

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

REGULAR COMMISSION MEETING AGENDA
Thursday, October 21, 2021
6:00 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. Election of Officers for Fiscal Year 2021-2022:
 - a. Chairman
 - b. Vice Chairman
 - c. Secretary
4. Welcome guests and open floor for comments for non-agendaed items
5. Update on Water Improvements Project
6. Approval of Minutes from September 28, 2021 Board Meeting
7. Staff Reports
 - a. Director's Report – September 2021 – Kristi Hathcock
 - b. Water Audit – September 2021
 - c. Financial Report September 2021 – Lynette Senter
 - d. Other Office Manager Items – Lynette Senter
8. New Business
 - a. Review of Attorney Services RFP responses received
 - b. Review of request from Don Curtis, Jr. for reimbursement of legal expenses and appraisal services, and schedule future workshop for this matter.
 - c. Request for sewer without water

9. Old Business
 - a. Neighborhood Meter Project
 - b. Road Repairs at WWTP
 - c. Dashboard Information
 - d. Co-Bank Update
 - e. Diamond Maps
10. Closing Remarks Commissioners/Staff
11. Motion to Adjourn

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MINUTES OF REGULAR COMMISSION MEETING

September 28, 2021

1. The meeting was held at the District Building at 6:00 PM on September 28, 2021. Present were Commissioners David Dall, William Rich, Mike Hunter, Michael Lynn, Thomas Kicklighter, and Gayle Lundy. Commissioner Randy Hathcock was absent. TCWSD Staff present were Kristi Hathcock and Lynette Senter.

The meeting was called to order at 6:00 p.m.

2. Commissioner Dall led in prayer and the pledge of allegiance to the flag.
3. There were three guests, County Commissioner Michael Newman, Travis Covington, Glenn Senter, and Willi Huxford.
4. Chairman Dall asked for comments from the public for non-agendaed items, there were none.
5. Travis Covington from Dewberry gave an update on the Water Improvements Project. He explained that we were still waiting on DEP Permitting but that surveying, and soil boring was continuing. Mr. Covington was asked about the project financing, and he explained that as we were currently receiving funding from SRF that they would be the first approached for financing as we proceed onto construction. Until the project was approved and ready to move forward it would be difficult to apply for funding, but he will be working with Suwanee River Water Management District and applying for their grant cycle. The Commissioners asked several questions about the water mapping and Mr. Covington explained that he would review what was already developed and would provide the District with CAD large size maps.
7. Approval of minutes from the August 18, 2021, Workshop, August 24, 2021, Board Meeting, and the September 14, 2021, Workshop. Chairman Dall asked if everyone had reviewed the minutes and if there was a motion to approve. **Commissioner Lundy made a motion to accept the minutes as a group. Commissioner Rich offered a second. Chairman Dall asked for further discussion. There was none. By unanimous vote, the motion was approved.**
8. Committee Reports – Chairman Dall explained that he and Commissioner Rich had a meeting of the Capacity Committee on September 8, 2021, and reviewed the water line maps that the District needs to have updated. Commissioner Hunter questioned having a committee meeting as the Board had not voted to form committees. Commissioner Lundy explained that she was not available to serve on any committees at this time due to her travel schedule, but she would be happy to help in other ways if necessary. Commissioner Hunter explained that he felt the Board was beginning to have a good grasp on the workings of the District and he felt that at this time committees and workshops were not necessary. Commissioner Lundy also stated that she thought the work of the Board could be completed at our regular meetings without the use of committees or workshops. Commissioner Hunter then brought up the subject of the Florida Sunshine laws

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

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and explained that he was uncomfortable getting emails from the Chairman. Commissioner Lundy expressed a similar opinion and explained that she did not read any of the emails from Chairman Dall but did read the emails sent from the District. The Board indicated that they would prefer that Chairman Dall sent emails to the District Office first and if they needed to be distributed to the Commissioners, ask the District Manager to do so.

9. Personnel Update and Future Planning – Ms. Senter explained that she had met with David Morgan about his proposed retirement, and he had not yet committed to a firm date. She met with Ron Bennett to offer him the chance to become the District’s dual licensed operator upon David’s retirement. He agreed that he would serve as both operators as with an increase in salary and the hiring of a skilled field assistant. Mr. Bennett and Mr. Morgan discussed the use of Mr. Morgan as a self-employed contractor after retirement to continue to use his institutional knowledge and to fill in at the plants. Mr. Morgan was agreeable to this plan. Our current field trainee was let go on Thursday, September 16, and Mr. Bennett and Ms. Senter will be working on an updated job description and advertising for the position as soon as possible. Ms. Senter also reminded the Board that the new Budget included increasing Kristi Hathcock’s position to full-time beginning October 1, 2021.

Chairman Dall asked Ms. Senter to provide information regarding her promotion and raise that was confirmed at the May 25, 2021, Board Meeting. Ms. Senter asked Chairman Dall what type of information he was requesting, and Chairman Dall explained that he had been approached by someone from the public who was questioning the timeline. Commissioner Kicklighter asked Chairman Dall why Ms. Senter should provide this information and Commissioner Hunter asked if a request for public information had been received. Chairman Dall said that no request for information had been received because the individual wanted to remain anonymous. Commissioner Lundy stated that Ms. Senter had been running the District for several years that this was not necessary. Commissioner Kicklighter explained that the Board has regularly advertised monthly meetings and in his opinion if someone had questions regarding this situation, they should come to a meeting and talk to the Board. Ms. Senter explained to Chairman Dall that the discussion of the position and increase in salary began in January 2021 and that the minutes indicated this.

10. **2021-2022 Budget Discussion and Approvals**

Ms. Senter presented the Board with a final budget for approval. She explained that she had asked Mr. Powell the Board’s Auditor about the reserves the Board pays each year as discussed in the Financial Workshop by Commissioner Kicklighter. She also asked Mr. Powell to review the budget as a whole as she felt there was some duplication in the reserves and principal/interest payments. Mr. Powell responded that there was duplication and suggested several changes in the design of the budget. These changes resulted in a surplus of \$111,226 after a slight increase to the personnel budget to include an increase in salary for a field assistant. **Commissioner Kicklighter made a motion to accept the 2021-22 Budget as presented. Commissioner Hunter offered a second. Chairman Dall asked for further discussion. There was none. By unanimous vote, the motion was approved.**

11. **Staff and Committee Reports**

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MINUTES OF REGULAR COMMISSION MEETING**

