

**TAYLOR COASTAL WATER & SEWER DISTRICT**  
**18820 BEACH ROAD**  
**PERRY, FLORIDA 32348**  
**Phone/Fax: (850) 578-3043      www.tcwsd.org**

**REGULAR COMMISSION MEETING AGENDA**  
**Tuesday, June 22, 2021**  
**3:00 p.m.**

**IN AN EFFORT TO PROTECT THE PUBLIC AND THE DISTRICT BOARD, A CONFERENCE LINE HAS BEEN SET UP TO ACCOMMODATE COMMUNITY ACCESS TO THE MEETING.**

**CONFERENCE LINE: 1-917-900-1022      CONFERENCE ID: 18820**

**THIS IS NOT A TOLL-FREE NUMBER AND YOU MAY BE SUBJECT TO LONG DISTANCE CHARGES, ACCORDING TO YOUR LONG DISTANCE PLAN**

**When the Chairperson opens the meeting for public comment, please follow these instructions:**

**If you wish to speak please dial \*5. The moderator will unmute your line when it is your turn to speak, and notify you by announcing the last 4 digits of your telephone number. Please announce your name and address.**

**You will be allowed to speak for 3 minutes.**

1. Meeting called to order and a quorum established
2. Prayer and the Pledge of Allegiance to the Flag
3. Welcome guests and open floor for comments for non-agendaed items
4. Election of new Vice-Chairman
5. Travis Covington from Dewberry – update on Water Improvements Project
6. Michael Lynn – Ezell Beach Properties Service Questions
7. Approval of Minutes from May 25, 2021 Board Meeting
8. Staff and Committee Reports
  - a. Director’s Report – May 2021 – Kristi Hathcock
  - b. Other Billing Clerk Items – Kristi Hathcock
  - c. Financial Report May 2021 – Lynette Senter
  - d. Other Office Manager Items – Lynette Senter
  - e. Water Audit – May 2021
9. New Business
  - a. Proposed Preliminary Budget Review
10. Old Business
  - a. Workshop with County Commissioners requested by LaWanda Pemberton, County Manager
  - b. Final Review of District Rules & Regulations
11. Closing Remarks Commissioners/Staff
12. Motion to Adjourn

RECEIVED  
6/9/21

June 2, 2021

Taylor Coastal Water and Sewer District  
Attn: Mrs. Lynette Senter, District Manager  
18820 Beach Road  
Perry, FL 32348

Dear Mrs. Senter:

Please accept this letter as my resignation from the Taylor Coastal Water and Sewer District Board of Commissioners. My property within the District's service area has been sold and I'm no longer eligible to serve on the Board. It has been an honor and a privilege to serve on this Board. The District has a very competent staff and a strong Board.

Best wishes,



Gennie Malone

**The Taylor Coastal Water & Sewer District has an opening on our Commission Board.**

Taylor Coastal Water and Sewer District has one (1) opening on its governing Board of Commissioners. This is a volunteer position. Potential commissioners must complete an application, must own property within the District's boundaries and must solemnly swear that they are a registered voter within the State of Florida. This opening is to serve the remainder of a term that began on May 3, 2018 and will end on May 3, 2022. Commission meetings are held on the 4<sup>th</sup> Tuesday of each month at the District Office at 3:00 P.M. Special called meetings may also occur.

Interested parties may obtain an application from [www.tcwsd.org/applications](http://www.tcwsd.org/applications). You may also pick up an application at the District Office located at 18820 Beach Road, Perry, FL 32348 or at the Taylor County Administrative Complex located at 201 E. Green Street, Perry, FL 32347. Once completed, you may return the application to either of the above mentioned locations. Applications must be received by 4:00 PM on Friday, July 9, 2021. All requests will be submitted to the Taylor County Board of County Commissioners for appointment. Further information may be obtained by calling (850) 578-3043.

**Subject:** TCWSD District Opening Ad  
**From:** Lynette Senter <tcwsd@fairpoint.net>  
**Date:** 6/9/2021, 9:36 AM  
**To:** Perry Newspapers Classifieds <classifieds@perrynewspapers.com>  
**CC:** Taylor Coastal Water and Sewer District <tcwsd@fairpoint.net>

Good Morning,

We would like to run the attached classified ad on the following days:

Friday, June 11

Wednesday, June 16

Friday, June 18

Wednesday, June 23

Friday, June 25

Wednesday, June 30

Friday, July 2

Wednesday, July 7

Please confirm that you have received this order.

Thank you,

Lynette Senter

--  
Lynette Taylor Senter, District Manager

"This institution is an equal opportunity provider and employer."  
Please note: Florida has a very broad public record law. Most written communications may be subject to public disclosure.



Attachments:

Board Member Opening 6-2021.docx

13.2 KB



Search Results

24 Results

Parcel ID	Owner	Property Address	City
<a href="#">06743-500</a>	LYNN MICHAEL	1640 EZELL BEACH RD	CO
<a href="#">07625-100</a>	LYNN MICHAEL	4100 SAN PEDRO RD	CO
<a href="#">06743-550</a>	LYNN MICHAEL & LYNN ROBERT	Unassigned Location RE	CO
<a href="#">06743-555</a>	LYNN MICHAEL & LYNN ROBERT	Unassigned Location RE	CO
<a href="#">06743-560</a>	LYNN MICHAEL & LYNN ROBERT	Unassigned Location RE	CO
<a href="#">06743-565</a>	LYNN MICHAEL & LYNN ROBERT	Unassigned Location RE	CO
<a href="#">05152-100</a>	LYNN MICHAEL INC	Unassigned Location RE	PE
<a href="#">05162-000</a>	LYNN MICHAEL INC	Unassigned Location RE	PE
<a href="#">05982-211</a>	LYNN MICHAEL INC	Unassigned Location RE	CO
<a href="#">05982-217</a>	LYNN MICHAEL INC	Unassigned Location RE	CO
<a href="#">07884-046</a>	LYNN MICHAEL INC	Unassigned Location RE	PE
<a href="#">07914-062</a>	LYNN MICHAEL INC	165 SHADY OAKS DR	PE
<a href="#">07914-070</a>	LYNN MICHAEL INC	155 SHADY OAKS DR	PE
<a href="#">04235-000</a>	LYNN MICHAEL R	300 HAMPTON SPRINGS AVE E	PE
<a href="#">07690-050</a>	LYNN MICHAEL R	Unassigned Location RE	CO
<a href="#">03103-025</a>	MICHAEL LYNN INC	Unassigned Location RE	PE
<a href="#">05725-555</a>	MICHAEL LYNN INC	304 JUDSON DR	PE
<a href="#">05725-593</a>	MICHAEL LYNN INC	Unassigned Location RE	PE
<a href="#">05982-215</a>	MICHAEL LYNN INC	Unassigned Location RE	CO
<a href="#">05982-218</a>	MICHAEL LYNN INC	Unassigned Location RE	CO
<a href="#">07703-000</a>	MICHAEL LYNN INC	Unassigned Location RE	CO
<a href="#">07868-000</a>	MICHAEL LYNN INC	Unassigned Location RE	PE
<a href="#">05982-210</a>	MICHAEL LYNN INC ETAL	Unassigned Location RE	CO
<a href="#">06644-302</a>	TURNER TERRY L & LYNN MICHAEL TC	Unassigned Location RE	CO

