced when requested.
 - We recommend using a separate e-mail address for all District business and keeping any hard copy files in a separate and easy-to-access place.
- Forward any public records requests to the District Manager for processing

Comply with the Law – Ethics Law

- Supervisors are subject to many of the same ethics laws as county and city officials.
- Supervisors must make required financial disclosures. The District Manager will provide the required forms (Form 1).
- Do not accept a bribe.
- Avoid conflicts of interest.
 - If there is ever an item before you for a vote that would provide a special benefit to you, a business associate, or a close family member, let District Counsel know so proper steps may be taken.
- See Chapter 112, Florida Statutes, for other ethical considerations



Finance Basics



Annual Budget

- Fiscal Year runs from October 1 to September 30.
- Proposed budget must be adopted before June 15 each year
- Final budget must be adopted after a public hearing before October 1 each year.
- Describes anticipated expenditures and sources of funds.
- Available on the District's website: <https://www.villagesofwestportcdd.com>
- Funds may be moved amongst line items by motion, but large changes may require an amendment by resolution

What are Bonds?

- Long term, tax-exempt financing available to the CDD because it is a unit of government with authority to issue long-term, tax-exempt debt.
- Must be validated by a court and comply with Florida law.
- May be repaid over up to 30 years.
 - Spreading costs over a longer period makes costs more manageable for homeowners.
 - Costs only paid at the time you own your house – assessments run with the land, not the property owner.
 - May be refunded to obtain better interest rates

What are Assessments?

Debt Assessments

- Levied to repay bonds
- One-time mailed and published notices and public hearing required
- Usually collected on the County tax roll

Operations & Maintenance Assessments

- Levied to pay annual administrative, operational, and general maintenance costs of the District – adopted annually with budget
- Includes reserves and amounts for maintaining current infrastructure
- Mailed and published notices and public hearing required to increase above last noticed amount
- Usually collected on the County tax roll

Annual Audit

- Required by statute
- Must be completed by June 30 each year (unless an earlier deadline applies for bonds).
- Available on the Florida Department of Financial Services website



Management and Control of the District

Staff Roles and Responsibilities

District Manager

- Receives authority from Florida Statute, District policies, and as provided in the agreement between the District and the management company.
- The Board makes policy, and the District Manager implements the Board's policies.
- Has “charge and supervision of the works of the District” and is responsible for preserving, operating and maintaining improvements, facilities, and equipment and for performing such other duties as may be prescribed by the Board. §190.007(1), *Florida Statutes*.
- May hire and fire professional, supervisory, and clerical employees as may be necessary and authorized by the Board. §190.007(1), *Florida Statutes*.

Staff Roles and Responsibilities

District Counsel

- Works for the Board, not the District Manager or any Board member
- Works with the District Manager and Staff to help protect the District from legal perils and achieve its goals

District Engineer

- Assists with the construction of the District's Capital Improvement Plan
- Assists in the acquisition and conveyance of infrastructure
- Assists with permit compliance
- Assists with maintenance of infrastructure

Board of Supervisors

The CDD is controlled by an elected 5-member Board of Supervisors.

Phase 1: Landowner Elections

- Initially, Supervisors are elected on an at-large basis by those owning property within the CDD.
- 1 acre of land = 1 vote (partial acres are rounded up).
- Candidates must be Florida residents and U.S. citizens.

Phase 2: General Qualified Electors

- Beginning six years after the initial appointment of Supervisors and once the CDD has at least 250 qualified electors, Supervisors begin to be elected through the general election process.
- Supervisors elected through the General Election process must be qualified electors (residents of the District who are at least 18 years old and registered to vote in Polk County) and serve four-year terms with staggered expiration dates

Role of the Board

Authorized by Chapter 190, F.S.

- Policy making
- Retention of staff to implement policy
- Holding staff accountable for policy implementation
- Making material business decisions for the District (ex. whether to issue or refinance bonds or enter into significant contracts)

NOT authorized by Chapter 190, F.S.

- Directing on-site staff
- Individual board members are not supposed to be operating the District, unless delegated some limited authority by the Board.

Role of Individual Supervisors

- Receive input from constituents
- Propose new policies or policy changes
- Vote on proposals brought before the Board at meetings

District Officers

- Chair – selected by the Board; has certain powers to sign documents, convene meetings, authorize emergency expenditures, and take other actions permitted by law, rule, and policy.
- Vice Chair and Assistant Secretaries –
 - Vice Chair fulfills the duties of the Chair when the Chair is absent.
 - Assistant Secretaries who are Board members can fulfill the role of Chair when the Chair and Vice Chair are both absent.
 - Assistant Secretaries who are not Board members have certain signing/attestation authority.
- Treasurer – statutory position; has charge of the funds of the District, required to provide a bond and/or insurance and does not need to be a Board member.
- Secretary – responsible for maintaining minutes, retaining records, coordinating certain disclosures; required to provide a bond and/or insurance and does not need to be a Board member.

Meeting Procedures

- Call meeting to order
- Roll Call
- Public Comment (3 minutes, not a question & answer session)
- District Business
 - Decisions are made by a majority vote of the Supervisors present (may vote by phone if a physical quorum is present)
 - Motion, second, all in favor
 - District has not adopted Robert's Rules of Order but does follow procedures to maintain decorum
- Public hearings (rules, assessments, etc.)
 - Separate published notice
 - Separate public comment opportunity

Best Practices for Supervisors

Social Media

- Because of the Sunshine Law, once a Supervisor posts on social media, another Supervisor should not respond to the post.
 - Our recommendation is to avoid using social media for District business on an individual level.
- If you do post on a social media page, create a copy of that page, and submit it promptly to the District Manager's office.
- **DO NOT delete posts.**
- If in doubt about the accuracy of any planned posts, please consult with District Manager first or direct residents to the District Manager for follow-up.
- If you want to set up your own Facebook or other account where District business will be discussed, please consult further with District Manager and District Counsel first. There will be technological requirements the Board needs to consider.
- Use person-to-person contact, e-mail and telephone as your primary, or sole, means of communication with your constituents.

Prepare for Board Meetings, Workshops, and Conference Calls

- Anticipate questions regarding your positions on issues that are on the agenda.
- Make sure others are prepared. For example, if you have an engineering question, give the District Engineer notice before the meeting.
- Meeting time is limited and valuable. All questions on the materials in the agenda package should be raised to Staff in advance of the meeting.
- Identify issues that may need input from District Counsel or the District Engineer in advance. We can help you be proactive in preventing future problems and creating efficient agenda items for Board action.

Be Organized

- Avoid requesting last minute agenda items unless time is of the essence.
- Avoid audio and/or visual issues. Let staff know in advance if you have a PowerPoint or electronic presentation.
- Be consistent with treatment of the audience and do not perpetuate bad habits. For example, it is “audience comments,” not “audience questions.” Do not invite questions from the audience unless the Board has a formal policy to do so.
- While it may seem awkward to tell your neighbor to wait until audience comments to provide input, that is how effective governments operate.

Respect Fellow Board Members and Staff

Board Members

- In a meeting, on social media, or in conversations in the community
- Rarely will commenting negatively on another Board member help the community
- Keep criticism to “positions,” not “people”

Staff

- If you have concerns with a Staff member (other than the District Counsel or District Engineer who report directly to the Board), speak to the District Manager. If not resolved, bring it to the Board’s attention for discussion.
- If you have concerns with the District Counsel or District Engineer, speak to them. If not resolved, bring it to the Board’s attention for discussion.

Avoid Micromanagement

The most successful Boards do not micromanage Staff or engage in the day-to-day operation of the District.

Micromanagement is problematic for many reasons:

- It creates potential liability for the individual Board member.
- It creates potential liability for the District.
- It waters down the protections the District bargained for when it hired an independent contractor.
- It creates uncertainty with Staff as to who Staff should take direction from.
- It is inefficient governance.
- It causes friction with other Board members who may not feel the same way.

QUESTIONS?



Contact



For additional information, please contact Kilinski | Van Wyk PLLC at:

Kilinski | Van Wyk PLLC

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DISCLAIMER: Nothing in this presentation should be interpreted as legal advice. This presentation is intended to provide a framework of general legal principles so that a person can ask the right questions to an attorney of their choice. This information is not intended to substitute for professional legal advice for any specific situation and does not create an attorney-client relationship. You should accept legal advice only from a licensed legal professional with whom you have established an attorney-client relationship.

FIFTH ORDER OF BUSINESS



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors; District Manager

From: Kilinski | Van Wyk PLLC

Date: June 2024

Re: Section 189.0694, *Florida Statutes* (Performance Measures and Standards Reporting)

The purpose of this memorandum is to provide you with additional information regarding new performance measures and standards reporting requirements for special districts. This new requirement was enacted during Florida's 2024 Legislative Session and was originally reported in our legislative newsletters. It has been codified as Section 189.0694, *Florida Statutes*, effective July 1, 2024.

What is required?

The new statute requires special districts (including community development districts) to establish goals and objectives for its programs and activities and performance measures and standards to determine if its goals and objectives have been achieved. The goals, objectives, and performance measures and standards must be established by **October 1, 2024**, or by the end of the first full fiscal year after a District's creation, whichever is later.

The new statute also requires annual reporting each **December 1** (beginning December 1, 2025) on whether the goals and objectives were achieved, which goals or objectives were not achieved, and what measures were used to make the determination.

Are there any mandated goals, objectives, or performance measures/standards?

No. The new statute allows a great deal of flexibility for special districts to adopt the goals, objectives, and performance measures and standards that fit their needs. It is likely that many special districts with similar activities and programs may adopt similar measures, but special districts may also add specialized measures if they wish. Attached is a potential starting point for development of these goals, objectives and performance measures/standards in **Attachment A**. If you have questions about the new legal requirements, please consult your Kilinski | Van Wyk attorney.

Text of the Bill: 189.0694 Special districts; performance measures and standards.

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:

(a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.

(b) Any goals or objectives the district failed to achieve.

Exhibit A:

Goals, Objectives and Annual Reporting Form

District
Measures/Standards & Annual Rep
October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

_____ District

District Manager:_____

Date:_____

Print Name:_____

_____ District

SIXTH ORDER OF BUSINESS

Standard Operating Procedures – Villages of Westport CDD
Onsite Management/Staffing

- Staff members will not use the staff keycard to open the amenity center gate, restroom or gym for residents, guests or non-guests without verification of current status and proof of the same.
- Staff members will not open the amenity center gate and allow individuals without access cards to gain entry to the amenity center.
- Staff members should not give the passcode for the lockbox to companies providing proposed estimates and should meet the same onsite should they need to gain access to District amenities/facilities.
- Staff members will not allow companies providing proposed estimates to access the District's facilities without supervision.
- Staff members will not activate key cards for individuals who do not provide proof of residency via a deed, or a lease and a government issued form of identification proving current ownership or rental of property within the District. Renters must have a fully executed amenity transfer form. Activation of key cards may not be by proxy, the individual registering for a key card must be present for verification.
- Staff members will not give residents or nonresidents permission to hold events at the amenity center unless in strict compliance with the District's adopted rules and policies.
- Staff members will clean up water spills on the floor immediately.
- Staff members may not surf the internet, text and talk on the phone while onsite servicing the District unless due to an emergency.
- Staff members may not use the fitness equipment, basketball court, playground equipment and pool located at the amenity center.
- Staff members may not sit in vehicles while onsite servicing the District and instead must be fully engaged in oversight of District assets.
- Staff members may not leave the amenity center gate propped open.
- Staff members will forward any public records requests received immediately to the District Manager and will aide the District Manager in response to same in a timely manner and in compliance with Florida law.
- Staff members will update the message boards in the community in a timely manner.
- Staff member will remove aging messages off the message boards in the community within 48 hours after the event or activity has taken place.
- Staff member will update message boards in the community to reflect District meetings at least 14 days prior to the scheduled meeting.
- Staff members will take direction from District Manager with questions on information that should be posted on the message boards.
- Staff members will keep the doors closed for areas designated for staff when the gym is in use.
- Staff members do not have the authority to discount and/or give away free access cards or other uses of the District.

Failure to conform to these requirements could result in a breach of contract or other action from the District.

SEVENTH ORDER OF BUSINESS

A.

**Community Development District
Resident User Information Form**

NOTE TO STAFF: This form may contain confidential information. Please do not disclose its contents without first consulting the District Manager.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager and complete the Address/Identification Confidentiality Request from Public Records Disclosure Form.

PRIMARY PATRON INFORMATION (family members to be added to reverse side)

Last Name _____ First Name _____

Address _____
Street Address *Apartment/Unit #*

TENANT INFORMATION (IF APPLICABLE)*

Begin Lease Date _____ End Lease Date _____

Owner Last Name _____ Owner First Name _____

Owner Address _____
Street Address

**Tenant shall provide a copy of their release and Owner shall submit a Amenity Right release form*

EMERGENCY NOTIFICATION INFORMATION

Home Phone
Number _____

Cell Phone Number _____ Name _____

Cell Phone Number _____ Name _____

Email Address(es) _____

Please select all that apply:

☐ I would like to receive e-mails on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ I would like to receive text messages on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ Only contact me in case of emergency.

PRIVACY NOTICE: If you indicate that we should only use the Optional/Emergency Notification Information in case of emergency, then, pursuant to Section 119.071, Florida Statutes the Optional/Emergency Notification Information (which consists of the information in this section) may be exempt from disclosures we make as the result of a public records request.

SPECIAL NEEDS

Does anyone in your family have special needs you would like us to be aware of? ☐ YES ☐ NO
If you answered yes, please provide specific information below in the blank space:

**Community Development District
Resident User Information Form**

HOUSEHOLD MEMBERS (Must Reside in Same House)

Name (Last, First)	Cell Phone	Email Address	District Resident*
1.			
2.			
Name(s) of Children	Age	Birthdate	
3.			
4.			
5.			
6.			
7.			
8.			

*Non-Residents must complete the Non-Resident User Agreement and pay Annual User Fee.

**In the event that one of the cards is lost, we will be responsible in paying \$25.00 for each replacement card.

Please initial

PLEASE READ AND SIGN BELOW:

The undersigned agrees and acknowledges that the above information is true and correct. It is understood that Resident Cards and Guest Passes are the property of the _____ Development District ("District") and are non-transferable, in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests to utilize District property and District facilities, including without limitation the _____ and all other real property owned and operated by the District (together, the Facilities), the undersigned on behalf of himself and/or herself and each of their minor children, heirs and successors, hereby agrees to hold harmless and release the District, its staff, supervisors, agents, officers and employees, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with use of the Facilities, including litigation or any appellate proceedings with respect thereto, except to the extent caused by the gross or intentional negligence of the District. Furthermore, Patron understands that the District and its staff, supervisors, agents, officers and employees assume no responsibility for injuries or illness that Patron(s), or his or her minor children, may sustain as a result of individual physical condition or resulting from such person(s) participation in any activities, sports, use of pool, use of tennis or basketball court(s), use of playground, use of dog park, or other activities on District owned property. Patron expressly acknowledges on behalf of him/her self and his or her minor children, heirs and successors that he/she assume the risk for any and all injuries and illness that may result from participation in these activities. Patron hereby releases and discharges the District and its staff, supervisors, agents, officers and employees as a result of Patron(s), or his or her minor children's, participation in these activities. Patron further understands that the District is not responsible for personal property lost or stolen while at the Facilities. By signing below, Patron(s) acknowledge he/she has received the District rules and policies and shall abide by the same. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute.

Print Name: _____

Signature: _____

Date: _____

DISTRICT Employee Initials _____

Community Development District
Non-Resident User Agreement

THIS AGREEMENT, made and executed this ____ day of _____, 202__, by and between the _____ Community Development District (“District”), and _____ whose address is _____ (“User”). The District is the owner of the real property and facilities comprised of pools and other recreational facilities within the District located in _____ County, Florida (“Facilities”). User is a non-resident member of the public desiring to utilize the Facilities. A non-resident is a person or family who does not reside or own property within the District. The District will permit User to utilize the Facilities subject to the terms and conditions contained in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. User shall pay a one-time non-refundable annual fee (“Membership Fee”) to utilize the Facilities for 12 months. (Please Initial Membership Type).

\$2,500/Year Household All-Amenities

\$1,300/Year Individual All-Amenities

The 12-month period shall commence as of the date of this Agreement and terminate on that same date the following year.

2. The right to use the Facilities provided through this Agreement is personal to the person paying the Membership Fee and family members residing in his/her Household (as defined in the District’s Amenity Policies) and is not transferable, alienable, devisable, or inheritable. This Agreement shall be binding upon, and shall inure to the benefit of the District and its respective legal representatives and successors. Nothing herein shall inure to the benefit of any third-party, not a party to this Agreement.
3. User agrees that use of Facilities by User, User’s family members residing in his/her Household, and User’s guest shall be subject to all rules, policies and procedures of the District as may be amended from time to time and by signature on this form, hereby agrees he/she has received a copy of such policies or was given the opportunity to receive a copy and will abide fully by the same. Failure by User, family members residing in his/her Household, or User’s Guests to abide by all rules, policies and procedures of the District may result in forfeiture of the right to utilize the Facilities. In such event, no portion of the Membership Fee shall be refunded.
4. User(s) agrees and acknowledges that the information provided herein is true and correct. It is understood that User Cards and Guest Passes are the property of the District and are non-transferable, in accordance with the District’s rules, policies and/or regulations. In consideration for the admittance of the herein listed persons, along with each of their Guests, to utilize District property and District facilities, including without limitation the _____ and all other real property owned and operated by the District (together, the Facilities), the undersigned on behalf of himself and/or herself and each of their minor children, heirs and successors, hereby agrees to hold harmless and release the District, its supervisors, officers, professional staff, amenity contractor, agents and employees, from any and all liability, claims, actions, suits or demands by any person,

Community Development District
Non-Resident User Agreement

corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with use of the Facilities, including litigation or any appellate proceedings with respect thereto, except to the extent caused by the gross negligence of the District. Furthermore, User(s) understands that the District and its supervisors, officers, professional staff, amenity contractor, agents and employees assume no responsibility for injuries or illness that Patron(s), or his or her minor children, may sustain as a result of individual physical condition or resulting from such person(s) participation in any activities, sports, use of pool, use of tennis or basketball court(s), use of playground, use of dog park, or other activities on District owned property. User(s) expressly acknowledges on behalf of him/her self and his or her minor children, heirs and successors that he/she assume the risk for any and all injuries and illness that may result from participation in these activities. User(s) hereby releases and discharges the District and its supervisors, officers, professional staff, amenity contractor, agents and employees as a result of User(s), or his or her minor children's, participation in these activities. User(s) further understands that the District is not responsible for personal property lost or stolen while at the Facilities. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute.