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- a. **Directors Report – Kristi Hathcock** – Ms. Kristi reported the Water and Sewer sales for the month of August 2021 totaled \$65,618.87, \$8,399.54 higher than the budgeted estimate of \$57,219.33. There were no past due customers. There was one turned off account. There were two changes in membership. There were twenty-seven adjustments totaling (\$2,631.02). A sewer adjustment was granted to Carlton #34. I asked the board if they would allow the District staff to approve small sewer adjustments after a one-time adjustment was asked has been given. This will eliminate discussion at the Board meetings unless the request is extraordinary. The Board agreed to this request.
- b. **Financial Reports – Lynette Senter**– The sales including new memberships for the month of August 2021 were \$65,618.87, \$8,399.54 higher than the budgeted estimate of \$57,219.33. Exception expenses were \$1,615.90 for legal expenses, \$13,240 for grinder pump inventory increases, and \$1,286.90 for water meter box replacements. We received \$46.26 in interest income. Total Net Income for August 2021 was \$5,930.34. **Chairman Dall suggested that the Board start accepting the Financial Reports as presented with no motion or second and the Board concurred.**
- c. **Other Office Manager Items – Lynette Senter**
- (1) Another copy of the Commissioner Code of Conduct was presented to each Board Member. Ms. Senter explained that the District Staff always welcomes any help and advice, however, requests to Field Staff should come through the office. This allows us to write up work orders, organize the scheduling board, and manage their time effectively.
 - (2) Five complete GP packages have been received and are in storage at the Wastewater Plant. The additional five units are expected to arrive later this week or early next week. We have also received the remainder of the single pumps that were on order.
 - (3) Ron Bennett and David Morgan have been working on the flow meter at the WWTP and determined that the electronics that give the readings are malfunctioning on a random basis. DEP confirmed that the flow meter could be a standard meter as long as the proper logs were maintained, and it was tested as needed. Empire Pipe & Supply came the next day to design a streamlined flow meter set up. The parts and meter arrived within 4 days. The new Flow Meter was installed last week and is working well.
 - (4) The Grinder Tank Riser at the Keaton Beach Bums Campground has been received and installed. The Field staff will continue to explore other areas of suspected water inundation and proceed with the project.
 - (5) On September 16, Mr. Jeremy French caused extensive damage to one of the sprayfield arms at the Wastewater Plant. Ron Bennett and David Morgan were able to fix the damage caused by Mr. French running into the sprayfield sprinkler system. No damage was done underground, and the tractor and mower were not damaged. Mr. Bennett borrowed a 2” pipe threader from the City of Perry allowing Mr. Bennett to remake the connections and he and Mr. Morgan put everything back together. Mr. French’s employment was terminated on September 16, 2021.
 - (6) Locates have been called in for the area between Dark Island and Fish Creek along the County ROW. This will assist the field staff in determining the correct pipe

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

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- dimensions for our water lines and help with the Line Mapping Project.
- (7) The Chlorine pump at the Water Plant is being upgraded by Ron Bennett to elevate the electronic controls to help prevent chlorine damage to the control system.
 - (8) On Friday, September 3, 2021, we had a virus attack on Ms. Hathcock's Computer on Friday. It was a brute force attack that overwhelmed our existing anti-virus and malware software. Ms. Senter isolated the computer and worked on it for several hours but was unable to get it working. Monday morning, we were able to boot it up enough with the rescue disc and called Geeks Onsite.com to help. They were able to work online and over the phone to get everything fixed. It took approximately 4 hours to fix the computer. We asked them to check Ms. Senter's computer and update all of our anti-virus software and malware. Both computers are now on a yearly contract for maintenance. The total cost for this was approximately \$550.00 and includes one year of service for each of the two computers.
 - (9) Ms. Senter participated in a video case management conference between Judge Blue and Keaton Beach Ridge concerning the stipulation that Keaton Beach Ridge be granted a waiver to continue to use their road located in the Oak Ridge Estates subdivision for ingress and egress. The District Board agreed to this waiver late last year as our property is not affected by the use of their driveway.
- d. **Water Audits** – The water audit for August 2021 shows an estimated water loss of 11.72%. There is a suspected leak on Palmetto Road at Dekle Beach that will be fixed by the end of the week. We are continuing to watch for any other suspected leaks.

11. New Business

- a. Commissioner Gayle Lundy presented her request to receive a letter from the District to have water and sewer available to her potential development, Sweetwater Creek. Commissioner Kicklighter asked if Ms. Lundy still had zoning or permits from the County, and Ms. Lundy stated that she spoke with the County, and it was confirmed that the zoning was still applicable. **Commissioner Lynn made a motion that the District write the letter pending receipt of the zoning change information being received by the District. Commissioner Hunter offered a second. Chairman Dall asked for further discussion. There was none. By unanimous vote, the motion was approved.**
- b. During our July workshop, a request was made to change the day of our meeting so that members of the County Commissioner would be able to attend our meetings. Ms. Senter worked with Ms. Pemberton the County Administrator and came up with a day with no conflicts. The third Thursday of each month was proposed, keeping the same 6:00 P.M. meeting time. **Commissioner Kicklighter made a motion to change the meeting date to the Third Thursday each month. Commissioner Lynn offered a second. Chairman Dall called for further discussion. There was none. By unanimous vote, the motion was approved.**
- c. During our September Workshop, the Board asked that changing the District's attorney be placed on the September meeting agenda. Commissioner Lynn discussed asking local attorney, Mr. Ray Curtis to be the District's attorney. After some discussion, it was suggested by Ms. Senter that the District could prepare a Request for Proposals which would be sent to all the local attorneys. The Board would then review those proposals and determine further

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

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action at that time. **Commissioner Lynn made a motion to prepare an RFP for legal services. Commissioner Lundy offered a second. Chairman Dall called for further discussion. There was none. By unanimous vote, the motion was approved.**

- d. The Florida Rural Water Association prepared an Asset Management Plan as part of our future funding process for the Water Improvements Project. The AMP also included a rate study, which is currently being updated. Once the new rate study is complete, Ms. Senter will provide the Board with a copy to use when planning the budget for the next fiscal year.

12. Old Business

- a. Neighborhood Meter Project – the District has received a quote from Melvin Bowden for the excavation part of the project. Mr. Bowden will be working with Mr. Bennett and Mr. Morgan to outline the project and establish a plan for completion.
- b. Road Repairs at Wastewater Treatment Plant – the District has received a quote from Coastal Hauling and Land Service for road repairs. Ms. Senter will work with Mr. Dustin Beach to get the necessary repairs completed.

13. **Closing Remarks Commissioners/Staff - None**

14. **Motion to Adjourn**

Chairman Dall requested a Motion to Adjourn. Commissioner Kicklighter made a motion to adjourn the meeting. Commissioner Lynn offered a second. The meeting adjourned at 8:04 P.M.

Board Actions:

1. The Board approved the minutes from the August 18, 2021, Workshop, August 24, 2021, Board Meeting, and the September 14, 2021 Workshop.
2. The Board approved the 2021-2022 Proposed Budget.
3. The Board approved a motion to write a future development service letter to Sweetwater Creek.
4. The Board approved approved a motion to change the meeting date to the third Thursday each month.
5. The Board approved a motion to prepare a Request for Proposals for attorney services.