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

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Version 2.3.122





Overview



Legend

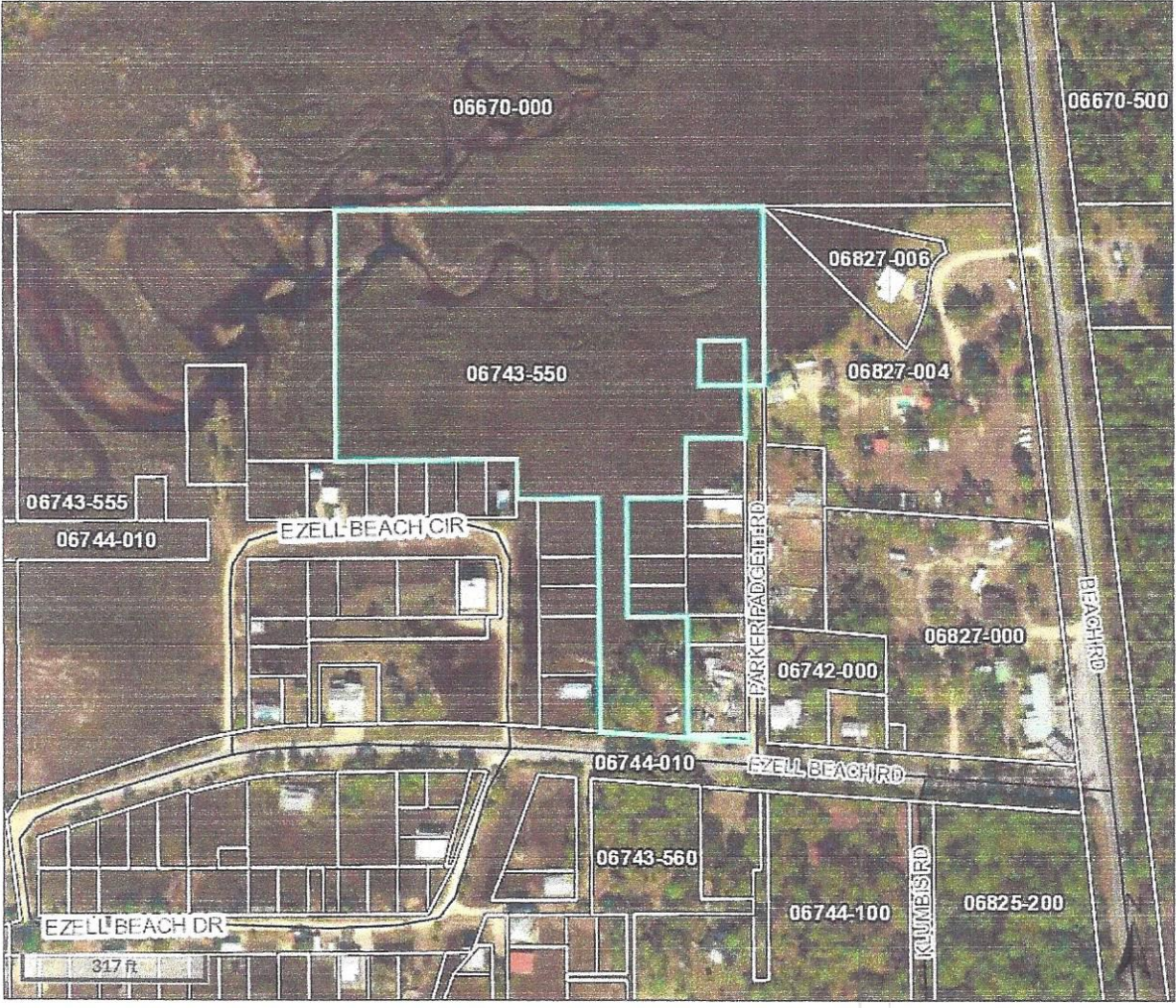
- Parcels
- Highway
- City Streets
- Graded
- Roads
- Tram

Parcel ID	06743-500	Alternate ID	n/a	Owner Address	LYNN MICHAEL
Sec/Twp/Rng	35-07-07	Class	Improved		P O BOX 813
Property Address	1640 EZELL BEACH RD	Acreage	n/a		PERRY FL 32348
	CO				
District	CO				
Brief Tax Description	LEG 0000.23 ACRES - EZELL BEACH URS - COM AT SE OF NE OF NW OF SECT RUN NORTH 766 FT THN WEST 866 FT THN SOUTH 200 FT THN EAST 100 FT MOL TO NE COR OF OR479-314 THN SOUTH ALG EAST LINE TO NORTH RW OF EZELL BEACH RD THN ELY ALG RW 17 FT TO POB THN NORTH 100 FT THN EAST 100 FT THN SOUTH 100 FT THN WLY ALG RW 100 FT TO POB OR 741-259				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/2/2021  
Last Data Uploaded: 6/1/2021 11:27:05 PM

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Overview



Legend

- Parcels
- Highway
- City Streets
- Graded
- Roads
- Tram

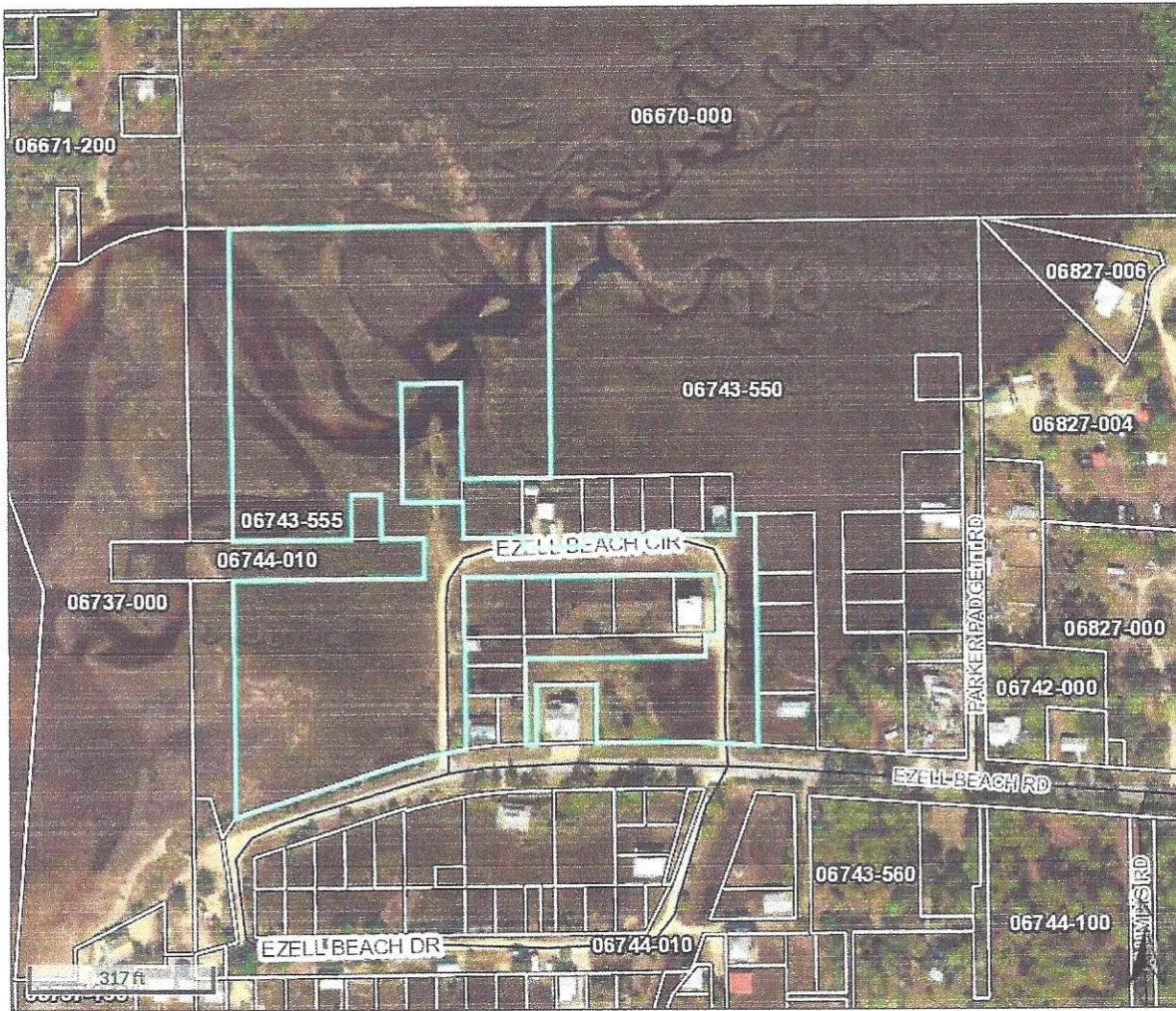
Parcel ID	06743-550	Alternate ID	n/a	Owner Address	LYNN MICHAEL & LYNN ROBERT
Sec/Twp/Rng	35-07-07	Class	Vacant		P O BOX 813
Property Address	Unassigned Location RE	Acreage	8		PERRY FL 32348
	CO				