5. All documents of any kind provided in connection with this Agreement are public records and are treated as such in accordance with the District's Rules of Procedure and Florida law.

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

USER

**COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

By: _____

Payment Type: ☐ Cash ☐ Check # _____ ☐ Credit Date Paid: _____
Amount of Payment: \$ _____ Amenities Expiration Date: _____
E-mail added to _____ .com: _____
Staff initials: _____

HOUSEHOLD MEMBERS (Must Reside in Same House)

Name (Last, First)	Cell Phone	Email Address
Name(s) of Children	Age	Birthdate

NOTE TO STAFF: This form may contain confidential information. Please do not disclose its contents without first consulting the District Manager.

Community Development District
Non-Resident User Agreement

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager and complete the Address/Identification Confidentiality Request from Public Records Disclosure Form.

PRIMARY USER INFORMATION (family members to be added to reverse side)

Last Name _____ First Name _____

Address _____
Street Address *Apartment/Unit #*

EMERGENCY NOTIFICATION INFORMATION

Home Phone
Number _____

Cell Phone Number _____ Name _____

Cell Phone Number _____ Name _____

Email Address(es) _____

Please select all that apply:

☐ I would like to receive e-mails on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ I would like to receive text messages on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ Only contact me in case of emergency.

PRIVACY NOTICE: If you indicate that we should only use the Optional/Emergency Notification Information in case of emergency, then, pursuant to Section 119.071, Florida Statutes the Optional/Emergency Notification Information (which consists of the information in this section) may be exempt from disclosures we make as the result of a public records request.

SPECIAL NEEDS

Does anyone in your family have special needs you would like us to be aware of? ☐ YES ☐ NO

If you answered yes, please provide specific information below in the blank space:

COMMUNITY DEVELOPMENT DISTRICT
ADDRESS/IDENTIFICATION CONFIDENTIALITY REQUEST
FROM PUBLIC RECORDS DISCLOSURE

Florida law allows certain persons to request that a governmental entity not publicly disclose his/her specific identifying information and/or address in any of the entity's governmental records. If eligible under Florida law, submit this completed form to District. Note that this form is not intended to be an exhaustive list of exemptions, and other exemptions may apply. It is your responsibility to ensure that you are eligible under Florida law for the exemption claimed, and the District reserves the right to pursue any available legal remedies in the event that no exemption exists and the District is harmed as a result.

I hereby request the exemption (check applicable exemption category) for the person named below:

- | | |
|---|---|
| <ul style="list-style-type: none"><input type="checkbox"/> Code Enforcement Officer*<input type="checkbox"/> Dept. of Children and Family Services personnel with investigative duties involving abuse, neglect, exploitation, fraud, theft, or other criminal activities.*<input type="checkbox"/> Dept. of Health personnel whose duties are to support the investigation of child abuse or neglect.*<input type="checkbox"/> Dept. of Revenue personnel or local government personnel with duties relating to revenue collection and enforcement or child support enforcement.*<input type="checkbox"/> Dept. of Business and Professional Regulation investigator or inspector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*<input type="checkbox"/> Firefighter certified in compliance with s. 633.408, F.S.<input type="checkbox"/> Guardian ad litem (By signature below, it is certified that the person made "reasonable efforts to protect such information from being accessible through other means available to the public.")*<input type="checkbox"/> Human resource, labor relations, or employee relations director, assistant director, manager or assistant manager of any local government agency or water management district whose duties include hiring and firing employees, labor contract negotiation, administration, or other personnel-related duties.*<input type="checkbox"/> Judge or justice of the Florida Supreme Court, district court of appeal, circuit court and county court.*<input type="checkbox"/> Judicial or quasi-judicial officer (general and special magistrate, judge of compensation claims, administrative law judge of the Division of Administrative Hearings, and child support enforcement hearing officer) (By signature below, it is certified that the person made "reasonable" | <p>efforts to protect such information from being accessible through other means available to the public."*)</p> <ul style="list-style-type: none"><input type="checkbox"/> Juvenile probation officer or supervisor, detention superintendent, assistant detention superintendent, juvenile detention officer I or II, juvenile detention officer supervisor, juvenile residential officer or supervisors I or II, juvenile counselor or supervisor, human services counselor administrators, senior human services counselor administrators rehabilitation therapist, and social services counselor of the Dept. of Juvenile Justice.*<input type="checkbox"/> Law enforcement personnel including correctional officers and correctional probation officers.*<input type="checkbox"/> Prosecutor (includes state attorney, assistant state attorney, statewide prosecutor, assistant statewide prosecutor). *<input type="checkbox"/> Public defenders and criminal conflict and civil regional counsel (includes assistant public defenders, assistant criminal conflict and assistant civil regional counsel).*<input type="checkbox"/> U.S. attorney or assistant attorney, U.S. appellate judge, U.S. district court judge and U.S. magistrate (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*<input type="checkbox"/> Victim of sexual battery, aggravated child abuse, aggravated stalking, harassment, aggravated battery or domestic violence. (Attach official verification that crime occurred.). This is only a 5-year exemption. **<input type="checkbox"/> County Tax Collector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public."*)<input type="checkbox"/> Other (list applicable statute): _____ |
|---|---|

Printed Name: _____

Residence Address (City, State, Zip): _____

Prior/Current Position (for purpose of claiming exemption): _____ **Years Held:** _____

Description of Position:

Signature _____	Date _____
<small>If request is submitted instead by the person's employing agency, complete the following:</small>	
Agency: _____	Name/title: _____
Signature: _____ Date _____	

*To request an exemption for your spouse or child's identifying information and address, please submit a separate sheet with the name, date of birth, and relationship. *Available to both current and former employees. **Florida law does not make this exemption applicable to the spouse or child of a donor or victim.*

[DISTRICT NAME] COMMUNITY DEVELOPMENT DISTRICT ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

Instructions: All capitalized terms are as defined in the District's Amenity Policies. This form must be completed in its entirety and returned to the District Manager or District Staff, as applicable, in order for amenity access privileges to be granted to any Renter. The form must be completed and signed by all owners and co-owners of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document granting specific authority to sign the owners' names for this purpose. Upon acceptance of this properly completed document, any Access Cards previously issued to the Household will be deactivated and listed Renters become eligible to apply for Access Cards for the designated lease period. A fee of \$25.00 per Access Card issued is payable by cash or check at the time a card is issued.

Agreement made this date _____ between the owners of the property located at: _____ ("Property")

(Property address)

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date)_____ terminating (date) _____. If length of tenancy is month to month or of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. Owners wish to transfer the rights and privileges to the use and enjoyment of the Amenities within the District to Renters.
3. Upon this transfer, Owners acknowledge their Access Cards will be deactivated as of the date of such transfer.
4. Upon this transfer, Renters acknowledge they must obtain their Access Cards from the District and that Renters have received or have reviewed a copy of the Amenity Policies, dated [DATE] and updated from time to time, to which they agree to follow.
5. Owners acknowledge that nothing in this assignment has any effect on their responsibilities as the owners of the Property to timely pay all [DISTRICT NAME] Community Development District fees and special assessments.
6. Renters acknowledge at the end of their tenancy; their Access Cards will be deactivated as of the date their tenancy ends. In the case of a month to month tenancy or a tenancy of indefinite duration acknowledge that their Access Cards will be deactivated after three (3) months but may be renewed by a further assignment by the Owners.
7. Owners and Residents acknowledge that this document is subject to public review under Chapter 119, Florida's Public Records Laws.

ALL OWNERS MUST SIGN BELOW

_____ Owner Signature (required)	_____ Witness Signature (required)
_____ Owner Printed Name (required)	_____ Witness Printed Name (required)
_____ Co-Owner (if any) Signature (required)	_____ Witness Signature (required)
_____ Co-Owner (if any) Printed Name (required)	_____ Witness Printed Name (required)

(Additional Owners continue on separate page)

D.

Fitness Room Survey

1. How often do you exercise at Fitness Center?
 - a. Never
 - b. Periodically
 - c. Often
2. Would you use Fitness Center more if expanded and/or new equipment?
 - a. Yes
 - b. No
 - c. Maybe
3. Preferred Fitness Center equipment?
 - a. Stationary Bike
 - b. Elliptical Machine
 - c. Weight Machine
 - d. Treadmill
 - e. Other _____
 - f. Don't use or no preference

EIGHTH ORDER OF BUSINESS

A.



Waterway Management Service Agreement

This Agreement made the date set forth below, by and between Florida Waterways, Inc., a Florida Corporation, hereinafter called "FLORIDA WATERWAYS", and

VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT

Attn: Vesta Property Services
245 Riverside Dr, Suite 300
Jacksonville, FL 32202

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1. FLORIDA WATERWAYS agrees to manage certain lake(s), pond(s), and/or waterway(s) in accordance with the terms and conditions of this Agreement for a period of **twelve (12) months** from the date of receipt in the following location:

Twelve (12) annual visits for treatment and/or inspection of ten (10) approximately 25.78±-acres of wet detention ponds as shown on Waterway Map

2. CUSTOMER agrees to pay FLORIDA WATERWAYS, its agents or assigns, each month the following sum for specified waterway management services:

Algae and Aquatic Vegetation Control (including Floating Vegetation)	\$ 1050.00
Shoreline Grass Control	\$ INCLUDED
Debris Removal	\$ INCLUDED
Management Reporting	\$ INCLUDED
Triploid Grass Carp Stocking* w/ Included Permitting Assistance	\$ 8.50/fish
Water Quality & Chemistry Monitoring *	\$ INCLUDED
Florida Waterways 100% Control Guarantee	\$ INCLUDED
(Free Callback Service & Additional Treatments, if required)	

Total Recurring Monthly Service Charges

\$ 1050.00

*Services performed at FLORIDA WATERWAYS' sole discretion for the success of the Waterway Management Services Agreement.

3. FLORIDA WATERWAYS agrees to commence Waterway Management Services within fifteen (15) business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or issuance of required government permits.

4. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that they have read and are familiar with the contents thereof. Agreement must be accepted in its entirety to be considered valid.

By:

FLORIDA WATERWAYS

Jim Schwartz

Email: Jim@FloridaPond.com

Proposal Date: July 12, 2024

The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to FLORIDA WATERWAYS within ninety (90) days from the effective Proposal Date.

CUSTOMER

Printed: _____

Dated: _____

Terms & Conditions

- 1) The Algae and Aquatic Vegetation Control and Shoreline Grass Control Programs will be conducted in a manner consistent with Best Management Practices (BMPs) intended to prevent the stormwater management facility (SWMF) and associated control structures from becoming clogged or choked with vegetative or aquatic growth to such an extent as to render them inoperable. Control of vegetative and aquatic growth may take 30-90 days depending upon species, materials used and environmental factors.
- 2) FLORIDA WATERWAYS, in its sole discretion, will implement an Integrated Pest Management (IPM) Plan for CUSTOMERS site which may utilize chemical, mechanical-physical, biological and/or cultural procedures (as applicable) for controlling aquatic plants, including:
 - a. Class I Prohibited Aquatic Plants listed by the Florida Department of Agriculture and Consumer Services as cited Rule 5B-64.011, F.A.C.
 - b. Category I & II Invasive Plant Species listed by Florida Exotic Pest Plan Council (FLEPPC)

These listed plants have a tendency to spread or become invasive in an ecosystem, sometimes in a rapid manner, so as to impair the ecosystem's ability to function by altering its productivity, decomposition, water fluxes, nutrient cycling and loss, soil fertility, erosion, dissolved oxygen concentrations, or its ability to maintain its existing species diversity. These plants also have the ability to create dense, monospecific stands or monotypic stands which displace or destroy native plant habitat, destroy fish and wildlife habitats, inhibit water circulation, hinder navigation and irrigation, or severely restrict the recreational use of waterways.
- 3) Triploid grass carp stocking, if included, will be performed at stocking rates determined by FLORIDA WATERWAYS, within Florida Fish and Wildlife Conservation Commission permit guidelines. If deemed necessary, carp containment barriers will be coordinated with CUSTOMER at a rate of \$45.00/SF. FLORIDA WATERWAYS designs and fabricates the industry's best custom carp containment barriers out of welded aluminum construction. Barriers built by FLORIDA WATERWAYS are guaranteed to meet FWC's specifications.
- 4) CUSTOMER agrees to provide adequate access to the SWMF, including boat access. Failure to provide boat access may require re-negotiation or termination of this Agreement. If, at time of treatment, access to the site has been restricted and FLORIDA WATERWAYS is unable to provide services, FLORIDA WATERWAYS reserves the right to impose a fuel surcharge as may be necessary.
- 5) CUSTOMER agrees that the system will be kept free of debris, trash, garbage, oils and greases, and other refuse. Included debris removal by FLORIDA WATERWAYS is limited to small, incidental litter that may accumulate within the SWMF. Removal of large debris resulting from intentional or unintentional dumping, vandalism, or weather events may result in additional service charges. Agreements that include debris removal shall consist of: Removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 6) Under the Shoreline Grass Control Program, FLORIDA WATERWAYS will treat border vegetation to the SWMF's Normal Water Level (NWL) including, but not limited to torpedograss, cattails and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species leave visible structure which may take several seasons to decompose. CUSTOMER is responsible for removing such structure if desired. CUSTOMER understands that during periods of prolonged drought, or due to a change in hydrological conditions, the SWMF's water level may fall below the NWL elevation. Treatment of border vegetation below the NWL will be coordinated between CUSTOMER and FLORIDA WATERWAYS and may result in a service surcharge.
- 7) CUSTOMER understands, that, for convenience, the annual service charge has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service.
- 8) FLORIDA WATERWAYS, in implementing the IPM, will use methods that protect or restore fish and wildlife habitat. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system. When deemed necessary, FLORIDA WATERWAYS may plant and/or nurture certain variety of plants, which for various reasons, help to maintain ecological balance.
- 9) FLORIDA WATERWAYS shall maintain the following insurance coverage: a) Automobile Liability; b) Comprehensive General Liability; c) comply with Florida's Workers Compensation Law (FSS Chapter 420) statutory limits.
- 10) FLORIDA WATERWAYS agrees to hold CUSTOMER harmless from any loss, damage, or claims arising out of the sole negligence of FLORIDA WATERWAYS; however, FLORIDA WATERWAYS, shall in no event be liable to CUSTOMER, or others, for indirect special or consequential damages resulting from any cause whatsoever.
- 11) This Agreement may be terminated without cause by either party upon a 30 day written notice to the other party.
- 12) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, FLORIDA WATERWAYS may adjust the monthly recurring service charge amount after the original term. FLORIDA WATERWAYS will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, FLORIDA WATERWAYS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure outlined in #11 above.
- 13) Should CUSTOMER become sixty (60) days delinquent, FLORIDA WATERWAYS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly service charge even if the account is placed on hold. FLORIDA WATERWAYS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement. Monthly interest will accrue on delinquent accounts at a rate of 1.5% per month. Service may be reinstated once the entire past due balance has been received in full, including interest. Should it become necessary for FLORIDA WATERWAYS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by FLORIDA WATERWAYS resulting from such collection action.

Waterway Map

Villages of Westport CDD





North Florida Office

6950 Philips Highway

Unit 24

Jacksonville, FL 32216

(904) 801-LAKE (5253)

Lake & Pond Management

Services Overview



FLORIDA WATERWAYS, INC.
Your Trusted Waterway Advisors
www.FloridaLake.com

PROVEN LAKE MANAGEMENT SOLUTIONS

Florida Waterways, Inc. is a State-wide environmental firm specializing in pond and lake management using solution focused, science-based approaches. Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and landscape sciences. Florida Waterways provides lake and pond management services for the North Florida Region, Central Florida Region and Tampa Bay Region.

Florida Waterways is a full-service lake management provider offering annual pond and lake maintenance programs, aeration and fountain system installation and design, fish stocking and fisheries management, algae and aquatic weed control, mitigation and wetland management, and water quality restoration services.



THE FLORIDA WATERWAYS GUARANTEE

We put our money where our mouth is. When you purchase a service contract with the **100% Control Guarantee**, we mean just that! Algae and nuisance vegetation are a thing of the past. We provide a cost quote and that is all you pay... regardless of whether it takes 2 applications or 10! Bar none, this is the best warranty in the business.



Why Florida Waterways, Inc?

Licensed and Insured

Our Field Biologists are properly licensed with the Florida Department of Agriculture and Consumer Services for the services we offer and the locations we work in.

We carry General Liability Insurance, Automobile Insurance and Workers Compensation Coverage.

Knowledgeable

Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and landscape sciences.

Responsive

Immediate service when needed due to local concentration of professional staff.

Equipped

Our work takes us to some challenging environs. We've made the investment in a fleet of specialized equipment so we have the right tools for the job.

Accredited

As a company Florida Waterways is an Accredited Member of the Society of Lake Management Professionals, member of the Florida Lake Management Society, and the Florida Aquatic Plant Management Society.

Our staff consists of degreed environmental professionals, Clemson University Master Pond Managers and University of Florida | Florida Master Naturalists.



PROVEN LAKE MANAGEMENT SOLUTIONS

ALGAE & AQUATIC WEED CONTROL

- Control and maintenance of excessive algae
- Control and maintenance of nuisance aquatic weeds
- Control and maintenance of shoreline grasses and brush
- Scheduled inspections and monitoring
- Management reporting
- Trash and debris removal



FLOATING FOUNTAIN DISPLAYS & AERATION SYSTEMS

Sales, service and installation of floating fountains and diffused bottom aeration systems. We carry top-tier manufactures with industry leading warranties for peace of mind. Bathymetric models of diffused bottom aeration systems to custom design systems specified for your unique waterway.



TRIPLOID GRASS CARP & FISHERIES MANAGEMENT

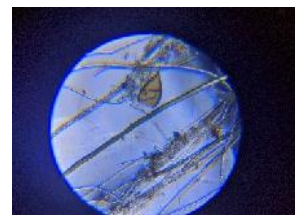
Triploid Grass Carp are effective for the biological control of aquatic weeds, but require a permit through FWC. As a condition of the permit, the stocked waterbody needs to have a method of fish containment, such as the use of a barrier. We design and fabricates the industry's best custom carp containment barriers out of welded aluminum construction.

Florida Waterways is a Freshwater Frog & Fish Dealer and an FWC Authorized Triploid Grass Carp Supplier.



WATER QUALITY MONITORING & CONSULTING

Our team of experienced environmental professionals is available to help diagnose and determine the underlying conditions which may affect your waterway. We do mitigation planting and monitoring, bathymetry and sedimentation studies, water chemistry testing and monitoring and algae identification. By understanding the science behind the problems, we can provide you with cost effective solutions.