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

Directors Report

Taylor Coastal Water & Sewer Distr

Water Sold This Month

1,109,000 Gallons

	Amount (\$)	# Of Accounts
Total Water	18,217.25	546
Total Sewage	26,424.34	526
Total Grinder Pump Fee	6,487.48	524
Total LATE FEE	239.53	26
Total Adjustments	-333.44	19
Total Current Charges	51,035.16	546
<hr/>		
Amount Past Due 1-30 Days	774.99	10
Amount Past Due 31-60 Days	0.00	
Amount Past Due Over 60 Days	0.00	
Amount Of Overpayments/Prepayments	-16,916.04	139
Total Receivables	34,894.11	476

Total Receipts On Account	54,405.24	505
Net Change in Memberships	2,000.00	2
Amount of All Memberships	269,720.00	485
Amount of All Deposit 2	4,500.00	6
Turned Off Accounts (Amount Owed)	-1,013.45	145
Collection Accounts (Amount Owed)	-1,013.45	119
Number Of Unread (Turned On) Meters		
Average Usage For Active Meters	1,925	576
Average Water Charge For Active Meters	33.36	546

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		0	0	0.00	0.00
20,001-30,000		1	29,000	2.62	0.65
10,001-20,000		11	153,000	13.80	3.57
8,001-10,000		11	106,000	9.56	2.80
6,001-8,000		16	116,000	10.46	3.34
4,001-6,000		39	209,000	18.85	7.39
2,001-4,000		79	271,000	24.44	14.10
1-2,000		169	225,000	20.29	29.38
Zero Usage		250	0	0.00	38.77
<hr style="border-top: 1px dashed black;"/>					
Total Meters		576	1,109,000	100.00	100.00

Directors Report

Taylor Coastal Water & Sewer Distr

Monthly Reconciliation

Ending Receivables (Last Month)		38,264.19
Sales this Month	+	51,368.60
Adjustments this Month		-333.44
Less Payments this Month	-	<u>54,405.24</u>
	=	34,894.11
Total Receivables		34,894.11
Ending Memberships (Last Month)		271,220.00
Changes this Month		<u>2,000.00</u>
	=	273,220.00
Total Memberships		274,220.00

Reprinted for:

PAST DUE LIST

ACCT #	RT NAME	CURRENT	1-30	31-60	61+	LAST PAYMENT	TOTAL
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Total Receivables: **34,894.11**

Accounts Listed:

All Customers Age 2 Accounts

Taylor Coastal Water & Sewer Dist.

3:59:13PM

Turned Off Accounts

ACCT #	NAME	SERVICE ADDRESS	ROUTE	TURN-OFF DATE	MONTHS INACTIVE
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Accounts turned off since 09/01/2021

All Customers

Taylor Coastal Water & Sewer Dist.

CHANGES IN MEMBERSHIP

Taylor Coastal Water & Sewer Distr

Acct #	Name	Service Address	Deposit #	Reason	Previous	Date	New Amount	Date	Changed
698	BLOETH, MICHAEL & LAU	470 FIDDLERS LN LOT 65	1	New Membership	\$0.00		\$1,000.00	9/1/2021	\$1,000.00
699	LLAMAS, SANDRA	21497 S. SANDPIPER RD	1	New Membership	\$0.00		\$1,000.00	9/23/2021	\$1,000.00
2	Accounts using code for	New Membership			\$2,000.00		0	Accounts using code for New Deposit	
0	Accounts using code for	Membership Increase					0	Accounts using code for Increase Deposit	
0	Accounts using code for	Apply to Balance					0	Accounts using code for Apply to Balance	
0	Accounts using code for	Refund					0	Accounts using code for Refund	
0	Accounts using code for	Other					0	Accounts using code for Other	
0	Accounts using code for	Transfer					0	Accounts using code for Transfer	
	Net Change:				2,000.00			Deposit 2 Net Change:	0.00

All Customers
Taylor Coastal Water & Sewer Dist.

ADJUSTMENTS

Thursday, September 30, 2021

3:55:38PM

9/30/2021

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Taylor Coastal Water & Sewer

ACCT. #	NAME	CODE	AMOUNT	APPROVAL	DATE
313	COLTRANE, REVIS	1	(\$87.75)		9/22/21
	1 Total Adjustments	(\$87.75)	For Adjustment 1		
530	BOND, STEVE JR & LISA	2	\$89.02	LTS	9/7/21
CHECK RETURNED					
	1 Total Adjustments	\$89.02	For Adjustment 2		
530	BOND, STEVE JR & LISA	3	\$9.00	LTS	9/7/21
RETURNED CHECK CHARGE					
	1 Total Adjustments	\$9.00	For Adjustment 3		
231	STANTON, TIMOTHY & EL	9	(\$120.08)	LTS	9/28/21
Date Input Error					
	1 Total Adjustments	(\$120.08)	For Adjustment 9		
34	CARLTON, CHARLES D	10	(\$51.38)	KMH	9/30/21
SEWER ADJUSTMENT					
231	STANTON, TIMOTHY & EL	10	\$120.08	LTS	9/28/21
Loose meter fitting					
231	STANTON, TIMOTHY & EL	10	(\$120.08)	LTS	9/28/21
Loose Meter Fitting caused excess usage					
	3 Total Adjustments	(\$51.38)	For Adjustment 10		
20	ROBERTSON, JOHN	12	(\$8.01)	KMH	9/16/21
LATE FEE ADJUSTMENT					
	1 Total Adjustments	(\$8.01)	For Adjustment 12		
147	DORRIS, GARY & LISA	13	(\$14.68)	KMH	9/22/21
SM					
178	HENDERSON, ROBBIE L.	13	(\$14.68)	KMH	9/22/21
SM					
186	HILL, SIDNEY	13	(\$14.68)	KMH	9/22/21
SM					
66	LILLIOTT, HUD AND LAUR	13	(\$36.70)	KMH	9/22/21
SM					
150	MADISON, JASON & SAMA	13	(\$7.34)	KMH	9/22/21
SM					
668	MINIX, JOHN & BECKY	13	(\$14.68)	KMH	9/22/21
SM					
318	MORRIS, JOHN	13	(\$73.40)	KMH	9/22/21
SM					
551	NALL, FELIX & PAT	13	(\$14.68)	KMH	9/22/21
SM					
181	SADOUSKY, ROBERT	13	(\$7.34)	KMH	9/22/21
SM					
300	SCHAMBEAU, GERALD	13	(\$44.04)	KMH	9/22/21
SM					
296	WAGNER JR, WILFRED H.	13	(\$7.34)	KMH	9/22/21
SM					
435	WHITE, D.L.	13	(\$7.34)	KMH	9/22/21
SM					
606	WOODS, HOWARD	13	(\$7.34)	KMH	9/22/21
SM					
	13 Total Adjustments	(\$264.24)	For Adjustment 13		

Taylor Coastal Water & Sewer

ACCT. #	NAME	CODE	AMOUNT	APPROVAL	DATE
332	HODGES, DOTTIE	14	\$100.00	KMH	9/24/21
MCKINNEY TO HODGES					

1 Total Adjustments \$100.00 For Adjustment 14

- 1. (87.75) Adjustment for mis-read meter
- 2. 89.02 Debit account for returned check
- 3. 9.00 Returned check fee
- 9. (120.08) Data input error
- 10. (51.38) Other adjustment
- 12. (8.01) Late fee adjustment
- 13. (264.24) Second meter
- 14. 100.00 Transfer fee (chg of owner)