District CO

Brief Tax Description LEG 0008.00 ACRES - COM AT SE COR OF NE1/4 OF NW1/4 RUN N ALG LIN 466.0 FT THN W 33.0 FT FOR POB THN CONT W 100.0 FT THN N 200.0 FT THN W 100.0 FT THN N 200.0 FT THN E 100.0 FT THN N 100.0 FT THN E 100.0 FT TO RW THN NLY ALG RW TO SE COR OF LAND AT OR 120 P751 THN W 75.0 FT THN N 75.0 FT THN E 75.0 FT THN S 75.0 FT THN E 33.0 FT TO FORTY LIN THN N ALG LIN TO NE COR OF NE1/4 OF NW1/4 THN W ALG LIN 716.15 FT THN S 422.47 FT THN E 303.21 FT THN S 66.91 FT THN E 136.0 FT THN S 393.0 FT TO RW THN ELY ALG RW 247.65 FT TO INT W/W RW THN N 13.0 FT TO POB  
LESS RW - SUB TO ESMTS - SUBJ TO ESMT IN OR 566-395 - OR 427-370  
*(Note: Not to be used on legal documents)*

Date created: 6/2/2021  
Last Data Uploaded: 6/1/2021 11:27:05 PM





Overview



Legend

- Parcels
- Highway
- City Streets
- Graded
- Roads
- Tram

Parcel ID	06743-555	Alternate ID	n/a	Owner Address	LYNN MICHAEL & LYNN ROBERT
Sec/Twp/Rng	35-07-07	Class	Vacant		P O BOX 813
Property Address	Unassigned Location RE	Acreage	11.21		PERRY FL 32348
	CO				

District CO

Brief Tax Description LEG 0011.21 ACRES - COM AT SE COR NE1/4 OF NW1/4 RUN N 1354 MOL TO NE COR OF NW1/4 THN W ALG LIN 716.15 FT FOR POB THN S 422.47 FT THN W 146.8 FT THN N 161.0 FT THN W 100.0 FT THN S 200.0 FT THN E 100.0 FT THN S 61.0 FT THN E 100.0 FT THN S TO CL THN E ALG CL TO ELY BDY OF OR 604 P 112 THN N TO SW COR OF OR 222 P904 THN E 250.0 FT THN N 33.09 FT THN E 36.0 FT THN S 385.9 FT TO RW THN WLY 270.0 FT THN N 100.0 FT THN W 100.0 FT THN S 100.0 FT TO RW THN WLY 17.0 FT THN N 151.0 FT THN E 300.0 FT THN N 36.0 FT THN E 21.2 FT THN N 68.22 FT THN CONT NWLY 32.22 FT THN W 416.45 FT THN S 287.0 FT TO RW THN SWLY 401.0 FT ALG RW THN N 400.0 FT THN E 318.0 FT THN N 66.0 FT THN W 70.0 FT THN N 75.0 FT THN W 50.0 FT THN S 75.0 FT THN W 198.0 FT THN N 522.0 FT TO SEG LIN THN E 533.0 FT TO POB

(Note: Not to be used on legal documents)

Date created: 6/2/2021  
Last Data Uploaded: 6/1/2021 11:27:05 PM





Overview



Legend

- Parcels
- Highway
- City Streets
- Graded
- Roads
- Tram

Parcel ID	06743-560	Alternate ID	n/a	Owner Address	LYNN MICHAEL & LYNN ROBERT
Sec/Twp/Rng	35-07-07	Class	Vacant		P O BOX 813
Property Address	Unassigned Location RE	Acreege	1.3		PERRY FL 32348
	CO				

District CO

Brief Tax Description LEG 0001.30 ACRES - COM AT SE COR OF NE1/4 OF NW1/4 THN N ALG LIN 366.24 FT TO RW THN N84D 00M 17SW 112.82 FT FOR POB THN S 187.56 FT TO ESMNT RW THN W 182.5 FT THN N 205.3 FT TO RW THN SELY 183.0 FT TO POB -ALSO - COM AT SW COR OF NE1/4 OF NW1/4 RUN E 700.0 FT THN N 246.0 FT THN E 80.0 FT FOR POB THN NELY 167.5 FT TO RW THN ALG RW 27.0 FT TO W RW THN ALG RW SWLY 170.7 FT THN W 12.0 FT TO POB - ALSO - COM AT SE COR OF NE1/4 OF NW1/4 THN W ALG LIN 437.5 FT FOR POB THN CONT 132.5 FT THN NELY 104.5 FT TO RW THN ALG RW E 45.0 FT THN CONT ALG RW NELY 66.0 FT THN E 35.0 FT THN S 162.5 FT TO POB - LESS LOT 39 AND LOT 35 EZELL BCH URS - ALSO- COM AT SW COR OF NE1/4 OF NW1/4 RUN N 100.0 FT TO POB THN CONT N 40.0 FT THN N74DE 52 FT THN S 53 FT THN W 50.0 FT TO POB

(Note: Not to be used on legal documents)

Date created: 6/2/2021  
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Overview



Legend

- Parcels
- Highway
- City Streets
- Graded
- Roads
- Tram

Parcel ID	06743-565	Alternate ID	n/a	Owner Address	LYNN MICHAEL & LYNN ROBERT
Sec/Twp/Rng	35-07-07	Class	Vacant		P O BOX 813
Property Address	Unassigned Location RE CO	Acreege	0.36		PERRY FL 32348
District	CO				
Brief Tax Description	LEG 0000,36 ACRES - COM AT SW COR OF NE1/4 OF NW1/4 THN E ALG LIN 600.0 FT THN N 246.0 FT FOR POB THN E 100.0 FT THN N 157.5 FT TO RW THN WLY ALG RW 100.0 FT THN S 155.92 FT TO POB				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/2/2021  
Last Data Uploaded: 6/1/2021 11:27:05 PM





Overview



Legend

- Parcels
- Highway
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Parcel ID	06825-100	Alternate ID	n/a	Owner Address	LYNN ROBERT & NELL
Sec/Twp/Rng	35-07-07	Class	Vacant		4159 SAN PEDRO RD
Property Address	20020 BEACH RD	Acreage	1		PERRY FL 32347
	CO				
District	CO				
Brief Tax Description	LEG 0001.00 ACRES - COM RW S-361 ON E SIDE AT N BD SECT - TH RUN E 210 FT S 210 FT W 210 FT N - 210 FT TO POB - OR 482-498 - SUBJ TO ESMT IN OR 509-66				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/1/2021  
Last Data Uploaded: 5/31/2021 10:22:48 PM

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*Dawn Hathcock to  
Robert Lynn 6-7-2002*

*There was a septic tank on the property - but not an active water account at the time of the Phase I. It is on the list of properties. Water meter since 1996.*



*Ice House*  
 Customer Detail

**LAHOOD, MATT**

Account Number 418

LAHOOD, MATT  
 470 FELLOWSHIP HOME LN

ROBERT LYNN

VALDOSTA GA  
 31602 (229)300-3196 (229)244-9200  
 Service Address: 20020 BEACH ROAD  
 Social Security #: 0