SUPERIOR WATERWAY SERVICES, INC.



AQUATIC MANAGEMENT AGREEMENT

This agreement, dated July 1st, 2024, is made between SUPERIOR WATERWAY SERVICES, INC. (SWS) and CUSTOMER:

Villages of Westport CDD
Attn: Tim Harden
C/o: Vesta Property Services
245 Riverside Dr, Suite 300
Jacksonville, Florida 32202
904.612.6668

Both Customer and SWS agree to the following terms and conditions:

1. SWS will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aquatic sites:

Ten (10) lakes (see attached map) and One (1) Floating Fountain Located at **Villages of Westport CDD** in Duval County, Florida.
2. Customer agrees to pay SWS the following amount during the term of this agreement for these specific waterway management services (as herein defined):

Algae And Aquatic Plant Control	\$1,150.00 / Monthly
Border Grass And Brush Control To Water's Edge	Included
Fountain Maintenance	\$125.00 / Quarterly
Monthly Water Testing	Included
Fish & Wildlife Monitoring	Included
Management Reporting	Included

One (1) visit per month for lake management with treatment as necessary. Additional necessary visits at no extra charge. Fountain will be cleaned on a quarterly basis.

3. Schedule of payment: First month's payment shall be due and payable upon execution of this agreement; the balance shall be payable in equal monthly installments.
4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.



5. SWS agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife. All herbicides to be utilized must be labeled for the application and approved by Federal and State authorities for that use.
6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to SUPERIOR WATERWAY SERVICES, INC., 6701 Garden Road., Suite 1 Riviera Beach, FL 33404. CUSTOMER agrees to pay for all services rendered by SWS to date of termination of contract. SWS reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products. There will be no less than 30 days written notice if any increase is to be imposed for any reason whatsoever.
7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.
8. Addendums: See attached map, survey and report (where applicable).
 - A. Monthly water testing and monitoring as necessary for the success of the aquatic weed control program and at the discretion of SWS.
 - B. Additional work as requested by CUSTOMER such as trash clean up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work requested by CUSTOMER will be invoiced separately at our current hourly equipment and labor rates.
 - C. Littoral plantings maintenance is included only if specified.
 - D. Care proposed in this contract is for maintenance control of aquatic growth and will not eradicate all plants in the water.
 - E. Definitions of services referred to in Paragraph 1 are as follows:

Algae and Aquatic Plant Control – The treatment as necessary of all aquatic weed species located in the waterways maintained by the community association. Treatments are to be made with E.P.A. registered aquatic herbicides. The application of Fluridone is not included in this contract but if applications are needed SWS will notify the customer and quote the product needed. SWS will only charge for cost of the product needed and apply at no additional charge.

Border Grass and Brush Control to Water's Edge – The treatment of all undesirable emergent vegetation around the lake edge up to the turf line.

Monthly Water Testing – Water testing as needed for the success of the lake management program. Parameters include Dissolved Oxygen, Ph, Clarity and Water Temperature.

SUPERIOR WATERWAY SERVICES, INC.



Fountain Maintenance - Clean fountain float, light lenses, intake screen, and display head, check all connections in control panel, check (when applicable) and reset GFCI, check and set timer clocks. Any repairs will be billed separately.

Fish & Wildlife Monitoring – Surveys performed at time of treatments which explain fish and wildlife species observed while onsite.

Management Reporting – A comprehensive report filled out each visit for the specific activity performed on the property and provided to Customer.

9. SWS will provide CUSTOMER with certificates of insurance (upon request), which are incorporated herein by reference. During the term of this Agreement and any extension thereof, SWS will maintain no less than the level of insurance provided for in such certificates.
10. This agreement constitutes the entire agreement of SWS and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both SWS and CUSTOMER.
11. This agreement is not assignable to any third party for any reason, without the prior written consent of CUSTOMER.

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER

DATE

SUPERIOR WATERWAY SERVICES, INC.





The Lake Doctors, Inc.
11621 Columbia Park Drive W.
Jacksonville, FL 32258
(904) 262-5500
Jacksonville@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

This Agreement, made this _____ day of _____ 20____ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Ten (10) Ponds associated with Villages of Westport CDD in Jacksonville, Florida.

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds/algae.

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	\$ 995.00 Monthly
2.	Shoreline Grass and Brush Control Program	\$ INCLUDED
3.	Permitting and Stocking of (200) Triploid Grass Carp	\$ 2,200.00 Upon Stocking
4.	Free Callback Service and Additional Treatments, if required	\$ INCLUDED
5.	Monthly Detailed Service Reports	\$ INCLUDED
	Total of Services Accepted	\$ 995.00 Monthly

\$995.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable in advance in an annual installment of **\$995.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30) days**, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **July 30th, 2024**.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: ☐ MONTHLY ☐ EVERY OTHER MONTH ☐ QUARTERLY ☐ SEMI-ANNUAL ☐ ANNUAL

INVOICE TIMING: ☐ BEGINNING OF THE MONTH ☐ WITH SERVICE COMPLETION

EMAIL INVOICE: ☐ YES ☐ NO | If yes, provide invoice email: _____

EMAIL WORK ORDER: ☐ YES ☐ NO | If yes, provide work order email: _____

THIRD PARTY COMPLIANCE/REGISTRATION: ☐ YES ☐ NO

THIRD PARTY INVOICING PORTAL**: ☐ YES ☐ NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the Customer's responsibility to provide the information.*

REQUESTED START MONTH: _____ | PURCHASE ORDER #: _____

THE LAKE DOCTORS, INC.

Jesse Mason, Sales Manager

CUSTOMER:

Signed _____ Date _____

Name _____

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
 - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. **THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.**
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.



**Villages of Westport CDD
c/o: Vesta Property Services
245 Riverside Dr., Suite 300
Jacksonville, FL 32202**

Dear Mr. Harden,

We really appreciate you reaching out to us for the opportunity to provide our recommendations and water management proposal for the Villages of Westport community. We evaluated all of the ponds this morning and unfortunately, there are concerns and areas for improvement within/around the majority of the ponds. Please see the photos below of each pond along with a brief description of current conditions. The Dewhurst Circle pond you highlighted has a significant amount of submersed aquatic vegetation with some algae growth as well. The overgrowth right around the control structure was treated recently; however, the rest of the vegetation continuing down to the culvert was not. This pond as well as the others are receiving very inconsistent, careless treatments that will require additional expenses to repair turf and erosion issues that are a likely result of the overspray. The amount of submersed vegetation could be suppressed with treatments, but it appears that grass carp have not been stocked in some time which would have prevented the vegetation from taking over.

We can and would certainly appreciate the opportunity to provide very thorough treatments for any algae or invasive aquatic vegetation within the ponds and along the perimeter. We will also plan to stock the ponds with grass carp ASAP to help with vegetation control, especially for slender spikerush. Spikerush was observed in all of the ponds and this weed can be difficult to control with herbicides alone. We take a lot of pride and care with every lake/pond we manage and I am confident that the Villages of Westport community would receive a far greater value and benefit from our services. Our pricing may be higher than expected; however, this allow us the proper amount of time and resources to provide the quality of service the community expects.

Thank you for your time to review and consider this information and our proposal. We look forward to working for you and the homeowners of Villages of Westport.

Warm Regards,

Florida Offices

Clearwater (727) 544-7644
Dania Beach (954) 565-7488
Fort Myers (239) 693-2270
Fort Pierce (772) 241-5773

Jacksonville (904) 262-5500
Navarre (850) 939-5787
Sarasota (941) 377-0658
Tallahassee (850) 329-2389

Winter Springs (407) 327-7918

Ohio Offices

Centerville (937) 433-2942
Columbus (614) 987-5098

South Carolina Offices

Myrtle Beach (843) 492-4080
Summerville (843) 873-1911



Dewhurst Circle Pond



Jun 27, 2024 at 10:47:24 AM
12547 Dewhurst Cir
Jacksonville FL 32218
United States



Jun 27, 2024 at 10:51:00 AM
12313 Dewhurst Cir
Jacksonville FL 32218
United States

Florida Offices

Clearwater (727) 544-7644
Dania Beach (954) 565-7488
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Fort Pierce (772) 241-5773

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Weeping Branch North Pond



This is a great example of what was observed along most of the ponds. A good amount of shoreline vegetation was allowed to grow which then requires and more aggressive treatment to control. The heavier treatments have led to overspray up into lawns that will lead to lake bank erosion over time. The ground will become soft and won't have sufficient root structure to keep the bank in place with fluctuating water levels.

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Clearwater (727) 544-7644
Dania Beach (954) 565-7488
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Weeping Branch South Pond



Both photos show more careless, inconsistent practice especially where treatment boats access the pond above. This area should be re-sodded ASAP to prevent erosion around the concrete culvert.



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South Carolina Offices

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Rasper Court Pond



This pond has a variety of algae, shoreline and submersed vegetation. The draw down pipe on the control structure also appears to be askew.



Florida Offices

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Summerville (843) 873-1911



Cadley Circle West Pond



Jun 27, 2024 at 11:20:50 AM
12379 Cadley Cir
Jacksonville FL 32219
United States

There is a good amount of algae, spikerush and shoreline vegetation around this pond, especially around the control structure which could potentially impede flow.



Jun 27, 2024 at 11:21:00 AM
12379 Cadley Cir
Jacksonville FL 32219
United States

Florida Offices

Clearwater (727) 544-7644
Dania Beach (954) 565-7488
Fort Myers (239) 693-2270
Fort Pierce (772) 241-5773

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South Carolina Offices

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Summerville (843) 873-1911



Cadley Circle East Pond



Sandle Drive Pond



This pond is in good condition overall; however, there is some shoreline vegetation growing which may continue to grow until a similar aggressive/reactive treatment is performed.

Florida Offices

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Fort Pierce (772) 241-5773

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Navarre (850) 939-5787
Sarasota (941) 377-0658
Tallahassee (850) 329-2389

Winter Springs (407) 327-7918

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Columbus (614) 987-5098

South Carolina Offices

Myrtle Beach (843) 492-4080
Summerville (843) 873-1911



Crossfield Drive West Pond

Jun 27, 2024 at 11:41:08 AM
12228 Crossfield Dr
Jacksonville FL 32219
United States



Pond is in good condition overall.

Florida Offices

Clearwater (727) 544-7644
Dania Beach (954) 565-7488
Fort Myers (239) 693-2270
Fort Pierce (772) 241-5773

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Columbus (614) 987-5098

South Carolina Offices

Myrtle Beach (843) 492-4080
Summerville (843) 873-1911



Crossfield Drive East Pond



Jun 27, 2024 at 11:37:52 AM
6913 Sandle Dr
Jacksonville FL 32218
United States

There is another area that has overspray from drift and several other sections of untreated brush along this pond that may receive a similar treatment if/when a treatment is performed. This area should also be re-sodded ASAP.

Florida Offices

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Fort Pierce (772) 241-5773

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Tallahassee (850) 329-2389

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South Carolina Offices

Myrtle Beach (843) 492-4080
Summerville (843) 873-1911



Trice Court Pond



Jun 27, 2024 at 11:44:44 AM
12331 Trice Ct
Jacksonville FL 32219
United States

This pond is only receiving partial treatment where accessible from yards. There is also another control structure that has some overgrowth around it.

Florida Offices

Clearwater (727) 544-7644
Dania Beach (954) 565-7488
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Fort Pierce (772) 241-5773

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Summerville (843) 873-1911



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Tallahassee (850) 329-2389

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Columbus (614) 987-5098

South Carolina Offices

Myrtle Beach (843) 492-4080
Summerville (843) 873-1911

B.

Timothy C. Harden

From: American Plumbing Dispatch <dispatch@apcjax.com>
Sent: Friday, July 5, 2024 11:15 AM
To: Timothy C. Harden
Subject: Re: Water cooler

Good morning!

As requested, the estimate for providing and installing a new water cooler is below. This price includes removal of the existing water cooler, providing and installing of new, and disposing of the old drinking fountains.

AN Elkay LZSWSSP single level ADA water cooler with bottle filler can be installed for \$3,395.28. This item requires a 3–4-day lead time.

An Elkay LZS8L single level refrigerated water cooler less bottle filler is \$2,182.90. This item requires 3-4 weeks lead time.

Please let me know if you have any questions or would like to set this up.

We would need a credit card on file to proceed.

Thank you,



Click [here](#) to request an appointment for a service call or an estimate!

Need to pay your bill? Click [here](#) to conveniently pay online!

From: Timothy C. Harden <tharden@vestapropertyservices.com>
Sent: Tuesday, July 2, 2024 9:35 AM
To: American Plumbing Dispatch <dispatch@apcjax.com>
Subject: RE: Website lead for Estimate Request

Lisa,

I would be interested in installing a fixture similar to the one in the attached photo. I have two older water fountains onsite that are an eyesore that would need to come out.

Thanks,
Tim Harden
Operations Manager
904-612-6668

From: American Plumbing Dispatch <dispatch@apcjax.com>
Sent: Tuesday, July 2, 2024 9:05 AM
To: Timothy C. Harden <tharden@vestapropertyservices.com>
Subject: Re: Website lead for Estimate Request

You don't often get email from dispatch@apcjax.com. [Learn why this is important](#)

Thank you for contacting us.
Please let me know what kind of water fountain you are interested in, and I will check on it.

Thank you,



Click [here](#) to request an appointment for a service call or an estimate!

Need to pay your bill? Click [here](#) to conveniently pay online!

From: Timothy Harden <admin@dev3.swdwebsites.com>
Sent: Monday, July 1, 2024 2:26 PM
To: wordpress@americanplumbingcontractors.com <wordpress@americanplumbingcontractors.com>; swagonerdesign@gmail.com <swagonerdesign@gmail.com>; American Plumbing Dispatch <dispatch@apcjax.com>
Subject: Website lead for Estimate Request

From: Timothy Harden tharden@vestapropertyservices.com
Service Type: Estimate Request

Phone Number: 904-612-6668
Email: tharden@vestapropertyservices.com
Address: 6702 Sandle Dr Jacksonville FL 32219

Message: Good afternoon. I am looking for someone to replace a water fountain at a commercial property that I manage. I am looking to add one with a bottle filler. Please let me know if you can provide this service.

This email was sent from your contact form at <https://americanplumbingcontractors.com/contact>



Turner Plumbing Company
1903 Hendricks Ave, Jacksonville, Florida 32207
(904) 396-7044
CFC029746

Estimate 103639520
Job 152572
Estimate Date 7/3/2024
Customer PO

Billing Address
Villages of Westport CDD
6702 Sandle Drive
Jacksonville, FL 32219 USA

Job Address
VPS -6702 Sandle Drive
6702 Sandle Drive
Jacksonville, FL 32219 USA

Estimate Details

Drinking Fountain Installation :

We will provide and install an EIKAY LZSTL8WSSP SS Bilevel drinking fountain with a bottle filler.
We will remove the existing fountain and we will haul it away.

Service #	Description	Quantity	Your Price	Your Total
ASQ	Turner Plumbing proposes to furnish labor and material complete in accordance with the above specifications for the sum of:	1.00	\$3,960.00	\$3,960.00
Sub-Total				\$3,960.00
Total				<u>\$3,960.00</u>

Thank you for choosing Turner Plumbing Company

This is an estimate, not a contract for services until fully executed. The summary above is furnished by Turner Plumbing Company as a good faith estimate of work to be performed at the location described above.

All work to be completed in a workmanlike manner according to standard practices. Any alteration of deviation from above specifications involving extra material or work over and above the proposal will be issued as a Change Order.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature:_____

Printed Name:_____

Date:_____



Betros Plumbing Contractors Inc
2600 W Beaver St
Jacksonville, Florida 32254
(904) 683-1968
FL-CFC1428972
GA-MP208529

BILL TO

Villages of Westport
6702 Sandle Drive
Jacksonville, FL 32219 USA

ESTIMATE
26774752

ESTIMATE DATE
Jul 09, 2024

JOB ADDRESS

Villages of Westport
6702 Sandle Drive
Jacksonville, FL 32219 USA

Job: 109361

Technician: Daniel Shott

ESTIMATE DETAILS

Water fountain installation: The following is an estimate for the replacement of the water fountains in the pool area.

We will shut off the water servicing the water fountains by the bathrooms.

We will disengage the power supplying the water fountains.

We will then remove the bi-level water fountains.

We will then install a brand new bi-level wall mounted fountain with bottle filler.

Once installed we will then re-engage power to the fountain and re-engage the water to the fountain.

We may need to remove a small section of the siding to install the bottle filler section of the water fountain.

If we need to remove this small section of siding we will also be installing backing behind the bottle filler for mounting purposes.

Once installed, we will caulk around the new bi-level water fountain to seal it to the wall in addition to the mounting process.

We are not responsible for the replacement of any siding or drywall that may need to be removed to install the new water fountain.

Total cost for labor and materials will be \$4,800

All work will be warrantied for one year from the date of completion.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
---------	-------------	-----	-------	-------

50 Service Job	50 Service Job	1.00	\$4,800.00	\$4,800.00
----------------	----------------	------	------------	------------

SUB-TOTAL	\$4,800.00
------------------	------------

TOTAL	\$4,800.00
--------------	------------

EST. FINANCING	\$79.68
-----------------------	---------

Thank you for choosing Betros Plumbing Contractors Inc

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Betros Plumbing Contractors Inc as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed. This quote is ONLY valid for 30 days from the date hereof, and becomes binding if signed by both parties during that period.

Terms and Conditions

Sign here

Date

Terms & Conditions

1. Any drain cleaning that is performed at the location listed above will not be warranted if any unusual items or non-customary objects are found. I.E. kids, toys, toothbrush, roots, rags...
2. A \$35.00 service charge will be applied to your current bill if any checks are returned by your bank for any reason.
3. Price which is quoted via phone is not the final price, if the technician finds the job to be abnormal or extremely difficult the technician has the final say of whether the job quote is raised in price or lowered in some situations.
4. Betros Plumbing Contractors are not responsible for any damage which may occur to sidewalks, driveways, patios, fences, grass, flowers, shrubbery, etc. We are also not responsible for damage to any existing installations as in sprinkler systems, electrical wires, telephone lines, gas lines, water lines, or sewer lines, etc.
5. Betros Plumbing Contractors are not responsible for any damaged, settled, rusted, deteriorated, or broken piping. We are also not responsible for any damage resulted from drain cleaning or repairing plumbing; i.e. drywall, tile, framing, concrete etc. unless otherwise negotiated into the contractual agreement.
6. The terms under this agreement will be governed by the Laws of the State of Florida. Any and all legal action will be in Jacksonville, Duval County, Florida.
7. Betros Plumbing is not responsible for any existing plumbing products, fixtures or any products purchased by the customer. Betros Plumbing will warranty all parts and products purchased by Betros plumbing. If any products purchased by the customer are defective the customer is liable for any further repairs. Per the original quote if any of these circumstances apply to the job then the cost of the job could change.