19 Accounts 22 Total Adjustments (\$333.44)

All Customers

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

**FIRE HYDRANTS and FLUSH HYDRANTS
AVAILABLE TO FILL TANKER TRUCKS**

DATE: September 2021
NAME: Ron Bennett

FIRE HYDRANTS (on six inch mains) (5)			START TIME	END TIME	GALLONS	CL2
		GPM				
A.	Highway 361 (Beach road) / Dekle Beach Road	480				
B.	Dekle Beach Road / Dekle Beach Blvd	380				
C.	Highway 361 (Beach road) / Ezell Beach Road	410				
D.	Highway 361 / Cedar Island Road	650				
E.	Dark Island Road / Gulfview Roads	350				
ABOVE GROUND FLUSH HYDRANTS (38)			START TIME	END TIME	GALLONS	CL2
		GPM				
	CEDAR ISLAND (9)					
	Cedar Island East	60				
	Cedar Island Road (end)	80				
	Kingfisher Road	10				
	Sandpiper	240	800A	11:00	43200	1.2
	Sandpiper South	165				
	Cedar Island Loop	100				
	Seahawk Lane (Voight)	70				
	Ibis Road, Cedar Island	110				
	Widgeon	160				
	KEATON BEACH (9)	GPM				
	Keaton Bch Dr (Hot Dog Std)	150				
	Keaton Bch Dr (RV Park)	75				
	Ponce De Leon	155				
	Marina Road	80	900	1100	10000	
	Ellis Moore Road	58				
	Hamdan Road	210				
	Fairpoint Comm (Hwy 361)	70				
	KB Bridge, West	150				
	KB Bridge, East	175				
	DARK ISLAND (2)	GPM				
	Gulfview North	130				
	Gulfview South	125				
	LINDSEY ISLAND (2)	GPM				
	Lindsey Island South	55				
	Lindsey Island North	55				
	DEKLE BEACH (7)	GPM				
	Dekle Beach Road Main	93				
	Palmetto Road	100				
	Mexico Road, North	95				
	Mexico Road, South	115				
	Good Times Drive South	100				
	Good Times Drive North	200				
	Jug Island	28				

**FIRE HYDRANTS and FLUSH HYDRANTS
AVAILABLE TO FILL TANKER TRUCKS**

DATE: September
NAME: _____

EZELL BEACH (3)	GPM				
Ezell Beach Road	130				
Klumbis Road	100				
Dr. Morgan's Road	80				
MISCELLANEOUS (6)	GPM				
Oak Ridge, Rosemary Lane	20				
Gibson Road (Boggy Bay)	120				
Jody Morgan Road	160				
Sawgrass (Gulf Haven Dr.)	35				
Wastewater Plant, Sandhill	15				
Ibis Lane, Cedar Island	90				
FLUSH VALVES IN VALVE BOXES (8)		START TIME	END TIME	GALLONS	CL2
CEDAR ISLAND (6)	GPM				
Sandpiper, 6 inch	250				
Egret	120				
Ibis Lane	90				
Osprey Road	170				
Cormorant road	250				
Heron Road	150				
FISH CREEK (2)	GPM				
Fish Creek, 2 inch (Kelly)	35			3000	
Fish Creek, 4 inch (Hutchins)	100				

TAYLOR COASTAL WATER & SEWER DISTRICT
Profit & Loss Budget Performance
September 2021

		Sep 21	Budget	Oct '20 - Sep 21	YTD Budget	Annual Budget
Ordinary Income/Expense						
Income						
	CUSTOMER GRINDER PUMP SALES	12,000.00	6,000.00	98,947.05	72,000.00	72,000.00
	ADJUSTMENTS, RVS BILLING	-333.44	0.00	-4,766.84	0.00	0.00
	GRINDER PUMP FEE	6,487.48	6,030.00	76,499.76	72,360.00	72,360.00
	LATE FEES, RVS	239.53	283.33	2,929.30	3,400.00	3,400.00
	SEWAGE SALES	26,424.34	25,799.67	318,644.34	309,596.00	309,596.00
	WATER CONNECTION FEE (RVS MEMBERSHIP)	2,000.00	1,210.00	18,200.00	14,520.00	14,520.00
	WATER SALES	18,217.25	17,896.33	218,490.07	214,756.00	214,756.00
	Total Income	65,035.16	57,219.33	728,943.68	686,632.00	686,632.00
Gross Profit		65,035.16	57,219.33	728,943.68	686,632.00	686,632.00
Expense						
	SAVINGS RESERVE FOR SEWER	1,946.00	1,946.00	9,730.00	9,730.00	23,352.00
	SAVINGS RESERVE FOR GP FEES	6,030.00	6,030.00	30,150.00	30,150.00	72,360.00
	SAVINGS RESERVE FOR WATER	2,092.00	2,092.00	10,460.00	10,460.00	25,104.00
	PRINCIPAL EXPENSE - RURAL DEV (Rural Development Principal)	2,063.92	2,063.92	10,319.60	10,319.60	24,767.00
	FORD F-150 PICKUP PAYMENTS	0.00	385.67	4,627.92	4,628.00	4,628.00
	CUSTOMER REPAIRS	0.00		-1,198.57		
	Property Upgrade WWTP PROPERTY	0.00		0.00	0.00	0.00
	Reconciliation Discrepancies	0.00	0.00	0.00	0.00	0.00
	ACCOUNTING	0.00	729.25	8,421.00	8,751.00	8,751.00
	ADVERTISING	0.00	125.00	1,005.66	1,500.00	1,500.00
	BAD DEBT EXPENSE	0.00		0.00	0.00	0.00
	BANK CHARGES/SERVICE CHARGES	24.95	33.33	1,502.00	400.00	400.00
	COMPUTER/SERVICE,SOFTWARE	596.93	333.33	3,801.25	4,000.00	4,000.00
	DUES & SUBSCRIPTIONS	0.00	58.33	116.30	700.00	700.00
	ENGINEERING SERVICES	0.00	125.00	0.00	1,500.00	1,500.00
	FINANCE CHG/LATE FEE	0.00		-54.28	0.00	0.00
	FREIGHT	48.97	83.33	889.74	1,000.00	1,000.00
	GAS/OIL/DIESEL	332.47	333.33	3,000.08	4,000.00	4,000.00
	INSURANCE					
	INLAND MARINE	262.00	19.00	262.00	228.00	228.00
	AUTO	3,095.00	258.33	3,095.00	3,100.00	3,100.00
	BONDS, Comm/Emp Dis/D&O Lia	200.00	325.00	2,098.00	3,900.00	3,900.00
	GENERAL LIABILITY INS.	6,298.00	211.25	6,298.00	2,535.00	2,535.00
	POLLUTION (WWTP DIESEL TANK)	0.00	75.83	666.00	910.00	910.00
	PROPERTY INSURANCE	2,629.00	188.92	2,629.00	2,267.00	2,267.00
	Total INSURANCE	12,484.00	1,078.33	15,048.00	12,940.00	12,940.00
	INTEREST EXPENSE	0.00		0.00	0.00	0.00
	INTEREST EXPENSE - RURAL DEV (USDA-RD)	4,461.31	4,523.25	54,576.69	54,279.00	54,279.00
	LANDSCAPING & DESIGN	27.12	41.67	426.32	500.00	500.00
	LEGAL/PROFESSIONAL FEES	38.40	916.67	10,057.50	11,000.00	11,000.00
	LICENSES & PERMITS	45.00	458.33	2,035.10	5,500.00	5,500.00
	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	0.00
	MOWING	810.00	300.00	1,970.00	3,600.00	3,600.00
	OFFICE EXPENSE	0.00	250.00	3,211.09	3,000.00	3,000.00
	PERSONNEL EXPENSE					
	EDUCATION/CONFERENCE EXPENSE	0.00	100.00	156.00	1,200.00	1,200.00
	RETIREMENT CONTRIBUTION-FRS (FL Retirement Systems)	1,591.47	1,202.58	15,891.27	14,431.00	14,431.00
	SALARIES & WAGES-WTR & WW OP	8,200.31	7,994.58	97,145.89	95,935.00	95,935.00
	SALARIES & WAGES-ADMINISTRATIVE	6,508.31	4,032.08	60,560.99	48,385.00	48,385.00
	TAXES-PAYROLL	1,125.21	926.00	12,064.57	11,112.00	11,112.00
	TRAVEL/MILEAGE	24.08	100.00	24.08	1,200.00	1,200.00
	WORKER'S COMPENSATION INSURANCE	1,211.54	541.67	2,516.00	6,500.00	6,500.00
	PERSONNEL EXPENSE - Other	0.00		0.00	0.00	0.00