PERRY FL  
 32348 0-0  
 Months On System 216  
 Total Usage 4,133,000  
 Average Usage 19,134  
 Sequence Number 6850  
 Meter Serial Number 88686251  
 Route Number 6  
 Last Read Date 5/18/2021  
 12 Month Average 6,333  
 Last Year Average 0  
 Previous Year Average 0  
 Last 'Paid On Time' Date 5/4/2021  
 Last Late Charge Date 2/21/2019  
 Number Of Late Months 15  
 Next Due Date 6/20/2021  
 Year To Date Charges \$3,786.22

Date Turned On 7/2/2013  
 Date Turned Off 11/25/1996  
 Meter Check Date 7/12/2013  
 Rate Code 16  
 Pump/Well Number 1  
 Last Reading 635  
 Previous Reading 630  
 Usage 5,000

# of Units 1  
 E-Mail Address: mlahood@fellowshiphome.net

RENTAL AGREE? 0  
 ETHNICITY? VACANT LOT

LAND USE L

Membership Information

Membership Amount	\$1,000.00	Membership Date	8/27/1996	
Deposit Amount 2	\$0.00	Deposit 2 Date		
Usage	Charges	Read Date	Reading	
January	3,000	31.67	1/19/2021	618
February	3,000	31.67	2/16/2021	621
March	4,000	33.65	3/17/2021	625
April	5,000	35.63	4/20/2021	630
May	5,000	35.63	5/18/2021	635
June	16,000	64.04	6/17/2020	575
July	10,000	46.33	7/16/2020	585
August	10,000	46.33	8/17/2020	595
September	7,000	38.95	9/22/2020	602
October	5,000	34.76	10/19/2020	607
November	5,000	35.63	11/18/2020	612
December	3,000	31.67	12/16/2020	615

Certificate Number 0  
 Services Current Balance

Previous Charges \$35.63  
**Current Balance 35.63**

Last Payment 5/4/2021 \$35.63 Check Number  
 Age 1 \$35.63 Age 2 \$0.00 Age 3 \$0.00

CLAYMON BROWNING SOLD ICE MACHINE ON 2/25/15  
 Danny Anderson oversees the machine 295-1314

*Water meter installed in 1996 - Staff Hathcock but never turned on until 2013 by Robert Lynn - for ice house use.*  
*land owned by Robert Lynn*



**Summary**

Tax District CO Millage Rate: 14.9892  
 Site Location 20020 BEACH RD  
 Section Township 35-07-07  
 Range  
 ParcelID 06825-100  
 Exemptions N/A  
 Property Usage VACANT  
 Legal Description LEG 0001.00 ACRES - COM RW S-361 ON E SIDE AT N BD SECT - TH RUN E 210 FT S 210 FT W 210 FT N - 210 FT TO POB - OR 482-498 - SUBJ TO ESMT IN OR 509-66  
 (Note: Not to be used on legal documents)

**Owner**

LYNN ROBERT & NELL  
 4159 SAN PEDRO RD  
 PERRY FL 32347

**Land**

Land Use 0000V  
 Number of Units 1  
 Unit Type AC  
 Assessed Value \$10,000

**Sales History**

Sales Date	Type of Document	Book/Page	Amount
06-01-2002	WARRANTY DEED	482/498	\$0
05-01-2001	PERSONAL REPRESENTATIVES DEED	465/88	\$0
05-01-1993	TAX DEED	370/372	\$1,900
07-01-1979	WARRANTY DEED	147/182	\$3,000

**Valuation**

	2021	2020	2019
+ Land Value	\$10,000	\$10,000	\$10,000
Agricultural			
+ Building Value	\$0	\$0	\$0
+ Assessed XF Value	\$0	\$0	\$0
+ Total Misc. Value	\$230	\$230	\$240
= Just or Classified Value	\$10,230	\$10,230	\$10,240
- SOH/deferred	\$0	\$0	\$0
= Assessed Value	\$10,230	\$10,230	\$10,240
- Exempt Value	\$0	\$0	\$0
= Taxable Value	\$10,230	\$10,230	\$10,240
Appraised Land Value	\$10,000	\$10,000	\$10,000
Assessed Justification or Classified Value	\$10,230	\$10,230	\$10,240

**TRIM Notices**

[2020 TRIM Notice \(PDF\)](#)

No data available for the following modules: Building Data, Sketch.

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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Version 2.3.122

# TAYLOR COUNTY FLORIDA PUBLIC SEARCH

Gary Knowles



Search By: Name Document

Search Results

1 of 3 Instrument

Back to Results 020003557

Book/Page Number

Book 482 Page 498

Document Options

Add to Cart

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Zoom 25%

**Details**

Instrument Number: 020003557

Document Type: DEED

Book: 482 Page: 498

Total Pages: 1

Filed On 6/7/2002 at 9:40 AM

Amount: \$0.00

Legal Description:  
WARRANTY IA, 35-7-7

Related Instrument(s):

From Parties:  
DAWN HATHCOCK

To Parties:  
ROBERT LYNN  
NELL LYNN

Additional Document Info:  
Property Value: 10.00  
RealEstateId: 35070706825100

This instrument was prepared by:  
Parcel # 35-07-07-06825-100  
DAWN HATHCOCK  
1218 BUCKEYE NURSERY RD  
PERRY, FL 32347

BOOK 482 PAGE 498

## WARRANTY DEED

(STATUTORY FORM-SECTION 689.02 F.S.)

This Indenture, Made this 7<sup>th</sup> day of JUNE 2002, Between  
DAWN HATHCOCK, A SINGLE PERSON  
of the County of Taylor, State of Florida, Grantor\*, and  
ROBERT LYNN AND NELL LYNN, HIS WIFE  
whose post office address is: 4159 SAN PEDRO RD, PERRY, FL 32347  
of the County of Taylor, State of Florida, Grantee\*.

WITNESSETH, That said grantor, for and in consideration of the sum of Ten dollars and no/100 \*\*\*\*\* \$10.00 and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Taylor County, Florida, to wit:

BEGINNING AT ROAD RIGHT OF WAY OF KEATON BEACH ROAD, S-361, ON EAST SIDE OF ROAD AT NORTH BOUNDARY LINE OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 7 EAST; RUN 210 FEET EAST, THEN SOUTH 210 FEET, THEN WEST 210 FEET, THEN NORTH 210 FEET TO POINT OF BEGINNING, CONTAINING ONE (1) ACRE, MORE OR LESS, AND LINDEN FOREST PORTION OF NE 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 7 EAST.

JUN 07 2002

RECORDED AT THE  
CLERK'S OFFICE OF  
TAYLOR COUNTY, FLORIDA  
ANNE MAE MURPHY

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Shanda Barklund*  
TAYLOR COUNTY CLERK

*Anne Mae Murphy*  
CLERK OF COURTY OF FLORIDA





Overview



Legend

- Parcels
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Parcel ID	06744-100	Alternate ID	n/a	Owner Address	MORGAN LIVING TRUST
Sec/Twp/Rng	35-07-07	Class	Improved		2014 HINGSON TANNER RD
Property Address	1505 EZELL BEACH RD	Acreage	6.09		PERRY FL 32347
	CO				