C.

Commercial**Fitness**Products

PREVENTATIVE MAINTENANCE PLAN

Under the following Terms and Conditions, Commercial Fitness Products (“CFP”) agrees, for the stated fees, to perform Preventative Maintenance Service for one (1) year from the effective date for Villages at Westport (Customer).

The equipment which will receive the maintenance service has been listed by type, model and serial number.

This custom plan has been specifically designed to fit the needs of the Customer. The equipment covered under this agreement will be routinely maintained in accordance with manufacturers’ recommendations. The maintenance provided will focus on increasing the life of Customer’s equipment, decreasing or eliminating downtime, and maintaining the equipment at peak performance.

Upon the first PM Visit under this Agreement, an initial inspection will be performed. A detailed Estimate of equipment in need of repair will be submitted for Customer’s approval. This estimate is provided at no charge. It is the Customer’s responsibility for equipment under contract to be brought up to proper working specifications. Customer warrants the listed equipment is in proper working order on the effective date of this Agreement.

Services to be performed under this PM Plan –

Routine PM Service

Each regularly scheduled preventative maintenance call shall include a complete function and safety inspection. Additionally, cleaning, lubrication, and mechanical adjustments determined as due by CFP will be performed. Cost of routine supply items required for preventative maintenance service is included herein. Any necessary repairs will be identified, and an estimate provided to the Customer for approval.

All service covered by this Agreement will be performed during CFP’s regular hours of 9:00 AM and 5:00 PM weekdays, excluding holidays. If emergency service is requested outside such regular hours, the CFP’s Emergency Rates prevail - \$125.00/Hour/Technician, plus Service Charge of \$125.00.

Repairs

If non-warranty repair is needed, CFP will use its best efforts to make such repairs as quickly as possible. The Customer can call during regular hours to speak to a Service Representative or email CFP at any time or day. The Customer will be given a course of action to resolve the problem or Customer will be scheduled for a service call. All Repairs Services are billed at discounted Labor Rates (as shown below) plus Parts.

Any non-PM related service during regular working hours will be billed at the following Discounted Rate for the term of this Agreement (regular Labor Rates for non-PM Customers @ \$90.00/Hour/Tech):

- **Labor Rate - \$80.00 per hour (1 Hour Minimum) – Per Technician**
- **Service Charge - \$80.00 Service (per trip)**

5034 N. Hiatus Road, Sunrise, FL 33351
P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com

Commercial**Fitness**Products

In the event a Technician is on site performing routine Preventative Maintenance and a repair service is required, the Discounted Labor Rate (\$80.00/Hour) will apply, but the \$80.00 Service Charge will not be charged. All repairs, including Diagnostic Service Calls, are billed with a (1) one-hour minimum charge. After the initial first hour, labor will be billed in half (1/2) hour increments.

All repair labor, parts and service charges shall be invoiced as Net 30 Days.

Estimate –

A written Estimate will be presented for each billable part, accessory, or supplies, and/or labor. The Estimate must be approved by Customer prior to CFP – a.) ordering the part, b.) scheduling service call.

Service Request –

Service Requests must be made in writing by the individual Property Manager or a staff member authorized to make such a request. Service Requests must include all pertinent information related to the machine and its reported issue. Essential information required for timely repair include – identifying the machine by make/model/serial #, and a description of the problem.

Repairs necessitated by casualty, acts of God (unforeseen, naturally occurring events that were unavoidable), voltage aberrations (high or low spikes in electricity to the product), abuse (misuse of product, vandalism, or any act which harms the product in any way), or negligence, are not covered by this agreement but will be provided at Servicer's hourly rate(s) plus parts.

Repair calls requested as a result of "User Error", in which no actual repair is required, will be billed at the CFP's PM Customer's 1 Hour Labor Rate of \$70.00, plus Service Charge of \$70.00.

Warranty

All Repair Service done by CFP will be warranted for ninety (90) days from service date. Parts used for the repair will be covered under the parts supplier or manufacturer's specific warranty period.

All required Parts not covered by CFP's warranty will be billed at CFP's current Preferred Customer discounted price plus shipping charges.

Governing/Venue

This Agreement shall be construed in accordance with the laws of the State of Florida. In the event of any dispute, the parties shall retain all rights and remedies available to them by law. In the event there shall be any litigation between parties, the prevailing party shall be entitled to recover from the other party its reasonable attorney fees, including any associated fees and court costs.

5034 N. Hiatus Road, Sunrise, FL 33351
P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com

Commercial**Fitness**Products

Payment

Payment Terms are “Net 30 Days”. All unpaid balances under this agreement shall bear interest at the rate of 1.5% per month, simple interest, in the event that such invoice is not paid within thirty (30) days from date service is rendered.

If Customer requires an internal Purchase Order, or other such documentation, be generated internally, for any expense, including service labor or parts, Customer must inform CFP of this policy, and the procedure for submitting Invoices, prior to executing this agreement.

Insurance. Indemnification

CFP, at its sole cost and expense, shall provide and keep in force insurance coverages for – Workman’s Compensation, Comprehensive General Liability, Comprehensive Automobile Liability.

It is understood and agreed that this is a service & maintenance agreement only, and that under this plan, Servicer will be performing routine Preventative Maintenance procedures. CFP shall have no liability arising out of, or in connection with personal injury or property damage resulting from the use of the equipment by any person on the premises in which the equipment is located. Customer agrees to indemnify and hold CFP, its directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, costs, damages, liabilities and expenses, including attorney’s fees.

This Agreement shall not be construed as an assumption by Servicer of any risk of loss or liability due to the undersigned’s failure to routinely inspect, or negligent inspection of, the equipment by its own staff. CFP shall not be responsible to any third party or ultimate user for harm caused by continued use of equipment and/or parts that are deemed unsafe by CFP

Cancellation

Either party may cancel at any time for any reason provided a written notice has been received thirty (30) days prior to the next scheduled call. Customer shall render payment on any outstanding invoices within five (5) business days preceding cancellation of services.

Agreement

This agreement may not be amended except in writing, agreed to and signed by both parties.

Renewal

The agreement will automatically be renewed at the end of each term unless otherwise notified by the Customer. CFP will provide an agreement document with updated contract dates upon request. Invoices will be generated automatically after the first renewal PM service visit.

5034 N. Hiatus Road, Sunrise, FL 33351
P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com

Commercial**Fitness**Products

SUMMARY –

Agreement Total: \$660 year/\$165 visit Plus Sales Tax; Total # of PM Visits: 4 (four) Per Year

Property Name: Villages at Westport

Property Address: 6702 Sandle Dr. Jacksonville

Email: tharden@vestapropertyservices.com

Contact: Tim Harden Contact Phone: 904-612-6668

Signature: _____ Title: Operations Manager

Customer Contact expressly warrants and represents that he/she has the authority and right to enter into this Agreement.

Terms: _____

Effective Date: _____ Ending Date: _____

CFP Approval Signature: _____ Date: May, 15th 2024

Explanation of Services:

During each preventative maintenance visit, all equipment covered under this agreement will be:

- ✓ Inspected for safety & proper function
- ✓ Cleaned
- ✓ Lubricated
- ✓ Adjusted in accordance with manufacturers' specifications
- ✓ Parts & Repair Estimate provided as needed.

5034 N. Hiatus Road, Sunrise, FL 33351
P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com

CommercialFitnessProducts

Equipment Covered:

QTY	BRAND	DESCRIPTION	MODEL #	SERIAL #
1		Treadmill		
1		Elliptical		
1		Recumbent Bike		
1		Functional Trainer		

Scheduled Maintenance (Frequency: 4 x/Year)

MAY	NOVEMBER
JUNE	DECEMBER
JULY	JANUARY
AUGUST	FEBRUARY
SEPTEMBER	MARCH
OCTOBER	APRIL

5034 N. Hiatus Road, Sunrise, FL 33351
P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com



1400 Village Square Boulevard
#3-293
Tallahassee, FL 32312
www.wearefitnesspro.com

Contract: Villages of Westport CDD Quarterly Preventative Maintenance Contract

CUSTOMER	BILL TO
Villages of Westport CDD Tim Harden (904) 612-6668 tharden@vestapropertyservices.com	Villages of Westport CDD 6702 Sandle Dr No lock box - please arrange with Tim for onsite visits Jacksonville, FL 32219

START DATE	EXPIRES	CONTRACT TYPE	P.O. NO.	CONTRACT NO.
May 7, 2024	None	Quarterly Preventative Maintenance		Pay Per Visit

CONTRACT LIMIT:	Unlimited
SUBTOTAL:	\$135.00
TAX:	\$0.00
TOTAL:	\$135.00

CONTRACT DESCRIPTION
<p>This Preventative Maintenance Agreement will cover the servicing of the listed equipment at your facility.</p> <p>This service will be as follows: 1) Operational Inspection, 2) Visual Inspection, 3) Lubrication, 4) Calibration, 5) Internal inspection & Cleaning as needed, 6) Adjust to manufacturers specifications, 7) Repairs that can be done at time of PM that would not require additional parts or tools, 8) Notation of Service in Logbook (if customer requires and provides the logbook), and 8) Notation of equipment status.</p> <p>Fitness Pro will provide further product support with the following services: 1. An emailed summary of status and work done on equipment listed. 2. Access to customers service file online through our service website. 3. Will use only factory replacement parts on any repair, unless other specified or approved by customer or manufacturer. We will always let you know what your lowest price option is and let you choose.</p> <p>Preventative Maintenance fee does not include additional repairs. Customer will be notified of any additional repairs that are diagnosed at time of preventative maintenance. We require customer to approve of all additional repairs and fees.</p>

This agreement is strictly preventive in nature, intended to keep your facility as operational as possible by drawing attention to its present status. This agreement does not cover abuse, vandalism, normal wear and tear, external cleaning, or any acts of God resulting in failure of equipment, nor does it include the cost of parts, shipping, or labor charges associated with a repair not specified by this agreement. Fitness Pro reserves the right to refuse service on certain manufacturers.

CONTRACT TERMS

****Quarterly Terms: \$135.00 per visit, ** 4 visits per year

This agreement is subject to the fitness equipment located on property at the time the agreement was accepted. Any additions to your fitness center will require a new signed agreement.

Also, if your ownership requires any additional insurance coverage (i.e. waiver of subrogation or to be named an additional insured) or pre qualification these charges will be billed in addition to this estimated total. All compliance fees and/or monitoring fees required by the customer will be invoiced back to the customer.

Prices are subject to change with a 30-day notice.

THIS AGREEMENT MAY BE CANCELED BY EITHER PARTY WITH A 30-DAY WRITTEN NOTICE. Account payment terms will be agreed upon before first visit. A delinquent account will void this agreement.

Please remit payment to: Fitness Pro 1400 Village Square #3-293 Tallahassee, FL 32312

Billing Contact: Tracy Parmer
tracy@wearefitnesspro.com

Signature: _____

Printed Name: _____

Date: _____



Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218
(904) 683-1439

Created on: 5/17/2024

Account #101765
VILLAGES OF WESTPORT CDD

Estimate

Service Location Information

Account	[101765] VILLAGES OF WESTPORT CDD	Service Contact	TIM HARDEN
Service Address	6702 Sandle Dr Jacksonville, FL 32219-1870		

Service Information

Services	Qty	Rate	Price
PM: Quarterly Quarterly scheduled preventative maintenance Cardio- - inspect and adjust running and/or drive belts - vacuum interiors - clean and grease incline motors - inspect all rollers and bearings; grease as needed - check error logs - lubricate chains Strength- - clean and lubricate guide rods - grease fittings as needed - check bushings - tighten any loose nuts and bolts - tighten pop pin handles and test spring strength - check cable/belts for fraying and tensions	1 visit	\$0.00 / visit	\$0.00
— Product: Q-PM: Treadmill	1.00 Ea	\$32.00 / Ea	\$32.00
— Product: Q-PM: Elliptical, Cross-trainer, ARC, AMT	1.00 Ea	\$32.00 / Ea	\$32.00
— Product: Q-PM: Recumbent, Upright Bicycle	1.00 Ea	\$21.00 / Ea	\$21.00
— Product: Q-PM: Multi-Station	1.00 Ea	\$17.00 / Ea	\$17.00
— Product: Travel <60 miles w/t	1.00 Ea	\$90.00 / Ea	\$90.00

Subtotal:	\$192.00
Tax:	\$14.40
Total:	\$206.40

*Labor hours are estimated and subject to change

To accept this estimate, please reply to the original email with your approval. We look forward to working with you!

Thank you for the opportunity to serve you!

D.



C & L LANDSCAPE

P.O. Box 23425, Jacksonville, FL 32241
904-353-6620 • FAX 904-355-5985

Proposal

PROPOSAL SUBMITTED TO <i>Tim Harden</i>		PHONE <i>904-612-6668</i>	PAGE NO. <i>1</i> OF <i>1</i> PAGES DATE <i>7/16/24</i>
STREET <i>6702 Sandle Dr.</i>		JOB NAME <i>Same/Village of Westport</i>	
CITY, STATE AND ZIP CODE <i>Jax, Fla. 32219</i>		JOB LOCATION <i>Same</i>	
ARCHITECT <i>George H. Smith</i>	DATE OF PLANS <i>7/16/24-TMS</i>	JOB PHONE <i>Same</i>	

We hereby propose to furnish materials and labor necessary for the completion of

Irrigation Around pool
Scope: # Change out all Drip Line Around pool
Sprinklers.
Using: Rain Bird Spray Heads.
Had off debris. TOTAL = \$5,960

WE PROPOSE hereby to furnish material and labor ... complete in accordance with above specifications, for the sum of:

_____ dollars (\$ _____)

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner, according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within _____ days

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

Signature _____

Signature _____

Date of Acceptance _____

We accept all major credit cards but there will be an additional 3% charge.



PROPOSAL

W. O. #

NAME

ADDRESS

DATE

VILLAGES OF WESTPORT

6/7/2024

PG OF

#	CLUBHOUSE/AMMENITY AREA	EACH	EXTNSN
			\$ -
	NEED TIME TO ADD HEAD AND CHANGE NOZZLES TO ZONE#2 TO ELIMINATE DRIP PIPING		\$ -
	AROUND POOL AREA.		\$ -
4	RAINBIRD 1806 SPRAY HEADS/NOZZLES	\$ 18.50	\$ 74.00
10	RAINBIRD NOZZLES	\$ 2.50	\$ 25.00
	ASST FITTINGS AND PIPE(X4)	\$ 25.00	\$ 100.00
			\$ -
	CHANGE NOZZLES ZONE#1 FOR ADEQUATE COVERAGE ON TURF TO ELIMINATE DRIP		\$ -
	AROUND POOL AREA		\$ -
9	RAINBIRD NOZZLES	\$ 2.50	\$ 22.50
			\$ -
	NEED TIME TO LOCATE ZONES 16,17 TO SWITCH/RE-PIPE DRIP ZONES TO SPRAY ZONES		\$ -
	AROUND POOL AREA/CLUBHOUSE.ALL THIS WORK WILL NEED TO BE HAND DUG		\$ -
60	RAINBIRD 1812 SPRAY HEADS/NOZZLES	\$ 22.50	\$ 1,350.00
	ASST FITTINGS AND PIPE		\$ 750.00
			\$ -
PARTS TOTAL			\$ 2,321.50

Please stamp here

DESCRIPTION	HOURS	RATE	TOTAL
tech	120	\$93.00	\$ 11,160.00
			\$ -
			\$ -
			\$ -
LABOR & RENTAL TOTAL			\$ 11,160.00

Approved

Not Approved

Comments:

PROPOSED WORK

	MATERIALS	\$ 2,321.50
	LABOR & RENTAL	\$ 11,160.00
	TOTAL	\$ 13,481.50

DATE PROPOSED 6-7-24

TECHNICIAN SCOTT

CLIENT

NINTH ORDER OF BUSINESS

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-08 TO REVISE THE SCHEDULE FOR THE DIRECT COLLECTION OF DEBT AND OPERATION AND MAINTENANCE SERVICE ASSESSMENTS; ADDRESSING CONFLICTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Villages of Westport Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, on July 24, 2023, the District adopted Resolution 2023-08 addressing, among other things, the collection of operation and maintenance services (“**O&M Services**”) and debt service assessments (“**Debt Assessments**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2023-2024**”); and

WHEREAS, as a result of a delay in platting property that resulted in a requirement to certify certain assessments for off roll collection and not on roll, the District hereby finds its in the best interests of the District to amend Resolution 2023-08 to clarify that certain of the assessments listed in Exhibit A were not certified for on roll collection and instead will be directly collected by the District on certain property as set forth in **Exhibit “A” (“Direct Collect Property”)**.

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

SECTION 1. AMENDMENT TO SECTION 3.B. OF RESOLUTION 2023-08. The recitals so stated above are hereby incorporated by this reference. Further, Section 3 of Resolution 2023-08 is hereby amended as follows to add an additional subsection:

- (a) **Direct Bill Assessments.** The O&M Assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in Exhibits “A” and Exhibits “B”. O&M Assessments directly collected by the District are due 100% by April 1, 2024. The Debt Assessments imposed on the Direct Collect Property shall be collected directly by the District and are due by November 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at

the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

SECTION 2. AMENDED ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit “A”**, is hereby amended for collection for Fiscal Year 2023-2024.

SECTION 3. CONFLICTS. Except as expressly provided herein, all other provisions of Resolution 2023-08 shall be unchanged by this Resolution and shall remain in full force and effect.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Villages of Westport Community Development District.

PASSED AND ADOPTED this 22nd day of July, 2024.

ATTEST:

**VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

TENTH ORDER OF BUSINESS

A.

**BOARD OF SUPERVISORS MEETING DATES
VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2024-2025**

The Board of Supervisors of the Villages of Westport Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at 5:30 p.m. at the ***at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida 32218*** on the fourth Monday of each month as follows or otherwise noted:

October 28, 2024
January 27, 2025
April 28, 2025
July 28, 2025

C.

1.