TAYLOR COASTAL WATER & SEWER DISTRICT
Profit & Loss Budget Performance
September 2021

	Sep 21	Budget	Oct '20 - Sep 21	YTD Budget	Annual Budget
Total PERSONNEL EXPENSE	18,660.92	14,896.91	188,358.80	178,763.00	178,763.00
POSTAGE	0.00	250.00	2,930.00	3,000.00	3,000.00
PROP/EQUIP UPGRADES - Dist Off	0.00	166.67	460.23	2,000.00	2,000.00
Repair Maintenance District Off	30.00	166.67	600.06	2,000.00	2,000.00
SAFETY EQUIPMENT	0.00	66.67	153.95	800.00	800.00
SUPPLIES, CLEANING & MISC.	0.00	0.00	0.00	0.00	0.00
TAXES-OTHER	0.00	0.00	65.90	0.00	0.00
TAXES & LICENSES	0.00		7.28		
TELEPHONE	350.76	400.00	4,492.50	4,800.00	4,800.00
TRACTOR MAINTENANCE	58.23	126.67	585.62	1,520.00	1,520.00
UTILITIES (ELECTRICAL SERVICE)	1,749.88	2,041.67	24,025.16	24,500.00	24,500.00
VEHICLE MAINTENANCE	0.00	274.00	854.94	3,288.00	3,288.00
WASTEWATER DEPARTMENT					
Hurricane Hermine Expenses	0.00		0.00	0.00	0.00
NEW PUMP PURCHASE DISTRICT	0.00	4,965.00	54,615.00	59,580.00	59,580.00
GP INSTALLATION EXPENSES	0.00	2,500.00	31,367.10	30,000.00	30,000.00
GRINDER PUMP REPAIR ACCOUNT	0.00	833.33	2,384.67	10,000.00	10,000.00
EQUIPMENT PURCHASES	0.00	0.00	0.00	0.00	0.00
CHEMICALS, SEWER	0.00	250.00	1,363.00	3,000.00	3,000.00
GROUNDWATER MONITORING, WWTP	76.70	416.67	3,998.41	5,000.00	5,000.00
LAB TESTING/SUPPLIES, SEWER	177.00	250.00	3,059.15	3,000.00	3,000.00
REPAIR/MAINTENANCE, SEWER	0.00	3,333.33	19,488.78	40,000.00	40,000.00
REPLACEMENT PARTS, SEWER	0.00	833.33	1,968.83	10,000.00	10,000.00
SLUDGE HAULING	0.00	291.67	0.00	3,500.00	3,500.00
SUPPLIES/SMALL TOOLS, SEWER	0.00	166.67	1,296.90	2,000.00	2,000.00
SYSTEM/PLANT UPGRADES, SEWER	4,473.00	166.67	6,130.07	2,000.00	2,000.00
WASTEWATER DEPARTMENT - Other	0.00		17.47	0.00	0.00
Total WASTEWATER DEPARTMENT	4,726.70	14,006.67	125,689.38	168,080.00	168,080.00
WATER DEPARTMENT					
CHEMICALS, WATER	0.00	250.00	1,895.50	3,000.00	3,000.00
LAB TESTING/SUPPLIES, WATER	225.00	333.33	3,809.00	4,000.00	4,000.00
REPAIR/MAINTENANCE, WATER	36.00	1,250.00	8,112.93	15,000.00	15,000.00
REPLACEMENT PARTS, WATER	0.00	583.33	6,514.45	7,000.00	7,000.00
SUPPLIES/SMALL TOOLS, WATER	0.00	166.67	748.69	2,000.00	2,000.00
SYSTEM/PLANT UPGRADES, WATER	0.00	333.33	62,361.21	4,000.00	4,000.00
TANK MAINTENANCE, WATER	0.00	0.00	1,845.14	0.00	0.00
Total WATER DEPARTMENT	261.00	2,916.66	85,286.92	35,000.00	35,000.00
Total Expense	56,838.56	57,219.33	603,606.14	601,708.60	686,632.00
Net Ordinary Income	8,196.60	0.00	125,337.54	84,923.40	0.00
Other Income/Expense					
Other Income					
STATE REVOLVING FUND PROGRAM	0.00		0.00	0.00	0.00
State of Florida Public Assist (Reimbursement of Hurricane Hermine Expenses)	0.00		0.00	0.00	0.00
CAPITAL GRANT_EPA GRANT REVENUE	0.00		0.00	0.00	0.00
CAPITAL GRANT_USDA-RD GRANT REV	0.00		30,000.00		
INTEREST INCOME	42.87	0.00	573.90	0.00	0.00
LABOR/PARTS, CUST REPAIR	0.00		1,372.71	0.00	0.00
MISCELLANEOUS INCOME	0.00	0.00	500.00	0.00	0.00
Total Other Income	42.87	0.00	32,446.61	0.00	0.00
Other Expense					
EMPLOYEE VACINATION EXPENSE	0.00		0.00	0.00	0.00
Total Other Expense	0.00		0.00	0.00	0.00
Net Other Income	42.87	0.00	32,446.61	0.00	0.00
Net Income	8,239.47	0.00	157,784.15	84,923.40	0.00