District CO

Brief Tax Description LEG 0006.09 ACRES - EZELL BEACH URS - COM SE COR NE 1/4 OF NW 1/4 RUN N - 366.24 FT TO S RW RD TH N85D00M17SW - 112.82 FT S 187.56 FT TO N RW 25 FT - ESM T H W ALG RW 162.5 FT S 25 FT E - 50 FT S 112.5 FT W 112.50 FT S 50 - FTE 34 FT S 80 FT TO MEAN HIGH - WATER LINE TH SELY ALG WATER LN 330 - FT M/L TO E 40 LN OF SE 1/4 OF NW - 1/4 TH N ALG 40 LN 210 FT TO POB - LESS: COM SE COR OF NE 1/4 OF NW - 1/4 RUN N 50 FT FOR POB TH W 25 FT - N 175 FT E 12.5 FT N 160 FT TO - SR 361 TH E 12.5 FT ALG RW TH S 335 - FT TO POB - LESS: COM SE COR OF NE 1/4 OF NW - 1/4 RUN N 90D W 225 FT TO POB TH - N 90D W 12.5 FT N 0D W 50 FT S 90D - E 12.5 FT S 0D E 50 FT TO POB - LESS: COM SE COR OF NE 1/4 OF NW - 1/4 RUN N 162.5 FT TH W 25 FT FOR - POB TH W 250 FT TO ELY RW CO GR RD - TH N ALG RW 25 FT TH E 250 FT S 25 - FT TO POB - SUBJ TO & TOGETHER WITH ESM TS - OR 577-779 - ALSO: COM NW COR OF SW 1/4 OF NE - 1/4 RUN S ALG 40 LN 387.80 FT TH E - 277 FT N 177.80 FT W 40 FT TO W RW - CO RD TH N ALG RW 557.39 FT TO S RW - CO RD TH N 85D W ALG RW 237.64 FT - TH S ALG 40 LN 365.89 FT TO POB OR 727-500

(Note: Not to be used on legal documents)

*Current Morgan Abuse Account*

Date created: 6/1/2021  
Last Data Uploaded: 5/31/2021 10:22:48 PM

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*1-229-364-4996*

*One hookup. Called about putting parcel together with 06744-100 and putting in a compound.*



**Summary**

Tax District CO Millage Rate: 14.9892  
 Site Location 1505 EZELL BEACH RD  
 Section 35-07-07  
 Township  
 Range  
 ParcelID 06744-100  
 Exemptions N/A  
 Property SINGLE FAMILY ELEV  
 Usage  
 Legal  
 Description LEG 0006.09 ACRES - EZELL BEACH URS - COM SE COR NE 1/4 OF NW 1/4 RUN N - 366.24 FT TO S RW RD TH N85D00M17SW - 112.82 FT S 187.56 FT TO N RW 25 FT - ESMT TH W ALG RW 162.5 FT S 25 FT E - 50 FT S 112.5 FT W 112.50 FT S 50 - FT E 34 FT S 80 FT TO MEAN HIGH - WATER LINE TH SELY ALG WATER LN 330 - FT M/L TO E 40 LN OF SE 1/4 OF NW - 1/4 TH N ALG 40 LN 210 FT TO POB - LESS: COM SE COR OF NE 1/4 OF NW - 1/4 RUN N 50 FT FOR POB TH W 25 FT - N 175 FT E 12.5 FT N 160 FT TO - SR 361 TH E 12.5 FT ALG RW TH S 335 - FT TO POB - LESS: COM SE COR OF NE 1/4 OF NW - 1/4 RUN N 90D W 225 FT TO POB TH - N 90D W 12.5 FT N 0D W 50 FT S 90D - E 12.5 FT S 0D E 50 FT TO POB - LESS: COM SE COR OF NE 1/4 OF NW - 1/4 RUN N 162.5 FT TH W 25 FT FOR - POB TH W 250 FT TO ELY RW CO GR RD - TH N ALG RW 25 FT TH E 250 FT S 25 - FT TO POB - SUBJ TO & TOGETHER WITH ESMTS - OR 577-779 - ALSO: COM NW COR OF SW 1/4 OF NE - 1/4 RUN S ALG 40 LN 387.80 FT TH E - 277 FT N 177.80 FT W 40 FT TO W RW - CO RD TH N ALG RW 557.39 FT TO S RW - CO RD TH N 85D W ALG RW 237.64 FT - TH S ALG 40 LN 365.89 FT TO POB OR 727-500  
 (Note: Not to be used on legal documents)

**Owner**

MORGAN LIVING TRUST  
 2014 HINGSON TANNER RD  
 PERRY FL 32347

**Land**

Land Use 0102R  
 Number of Units 6.09  
 Unit Type AC  
 Assessed Value \$166,350

**Building Data**

Building # 1  
 Actual Year Built 1984  
 Base (Heated/Cooled) Area 3769 (gross base sq ft)  
 Gross Area 3769 (total gross sq ft for all subareas)  
 Description SFR PILING  
 Occupancy SINGLE FAMILY ELEV  
 Construction Class N/A  
 Exterior Walls 60% CEDAR/REDWOOD;30% CB STUCCO;10% REAL STONE  
 Roof Structure 100% GABLE/HIP  
 Roof Cover 100% ASPHALT/ COMP SHINGLES  
 Floor Cover 60% CARPET;40% CERAMIC/CLAY TILE  
 Interior Walls 90% DRYWALL;10% CUSTOM  
 Heating Type 100% FORCED AIR DUCTED  
 Cooling Type 100% CENTRAL  
 Frame Type  
 Ceiling Finish  
 Plumbing 3 1/2 BATHS  
 Wall Height Standard  
 Floors 0  
 Plumbing Fixtures 0  
 Avg. Rooms Per Floor

**Sales History**

Sales Date	Type of Document	Book/Page	Amount
03-06-2015	WARRANTY DEED	727/500	\$100
11-01-2006	QUIT-CLAIM DEED	589/178	\$0
07-01-2006	WARRANTY DEED	577/779	\$0
08-01-2004	WARRANTY DEED	532/129	\$822,500
01-01-1978	WARRANTY DEED	142/495	\$900



## Valuation

	2021	2020	2019
+ Land Value Agricultural	\$166,350	\$166,350	\$166,350
+ Building Value	\$218,700	\$186,960	\$190,080
+ Assessed XF Value	\$0	\$0	\$0
+ Total Misc. Value	\$15,700	\$16,650	\$17,640
= Just or Classified Value	\$400,750	\$369,960	\$374,070
- SOH/deferred	\$0	\$0	\$0
= Assessed Value	\$400,750	\$369,960	\$374,070
- Exempt Value	\$0	\$0	(\$50,000)
= Taxable Value	\$400,750	\$369,960	\$324,070
Appraised Land Value	\$166,350	\$166,350	\$166,350
Assessed Justification or Classified Value	\$400,750	\$369,960	\$374,070

## Sketch

Search By: Name Document

Instrument # Book/Page Number Document Options

Instrument Book Page

040005571 Book 532 Page 129 Add to Cart

Paging 1 / 3 Go To 25% Zoom

**Details**

Instrument Number: 040005571  
 Document Type: DEED  
 Book: 532 Page: 129  
 Total Pages: 3  
 Filed On 8/27/2004 at 4:08 PM  
 Amount: \$6,152.00  
 Legal Description: WARRANTY 2.61A & ESMT 35-7-7  
 Related Instrument(s):

From Parties:  
 WILLIAM L FERGUSON  
 JANET L FERGUSON

To Parties:  
 A LAMAR MORGAN  
 MARTHA F MORGAN

Additional Document Info:  
 Property Value: 875000.00  
 Real Estate Id: 35070706744100

FILE # 040005571 RCD-08/27/2004 @ 4:08 PM  
 Annie Mae Murphy Clerk Of Court Taylor County Florida

Record Fee: 27.00  
 Deed DOC STAMPS: 6125.00 D.C. *ck*

Prepared by and returned to:  
 MICHAEL S. SMITH  
 Attorney at Law  
 Smith, Smith, Moore & Smith Attorneys at Law, P.A.  
 P.O. Drawer 579 411 North Washington Street  
 Perry, FL 32348-0579  
 850-384-3812  
 File Number: 3701-07

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 27th day of August, 2004 between William L. Ferguson and Janet L. Ferguson, husband and wife whose post office address is P. O. Box 432, Perry, FL 32348, grantor, and A. Lamar Morgan and Martha F. Morgan, husband and wife whose post office address is 1212 Hinson Tanner Road, Perry, FL 32347, grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantees's heirs and assigns forever, the following described land, situate, lying and being in Taylor County, Florida to-wit:

Commencing at the Southeast corner of the Northeast quarter of the Northwest quarter of section 35, T7S R7E Co. 16E, thence run N 0 degrees 00' 00" East along the forty line 366.24 feet to the South right of way of East Beach Road, thence run N 85 degrees 00' 17" West along said R/W 112.82 feet; thence run South 0 degrees 00' 00" West along said R/W 187.56 feet to North ROW of a 25 foot easement; thence run N 90 degrees 00' 00" West along said R/W 162.5 feet; thence run South 0 degrees 00' 00" West 25.0 feet; thence run North 90 degrees 00' 00" West 31.0 feet; thence run South 0 degrees 00' 00" West 112.5 feet; thence run North 90 degrees 00' 00" West 2.5 feet; thence run South 0 degrees 00' 00" West 50 feet; thence run North 90 degrees 00' 00" East 2.5 feet; thence run S 0 degrees 00' 00" East 80.0 feet; thence run S 66 degrees 51' 43" E 334.05 feet to the South forty line of the Southeast quarter of the Northwest quarter; thence run N 0 degrees 00' 00" East along the forty line 210.0 feet to the POB. Containing 2.61 acres. SUBJECT TO THE SOVEREIGN LANDS OF THE STATE OF Florida.