Villages of Westport

Field Operations Report

Date of report: July 12th, 2024

Submitted by: Tim Harden

Maintenance projects completed:

1. Pool pump repair

On July 2nd staff noticed that the pool pump was running, but there was no flow between the pool and the filters. After examining the equipment to determine what was causing the pump to run without creating adequate circulation, we noticed that there was a pin sized hole on the side of the strainer basket. This leak was causing the pump to lose its prime. Bids were solicited for repair of the leak and Epic Pools returned a bid of \$7,500. C Buss Enterprises returned a bid of \$4,000. Both vendors committed to completing the work on July 3rd. Staff also reached out to Blue Ridge Pools, but they were unable to locate to replacement part. C Buss Enterprises was hired to perform the repair. The repair was made late in the afternoon of July 3rd. The pump was allowed to run overnight to allow for sufficient chlorination. The pool was opened on the morning of July 4th after the chemical readings were found to be within the required range.

Pic of leak of strainer basket



2. Failure of Solitude to maintain District ponds.

Staff noticed on May 22nd that the first pond in the Creston neighborhood was in poor condition. It was overrun with algae, aquatic weeds and trash. Solitude was notified that the pond was in poor condition and asked to provide a turn around plan and a timeline that we could expect to see improvement. Solitude failed to respond to these questions until July 1st. Staff also noted that the monthly reports which fail to report ponds that are in poor condition and fail to provide a treatment plan. As of July 8th the ponds are looking much better and appear to be on the way to recovery. Staff has recommended that the District terminate its agreement with Solitude and consider other providers for lake management services.

Pic of first pond in Creston



Pic 2 of Creston pond



Proposals for alternate service providers are as follows:

- A. Superior Waterways - \$1,150 per month
- B. Lake Doctors - \$995 per month
- C. Florida Watereways – 1,050 per month

The details of these proposals are provided in the Agenda Package. We are still waiting for a response from Future Horizons.

3. Replacement of current water fountains

Staff has gotten three proposals to replace the current two water fountains at the amenity center. The current fountains have rust along the bottom and have become an eyesore. The proposals are for replacing the two fountains and adding a bottle filler. The complete proposals have been included in the Agenda Package for your review. In summary, the proposals are as follows:

- A. Turner Plumbing - \$3,960
- B. American Plumbing - \$5,578.18
- C. Betros Plumbing - \$4,800

Pic of current water fountains



4. Repair to front gate

On June 28th staff noted that the front gate was not closing and locking properly. We inspected it, but were unable to determine what was causing the problem. We have used two vendors at the amenity center in the past that offer secured access services. ITS of Jacksonville was called first, but they were not able to get out to check it until the following Monday. Next we reached out to Flytele and they were able to dispatch a technician that afternoon. The armature plate was not getting a good seal against the magnetic lock. The technician adjusted the armature plate so that it made proper contact with the magnetic lock. The repair cost \$420 since same day service was required.

5. Repair of emblems at south end of community

Staff repaired several of the metal District emblems that had become dislodged from the monument on the east side of Braddock Rd. There were also a few loose pieces of the emblems on the monuments at the entrance to Keniston and Creston. All of these have now been repaired.

Pics of broken emblems



Pics of repaired emblems



6. Installation of LED fixtures

Hendry Electric installed the new LED flushmount lights in the bathrooms, fitness room and patio. The lights were purchased by staff from a retail location for \$560. The cost of installation was \$950. So the total project cost came in at \$1,510.00 which is considerably below the Board's NTE approval limit of \$3,850.

Pic of new lighting



If you have any comments or questions, feel free to contact me at tharden@vestapropertyservices.com.



THIRTEENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Villages of Westport Community Development District was held Monday, May 13, 2024 at 5:08 p.m. at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida.

Present and constituting a quorum:

Yashekia Scarlett
Anina Guyton
Alice Sanford
Godfrey Story
Carl Hawkins

Chairman
Vice Chairperson
Supervisor
Supervisor
Supervisor

Also present:

Darrin Mossing
Jennifer Kilinski
Chris Loy
Tim Harden
Dana Harden
Daniel Laughlin
Chip Dellinger
Rhonda Mossing

District Manager, GMS
District Counsel, Kilinski | Van Wyk
Kilinski | Van Wyk
Field Manager, Vesta
Vesta
GMS
GMS
MBS

The following is a summary of the actions taken at the May 13, 2024 Regular Meeting of the Board of Supervisors of the Villages of Westport Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mossing called the meeting to order at 5:08 p.m. and called roll. There were four Supervisors present in person constituting a quorum.

SECOND ORDER OF BUSINESS Public Comments (regarding agenda items below)

Mr. Mossing noted there was an agenda posted and he asked for any comments on agenda items. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of New Supervisor to Fill Vacant Seat (Seat 2)

Mr. Mossing stated the first item was to fill the vacancy for Seat #2. He noted there were currently four Board members seated and one seat was vacant. He reviewed the process for appointments noting the remaining Board could appoint an individual if they were a qualified elector living within the District and they are a resident of Duval County. He stated if the Board has any nominations for that position, they can make those at this time.

Ms. Scarlett made the motion for Mr. Godfrey Story to fill the vacancy of Seat #2. Mr. Hawkins made another motion for Randall Meredith for the vacancy of Seat #2.

Mr. Mossing stated to operate they needed three Supervisors to be present to conduct the business of the District. He added there was no obligation to fill the vacant seat at this time.

Ms. Kilinski clarified the Board has ninety days to make an appointment pursuant to Chapter 190 requirements but noted there is an election coming up in November. She noted there could be an audit finding if the seat was not filled eventually.

Ms. Scarlett motioned again to appoint Mr. Godfrey Story to the vacant seat on the Board.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with Ms. Scarlett, Mr. Hawkins, and Ms. Guyton in favor and Ms. Sanford opposed, the Appointment of Mr. Godfrey Story to Fill the Vacant Seat #2, was approved 3-1.

B. Oath of Office for Newly Appointed Supervisor(s)

Mr. Mossing welcomed Mr. Story to the Board and stated an oath of office is required for a new appointment. The oath of office was performed. Mr. Mossing noted there would be some attached paperwork and he reviewed the Sunshine Laws and Public Records laws. Mr. Loy added further comments on the Sunshine Law.

C. Election of Officers, Resolution 2024-04

Mr. Mossing stated an election of officers is required with a new appointment to the Board. He asked for nominations for the Chair and noted currently Ms. Scarlett was the Chairperson. Ms. Scarlett nominated herself as Chair.

On MOTION by Mr. Hawkins, seconded by Ms. Guyton, with all in favor, the Appointment of Ms. Scarlett as Chairperson, was approved.

Mr. Mossing stated the next appointment was for Vice Chair and asked for a nomination.

On MOTION by Ms. Scarlett, seconded by Ms. Sanford, with all in favor, the Appointment of Ms. Anina Guyton as Vice Chair, was approved.

Mr. Mossing stated Ms. Guyton would be the Vice Chair. He stated they had filled in the remaining officers with GMS staff, and this was for purposes of conducting business so GMS could process the checks and handle all business of the District. He made the recommendation for the Board to accept those officer appointments. He noted it was recommended the remaining Board members were appointed at Assistant Secretaries.

On MOTION by Ms. Scarlett, seconded by Ms. Hawkins, with all in favor, the Resolution 2024-04, Election of Officers as Ms. Scarlett as Chair, Ms. Guyton as Vice Chair, Mr. Mossing as Secretary, Ms. Powers as Treasurer, Mr. Mossing and Mr. Oliver as Assistant Treasurer, Mr. Hawkins, Ms. Sanford, Mr. Story, Mr. Laughlin, Mr. Oliver, Ms. Giles, and Mr. Hans as Assistant Secretaries, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Approving LGI Acquisition and Documents Associated Therewith

Ms. Kilinski presented Resolution 2024-05. She reviewed the history of the financing for the capital improvement plans. She noted some of the improvements are located in the LGI area and they had produced documents to draw down funds. She added this requires the resolution to be approved. She noted they had worked for a year to acquire all the documents. They were not comfortable releasing funds until LGI met these requirements.

She asked for Board approval for the LGI acquisition and all documents for funding.

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, Resolution 2024-05, Approving LGI Acquisition and Documents Associated Therewith, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date to Adopt

Mr. Mossing reviewed the budget process for the district noting it needed approval prior to June 15th each year. He explained this resolution starts the budget process and is not less than a 60-day process. He recommended the public hearing for July 22, 2024.

He explained this budget is calling for a significant increase in assessments. He noted they had started the year with no money, no reserve, and no operating capital. He explained the budget is funded on the November 1st property tax bill and this process is for the District obtaining the funding. He noted this budget covers the anticipated expenses and funds the operating capital.

The proposed increase for the larger lots is \$239/year, which is \$20/month. The smaller lots are for \$221/year. He noted this will trigger a mailed notice to all property owners for the public hearing and explaining the budget, the increase, the dollar amount, and the date, time and location of the public hearing.

He stated this is the high-water mark, and can be lowered, but not raised. He asked the Board for any questions on the budget. He noted the debt service assessment will not change.

Mr. Hawkins ask for specifics on the timeline and the situation of the deficit that was noted when GMS took over the end of last year. Further discussion was made on payments made by the District that created the budget deficit and the process for the public hearing.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, Resolution 2024-06, Approving the Proposed Budget for Fiscal Year 2025 and Setting the Public Hearing Date to Adopt the Budget for July 22, 2024, was approved.
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SIXTH ORDER OF BUSINESS

Staff Reports

A. Manager

1. Report on the Number of Registered Voters (1,122)

Mr. Mossing stated there were 1,122 registered voters residing in the District and this is for informational purposes only and no action is required by the Board. This reporting is required each year by April 15th.

He explained the general election and there would be two seats up for election. He added the qualifying period is June 10th through June 14th at 12:00 noon. There were no further questions.

2. Other Manager Business

Mr. Mossing stated GMS was hired to provide extra pool attendants for extra security. He noted they are actively seeking candidates for that position. Ms. Scarlett recommended that extra attendants were needed for more than weekends due to an increase in vandalism issues.

Based on that, Mr. Mossing ask for a motion to have the District manager work with the Chair to create an amenity center staffing plan. He explained the extra costs associated with the extra hours. Discussion ensued on the proposals for extra staffing and services.

Personalized processing was explained as a proposal for staffing based on the need. Specific hours, costs, hourly rates, monitoring of the workers, primary role of the position to monitor the pool, reviewing cameras, population of pool guests, and invoices with payroll report were discussed as a way to monitor.

It was further discussed how identification was checked for entering the pool area, budget restraints, vandalism and camera monitoring, maintenance technician for reserving the pool area, and pool rule specifics. Budget restraints were a concern.

Mr. Mossing stated the next agenda would have discussion of pool rules and policies and these could be amended at any time. Discussion ensued on specific incidents and consequences of card suspensions. Mr. Mossing stated the next meeting is not until July and ask the Board for approval of development of a staffing plan.

On MOTION by Mr. Story, seconded by Ms. Guyton, with all in favor, Authorization for Staff to Work with the Chair on an Amenity Center Staffing Plan, was approved.

Mr. Mossing discussed the Board's \$200 compensation and the paperwork for Board members to complete.

B. Attorney – Ethics Training and Form 1 Filing

Mr. Loy updated the Board on the required four hours of ethics training, the timelines, and the process for completion.

C. Operation Manager – Report

The Operation Manager reviewed the report to include broken items on the fence and the pool area, the sink hole issue filled, toilet paper holder repaired, JEA sign replacement, playground light bulb replacement, and the irrigation issue at the amenity center.

Mr. Hardin discussed the issue of no maintenance contract on the fitness area and equipment. He presented a proposal from Fitness Pro used by another community for fitness equipment preventative maintenance. He explained the need for having coverage of the equipment, regular maintenance, and the liability if someone were to get hurt.

Mr. Hardin also presented the idea of a grill in the covered gazebo playground area for around \$300.

After discussion the board decided they needed additional proposals from different companies that will replace and maintain the equipment, possible lease options, and insurance on equipment.

These items were tabled until the next meeting.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Bond Refinancing Options

Mr. Mossing stated the next two items would be combined. He noted in 2005 the District issued Series 2005 special assessment bonds to construct the improvements within the District to include amenity center, roadways, water, sewer, and drainage. He added the bonds are still outstanding.

He introduced Ms. Rhonda Mossing with MBI to provide an update to the Board on their eligibility status for refinancing. Ms. Mossing provided an overview of the status of the District and presented the option to refinance the bonds. She reviewed the bond amounts and the current interest rate. She explained the process of a public hearing and the improvements and the capital projects the Board wanted.

She noted currently there are not enough homes to refinance. She added that MBS will continue to monitor this situation until that threshold has been passed got selling the bonds. Mr. Mossing stated of the 208 lots just platted they needed 133 homes built and closed to homeowners. He added they are about 1 year away.

EIGHTH ORDER OF BUSINESS NINTH ORDER OF BUSINESS

Discussion of Capital Improvement Plan Consideration of Capital Reserve Study Proposal

Mr. Mossing stated this proposal was included in the agenda. He explained the company evaluates the District's capital assets and prepares a report that covers a 30-year period for funding

of renewal and replacement of assets. He added this will reflect a schedule of how much to have in your capital reserve fund today, how much to fund annually, and when improvements need to be replaced. He stated this proposal is for \$4,000.

Mr. Mossing added they could reach out to other companies that prepare this report for competitive pricing. GMS does not evaluate this or provide this information. Ms. Scarlett suggested to wait until next year. Mr. Mossing stated it would take about 6-8 weeks. He added they would table until another meeting.

TENTH ORDER OF BUSINESS

Ratification of License Agreement with TNT Fitness Jax, LLC

Mr. Mossing stated this has been approved and signed. He added this is just for ratification. He added there were scheduled times for bootcamps at the amenity center. Ms. Scarlett explained he would do exercise for the community.

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, the License Agreement with TNT Fitness Jax, LLC, was ratified.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposals:

A. Mulch

Mr. Hardin stated this proposal for mulch was going to be at a high cost. Mr. Mossing ask him if this was reasonable. After discussion it was decided to table this to another meeting and bring back more proposals for the mulch.

Mr. Mossing made the statement for field operations there was \$8,000 in the budget for contingencies, but mulch specifically is not in there. The field maintenance plan contract needed review. Ms. Scarlett asked for options since it was a safety concern. Mr. Mossing stated if it was an area of safety concern, he recommended having the Chair to approve for that specific area.

Other suggestions were discussed. Ms. Scarlett asked for other proposals for irrigation and if all areas were working. After discussion the Board decided to authorize the Chair to approve mulch to cover the area with irrigation line running above the ground to prevent a trip hazard.

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, to Authorize the Chair to Approve Mulch Proposal to the Cove Area with Irrigation Trip Hazards, was approved

B. Dumpster Corral

Mr. Hardin presented the proposal for having a dumpster corral at the amenity center. He addressed the specifics about installation of a fence around the area to enclose the dumpster. Discussion ensued on how the trash cans were used to jump the fence.

The Board decided to remove this item from the agenda and address it at another meeting.

C. Pool Fencing

Mr. Hardin presented the proposal for a 6-foot fence for the pool area. He noted the current 4-foot fence is not effective for keeping the teens from jumping the fence. He added the cost would be \$20,095.65. Discussion ensued on the type of fence, issues with teens jumping the fence, needing project approval from the board, day for work to be done.

Mr. Mossing asked Ms. Kilinski about the budget and construction funds and redeeming bonds. He asked if the construction funds were available. She stated if the funds were available and if they were reasonable expenditures then the funds would be available. He noted there are not funds available now, but if construction funds are available, with the Trustee, and if the board feels this is important, they could be used. He recommended holding this decision until the next meeting and they would know if there were remaining funds that would be available

Mr. Hardin discussed the lights that were out at the entrance and amenity center. He asked the Board for approval for light repair.

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, for Repair of the Entrance Lighting, was approved.

TWELFTH ORDER OF BUSINESS**Supervisor's Request**

Mr. Mossing stated there were supervisor's request and public comment. He noted the audience had been sitting and asked for public comments first.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

Mr. Mossing asked for any comments from the public. One resident (Sharon Lonix) commented on the children unmonitored at the pool and if attendants were in place this could eliminate the need for the fence. She added they are paying for damaged property and for a fence. Mr. Mossing noted the Board had similar concerns.

FOURTEENTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the October 23, 2023 & April 24, 2024 Meetings

Mr. Mossing stated the consent agenda and balance sheet could be held for the next meeting due to time constraints on the room.

B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending March 31, 2024

C. Assessment Receipt Schedule

D. Approval of Check Register

FIFTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – 7/22/24 @ 5:30 p.m.
@ Highlands Regional Library**

Mr. Mossing stated the next meeting would be on July 22, 3034.

SIXTEENTH ORDER OF BUSINESS

Adjournment

Mr. Mossing adjourned the meeting.

On MOTION by Ms. Scarlett seconded by Ms. Guyton, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Villages of Westport Community Development District was held Thursday, June 27, 2024 at 4:30 p.m. at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida.

Present and constituting a quorum:

Yashekia Scarlett	Chairman
Anina Guyton <i>by phone</i>	Vice Chairperson
Alice Sanford	Supervisor
Godfrey Story <i>by phone</i>	Supervisor
Carl Hawkins	Supervisor

Also present:

Darrin Mossing	District Manager
Jennifer Kilinski	District Counsel
Tim Harden	Field Manager
Dan Fagan	Vesta
Chip Dellinger	GMS
Chris Loy	Kilinski | Van Wyk

The following is a summary of the actions taken at the June 27, 2024 Regular Meeting of the Board of Supervisors of the Villages of Westport Community Development District.

FIRST ORDER OF BUSINESS Roll Call

Mr. Mossing called the meeting to order at 4:30 p.m. and called roll. There were three Supervisors present in person constituting a quorum.

SECOND ORDER OF BUSINESS Public Comments (regarding agenda items below)

Mr. Mossing noted this section of public comment is for items on the agenda. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS Presentation Regarding CDDs

Mr. Mossing noted there is a PowerPoint proposal in the agenda that will be presented at the end of the meeting.

FOURTH ORDER OF BUSINESS**Discussion Items:****A. Fiscal Year 2025 Budget**

Mr. Mossing noted the FY2025 budget is included in the agenda and was updated from the prior meeting. The public hearing to adopt the budget is scheduled July 22, 2024. The budget has been updated with the current financials through May 31st. They are projecting having approximately \$15,000 of excess funds at the end of this year. In next year's budget, a significant increase is proposed that would give \$100,000 to fund the necessary operating capital to go forward. There is also a \$25,000 reserve fund. The gross increase per unit is \$239. Mailed notices have gone out to the homeowners in the District. The property tax bill will go from \$470 to \$709. This is just the O&M portion. They are fully collected on the O&M assessments. LGI paid their direct bill. The cap is \$709,000 and that can be lowered but not raised. LGI developed 19 fewer lots than originally planned so there are fewer units to divide the budgeted costs over.