TAYLOR COASTAL WATER & SEWER DISTRICT EXPENSE BREAKDOWN

10/18/21

Accrual Basis

September 2021

Date	Num	Name	Memo	Amount
BANK CHARGES/SERVICE CHARGES				
09/02/2021	EFT	PAY CLIX	MONTHLY PROCESSING F...	24.95
Total BANK CHARGES/SERVICE CHARGES				24.95
COMPUTER/SERVICE, SOFTWARE				
09/01/2021	SEP 2021	CONSOLIDATED COMMUNIC...	578-3043 INTERNET SERV...	59.95
09/13/2021	FFTU	Geeks on Site	Computer Repair - Billing Co...	179.00
09/13/2021	SB1	Geeks on Site	Security Software Billing Co...	79.99
09/13/2021	SB 2	Geeks on Site	Security Software Office Co...	79.99
09/13/2021	GLF 1	Geeks on Site	Software Fix Billing	99.00
09/13/2021	GLF 2	Geeks on Site	Software Fix Office	99.00
Total COMPUTER/SERVICE, SOFTWARE				596.93
FREIGHT				
09/17/2021	2064616	EMPIRE PIPE & SUPPLY CO...	SHIPPING	48.97
Total FREIGHT				48.97
GAS/OIL/DIESEL				
09/07/2021	Morgan	KEATON BEACH BUMS	26.154 GAL @ \$3.059/GAL	80.01
09/10/2021	BENNETT	WALTER B'S	16.674 Gallons @ \$2.999/G...	50.01
09/17/2021	MORGAN	KEATON BEACH BUMS	25.109 GAL @ \$3.059/GAL	76.81
09/24/2021	BENNETT	WALTER B'S	17.226 Gal @ \$3.019/Gal	52.01
09/30/2021	MORGAN	KEATON BEACH BUMS	24.070 GAL @ 3.059/GAL	73.63
Total GAS/OIL/DIESEL				332.47
INSURANCE				
INLAND MARINE				
09/20/2021	PKFL06...	STOUTAMIRE-PAVLIK & ASS...	10/01/21 to 10/01/22	262.00
Total INLAND MARINE				262.00
AUTO				
09/20/2021	PKFL06...	STOUTAMIRE-PAVLIK & ASS...	10/01/21 to 10/01/22	3,095.00
Total AUTO				3,095.00
BONDS, Comm/Emp Dis/D&O Lia				
09/02/2021	W15041...	STOUTAMIRE-PAVLIK & ASS...	Thomas Kicklighter Bond W...	100.00
09/02/2021	W15041...	STOUTAMIRE-PAVLIK & ASS...	Michael Lynn Bond W15041...	100.00
Total BONDS, Comm/Emp Dis/D&O Lia				200.00
GENERAL LIABILITY INS.				
09/20/2021	PKFL06...	STOUTAMIRE-PAVLIK & ASS...	10/01/21 to 10/01/22	6,298.00
Total GENERAL LIABILITY INS.				6,298.00
PROPERTY INSURANCE				
09/20/2021	PKFL06...	STOUTAMIRE-PAVLIK & ASS...	10/01/21 to 10/01/22	2,629.00
Total PROPERTY INSURANCE				2,629.00
Total INSURANCE				12,484.00
INTEREST EXPENSE - RURAL DEV (USDA-RD)				
09/30/2021	RD Accr...		SEPTEMBER 2021	4,461.31
Total INTEREST EXPENSE - RURAL DEV (USDA-RD)				4,461.31
LANDSCAPING & DESIGN				
09/30/2021	A197601	CASHWAY BUILDING	Landscape Timbers	13.16
09/30/2021	A197601	CASHWAY BUILDING	Mulch	13.96
Total LANDSCAPING & DESIGN				27.12
LEGAL/PROFESSIONAL FEES				
09/03/2021	698	GARY KNOWLES, CLERK OF...	Utility Easement Bloeth #698	19.20
09/27/2021	Llamas ...	GARY KNOWLES, CLERK OF...	Utility Easement Llamas #699	19.20

TAYLOR COASTAL WATER & SEWER DISTRICT EXPENSE BREAKDOWN

10/18/21

Accrual Basis

September 2021

Date	Num	Name	Memo	Amount
Total LEGAL/PROFESSIONAL FEES				38.40
LICENSES & PERMITS				
09/21/2021	742047	DEP - Storage Tank Registration	Storage Tank Account # : S...	45.00
Total LICENSES & PERMITS				45.00
MOWING				
09/07/2021	33671	FAULKNER LAWN & MAINTENANCE	Sewer Plant	200.00
09/07/2021	33671	FAULKNER LAWN & MAINTENANCE	District Office	20.00
09/07/2021	33671	FAULKNER LAWN & MAINTENANCE	Booster Station	30.00
09/07/2021	33671	FAULKNER LAWN & MAINTENANCE	Water Plant	70.00
09/30/2021	45161	FAULKNER LAWN & MAINTENANCE	Sewer Plant	245.00
09/30/2021	45161	FAULKNER LAWN & MAINTENANCE	District Office	25.00
09/30/2021	45161	FAULKNER LAWN & MAINTENANCE	Booster Station	35.00
09/30/2021	45161	FAULKNER LAWN & MAINTENANCE	Water Plant	80.00
09/30/2021	45161	FAULKNER LAWN & MAINTENANCE	Water Plant	80.00
09/30/2021	45161	FAULKNER LAWN & MAINTENANCE	District Office	25.00
Total MOWING				810.00
PERSONNEL EXPENSE				
RETIREMENT CONTRIBUTION-FRS (FL Retirement Systems)				
09/01/2021	6677	BENNETT, RONALD A		461.82
09/01/2021	6678	FRENCH, JEREMY D		162.30
09/01/2021	6679	HATHCOCK, KRISTI M		175.82
09/01/2021	6680	MORGAN, DAVID L.		263.15
09/01/2021	6681	SENER, LYNETTE T		528.38
Total RETIREMENT CONTRIBUTION-FRS (FL Retirement Systems)				1,591.47
SALARIES & WAGES-WTR & WW OP				
09/01/2021	6677	BENNETT, RONALD A		4,268.22
09/01/2021	6677	BENNETT, RONALD A		0.00
09/01/2021	6678	FRENCH, JEREMY D		1,500.00
09/01/2021	6680	MORGAN, DAVID L.		1,940.15
09/01/2021	6680	MORGAN, DAVID L.		382.62
09/01/2021	6680	MORGAN, DAVID L.		109.32
Total SALARIES & WAGES-WTR & WW OP				8,200.31
SALARIES & WAGES-ADMINISTRATIVE				
09/01/2021	6677	BENNETT, RONALD A		0.00
09/01/2021	6679	HATHCOCK, KRISTI M		1,624.98
09/01/2021	6680	MORGAN, DAVID L.		0.00
09/01/2021	6681	SENER, LYNETTE T		4,883.33
09/01/2021	6681	SENER, LYNETTE T		0.00
09/01/2021	6681	SENER, LYNETTE T		0.00
Total SALARIES & WAGES-ADMINISTRATIVE				6,508.31
TAXES-PAYROLL				
09/01/2021	6677	BENNETT, RONALD A		264.63
09/01/2021	6677	BENNETT, RONALD A		61.89
09/01/2021	6678	FRENCH, JEREMY D		93.00
09/01/2021	6678	FRENCH, JEREMY D		21.75
09/01/2021	6679	HATHCOCK, KRISTI M		100.75
09/01/2021	6679	HATHCOCK, KRISTI M		23.56
09/01/2021	6680	MORGAN, DAVID L.		150.79
09/01/2021	6680	MORGAN, DAVID L.		35.26
09/01/2021	6681	SENER, LYNETTE T		302.77
09/01/2021	6681	SENER, LYNETTE T		70.81
Total TAXES-PAYROLL				1,125.21
TRAVEL/MILEAGE				
09/01/2021		LYNETTE SENTER	Mileage for Check Signing a...	24.08
Total TRAVEL/MILEAGE				24.08
WORKER'S COMPENSATION INSURANCE				