LESS AND EXCEPT:  
 Commencing at the Southeast corner of NE 1/4 of NW 1/4 of Section 35, Township 7 South, Range 7 East, run North 50 feet for a POB, thence run West 25 feet, thence North 175 feet, thence East 12 1/2 feet, thence North 160 feet to State Road No. 361, thence East 12 1/2 feet, along right of way, thence South 335 feet to the POB.





Overview



Legend

- Parcels
- Highway
- City Streets
- Graded
- Roads
- Tram

Parcel ID	06825-200	Alternate ID	n/a	Owner Address	PARKER JOHN H III & PARKER JOHN H JR ESTATE
Sec/Twp/Rng	35-07-07	Class	Vacant		PARKER JOHN H JR ESTATE, P O BOX 1563
Property Address	Unassigned Location RE CO	Acreage	4.79		LIVE OAK FL 32064
District	CO				
Brief Tax Description	LEG 0004.79 ACRES - COM NW COR SW 1/4 OF NE 1/4 RUN S - 387.50 FT E 277 FT TH S 5.40 FT TO - POB TH S 89D 28M 30S E 322.92 FT - TO W RW KEATON BEACH RD TH N 5D 47M - 00S W ALG RW 724.76 FT TO PI - KEATON BEACH RD & S RW CO RD 361 TH - N 85D 33M 12S W ALG S RW 250.63 FT - TH S 737.55 FT TO POB - OR 466-394 DC 688-300 <i>(Note: Not to be used on legal documents)</i>				

Date created: 6/1/2021  
Last Data Uploaded: 5/31/2021 10:22:48 PM

Developed by Schneider GEOSPATIAL

*no hookup*

*1-229-364-4996*

*Called about putting parcel together with 06744-100 and putting in a campground.*



**Summary**

Tax District CO Millage Rate: 14.9892  
 Site Location Unassigned Location RE  
 Section 35-07-07  
 Township Range  
 ParcelID 06825-200  
 Exemptions N/A  
 Property Usage VACANT  
 Legal LEG 0004.79 ACRES - COM NW COR SW 1/4 OF NE 1/4 RUN S - 387.50 FT E 277 FT TH S 5.40 FT TO - POB TH S 89D 28M 30S E 322.92 FT - TO W RW  
 Description KEATON BEACH RD TH N 5D 47M - 00S W ALG RW 724.76 FT TO PI - KEATON BEACH RD & S RW CO RD 361 TH - N 85D 33M 12S W ALG S RW 250.63 FT - TH S 737.55 FT TO POB - OR 466-394 DC 688-300  
 (Note: Not to be used on legal documents)

**Owner**

PARKER JOHN H III & PARKER JOHN H JR ESTATE  
 PARKER JOHN H JR ESTATE, P O BOX 1563  
 LIVE OAK FL 32064

**Land**

Land Use 0000V  
 Number of Units 4.79  
 Unit Type AC  
 Assessed Value \$270,350

**Sales History**

Sales Date	Type of Document	Book/Page	Amount
08-01-2001	WARRANTY DEED	466/394	\$0
09-01-1985	WARRANTY DEED	210/106	\$85,000

**Valuation**

	2021	2020	2019
+ Land Value	\$270,350	\$270,350	\$270,350
Agricultural			
+ Building Value	\$0	\$0	\$0
+ Assessed XF Value	\$0	\$0	\$0
+ Total Misc. Value	\$0	\$0	\$0
= Just or Classified Value	\$270,350	\$270,350	\$270,350
- SOH/deferred	\$0	\$0	\$0
= Assessed Value	\$270,350	\$270,350	\$270,350
- Exempt Value	\$0	\$0	\$0
= Taxable Value	\$270,350	\$270,350	\$270,350
Appraised Land Value	\$270,350	\$270,350	\$270,350
Assessed Justification or Classified Value	\$270,350	\$270,350	\$270,350

**TRIM Notices**

2020 TRIM Notice (PDF)

No data available for the following modules: Building Data, Sketch.

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 5/31/2021, 10:22:48 PM





# TAYLOR COASTAL WATER & SEWER DISTRICT

18820 BEACH ROAD  
PERRY, FLORIDA 32348  
Phone/Fax: (850) 578-3043  
www.tcwsd.org

## MINUTES OF REGULAR COMMISSION MEETING

May 25, 2021

1. The meeting was held at the District Building at 3:00 PM on May 25, 2021. Present were: Commissioners Lynn Aibejeris, Gennie Malone, Steve Brown, Willi Huxford, Diane Carlton, and Lori Reichard. Commissioner Dave Dall was absent. TCWSD Staff present were Kristi Hathcock and Lynette Senter. Chairman Aibejeris called the meeting to order at 3:00 p.m.
2. Commissioner Steve Brown led in prayer and the pledge of allegiance to the flag.
3. There were no guests. There were no non-agendaed items.
4. Travis Covington from Dewberry called in to give the Board an update on the Water Improvements Project. Travis explained to the Board that they are working steadily towards the end of the permitting process. They are finishing the geologists report and site visit reports. A preliminary DEP report should be available in the next few weeks. The Neighborhood Meter Project is also moving well. Travis has been in contact with a pipe supplier and a permitting fee will need to be sent to Suwanee River Water Management District as the next step.
5. Approval of minutes from the April 27, 2021 Board Meeting - Chairman Aibejeris asked if everyone had reviewed the minutes and if there was a motion to approve. **Commissioner Carlton made a motion to accept the minutes as presented. Commissioner Huxford offered a second. Chairman Aibejeris asked for further discussion. There was none. By unanimous vote of the remaining Commissioners, the motion was approved.**
6. **Staff and Committee Reports**
  - a. **Directors Report – Kristi Hathcock** - Kristi reported the Water and Sewer sales for the month of April 2021 were \$79,136.62, \$21,917.29 above the budget estimate of \$57,219.33. There was one past-due customer at Ezell Beach. There were no turned off accounts. There were four changes in membership; one at Dekle Beach, one at Keaton Beach, and two at Cedar Island. There were twenty-nine adjustments totaling \$422.86. There was one mis-read meter adjustment for a Second Meter that zeroed out, one data input error totaling \$60.00, one other adjustment totaling \$132.12, three late fee adjustments totaling \$20.58, fifteen second meter adjustments totaling \$337.64, seven transfer fee adjustments totaling \$700.00, and one one-time adjustment totaling \$572.52. **Commissioner Huxford made a motion to accept the Director’s Report for April 2021. Commissioner Brown offered a second. Chairman Aibejeris called for further discussion. There was none. By unanimous vote, the motion was approved.**
  - b. **Other Billing Clerk Items – Kristi Hathcock** – There were none.