B. Amenity Center Policies

Mr. Mossing noted amenity policies are included in the agenda for discussion. The rental form has been updated. A Board member asked if the 5 guests allowed per resident or non-resident user is per household or per person in the household. Ms. Kilinski stated that is not as clear as it could be but the intent is household. Recommended change on page 3 under Guests 2; resident to household and change emergency number throughout document. Mr. Mossing asked for any Board objections to the change, and there were no objections.

C. Phase 4 Improvements

Mr. Mossing updated the Board that he received an email from the Trustee today on releasing payment to LGI Homes. It is coming from the deferred cost account. LGI has some common areas they want to transfer to the District for maintenance purposes. Ms. Kilinski noted it is part of the acquisition package.

D. Insurance Property Schedule

Mr. Mossing stated the property schedule is included on page 77 of the agenda.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Manager**

Mr. Mossing stated the treadmill doesn't have much if any value and he would like the Board to declare that property as surplus and either offer it for sale or dispose of it. He proposed removing the treadmill and adding a table with two chairs for the pool monitors to take a break in the air conditioning. Mr. Godfrey expressed concern of pool monitor getting too comfortable sitting inside. Mr. Hawkins doesn't mind that temporarily but would like that area to be a full-blown gym. Ms. Guyton suggested a sign stating "no card no entry" because residents are arguing with pool monitors for not allowing them to enter without their access card.

B. Attorney

Ms. Kilinski reminded the Board of Form 1 filing that is due July 1st electronically. Ethics training is due by the end of this year to be completed for next year. The training PowerPoint will be recirculated.

C. Operation Manager – Report

Mr. Harden presented the Field Operations Report on page 80 of the agenda. Mr. Harden handed out the proposals for replacing all 22 lights in the restrooms, gym, and patio, everything that is currently using plugin compact fluorescent bulbs. He has two more proposals coming in. Mr. Hawkins asked for proposals for just the bathroom.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, NTE \$3,850 for bathroom lighting replacement, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Proposals****A. Mulch/Pine Bark**

Ms. Scarlett noted mulch was put down and two months later it looked bad so asked for other options such as rocks or rubber mulch that will last longer. There was an issue with the irrigation and plants dying at the entryways, now there is dead plant material at the main wall so has irrigation been checked in that area? Mr. Harden stated the water was shut off to that end of the neighborhood. Yellowstone is supposed to replace the flowers. Ms. Scarlett recommended irrigation be done first by amenity center area. Mr. Harden will get proposals for that. Work on entryways with pine bark first then deal with the amenity area once irrigation has been fixed.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, the Proposal for Pine Bark Mulch at the Entryways from First Coast Mulch for Approximately \$10,000, was approved.

B. Pool Fencing

Mr. Mossing noted this was discussed at the prior meeting and conversations were had with the Chair who voiced concerns of not wanting to increase the size of the fence because it wouldn't be a big enough deterrent. Ms. Scarlett noted people need to be held accountable for their children. If spending the money, spend it on 24/7 camera usage. Mr. Mossing noted pool fencing will be removed from agenda at the direction of the Board.

C. Fitness Equipment Preventative Maintenance

Mr. Harden presented proposals from Commercial Fitness, Fitness Pro, and Southeast Fitness. Fitness Pro is the most economical package. If the equipment is leased, the CDD will still be responsible for providing maintenance on the equipment. Mr. Mossing recommended surveying the community to see who is using the fitness center and what equipment they might want to see, make determination of replacing/getting new equipment then deal with preventative maintenance on new equipment.

D. Fitness Equipment Purchase

Ms. Sanford asked about sending a digital survey out to residents on what equipment they would like. The people that did the site survey noted the cardio equipment is in worse shape than the weight machine. The three cardio pieces are old and worn. Mr. Mossing noted they would work with Tim to see what the capabilities are through the HOA program and if not get something set up on the CDD website to complete the survey.

E. Pool Attendant/GMS Contract Amendment

Mr. Mossing stated after working with the Chair this contract amendment lowers the hourly rate to \$25/hour. Those services are currently being provided. Mr. Mossing noted some additional people were added but hopefully there will be some savings.

On MOTION by Ms. Scarlett, seconded by Ms. Sanford, with all in favor, the Pool Attendant/GMS Contract Amendment, was approved.

F. Irrigation

Ms. Scarlett stated on the mulch at the last meeting the Board spoke about the irrigation lines there and asked if better irrigation can be installed that doesn't have the line. Mr. Harden noted Yellowstone quoted about \$14,000 to replace all of the drip lines with sprinkler heads. He noted he would get proposals from other vendors for irrigation.

SEVENTH ORDER OF BUSINESS**Supervisor's Request**

Ms. Sanford: There are services and stuff that is not being done and I want to know what can be done to improve the look of the community like the swimming pool. A resident posted on Facebook that they went to the pool and it was green and black. I think Tim's email said they had taken it off on May 28th. A lot of residents say they don't like going to the pool because of the way it looks. I took pictures yesterday of the way it looks. Back in 2022 our budget was like \$9,600 for the pool and now it is like \$18,000 so that amount has doubled but the way the pool looks is not good and also the first health inspection under Vesta was done last year through the Department of Health and the pool got closed. They came back again two days later unsatisfactory so I am trying to figure out what can be done to make our pool look better.

Mr. Fagan: To help me understand, a couple of days ago when you were taking the pictures or seeing it, is it debris on top of the pool surface? Or is it down at the bottom or is it clarity of the water.

Ms. Sanford: It looked dirty.

Mr. Fagan: Blank algae you can't play with. It is not like a yellow algae, it is just chemistry and you can kill it. You can stifle it and keep it from expanding but really it does get engrained in that Marcite. But as far as the question, I just wanted to find out because with the afternoon storms, pine bark or mulch, whatever it gets in the pool you have stuff at the top then that will sink after a certain amount of time. If you have photos, we would definitely be interested and if you see anything like that, Tim is on property but if there is something that you hear from a neighbor, please pass it along and we will address it. Sometimes it is due to bathing load. We want to make sure it is maintained and looking good.

Ms. Sanford: A resident posted on Facebook that they don't even go to the pool, they say that it is never clean, and to be honest with you it doesn't look clean just the overall look of it.

Mr. Harden: I would say there is always a challenge with part-time pool management. We are onsite three days a week which means if a bad storm comes through on Friday night or Saturday

morning there is going to be debris in there and will be there until we are back onsite Monday or Tuesday whatever that is but even the pool management company is not going to come out on the weekends or the holidays so it is definitely challenging. The pool is not going to be immaculate unless you staff onsite seven days a week unfortunately so we do the best we can when we are onsite to make sure that it is clean and it is safe. I would just say as far as social media goes there was an allegation probably over a year ago that someone put on Facebook about that. I got in my truck and drove straight over there and looked at it, there was no issue and the pool wasn't green. Not everything that people post out there is accurate because at that time I made it a top priority where if there was an issue we would take care of it, but the pool looked really good when I got there. It had one closure from the Health Department last summer. The PH was off but again when we are not there to monitor it everyday if something gets out of whack, we can't fix it until we are onsite the next time. I am not making excuses; I am just saying there are challenges with managing a pool the way it's being done and I can't tell you there is never going to be an issue with the pool as that would be dishonest. I can tell you we are there three days a week and clean up and do what we need to do to make it look good to the extent that we are able. We work within the limitations that we have.

Ms. Sanford: Another issue was Yellowstone, the grass and the weeds. Last year there was an issue with them and a bunch of weeds then Jennifer did something like a demand for them to improve their services then the grass started looking better. Now the grass has weeds again so they are not spraying or fertilizing it.

Mr. Harden: Are you referring to the amenity field?

Ms. Sanford: The amenity field and also in front at the entrance. I am just concerned. With field services, you are supposed to be monitoring it so the same thing I am seeing you should be seeing too and addressing it when it goes wrong because we want the community to look good and with weeds, they should be spraying.

Mr. Harden: I am not there everyday honestly. You are there more often than I am. I am there weekly but I haven't noticed anything in poor condition. While I am onsite, I do pay attention to it and follow up with the account manager if something doesn't look right. Like I said residents are there more than I am so please let me know if something doesn't look the way it should and I will follow up and get it taken care of. I feel like they have overall been pretty responsive. When we have pointed out issues to them, they are willing to take care of it. I don't feel like they have

consistently done a poor job. Occasionally for whatever reason they could have done a little bit better.

Mr. Hawkins: The pool has been there for how long?

Ms. Scarlett: 15-17 years I think now.

Mr. Hawkins: I know the stone deck has probably never been redone, has it?

Ms. Scarlett: The pavers, we recently redid that.

Mr. Hawkins: I know some of that stuff has been there for the last 17 years and has not been updated or anything like that.

Ms. Sanford: That was done in 2022, the coping was.

Mr. Hawkins: The pool resurfacing, I don't know how often.

Ms. Scarlett: They did tell us it is time to redo that.

Mr. Harden: That is the biggest issue with the pool, the places where the surface has been worn away. It is probably the largest expense you are ever going to have as a CDD is resurfacing that pool. It needs to be done as soon as we can.

Mr. Hawkins: I think that would definitely help with algae because we would have to fix it but also would help with the perception that something is being done. Because I was in a place with black mold and understand until you completely dig it out, you can treat and treat it to keep it at bay, but it won't disappear. Eventually, within the next few years that pool needs to be repaved. I think that will fix a lot of the perception issues and a lot of the other issues we have going on. Something we can start thinking about is who is going to do it and how. If the pool is closed for that, people are going to complain just to complain but at least they will know there is a reason for resurfacing it.

Mr. Harden: Definitely try to do that in the winter time, December and January when nobody is down there anyway would be the time to do it. What I have heard typically 10-15 years is the window.

Ms. Sanford: The parking lot at the amenity center, the lines are faded to where you can't even see the lines anymore. The gate by the amenity center, the pavers are bulging. The walls on the entryway are dirty and need to be pressure washed. The AC unit at the amenity center looks like it is rusted underneath, some of the pavement is cracked, some of the tiles are rusted, water fountains are rusted underneath and some of the features are coming off.

Ms. Scarlett: We talked about that water fountain about possibly putting the bottle refill on there? Didn't we talk about that.

Mr. Mossing: I don't remember that.

Mr. Harden: I think we spoke about that. I did reach out to a couple of vendors. I just haven't got a reasonable estimate. I did get one estimate of like \$5,000 but I think we can get it done for less than that.

Ms. Scarlett: I did ask about possibly replacing those water fountains with the bottle refill ones.

Ms. Sanford: I've seen some online for \$2,200 something like that. The door at the amenity center underneath there is an opening, the top of the door is cracked and the metal piece is moving. The coping that just got fixed is starting to shift. When the paver company did it before, they told me that a paver company should be the one doing the pressure washing because they specialize in doing pavers.

Ms. Scarlett: We also talked about replacing those ceiling fans. They have been there since the beginning as well.

Mr. Harden: When you have someone up there doing lighting would, it probably makes sense to do that at the same time.

Ms. Sanford: The entryway area needs to be cleaned. Villages of Westport wall needs repair. The emblem has fallen off.

Ms. Scarlett: I guess we need to prioritize some of these issues because I know at the same time we are having financial issues. We need to put a list together and say what is the most important thing to get done right now.

Mr. Mossing: We will do a detailed inspection report and come back with some dollar figures as well. Some stuff may be very minor. It sounds like there has been other conversations about the water fountain and so on and it has just been Band-Aids right now. There have been conversations but no action and some just because there is no funding. Now we can do a thorough report, thank you. We will catch all of that, photos, comments and history and come back with some suggestions and then you can prioritize accordingly.

Ms. Sanford: The amenity center, the actual building, can we look toward trying to paint it. I think nothing has been done to it since they put it there.

Mr. Mossing: Alice, if you will put that summary list together, I will get with Tim and we will coordinate the action items list and see what that looks like. I know you copied me on some of those emails. You had a great summary list there and we will start to tackle some of those.

Mr. Hawkins: With updating/resurfacing the pool, it probably hasn't been painted in 17 years. Those small things go a long way.

Mr. Fagan: The Marcite is great because really 15 years is stretching it and that Marcite that has slowly decayed you get powder that makes the water really milky so when you brush it or have little feet in there walking around the pool it creates this milky clarity which doesn't look good with bad perception. When we do re-Marcite fresh lining and the LED lights, it really pops and is beautiful. At night even when people can't swim in it, it really highlights the property well. It has nice curb appeal.

Ms. Scarlett: I do want to bounce around one idea because I know we have that money in the construction fund and we can't do anything big with the amenity center but I would like to see something done with the playground at least. We have way too many children for that little piece of equipment. That and maybe spruce up the basketball court.

Ms. Sanford: Are the lots that are not going to be used in Phase 4 going to be used for anything else or going to be empty?

Ms. Scarlett: The 19 lots that they aren't building?

Mr. Mossing: I will ask that question. I think the way they platted their lots or the size of their lots took up more property. They want to squeeze as many homes in there as they can.

Mr. Mossing: We will place playground equipment on the next agenda for discussion.

EIGHTH ORDER OF BUSINESS

Public Comments

- Resident (J. Turner at 12492 Weeping Branch Circle) – showed the Board a pool cleaner that scrubs and will solve the pool problems once its resurfaced.
- Resident – Asked who is in charge of taking care of the ARC's that are put up? Ms. Scarlett noted that is the HOA.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the October 23, 2023 & April 24, 2024 Meetings

Mr. Mossing presented the minutes from the October 23, 2023 & April 24, 2024 meetings.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, the Consent Agenda, was approved.
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B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending March 31, 2024

C. Assessment Receipt Schedule

D. Approval of Check Register

Mr. Mossing reviewed the financials and offered to answer any Board questions.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – 7/22/24 @ 5:30 p.m.
@ Highlands Regional Library**

Mr. Mossing stated the next meeting is July 22, 2024 at 5:30 p.m. and that is also the public hearing to adopt the budget and levy the O&M assessments.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Mossing adjourned the meeting.

On MOTION by Ms. Scarlett seconded by Mr. Hawkins, with all in favor, the meeting was adjourned at 6:00 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Villages of Westport Community Development District was held Thursday, June 27, 2024 at 4:30 p.m. at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida.

Present and constituting a quorum:

Yashekia Scarlett	Chairman
Anina Guyton <i>by phone</i>	Vice Chairperson
Alice Sanford	Supervisor
Godfrey Story <i>by phone</i>	Supervisor
Carl Hawkins	Supervisor

Also present:

Darrin Mossing	District Manager
Jennifer Kilinski	District Counsel
Tim Harden	Field Manager
Dan Fagan	Vesta
Chip Dellinger	GMS
Chris Loy	Kilinski | Van Wyk

The following is a summary of the actions taken at the June 27, 2024 Regular Meeting of the Board of Supervisors of the Villages of Westport Community Development District.

FIRST ORDER OF BUSINESS Roll Call

Mr. Mossing called the meeting to order at 4:30 p.m. and called roll. There were three Supervisors present in person constituting a quorum.

SECOND ORDER OF BUSINESS Public Comments (regarding agenda items below)

Mr. Mossing noted this section of public comment is for items on the agenda. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS Presentation Regarding CDDs

Mr. Mossing noted there is a PowerPoint proposal in the agenda that will be presented at the end of the meeting.

FOURTH ORDER OF BUSINESS**Discussion Items:****A. Fiscal Year 2025 Budget**

Mr. Mossing noted the FY2025 budget is included in the agenda and was updated from the prior meeting. The public hearing to adopt the budget is scheduled July 22, 2024. The budget has been updated with the current financials through May 31st. They are projecting having approximately \$15,000 of excess funds at the end of this year. In next year's budget, a significant increase is proposed that would give \$100,000 to fund the necessary operating capital to go forward. There is also a \$25,000 reserve fund. The gross increase per unit is \$239. Mailed notices have gone out to the homeowners in the District. The property tax bill will go from \$470 to \$709. This is just the O&M portion. They are fully collected on the O&M assessments. LGI paid their direct bill. The cap is \$709,000 and that can be lowered but not raised. LGI developed 19 fewer lots than originally planned so there are fewer units to divide the budgeted costs over.

B. Amenity Center Policies

Mr. Mossing noted amenity policies are included in the agenda for discussion. The rental form has been updated. A Board member asked if the 5 guests allowed per resident or non-resident user is per household or per person in the household. Ms. Kilinski stated that is not as clear as it could be but the intent is household. Recommended change on page 3 under Guests 2; resident to household and change emergency number throughout document. Mr. Mossing asked for any Board objections to the change, and there were no objections.

C. Phase 4 Improvements

Mr. Mossing updated the Board that he received an email from the Trustee today on releasing payment to LGI Homes. It is coming from the deferred cost account. LGI has some common areas they want to transfer to the District for maintenance purposes. Ms. Kilinski noted it is part of the acquisition package.

D. Insurance Property Schedule

Mr. Mossing stated the property schedule is included on page 77 of the agenda.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Manager**

Mr. Mossing stated the treadmill doesn't have much if any value and he would like the Board to declare that property as surplus and either offer it for sale or dispose of it. He proposed removing the treadmill and adding a table with two chairs for the pool monitors to take a break in the air conditioning. Mr. Godfrey expressed concern of pool monitor getting too comfortable sitting inside. Mr. Hawkins doesn't mind that temporarily but would like that area to be a full-blown gym. Ms. Guyton suggested a sign stating "no card no entry" because residents are arguing with pool monitors for not allowing them to enter without their access card.

B. Attorney

Ms. Kilinski reminded the Board of Form 1 filing that is due July 1st electronically. Ethics training is due by the end of this year to be completed for next year. The training PowerPoint will be recirculated.

C. Operation Manager – Report

Mr. Harden presented the Field Operations Report on page 80 of the agenda. Mr. Harden handed out the proposals for replacing all 22 lights in the restrooms, gym, and patio, everything that is currently using plugin compact fluorescent bulbs. He has two more proposals coming in. Mr. Hawkins asked for proposals for just the bathroom.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, NTE \$3,850 for bathroom lighting replacement, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Proposals****A. Mulch/Pine Bark**

Ms. Scarlett noted mulch was put down and two months later it looked bad so asked for other options such as rocks or rubber mulch that will last longer. There was an issue with the irrigation and plants dying at the entryways, now there is dead plant material at the main wall so has irrigation been checked in that area? Mr. Harden stated the water was shut off to that end of the neighborhood. Yellowstone is supposed to replace the flowers. Ms. Scarlett recommended irrigation be done first by amenity center area. Mr. Harden will get proposals for that. Work on entryways with pine bark first then deal with the amenity area once irrigation has been fixed.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, the Proposal for Pine Bark Mulch at the Entryways from First Coast Mulch for Approximately \$10,000, was approved.