TAYLOR COASTAL WATER & SEWER DISTRICT EXPENSE BREAKDOWN

10/18/21

Accrual Basis

September 2021

Date	Num	Name	Memo	Amount
09/13/2021	0059110...	AUTO OWNERS	Semi-Annual Premium	1,211.54
Total WORKER'S COMPENSATION INSURANCE				1,211.54
Total PERSONNEL EXPENSE				18,660.92
Repair Maintenance District Off				
09/16/2021	SEP 2021	MESSICK PEST CONTROL	Monthly Pest Control	30.00
Total Repair Maintenance District Off				30.00
TELEPHONE				
09/01/2021	SEP 2021	CONSOLIDATED COMMUNIC...	578-2080 WTP GENERATOR	54.84
09/01/2021	SEP 2021	CONSOLIDATED COMMUNIC...	578-2474 WWTP GENERA...	54.84
09/01/2021	SEP 2021	CONSOLIDATED COMMUNIC...	578-3043 DISTRICT OFFICE	60.45
09/01/2021	SEP 2021	CONSOLIDATED COMMUNIC...	LONG DISTANCE FEES/TA...	26.10
09/20/2021	988803-...	VERIZON WIRELESS	Jeremy French 843-1917	51.51
09/20/2021	988803-...	VERIZON WIRELESS	David Morgan 843-7613	51.51
09/20/2021	988803-...	VERIZON WIRELESS	Ron Bennett 843-7621	51.51
Total TELEPHONE				350.76
TRACTOR MAINTENANCE				
09/22/2021	17916	BATES HYDRAULICS	HYDRAULIC HOSES	58.23
Total TRACTOR MAINTENANCE				58.23
UTILITIES (ELECTRICAL SERVICE)				
09/23/2021	107562	TRI-COUNTY ELECTRIC, INC.	well	266.87
09/23/2021	107562	TRI-COUNTY ELECTRIC, INC.	pumping station	30.77
09/23/2021	107562	TRI-COUNTY ELECTRIC, INC.	District Office	151.22
09/23/2021	107562	TRI-COUNTY ELECTRIC, INC.	Lift Station #2 Grackle	66.87
09/23/2021	107562	TRI-COUNTY ELECTRIC, INC.	WWTP	945.75
09/23/2021	107562	TRI-COUNTY ELECTRIC, INC.	Lift Station #1 Boat Ramp	124.82
09/23/2021	107562	TRI-COUNTY ELECTRIC, INC.	Storgage Trains	30.77
09/23/2021	107562	TRI-COUNTY ELECTRIC, INC.	WW O&M	132.81
Total UTILITIES (ELECTRICAL SERVICE)				1,749.88
WASTEWATER DEPARTMENT				
GROUNDWATER MONITORING, WWTP				
09/30/2021	0248232	JONES EDMUNDS & ASSOCI...	Groundwater Monitoring Ser...	76.70
Total GROUNDWATER MONITORING, WWTP				76.70
LAB TESTING/SUPPLIES, SEWER				
09/16/2021	483578	FLOWERS CHEMICAL LABO...	CBOD TSS	48.00
09/16/2021	483578	FLOWERS CHEMICAL LABO...	CBOD TSS FCOL-QT	84.00
09/16/2021	483578	FLOWERS CHEMICAL LABO...	N02/N03 WW	20.00
09/16/2021	483578	FLOWERS CHEMICAL LABO...	PICKUP FEE/VEHICLE SU...	25.00
Total LAB TESTING/SUPPLIES, SEWER				177.00
SYSTEM/PLANT UPGRADES, SEWER				
09/15/2021	2064618	EMPIRE PIPE & SUPPLY CO...	FLANGE KIT FOR NEW FL...	50.00
09/16/2021	14306	F.J. NUGENT & ASSOCIATES...	Fiberglass Extension for GP ...	873.00
09/17/2021	2064616	EMPIRE PIPE & SUPPLY CO...	4" OCTAVE METER	3,400.00
09/17/2021	2064616	EMPIRE PIPE & SUPPLY CO...	FLANGE ADAPTERS 4"	150.00
Total SYSTEM/PLANT UPGRADES, SEWER				4,473.00
Total WASTEWATER DEPARTMENT				4,726.70
WATER DEPARTMENT				
LAB TESTING/SUPPLIES, WATER				
09/16/2021	483578	FLOWERS CHEMICAL LABO...	PICKUP FEE/VEHICLE SU...	15.00
09/17/2021	483580	FLOWERS CHEMICAL LABO...	COLILERT-18	120.00
09/20/2021	483867	FLOWERS CHEMICAL LABO...	COLILERT-18 RESAMPLE	90.00
Total LAB TESTING/SUPPLIES, WATER				225.00
REPAIR/MAINTENANCE, WATER				

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10/18/21

Accrual Basis

**TAYLOR COASTAL WATER & SEWER DISTRICT
EXPENSE BREAKDOWN
September 2021**

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
09/16/2021	10066436	GULF COAST PLUMBING AN...	STENNER QUICK PRO RO...	36.00
Total REPAIR/MAINTENANCE, WATER				36.00
Total WATER DEPARTMENT				261.00
TOTAL				44,706.64

TAYLOR COASTAL WATER & SEWER DISTRICT

Profit & Loss

September 2021

10/18/21

Accrual Basis

	Sep 21
Ordinary Income/Expense	
Income	
CUSTOMER GRINDER PUMP SALES	12,000.00
ADJUSTMENTS, RVS BILLING	-333.44
GRINDER PUMP FEE	6,487.48
LATE FEES, RVS	239.53
SEWAGE SALES	26,424.34
WATER CONNECTION FEE (RVS MEMBERSHIP)	2,000.00
WATER SALES	18,217.25
Total Income	65,035.16
Gross Profit	65,035.16
Expense	
BANK CHARGES/SERVICE CHARGES	24.95
COMPUTER/SERVICE, SOFTWARE	596.93
FREIGHT	48.97
GAS/OIL/DIESEL	332.47
INSURANCE	
INLAND MARINE	262.00
AUTO	3,095.00
BONDS, Comm/Emp Dis/D&O Lia	200.00
GENERAL LIABILITY INS.	6,298.00
PROPERTY INSURANCE	2,629.00
Total INSURANCE	12,484.00
INTEREST EXPENSE - RURAL DEV (USDA-RD)	4,461.31
LANDSCAPING & DESIGN	27.12
LEGAL/PROFESSIONAL FEES	38.40
LICENSES & PERMITS	45.00
MOWING	810.00
PERSONNEL EXPENSE	
RETIREMENT CONTRIBUTION-FRS (FL Retirement Systems)	1,591.47
SALARIES & WAGES-WTR & WW OP	8,200.31
SALARIES & WAGES-ADMINISTRATIVE	6,508.31
TAXES-PAYROLL	1,125.21
TRAVEL/MILEAGE	24.08
WORKER'S COMPENSATION INSURANCE	1,211.54
Total PERSONNEL EXPENSE	18,660.92
Repair Maintenance District Off	30.00
TELEPHONE	350.76
TRACTOR MAINTENANCE	58.23
UTILITIES (ELECTRICAL SERVICE)	1,749.88
WASTEWATER DEPARTMENT	
GROUNDWATER MONITORING, WWTP	76.70
LAB TESTING/SUPPLIES, SEWER	177.00
SYSTEM/PLANT UPGRADES, SEWER	4,473.00
Total WASTEWATER DEPARTMENT	4,726.70
WATER DEPARTMENT	
LAB TESTING/SUPPLIES, WATER	225.00
REPAIR/MAINTENANCE, WATER	36.00
Total WATER DEPARTMENT	261.00
Total Expense	44,706.64
Net Ordinary Income	20,328.52
Other Income/Expense	
Other Income	
INTEREST INCOME	42.87
Total Other Income	42.87

TAYLOR COASTAL WATER & SEWER DISTRICT
Profit & Loss
September 2021

	<u>Sep 21</u>
Net Other Income	<u>42.87</u>
Net Income	<u><u>20,371.39</u></u>

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TAYLOR COASTAL WATER & SEWER DISTRICT