TAYLOR COASTAL WATER & SEWER DISTRICT  
MINUTES OF REGULAR COMMISSION MEETING

Page 2 of 4

- c. **Financial Reports – Lynette Senter**– The sales including new memberships for the month of April 2021 were \$79,136.62, \$21,917.29 over the budget estimate of \$57,219.33. Exception expenses include \$142.97 for returned payments and bank charges, \$375.65 for extra office supplies, \$17,233.68 for increased administrative salaries, \$1,990.00 for postage stamps, and a \$5,000.00 payment for Dewberry water improvements project work. Total Expenses for April 2021 were \$46,346.80. We received \$44.00 in interest income and \$329.95 in customer repairs reimbursement. Total Net Income for April 2021 was \$33,163.77. **Commissioner Malone made a motion to accept the Financial Report for April 2021. Commissioner Carlton offered a second. Chairman Aibejeris called for further discussion. There was none. By unanimous vote, the motion was approved.**
- d. **Water Audits** – The water audit for April 2021 shows an estimated water loss of 11.21%. Repairs were made to a leak at the WWTP which caused a loss of approximately 43,200 gallons.
- e. **Other Office Manager Items-** Lynette Senter
- 1) There will be a grinder pump tank price increase due to a resin shortage. Our full installation packages will go up approximately \$219.47 each until the shortage is resolved.
  - 2) Water Tank Maintenance – tanks @ Cedar Island. We received an estimate of \$3,675 to do the cleanout and routine maintenance. We pay an annual maintenance fee but that does not cover cleanouts. I questioned the way the maintenance contract was set up 5 years ago and they agreed to waive this fee of \$3,675.
  - 3) On May 8, we had someone on the porch at the District Office late at night. The Taylor County Sheriff’s office responded quickly to my call and the person was removed.
  - 4) A security plan was received last week and will be reviewed, and additional information provided to the Board at the June meeting.
  - 5) An updated door intercom system is being reviewed. Additional information will be provided to the Board at the June meeting.
  - 6) WWTP Tank repairs are complete. The welder has been back out to re-weld and reinforce the gratings, so they have a better base to rest on. They will continue to paint as they have time and weather permits.
  - 7) Kevin Lamar from Anderson Columbia has requested water from our system. They are working on the bridge down the road and would like the ability to fill their tanker truck with 1,500 gallons at a time. I spoke with Ron who confirmed that there would not be a problem in using the Dekle Beach hydrant under his supervision. A proposed charge of \$75.00 per fill was discussed and authorized by the Board.
  - 8) We had a leak at Cedar Island on Egret Road. It has been fixed.
  - 9) We had a leak at our well piping. A welder came and made emergency repairs and it is holding for now. We have ordered the parts necessary to fix the problem, but it will require that the well be shut down and the system put on bypass, so we are trying to make sure everything is ready for that.
  - 10) Lynette Full-Time Report. Lynette explained that the full-time hours are working so much better for the District workload. Both Kristi and Lynette are more productive,



**TAYLOR COASTAL WATER & SEWER DISTRICT  
MINUTES OF REGULAR COMMISSION MEETING**

Page 3 of 4

and better able to fulfill requests by customers and the Board. This three-month trial will end on May 31<sup>st</sup> and Lynette proposed continuing her position as full time (37.5 hours per week). Lynette also requested a salary increase to \$55,000 per year and be given the title of District Manager. **Commissioner Malone made a motion to accept continuation of the full-time position, an increase in salary to \$55,000 and to change the Office Manager title to District Manager. Commissioner Brown offered a second. Chairman Aibejeris called for further discussion. There was none. By unanimous vote, the motion was approved.**

11) A tentative Budget will be ready review for the June Board Meeting.

**4. New Business**

- a. Workshop with County Commissioners requested by LaWanda Pemberton, County Manager. The Board discussed attending a workshop with the County Commissioners to discuss the limitations to our USDA-RD funding. A suggestion was made to invite Commissioner Michael Newman to our June meeting to answer questions and address any concerns he has and allow him to share information with his Board. Lynette will email and call Commissioner Newman.
- b. Review of Personnel Policy Manual Update. We have updated and revised the previous manual. **Commissioner Huxford made a motion to accept the revised Personnel Policy Manual. Commissioner Malone offered a second. Chairman Aibejeris called for further discussion. There was none. By unanimous vote, the motion was approved.**
- c. Review of Parcel #06825-300 service availability. This parcel has never had water or sewer and is not a part of any subdivision. The Board determined that water and sewer service would not be available to this parcel but that it would be eligible for the Exemption process. **Commissioner Carlton made a motion to deny water and sewer service for this parcel. Commissioner Brown offered a second. Chairman Aibejeris called for further discussion. There was none. By unanimous vote, the motion was approved.**
- d. Rate Increase for 2021-22 and Grinder Pump Fee. A 3% rate increase for water and sewer service effective October 1, 2021 was discussed as well as an increase from \$12.50 to \$15.00 per month. **Commissioner Carlton made a motion to raise the water and sewer rates by 3% and increase the grinder pump fee from \$12.50 to \$15.00 per month effective October 1, 2021. Commissioner Huxford offered a second. Chairman Aibejeris called for further discussion. There was none. By unanimous vote, the motion was approved.**
- e. Review of 2020 Consumer Confidence Report. Our annual CCR has been completed and approved by DEP. The report has been placed on our website, a copy has been sent to the Taylor County Health Department and a comment was added to our May billing cards.

**8. Old Business**

- a. Review of District Rules & Regulations. Lynette presented the comments that were sent in via email from Commissioner Dall as he was absent from the meeting. A final review was

**TAYLOR COASTAL WATER & SEWER DISTRICT  
MINUTES OF REGULAR COMMISSION MEETING**

Page 4 of 4

completed, and a few updates and suggestions will be implemented. The final copy will be presented at the June 22, 2021 meeting for approval.

- b. Review of Proposed District Rules of Procedure. A final copy was reviewed and approved by the Board. **Commissioner Malone made a motion to accept the District Rules of Procedure effective June 1, 2021. Commissioner Huxford offered a second. Chairman Aibejeris called for further discussion. There was none. By unanimous vote, the motion was approved.**

9. **Closing Remarks Commissioners/Staff**

- a. The Commissioners expressed thanks to staff and other commissioners for doing a great job. There were no other comments.

10. **Motion to Adjourn**

**Chairman Aibejeris requested a Motion to Adjourn. Commissioner Malone made a motion to adjourn the meeting. Commissioner Carlton offered a second. The meeting adjourned at 4:30 P.M.**

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Board Actions:

- 1. Approval of the minutes of the April 27, 2021, regular Board Meeting
- 2. Approval of the April 2021 Directors Reports
- 3. Approval of the April 2021 Financial Reports
- 4. Approval of District Manager title and salary increase for Lynette Senter
- 5. Approval of the Personnel Policy Manual Update
- 6. Denial of Service to Parcel #06825-300
- 7. Approval of a 3% rate increase for water and sewer and a \$2.50 increase in the grinder pump fee.
- 8. Approval of the District Rules of Procedure.