B. Pool Fencing

Mr. Mossing noted this was discussed at the prior meeting and conversations were had with the Chair who voiced concerns of not wanting to increase the size of the fence because it wouldn't be a big enough deterrent. Ms. Scarlett noted people need to be held accountable for their children. If spending the money, spend it on 24/7 camera usage. Mr. Mossing noted pool fencing will be removed from agenda at the direction of the Board.

C. Fitness Equipment Preventative Maintenance

Mr. Harden presented proposals from Commercial Fitness, Fitness Pro, and Southeast Fitness. Fitness Pro is the most economical package. If the equipment is leased, the CDD will still be responsible for providing maintenance on the equipment. Mr. Mossing recommended surveying the community to see who is using the fitness center and what equipment they might want to see, make determination of replacing/getting new equipment then deal with preventative maintenance on new equipment.

D. Fitness Equipment Purchase

Ms. Sanford asked about sending a digital survey out to residents on what equipment they would like. The people that did the site survey noted the cardio equipment is in worse shape than the weight machine. The three cardio pieces are old and worn. Mr. Mossing noted they would work with Tim to see what the capabilities are through the HOA program and if not get something set up on the CDD website to complete the survey.

E. Pool Attendant/GMS Contract Amendment

Mr. Mossing stated after working with the Chair this contract amendment lowers the hourly rate to \$25/hour. Those services are currently being provided. Mr. Mossing noted some additional people were added but hopefully there will be some savings.

On MOTION by Ms. Scarlett, seconded by Ms. Sanford, with all in favor, the Pool Attendant/GMS Contract Amendment, was approved.

F. Irrigation

Ms. Scarlett stated on the mulch at the last meeting the Board spoke about the irrigation lines there and asked if better irrigation can be installed that doesn't have the line. Mr. Harden noted Yellowstone quoted about \$14,000 to replace all of the drip lines with sprinkler heads. He noted he would get proposals from other vendors for irrigation.

SEVENTH ORDER OF BUSINESS**Supervisor's Request**

Ms. Sanford: There are services and stuff that is not being done and I want to know what can be done to improve the look of the community like the swimming pool. A resident posted on Facebook that they went to the pool and it was green and black. I think Tim's email said they had taken it off on May 28th. A lot of residents say they don't like going to the pool because of the way it looks. I took pictures yesterday of the way it looks. Back in 2022 our budget was like \$9,600 for the pool and now it is like \$18,000 so that amount has doubled but the way the pool looks is not good and also the first health inspection under Vesta was done last year through the Department of Health and the pool got closed. They came back again two days later unsatisfactory so I am trying to figure out what can be done to make our pool look better.

Mr. Fagan: To help me understand, a couple of days ago when you were taking the pictures or seeing it, is it debris on top of the pool surface? Or is it down at the bottom or is it clarity of the water.

Ms. Sanford: It looked dirty.

Mr. Fagan: Blank algae you can't play with. It is not like a yellow algae, it is just chemistry and you can kill it. You can stifle it and keep it from expanding but really it does get engrained in that Marcite. But as far as the question, I just wanted to find out because with the afternoon storms, pine bark or mulch, whatever it gets in the pool you have stuff at the top then that will sink after a certain amount of time. If you have photos, we would definitely be interested and if you see anything like that, Tim is on property but if there is something that you hear from a neighbor, please pass it along and we will address it. Sometimes it is due to bathing load. We want to make sure it is maintained and looking good.

Ms. Sanford: A resident posted on Facebook that they don't even go to the pool, they say that it is never clean, and to be honest with you it doesn't look clean just the overall look of it.

Mr. Harden: I would say there is always a challenge with part-time pool management. We are onsite three days a week which means if a bad storm comes through on Friday night or Saturday

morning there is going to be debris in there and will be there until we are back onsite Monday or Tuesday whatever that is but even the pool management company is not going to come out on the weekends or the holidays so it is definitely challenging. The pool is not going to be immaculate unless you staff onsite seven days a week unfortunately so we do the best we can when we are onsite to make sure that it is clean and it is safe. I would just say as far as social media goes there was an allegation probably over a year ago that someone put on Facebook about that. I got in my truck and drove straight over there and looked at it, there was no issue and the pool wasn't green. Not everything that people post out there is accurate because at that time I made it a top priority where if there was an issue we would take care of it, but the pool looked really good when I got there. It had one closure from the Health Department last summer. The PH was off but again when we are not there to monitor it everyday if something gets out of whack, we can't fix it until we are onsite the next time. I am not making excuses; I am just saying there are challenges with managing a pool the way it's being done and I can't tell you there is never going to be an issue with the pool as that would be dishonest. I can tell you we are there three days a week and clean up and do what we need to do to make it look good to the extent that we are able. We work within the limitations that we have.

Ms. Sanford: Another issue was Yellowstone, the grass and the weeds. Last year there was an issue with them and a bunch of weeds then Jennifer did something like a demand for them to improve their services then the grass started looking better. Now the grass has weeds again so they are not spraying or fertilizing it.

Mr. Harden: Are you referring to the amenity field?

Ms. Sanford: The amenity field and also in front at the entrance. I am just concerned. With field services, you are supposed to be monitoring it so the same thing I am seeing you should be seeing too and addressing it when it goes wrong because we want the community to look good and with weeds, they should be spraying.

Mr. Harden: I am not there everyday honestly. You are there more often than I am. I am there weekly but I haven't noticed anything in poor condition. While I am onsite, I do pay attention to it and follow up with the account manager if something doesn't look right. Like I said residents are there more than I am so please let me know if something doesn't look the way it should and I will follow up and get it taken care of. I feel like they have overall been pretty responsive. When we have pointed out issues to them, they are willing to take care of it. I don't feel like they have

consistently done a poor job. Occasionally for whatever reason they could have done a little bit better.

Mr. Hawkins: The pool has been there for how long?

Ms. Scarlett: 15-17 years I think now.

Mr. Hawkins: I know the stone deck has probably never been redone, has it?

Ms. Scarlett: The pavers, we recently redid that.

Mr. Hawkins: I know some of that stuff has been there for the last 17 years and has not been updated or anything like that.

Ms. Sanford: That was done in 2022, the coping was.

Mr. Hawkins: The pool resurfacing, I don't know how often.

Ms. Scarlett: They did tell us it is time to redo that.

Mr. Harden: That is the biggest issue with the pool, the places where the surface has been worn away. It is probably the largest expense you are ever going to have as a CDD is resurfacing that pool. It needs to be done as soon as we can.

Mr. Hawkins: I think that would definitely help with algae because we would have to fix it but also would help with the perception that something is being done. Because I was in a place with black mold and understand until you completely dig it out, you can treat and treat it to keep it at bay, but it won't disappear. Eventually, within the next few years that pool needs to be repaved. I think that will fix a lot of the perception issues and a lot of the other issues we have going on. Something we can start thinking about is who is going to do it and how. If the pool is closed for that, people are going to complain just to complain but at least they will know there is a reason for resurfacing it.

Mr. Harden: Definitely try to do that in the winter time, December and January when nobody is down there anyway would be the time to do it. What I have heard typically 10-15 years is the window.

Ms. Sanford: The parking lot at the amenity center, the lines are faded to where you can't even see the lines anymore. The gate by the amenity center, the pavers are bulging. The walls on the entryway are dirty and need to be pressure washed. The AC unit at the amenity center looks like it is rusted underneath, some of the pavement is cracked, some of the tiles are rusted, water fountains are rusted underneath and some of the features are coming off.

Ms. Scarlett: We talked about that water fountain about possibly putting the bottle refill on there? Didn't we talk about that.

Mr. Mossing: I don't remember that.

Mr. Harden: I think we spoke about that. I did reach out to a couple of vendors. I just haven't got a reasonable estimate. I did get one estimate of like \$5,000 but I think we can get it done for less than that.

Ms. Scarlett: I did ask about possibly replacing those water fountains with the bottle refill ones.

Ms. Sanford: I've seen some online for \$2,200 something like that. The door at the amenity center underneath there is an opening, the top of the door is cracked and the metal piece is moving. The coping that just got fixed is starting to shift. When the paver company did it before, they told me that a paver company should be the one doing the pressure washing because they specialize in doing pavers.

Ms. Scarlett: We also talked about replacing those ceiling fans. They have been there since the beginning as well.

Mr. Harden: When you have someone up there doing lighting would, it probably makes sense to do that at the same time.

Ms. Sanford: The entryway area needs to be cleaned. Villages of Westport wall needs repair. The emblem has fallen off.

Ms. Scarlett: I guess we need to prioritize some of these issues because I know at the same time we are having financial issues. We need to put a list together and say what is the most important thing to get done right now.

Mr. Mossing: We will do a detailed inspection report and come back with some dollar figures as well. Some stuff may be very minor. It sounds like there has been other conversations about the water fountain and so on and it has just been Band-Aids right now. There have been conversations but no action and some just because there is no funding. Now we can do a thorough report, thank you. We will catch all of that, photos, comments and history and come back with some suggestions and then you can prioritize accordingly.

Ms. Sanford: The amenity center, the actual building, can we look toward trying to paint it. I think nothing has been done to it since they put it there.

Mr. Mossing: Alice, if you will put that summary list together, I will get with Tim and we will coordinate the action items list and see what that looks like. I know you copied me on some of those emails. You had a great summary list there and we will start to tackle some of those.

Mr. Hawkins: With updating/resurfacing the pool, it probably hasn't been painted in 17 years. Those small things go a long way.

Mr. Fagan: The Marcite is great because really 15 years is stretching it and that Marcite that has slowly decayed you get powder that makes the water really milky so when you brush it or have little feet in there walking around the pool it creates this milky clarity which doesn't look good with bad perception. When we do re-Marcite fresh lining and the LED lights, it really pops and is beautiful. At night even when people can't swim in it, it really highlights the property well. It has nice curb appeal.

Ms. Scarlett: I do want to bounce around one idea because I know we have that money in the construction fund and we can't do anything big with the amenity center but I would like to see something done with the playground at least. We have way too many children for that little piece of equipment. That and maybe spruce up the basketball court.

Ms. Sanford: Are the lots that are not going to be used in Phase 4 going to be used for anything else or going to be empty?

Ms. Scarlett: The 19 lots that they aren't building?

Mr. Mossing: I will ask that question. I think the way they platted their lots or the size of their lots took up more property. They want to squeeze as many homes in there as they can.

Mr. Mossing: We will place playground equipment on the next agenda for discussion.

EIGHTH ORDER OF BUSINESS

Public Comments

- Resident (J. Turner at 12492 Weeping Branch Circle) – showed the Board a pool cleaner that scrubs and will solve the pool problems once its resurfaced.
- Resident – Asked who is in charge of taking care of the ARC's that are put up? Ms. Scarlett noted that is the HOA.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the October 23, 2023 & April 24, 2024 Meetings

Mr. Mossing presented the minutes from the October 23, 2023 & April 24, 2024 meetings.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, the Consent Agenda, was approved.
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B. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending March 31, 2024

C. Assessment Receipt Schedule

D. Approval of Check Register

Mr. Mossing reviewed the financials and offered to answer any Board questions.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – 7/22/24 @ 5:30 p.m.
@ Highlands Regional Library**

Mr. Mossing stated the next meeting is July 22, 2024 at 5:30 p.m. and that is also the public hearing to adopt the budget and levy the O&M assessments.

ELEVENTH ORDER OF BUSINESS

Adjournment

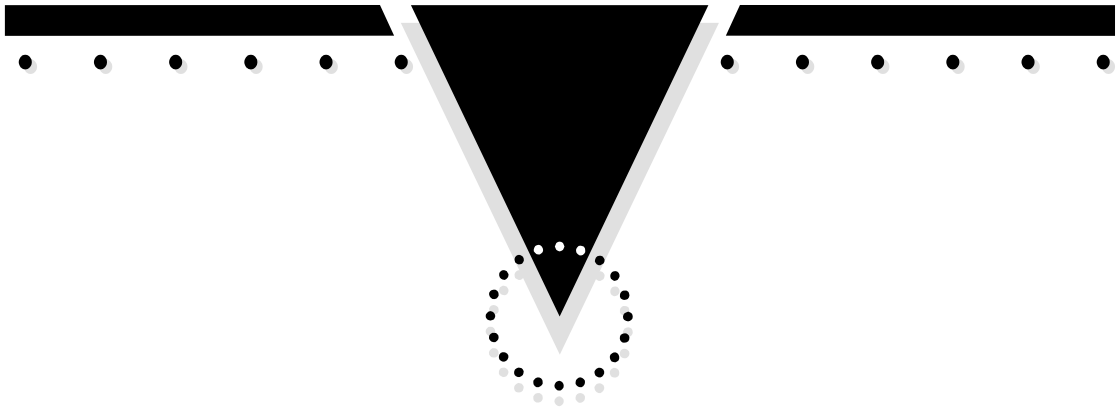
Mr. Mossing adjourned the meeting.

On MOTION by Ms. Scarlett seconded by Mr. Hawkins, with all in favor, the meeting was adjourned at 6:00 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.



Villages of Westport

Community Development District

Unaudited Financial Reporting
June 30, 2024



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Villages of Westport Community Development District

Balance Sheet
June 30, 2024

Governmental Fund Types

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals</u> <u>(memorandum only)</u>
<u>Assets</u>				
Cash				
Operating	\$151,792	----	----	\$151,792
Debit Card	\$780	----	----	\$780
SBA	\$5,562	----	----	\$5,562
Assessment Receivable	----	----	----	\$0
Interest Receivable	----	----	----	\$0
Due from Capital Projects	\$2,916	----	----	\$2,916
Due from Debt Service	\$0	----	----	\$0
Due from General Fund	----	\$11,654	----	\$11,654
<u>Investments:</u>				
<u>Series 2005A</u>				
Reserve A5	----	\$505,248	----	\$505,248
Revenue A5	----	\$425,040	----	\$425,040
Interest A5	----	----	----	\$0
Prepayment A5	----	\$181,504	----	\$181,504
Acquisition & Construction	----	----	\$81,261	\$81,261
Deferred Cost	----	----	\$13,128	\$13,128
Prepaid Expenses	\$0	----	----	\$0
Total Assets	\$161,050	\$1,123,447	\$94,389	\$1,378,886
<u>Liabilities</u>				
Accounts Payable	\$6,117	----	----	\$6,117
Due to Debt Service	\$11,654	----	----	\$11,654
Due to General Fund	----	\$0	----	\$0
<u>Fund Equity</u>				
Fund Balances				
Unassigned	\$143,279	----	----	\$143,279
Nonspendable- Prepaid	\$0	----	----	\$0
Restricted for Capital Projects	----	----	\$94,389	\$94,389
Restricted for Debt Service	----	\$1,123,447	----	\$1,123,447
Total Liabilities, Fund Equity, Other	\$161,050	\$1,123,447	\$94,389	\$1,378,886

Villages of Westport
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ending June 30, 2024

	Adopted Budget	Prorated Budget 06/30/24	Actuals 6/30/24	Variance
Revenues				
Maintenance Assessments- Tax Roll	\$ 234,837	\$ 234,837	\$ 235,470	\$ 633
Maintenance Assessments- Direct Bills	\$ 98,718	\$ 98,718	\$ 101,186	\$ 2,468
Interest Income	\$ -	\$ -	\$ 20	\$ 20
Interest Income - SBA	\$ -	\$ -	\$ 227	\$ 227
Miscellaneous Income	\$ -	\$ -	\$ 210	\$ 210
Total Revenue	\$ 333,555	\$ 333,555	\$ 337,113	\$ 3,558
Expenditures				
<u>Administrative</u>				
Supervisors Fees	\$ 4,800	\$ 3,600	\$ 2,800	\$ 800
Engineering	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ 1,000	\$ 750	\$ -	\$ 750
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Dissemination	\$ 5,000	\$ 3,750	\$ 1,850	\$ 1,900
Amortization Schedule	\$ 250	\$ 188	\$ -	\$ 188
Attorney	\$ 15,000	\$ 11,250	\$ 12,785	\$ (1,535)
Annual Audit	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Trustee Fees	\$ 3,720	\$ 3,717	\$ 3,717	\$ -
Management Fees	\$ 27,500	\$ 20,625	\$ 22,724	\$ (2,099)
Information Technology	\$ -	\$ -	\$ 1,050	\$ (1,050)
Website	\$ 2,520	\$ 1,890	\$ 1,200	\$ 690
Telephone	\$ -	\$ -	\$ 93	\$ (93)
Postage	\$ 250	\$ 188	\$ 311	\$ (124)
Printing & Binding	\$ -	\$ -	\$ 126	\$ (126)
Insurance-Liability	\$ 4,700	\$ 4,700	\$ 4,358	\$ 342
Insurance-Public Official	\$ 3,863	\$ 3,581	\$ 3,581	\$ -
Legal Advertising	\$ 1,500	\$ 1,125	\$ 1,192	\$ (67)
Other Current Charges	\$ 1,000	\$ 750	\$ 1,246	\$ (496)
Office Supplies	\$ -	\$ -	\$ 15	\$ (15)
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administration Subtotal	\$ 81,278	\$ 65,038	\$ 57,223	\$ 7,815
<u>Common Area Maintenance:</u>				
Field Services	\$ 19,200	\$ 14,400	\$ 14,400	\$ -
Landscape Maintenance	\$ 54,000	\$ 40,500	\$ 40,857	\$ (357)
Irrigation - Repairs	\$ 2,500	\$ 1,875	\$ 3,054	\$ (1,179)
Lake Maintenance	\$ 14,000	\$ 10,500	\$ 10,370	\$ 130
Repairs and Maintenance - Field	\$ 5,000	\$ 3,750	\$ 3,534	\$ 216
Contingency	\$ 8,000	\$ 6,000	\$ -	\$ 6,000
Total Common Area Maintenance	\$ 102,700	\$ 77,025	\$ 72,215	\$ 4,810

Villages of Westport
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ending June 30, 2024