BY: Lynette Taylor Senter, Recording Secretary  
Taylor Coastal Water and Sewer District



# Directors Report

Taylor Coastal Water &amp; Sewer Distr

## Water Sold This Month

1,088,000 Gallons

	Amount (\$)	# Of Accounts
Total Water	17,891.62	534
Total Sewage	25,675.71	517
Total Grinder Pump Fee	6,374.98	515
Total LATE FEE	137.90	16
Total Adjustments	-160.52	25
<b>Total Current Charges</b>	<b>49,919.69</b>	<b>534</b>
<hr/>		
Amount Past Due 1-30 Days	646.09	10
Amount Past Due 31-60 Days	89.02	1
Amount Past Due Over 60 Days	0.00	
Amount Of Overpayments/Prepayments	-16,786.50	146
<b>Total Receivables</b>	<b>33,868.30</b>	<b>474</b>

Total Receipts On Account	46,791.19	447
Net Change in Memberships	1,500.00	2
Amount of All Memberships	262,420.00	477
Amount of All Deposit 2	4,500.00	6
Turned Off Accounts (Amount Owed)	-1,020.61	147
Collection Accounts (Amount Owed)	-1,013.45	122
Number Of Unread (Turned On) Meters		2
Average Usage For Active Meters	1,967	553
Average Water Charge For Active Meters	33.50	534

Usage Groups	Gallons	# Of Accounts	Usage Gallons	% Of Usage	% Of Sales
Over 50,000		0	0	0.00	0.00
40,001-50,000		0	0	0.00	0.00
30,001-40,000		1	37,000	3.40	0.91
20,001-30,000		1	22,000	2.02	0.49
10,001-20,000		13	186,000	17.10	4.42
8,001-10,000		4	39,000	3.58	1.05
6,001-8,000		13	95,000	8.73	2.95
4,001-6,000		36	191,000	17.56	7.29
2,001-4,000		86	295,000	27.11	15.46
1-2,000		175	223,000	20.50	30.45
Zero Usage		224	0	0.00	37.00
<hr style="border-top: 1px dashed black;"/>					
<b>Total Meters</b>		<b>553</b>	<b>1,088,000</b>	<b>100.00</b>	<b>100.00</b>

# Directors Report

Taylor Coastal Water &amp; Sewer Distr.

## Monthly Reconciliation

Ending Receivables (Last Month)		30,739.80
Sales this Month	+	50,080.21
Adjustments this Month		-160.52
Less Payments this Month	-	46,791.19
	=	<u>33,868.30</u>
Total Receivables		<b>33,868.30</b>
Ending Memberships (Last Month)		264,420.00
Changes this Month		1,500.00
	=	<u>265,920.00</u>
Total Memberships		<b>266,920.00</b>



Taylor Coastal Water & Sewer Distr

# CHANGES IN MEMBERSHIP

Acct #	Name	Service Address	Deposit #	Reason	Previous Date	New Amount	Date	Changed
447	SISK, PAUL JR.	21130 OSPREY CIRCL LOT	1	Increase in Member:	\$500.00	\$1,000.00	5/12/2021	\$500.00
691	HARRISON, AMY	765 Meeting House Street	1	New Membership	\$0.00	\$1,000.00	5/25/2021	\$1,000.00
691	HARRISON, AMY	765 Meeting House Street	1	New Membership	\$0.00	\$1,000.00	5/25/2021	\$1,000.00
2	Accounts using code for	New Membership						
1	Accounts using code for	Membership Increase						
0	Accounts using code for	Apply to Balance						
0	Accounts using code for	Refund						
0	Accounts using code for	Other						
0	Accounts using code for	Transfer						
	Net Change:							
						2,500.00		0.00

All Customers  
Taylor Coastal Water & Sewer Dist.

## PAST DUE LIST

Taylor Coastal Water & Sewer Distr.

ACCT #	RT NAME	CURRENT	1-30	31-60	61+	LAST PAYMENT	TOTAL
138	2 BEACH, TRAVIS	97.92	97.92	89.02		89.02 3/8/21	284.86
Total Receivables: 33,868.30		97.92		89.02			
Accounts Listed: 1			97.92		0.00		\$284.86

All Customers Age 2 Accounts

Taylor Coastal Water & Sewer Dist.



2:46:25PM

# Turned Off Accounts

ACCT #	NAME	SERVICE ADDRESS	ROUTE	TURN-OFF DATE	MONTHS INACTIVE
--------	------	-----------------	-------	------------------	--------------------

---

Accounts turned off since 05/01/2021

All Customers

Taylor Coastal Water & Sewer Dist.

# ADJUSTMENTS

Friday, May 28, 2021

2:42:26PM

5/28/2021

Page 1 of 2

Taylor Coastal Water & Sewer

ACCT. #	NAME	CODE	AMOUNT	APPROVAL	DATE
314	MAULDIN, TOMMY	1	(\$9.66)		5/19/21
674	KING, ASHLEY	1	\$0.00		5/19/21
677	ROWELL, KIMBERLY	1	\$0.00		5/19/21
	<b>3 Total Adjustments</b>		<b>(\$9.66)</b>	<b>For Adjustment 1</b>	
354	BURNS, DOT	2	\$89.02	KMH	5/7/21
	CHECK RETURNED - BANK ERROR				
	<b>1 Total Adjustments</b>		<b>\$89.02</b>	<b>For Adjustment 2</b>	
474	CRUCE, MATT	9	\$0.02	KMH	5/3/21
	CHECK AMOUNT ENTERED IN WRONG				
476	WRIGHT, A.W.	9	\$60.00	LTS	5/11/21
	PAYMENT APPLIED TO WRONG ACCOUNT				
496	WESTE, ROGER K	9	(\$60.00)	LTS	5/11/21
	PAYMENT CREDITED TO WRONG ACCOUNT				
	<b>3 Total Adjustments</b>		<b>\$0.02</b>	<b>For Adjustment 9</b>	
473	McGRAW, EDWARD/KARR	10	\$59.22	LTS	5/10/21
	CUSTOMER ERROR DUPLICATE PAYMENT				
	<b>1 Total Adjustments</b>		<b>\$59.22</b>	<b>For Adjustment 10</b>	
65	HART, BONITA	13	(\$7.34)	KMH	5/21/21
SM					
66	LILLIOTT, HUD AND LAUR	13	(\$14.68)	KMH	5/21/21
SM					
147	DORRIS, GARY & LISA	13	(\$7.34)	KMH	5/21/21
SM					
150	MADISON, JASON & SAMA	13	(\$36.70)	KMH	5/21/21
SM					
163	RAGAN, TIM & SYLVIA	13	(\$22.02)	KMH	5/25/21
SM					
178	HENDERSON, ROBBIE L.	13	(\$73.40)	KMH	5/21/21
SM					
181	SADOUSKY, ROBERT	13	(\$73.40)	KMH	5/21/21
SM					
186	HILL, SIDNEY	13	(\$7.34)	KMH	5/21/21
SM					
225	WILLIAMS JR, JAMES T	13	(\$7.34)	KMH	5/21/21
SM					
296	WAGNER JR, WILFRED H.	13	(\$7.34)	KMH	5/21/21
SM					
300	SCHAMBEAU, GERALD	13	(\$7.34)	KMH	5/21/21
SM					
318	MORRIS, JOHN	13	(\$124.78)	KMH	5/21/21
SM					
350	BAUMGARDNER, TOM	13	(\$66.06)	KMH	5/21/21
SM					
435	WHITE, D.L.	13	(\$7.34)	KMH	5/21/21
SM					
606	WOODS, HOWARD	13	(\$14.68)	KMH	5/21/21
SM					
618	HIGH, J.D. and LESLIE	13	(\$14.68)	KMH	5/21/21



Taylor Coastal Water & Sewer

ACCT. #	NAME	CODE	AMOUNT	APPROVAL	DATE
SM					
668	MINIX, JOHN & BECKY	13	(\$7.34)	KMH	5/21/21
SM					
	<b>17 Total Adjustments</b>		<b>(\$499.12)</b>	<b>For Adjustment 13</b>	
129	BRUMBLEY, DANNY	14	\$100.00	KMH	5/13/21
BRUMBLEY TO WILLIAMS					
160	HUNTER, MIKE & SANDY	14	\$100.00	KMH	5/20/21
HUNTER TO ADAMS					
	<b>2 Total Adjustments</b>		<b>\$200.00</b>	<b>For Adjustment 14</b>	

- 1. (9.66) Adjustment for mis-read meter
- 2. 89.02 Debit account for returned check
- 9. 0.02 Data input error
- 10. 59.22 Other adjustment
- 13. (499.12) Second meter
- 14. 200.00 Transfer fee (chg of owner)

27 Accounts      27Total Adjustments      (\$160.52)

All Customers

\*\*\*\*\* Taylor Coastal Water & Sewer Dist.