	Adopted Budget	Prorated Budget 06/30/24	Actuals 6/30/24	Variance
<u><i>Amenity Center:</i></u>				
Facility/Pool Attendants/Security	\$ 40,000	\$ 329	\$ 329	\$ 0
Janitorial	\$ 11,000	\$ 8,250	\$ 8,272	\$ (22)
Pool Maintenance	\$ 18,000	\$ 13,500	\$ 12,090	\$ 1,410
Pool Permits	\$ 400	\$ 400	\$ 325	\$ 75
Utilites - Water/Electric	\$ 45,000	\$ 33,750	\$ 23,393	\$ 10,357
Trash	\$ -	\$ -	\$ 179	\$ (179)
Pest Control	\$ 500	\$ 375	\$ 393	\$ (18)
Irrigation Repair	\$ 3,000	\$ 2,250	\$ -	\$ 2,250
Insurance - Property	\$ 7,230	\$ 7,230	\$ 6,571	\$ 659
Telephone	\$ 1,500	\$ 1,125	\$ 1,028	\$ 97
Access Control	\$ 1,700	\$ 1,275	\$ 98	\$ 1,177
Security Camera System/Monitoring	\$ 6,120	\$ 4,590	\$ 5,040	\$ (450)
Facilities Maintenance - Contract	\$ 10,127	\$ 7,595	\$ 8,169	\$ (574)
Repairs and Maintenance - Amenity	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Total Amenity Center	\$ 149,577	\$ 84,419	\$ 65,888	\$ 18,531
<u><i>Other Financing Sources (Uses)</i></u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 333,555	\$ 226,483	\$ 195,327	\$ 31,156
Excess Revenues/ (Expenditures)	\$ (0)		\$ 141,786	
Beginning Fund Balance	\$ -		\$ 1,493	
Ending Fund Balance	\$ (0)		\$ 143,279	

Villages of Westport

Community Development District

Debt Service Fund Series 2005A
Statement of Revenues & Expenditures
For the Period Ending June 30, 2024

	Adopted Budget	Prorated Budget 6/30/24	Actual 6/30/24	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$ 551,111	\$ 551,111	\$ 552,601	\$ 1,491
Special Assessments- Direct A5	\$ 242,411	\$ 242,411	\$ 248,471	\$ 6,060
Special Assessments- Prepayment	\$ -	\$ -	\$ 180,407	\$ 180,407
Interest Income	\$ -	\$ -	\$ 38,414	\$ 38,414
Total Revenues	\$ 793,522	\$ 793,522	\$ 1,019,894	\$ 226,372
<u>Expenditures</u>				
<u>Series 2005A</u>				
Interest-11/1	\$ 195,938	\$ 195,938	\$ 195,938	\$ -
Interest-5/1	\$ 195,938	\$ 195,938	\$ 195,938	\$ -
Principal-5/1	\$ 410,000	\$ 410,000	\$ 410,000	\$ -
Total Expenditures	\$ 801,875	\$ 801,875	\$ 801,875	\$ -
<u>Other Sources/Uses</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,125	\$ 2,125
Total Other Sources/ (Uses)	\$ -	\$ -	\$ 2,125	\$ 2,125
Excess Revenues/(Expenditures)	\$ (8,353)		\$ 220,144	
Beginning Fund Balance	\$ 192,606		\$ 903,303	
Ending Fund Balance	\$ 184,253		\$ 1,123,447	

Due from General Fund	\$ 11,654
Due to Genral Fund	\$ (101,186)
Assessment Receivable	----
Interest Receivable	----
Reserve A5	\$ 505,248
Revenue A5	\$ 425,040
Interest A5	----
Prepayment A5	\$ 181,504
Total	<u>\$ 1,022,261</u>

Villages of Westport

Community Development District

Capital Projects Fund

Statement of Revenues & Expenditures

For the Period Ending June 30, 2024

Series
2005A

Revenues

Interest Income	\$22,287
Developer Contributions	\$0
Interfund Transfer In	\$0

Total Revenues

\$22,287

Expenditures

Capital Outlay	\$517,762
Professional Fees	\$0
Miscellaneous	\$0

Total Expenditures

\$517,762

Other Sources/(Uses)

Transfer In/(Out)	(\$2,125)
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Total Other Sources/ (Uses)

(\$2,125)

Excess Revenues/(Expenditures)

(\$497,600)

Beginning Fund Balance

\$591,990

Ending Fund Balance

\$94,389

Villages of Westport
Community Development District
Month by Month

October	November	December	January	February	March	April	May	June	July	August	September	Total
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Revenues

Maintenance Assessments- Tax Roll	\$ -	\$ 195,431	\$ 34,043	\$ 1,030	\$ -	\$ 1,180	\$ 1,062	\$ -	\$ 2,723	\$ -	\$ -	\$ -	\$ 235,470
Maintenance Assessments- Direct Bills	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,186	\$ -	\$ -	\$ -	\$ -	\$ 101,186
Interest Income	\$ 0	\$ 0	\$ 8	\$ 4	\$ 2	\$ 2	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ 20
Interest Income - SBA	\$ 26	\$ 25	\$ 26	\$ 26	\$ 24	\$ 26	\$ 25	\$ 26	\$ 25	\$ -	\$ -	\$ -	\$ 227
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ 90	\$ -	\$ -	\$ -	\$ 210

Total Revenue	\$ 26	\$ 195,456	\$ 34,077	\$ 1,060	\$ 26	\$ 1,208	\$ 1,089	\$ 101,332	\$ 2,839	\$ -	\$ -	\$ -	\$ 337,113
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Expenditures

Administrative

Supervisors Fees	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ 2,800.00
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ 250	\$ 350	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ 1,850.00
Amortization Schedule	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 2,504	\$ 479	\$ 251	\$ 1,426	\$ 1,114	\$ 586	\$ 2,074	\$ 4,352	\$ -	\$ -	\$ -	\$ -	\$ 12,784.68
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,717.38
Management Fees	\$ -	\$ -	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ 22,723.75
Information Technology	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,050.00
Website	\$ -	\$ -	\$ 100	\$ 600	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 1,200.00
Telephone	\$ -	\$ -	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92.60
Postage	\$ -	\$ -	\$ 8	\$ 6	\$ 86	\$ 60	\$ 3	\$ 56	\$ 92	\$ -	\$ -	\$ -	\$ 311.26
Printing & Binding	\$ 2	\$ -	\$ 7	\$ 5	\$ 4	\$ 16	\$ -	\$ 2	\$ 90	\$ -	\$ -	\$ -	\$ 125.70
Insurance-Liability	\$ 4,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,358.00
Insurance-Public Official	\$ 3,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,581.00
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ 80	\$ -	\$ 159	\$ 156	\$ 797	\$ -	\$ -	\$ -	\$ 1,191.90
Other Current Charges	\$ -	\$ -	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 946	\$ -	\$ -	\$ -	\$ 1,246.41
Office Supplies	\$ 14	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 15.47
Dues, License, & Subscriptions	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175.00

Total Administrative	\$ 14,776	\$ 654	\$ 4,155	\$ 5,834	\$ 5,080	\$ 4,458	\$ 6,633	\$ 9,162	\$ 6,473	\$ -	\$ -	\$ -	\$ 57,223.15
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Villages of Westport
Community Development District
Month by Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Common Area Maintenance</u>													
Field Services	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ -	\$ -	\$ -	\$ 14,400
Landscape Maintenance	\$ 4,435	\$ 4,435	\$ 4,435	\$ 4,435	\$ 4,435	\$ 4,435	\$ 4,435	\$ 5,375	\$ 4,435	\$ -	\$ -	\$ -	\$ 40,857
Landscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation - Repairs	\$ -	\$ -	\$ -	\$ -	\$ 3,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,054
Lake Maintenance	\$ 1,152	\$ 1,152	\$ 1,152	\$ 1,152	\$ 1,152	\$ 1,152	\$ 1,152	\$ 1,152	\$ 1,152	\$ -	\$ -	\$ -	\$ 10,370
Repairs and Maintenance	\$ 1,499	\$ 5	\$ 112	\$ 155	\$ 54	\$ -	\$ 58	\$ 738	\$ 912	\$ -	\$ -	\$ -	\$ 3,534
Contingency - Hurricane Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Common Area Maintenance	\$ 8,687	\$ 7,193	\$ 7,299	\$ 7,343	\$ 10,295	\$ 7,187	\$ 7,246	\$ 8,865	\$ 8,100	\$ -	\$ -	\$ -	\$ 72,215
<u>Amenity Center:</u>													
Facility/Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329	\$ -	\$ -	\$ -	\$ -	\$ 329
Janitorial	\$ 910	\$ 910	\$ 910	\$ 921	\$ 925	\$ 910	\$ 930	\$ 910	\$ 946	\$ -	\$ -	\$ -	\$ 8,272
Pool Maintenance	\$ 1,208	\$ 1,208	\$ 1,208	\$ 1,208	\$ 1,208	\$ 1,267	\$ 1,208	\$ 1,264	\$ 2,308	\$ -	\$ -	\$ -	\$ 12,090
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ -	\$ -	\$ -	\$ 325
Utilities - Water/Electric	\$ 3,186	\$ 3,275	\$ 2,865	\$ 2,435	\$ 2,116	\$ 1,788	\$ 2,600	\$ 2,416	\$ 2,712	\$ -	\$ -	\$ -	\$ 23,393
Trash	\$ 179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179
Pest Control	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ -	\$ -	\$ -	\$ 393
Irrigation Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance - Property	\$ 6,571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,571
Telephone	\$ 123	\$ -	\$ 123	\$ 255	\$ -	\$ 132	\$ 132	\$ 263	\$ -	\$ -	\$ -	\$ -	\$ 1,028
Access Control	\$ -	\$ -	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98
Community Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Patrolling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Camera System/Monitoring	\$ 560	\$ 560	\$ 560	\$ 560	\$ 560	\$ 560	\$ 560	\$ 560	\$ 560	\$ -	\$ -	\$ -	\$ 5,040
Repairs and Maintenance Building - Contract	\$ 908	\$ 908	\$ 908	\$ 908	\$ 908	\$ 908	\$ 908	\$ 908	\$ 908	\$ -	\$ -	\$ -	\$ 8,169
Repairs and Maintenance Grounds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues and License	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenity Center	\$ 13,689	\$ 6,904	\$ 6,717	\$ 6,331	\$ 5,761	\$ 5,608	\$ 6,381	\$ 6,693	\$ 7,804	\$ -	\$ -	\$ -	\$ 65,888
<u>Other</u>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 37,151	\$ 14,751	\$ 18,171	\$ 19,507	\$ 21,136	\$ 17,253	\$ 20,260	\$ 24,721	\$ 22,376	\$ -	\$ -	\$ -	\$ 195,327
Excess Revenues/ (Expenditures)	\$ (37,125)	\$ 180,705	\$ 15,906	\$ (18,447)	\$ (21,110)	\$ (16,046)	\$ (19,171)	\$ 76,611	\$ (19,537)	\$ -	\$ -	\$ -	\$ 141,786

Villages of Westport
Community Development District
Long Term Debt Report

SERIES 2005A, SPECIAL ASSESSMENT REVENUE BONDS	
OPTIONAL REDEMPTION DATE	5/1/2013
INTEREST RATE:	5.70%
MATURITY DATE:	5/1/2035
RESERVE FUND DEFINITION	6.9126% BONDS DEEMED OUTSTANDING
RESERVE FUND REQUIREMENT	\$505,248
RESERVE FUND BALANCE	\$505,248
BONDS OUTSTANDING - 9-30-22	\$7,265,000
LESS: PRINCIPAL PAYMENT - 05/01/23	(\$390,000)
LESS: PRINCIPAL PAYMENT - 05/01/24	(\$410,000)
CURRENT BONDS OUTSTANDING	\$6,465,000

C.

Villages of Westport

Community Development District

Assessment Receipts Schedule - Fiscal Year 2024

Gross Assessment	\$	849,670.93	\$	595,795.33	\$	253,875.60
Less: Disc. & Coll. (7.5%)	\$	(63,725.32)	\$	(44,684.65)	\$	(19,040.67)
Net Assessment	\$	785,945.61	\$	551,110.68	\$	234,834.93

Date	Amount	Debt Service	O&M
11/3/23	\$ 3,146.80	\$ 2,206.56	\$ 940.24
11/14/23	\$ 7,525.22	\$ 5,276.74	\$ 2,248.48
11/21/23	\$ 6,020.18	\$ 4,221.39	\$ 1,798.79
11/28/23	\$ 39,566.29	\$ 27,744.17	\$ 11,822.12
11/30/23	\$ 597,809.39	\$ 419,188.22	\$ 178,621.17
12/6/23	\$ 99,568.15	\$ 69,817.90	\$ 29,750.25
12/14/23	\$ 12,861.95	\$ 9,018.89	\$ 3,843.06
12/22/23	\$ 1,505.04	\$ 1,055.34	\$ 449.70
1/9/24	\$ 3,448.18	\$ 2,417.89	\$ 1,030.29
3/6/24	\$ 1,552.07	\$ 1,088.32	\$ 463.75
3/20/24	\$ 2,398.58	\$ 1,681.90	\$ 716.68
4/4/24	\$ 1,987.07	\$ 1,393.35	\$ 593.72
4/18/24	\$ 1,567.76	\$ 1,099.32	\$ 468.44
6/21/24	\$ 9,114.72	\$ 6,391.31	\$ 2,723.41

Total	\$	788,071.40	\$	552,601.30	\$	235,470.10
Remaining	\$	-	\$	-	\$	-
Percentage Collected		100%		100%		100%

D.

Villages of Westport
Community Development District

Check Register Summary

June 1, 2024 to June 30, 2024

Bank	Date	Check No.'s		Amount
General Fund	6/5/24	1939-1944	\$	6,787.44
	6/18/24	1945-1954	\$	17,176.18
			\$	23,963.62

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/05/24	00011	5/13/24 05132024	202405 310-51300-11000 05.13.24 PAYROLL	ALICE SANFORD	*	200.00	200.00 001939
6/05/24	00051	4/24/24 04242024	202404 310-51300-11000 04.24.24 PAYROLL		*	200.00	
		5/13/24 05132024	202405 310-51300-11000 5.13.24 PAYROLL	ANINA GUYTON	*	200.00	400.00 001940
6/05/24	00050	4/24/24 04242024	202404 310-51300-11000 04.24.24 PAYROLL		*	200.00	
		5/13/24 05132024	202405 310-51300-11000 5.13.24 PAYROLL	CARL HAWKINS	*	200.00	400.00 001941
6/05/24	00049	5/13/24 05132024	202405 310-51300-11000 05.13.24 PAYROLL	GODFREY STORY	*	200.00	200.00 001942
6/05/24	00004	6/01/24 PSI07554	202406 320-53800-46800 JUNE LAKE MAINTENANCE	SOLITUDE LAKE MANAGEMENT	*	1,152.23	1,152.23 001943
6/05/24	00006	5/31/24 JAX 7093	202405 320-53800-46200 MAY LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE	*	4,435.21	4,435.21 001944
6/18/24	00001	6/07/24 13506	202406 320-53800-46000 3 LIGHT POLE LEDS	BEACHES ELECTRICAL SERVICE INC.	*	855.00	855.00 001945
6/18/24	00002	6/16/24 62055676	202406 330-57200-46600 JUN PEST CONTROL	BUG OUT	*	43.68	43.68 001946
6/18/24	00029	5/31/24 73	202405 330-57200-34800 MAY POOL MONITOR		*	328.75	
		6/01/24 72	202406 310-51300-34000 JUN MANAGEMENT FEES		*	3,246.25	
		6/01/24 72	202406 310-51300-49500 JUN WEBSITE ADMIN		*	100.00	
		6/01/24 72	202406 310-51300-35100 JUN INFO TECH		*	150.00	
		6/01/24 72	202406 310-51300-31300 JUN DISSEM AGENT SERVICES		*	250.00	

VWSP VILL O WESTPRT SRICE

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.....	AMOUNT	#
		6/01/24	72		2024	06	310-51300-49000				*	50.00			
				JUN RECORD STORAGE											
		6/01/24	72		2024	06	310-51300-51000				*	.45			
				OFFICE SUPPLIES											
		6/01/24	72		2024	06	310-51300-42000				*	92.44			
				POSTAGE											
		6/01/24	72		2024	06	310-51300-42500				*	90.30			
				COPIES											
										GOVERNMENTAL MANAGEMENT SERVICES				4,308.19	001947
6/18/24	00052	6/17/24	24-1610		2024	06	330-57200-46400				*	1,100.00			
				BLACK ALGAE TREATMENT											
										HENDERSON POOL SERVICE INC.				1,100.00	001948
6/18/24	00018	6/13/24	24-03716		2024	06	310-51300-48000				*	717.50			
				6/13 NTC PUB HEAR & MEET											
										JACKSONVILLE DAILY RECORD C/O				717.50	001949
6/18/24	00018	6/13/24	24-03790		2024	06	310-51300-48000				*	79.63			
				6/13 NTC SPECIAL MEETING											
										JACKSONVILLE DAILY RECORD C/O				79.63	001950
6/18/24	00032	6/16/24	9683		2024	05	310-51300-31500				*	4,352.18			
				MAY GENERAL COUNSEL											
										KILINSKI | VAN WYK, PLLC				4,352.18	001951
6/18/24	00032	6/16/24	9684		2024	05	300-13100-20000				*	534.00			
				MAY PROJECT CONSTRUCTION											
										KILINSKI | VAN WYK, PLLC				534.00	001952
6/18/24	00031	6/11/24	74203128		2024	06	330-57200-34500				*	560.00			
				JUN SECURITY											
										VECTOR SECURITY, INC.				560.00	001953
6/18/24	00005	6/10/24	420163		2024	06	320-53800-34000				*	1,600.00			
				JUN FIELD SERVICES											
		6/10/24	420163		2024	06	330-57200-46700				*	910.00			
				JUN JANITORIAL											
		6/10/24	420163		2024	06	330-57200-46400				*	1,208.33			
				JUN POOL MAINTENANCE											
		6/10/24	420163		2024	06	330-57200-46001				*	907.67			
				JUN FACILITY MAINTENANCE											
										VESTA PROPERTY SERVICES, INC.				4,626.00	001954
										TOTAL FOR BANK A		23,963.62			
										VWSP VILL O WESTPRT SRICE					

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER										23,963.62	

FOURTEENTH ORDER OF BUSINESS



Vested in your community.

904.355.1831
245 Riverside Avenue, Suite 250
Jacksonville, FL 32202

VestaPropertyServices.com

7/19/2024

Villages of Westport Board of Supervisors,

Over the past several years Vesta has worked hard to provide value to the District. In a short period of time we have weathered a great deal of changes including eight different Board members, three District Managers and two district management companies. Additionally, out of a spirit of partnership, Vesta delayed collection of multiple invoices when the District was having difficulties paying their bills.

We feel that the current circumstances and demands are unsustainable, therefore as of today we are issuing notice of sixty (60) days to terminate our contract. We believe that now is a good time for the Board to reprioritize what services they desire and what resources they want to allocate so it is clear to both the service provider and the board members what the expectations are and that they are resourced accordingly. We are happy to work with all parties on a successful transition and support an RFP or whatever course of action the Board desires.

We appreciate the opportunity to have served the residents of Villages of Westport and look forward to working with you on the transition.

Respectfully,
Dan Fagen
Regional General Manager