10/18/21

Balance Sheet

Accrual Basis

As of September 30, 2021

	Sep 30, 21
ASSETS	
Current Assets	
Checking/Savings	
SAVINGS CCBG	
DEBT RESERVE, USDA-RD-PHASE II	25,968.00
PAYMENTS, USDA-RD - PHASE II	14,209.60
DEBT RESERVE RD 92-01, CONST.	65,311.00
PAYMENTS, USDA-RD 92-01, CONST.	12,022.50
DEBT RESERVE USDA-RD 91-03, TCU	26,245.00
PAYMENTS, USDA-RD 91-03, TCU	11,557.92
WATER SERVICE FEE, NEW LOTS	38,000.00
DEPRECIATION RESERVE-Major R&R (Major Repair/Replacement)	163,426.84
CONTINGENCY RESERVE	527,751.91
CAPITAL IMPROVEMENTS, MINOR	66,742.92
GRINDER PUMP REPAIR FEE	108,278.78
SAVINGS CCBG - Other	2,738.15
Total SAVINGS CCBG	1,062,252.62
CAPITAL CITY BANK OP CHKNG (New Bank Account due to Citizens being acquired by Credit Union)	550,327.29
SAVINGS, TCW&SD RESERVE ACCOUNT (BUSINESS SAVINGS)	10,864.95
Total Checking/Savings	1,623,444.86
Accounts Receivable	
ACCOUNTS RECEIVABLE (990 line 47a)	1,211.07
Total Accounts Receivable	1,211.07
Other Current Assets	
PREPAID EXPENSES	11,172.00
INVENTORY	85,925.29
RVS - SYSTEM INCOME	52,999.52
Total Other Current Assets	150,096.81
Total Current Assets	1,774,752.74
Fixed Assets	
DISTRICT PURCH GRINDER PUMPS	77,146.20
2017 FORD F-150 PICKUP	23,518.22
IMPROVEMENTS	22,243.79
ACCUMULATED DEPRECIATION	-4,416,246.28
BUILDINGS	9,281.23
CUSTOMER PURCHASED GPs	319,170.67
EQUIPMENT	130,494.35
EXPANSION, 95.68 Acres,WWTP (From Foley Lands & Timber through Suwannee River Water Management Di...	111,587.90
FIRE HYDRANTS from TCBCC	10,700.00
LAND	167,749.00
OFFICE EQUIPMENT	8,730.93
PIPING,TANKS & WELLS	797,853.40
PUMPS & CONTROLS	69,407.72
WASTEWATER SYSTEM, PHASE I (Quality Plus Services contract 8/17/04; Start 9/1/2004; substantial completi...	6,673,144.46
WATER EXPANSION 2002	28,328.02
WATER SYS EXPA, PRECOST 6/30/04	7,363.22
WATER SYSTEM EXPANSION	87,255.43
WWTP O&M SHOP/OFF BLDG. 07-08	56,959.74
Total Fixed Assets	4,184,688.00
Other Assets	
UNRESTRICTED NET ASSET	155,117.53
Total Other Assets	155,117.53
TOTAL ASSETS	6,114,658.27
LIABILITIES & EQUITY	
Liabilities	

TAYLOR COASTAL WATER & SEWER DISTRICT

10/18/21

Balance Sheet

Accrual Basis

As of September 30, 2021

	<u>Sep 30, 21</u>
Current Liabilities	
Accounts Payable	
ACCOUNTS PAYABLE (990 line 60)	1,826.29
Total Accounts Payable	1,826.29
Credit Cards	
CARDMEMBER SERVICE (Capital City Bank Visa)	1,738.16
Total Credit Cards	1,738.16
Other Current Liabilities	
NET PENSION LIABILITY	141,815.00
Accrued Wages	12,000.50
ACCRUED INTEREST-RD	59,186.71
CUSTOMER OVERPAYMENTS	-2,198.21
PAYROLL LIABILITIES	4,522.21
RETIREMENT PAYABLE	867.08
Total Other Current Liabilities	216,193.29
Total Current Liabilities	219,757.74
Long Term Liabilities	
N/P CITIZENS STATE BANK	17,119.44
DEFERRED OUTFLOWS	-64,970.00
CONTRACT PAYABLE-Belcher/Sawgra (Water Service Agreement of 2002)	16,000.00
N/P,RD 2005A BONDS,TCU 91-03 (USDA-RD Loan #91-03)	317,195.00
N/P,RD 2005B BONDS,Const. 92-01 (USDA-RD Loan #92-01)	537,000.00
N/P, RD 2011A BONDS, PH II WW	360,938.00
Total Long Term Liabilities	1,183,282.44
Total Liabilities	1,403,040.18
Equity	
RETAINED EARNINGS	2,743,213.13
Unrestrict (retained earnings) (990 line 21 & 67)	1,749,861.21
Net Income	218,443.75
Total Equity	4,711,518.09
TOTAL LIABILITIES & EQUITY	6,114,558.27

TAYLOR COASTAL WATER & SEWER DISTRICT
Balance Sheet as % of Total assets/Liabilities
As of September 30, 2021

	Sep 30, 21	% of Column
ASSETS		
Current Assets		
Checking/Savings		
SAVINGS CCBG	1,062,252.62	17.4%
CAPITAL CITY BANK OP CHKNG (New Bank Account due to Citizens being acqu...	550,327.29	9.0%
SAVINGS, TCW&SD RESERVE ACCOUNT (BUSINESS SAVINGS)	10,864.95	0.2%
Total Checking/Savings	1,623,444.86	26.6%
Accounts Receivable		
ACCOUNTS RECEIVABLE (990 line 47a)	1,211.07	0.0%
Total Accounts Receivable	1,211.07	0.0%
Other Current Assets		
PREPAID EXPENSES	11,172.00	0.2%
INVENTORY	85,925.29	1.4%
RVS - SYSTEM INCOME	52,999.52	0.9%
Total Other Current Assets	150,096.81	2.5%
Total Current Assets	1,774,752.74	29.0%
Fixed Assets		
DISTRICT PURCH GRINDER PUMPS	77,146.20	1.3%
2017 FORD F-150 PICKUP	23,518.22	0.4%
IMPROVEMENTS	22,243.79	0.4%
ACCUMULATED DEPRECIATION	-4,416,246.28	-72.2%
BUILDINGS	9,281.23	0.2%
CUSTOMER PURCHASED GPs	319,170.67	5.2%
EQUIPMENT	130,494.35	2.1%
EXPANSION, 95.68 Acres,WWTP (From Foley Lands & Timber through Suwannee ...	111,587.90	1.8%
FIRE HYDRANTS from TCBC	10,700.00	0.2%
LAND	167,749.00	2.7%
OFFICE EQUIPMENT	8,730.93	0.1%
PIPING,TANKS & WELLS	797,853.40	13.0%
PUMPS & CONTROLS	69,407.72	1.1%
WASTEWATER SYSTEM, PHASE I (Quality Plus Services contract 8/17/04; Start 9/...	6,673,144.46	109.1%
WATER EXPANSION 2002	28,328.02	0.5%
WATER SYS EXPA, PRECOST 6/30/04	7,363.22	0.1%
WATER SYSTEM EXPANSION	87,255.43	1.4%
WWTP O&M SHOP/OFF BLDG. 07-08	56,959.74	0.9%
Total Fixed Assets	4,184,688.00	68.4%
Other Assets		
UNRESTRICTED NET ASSET	155,117.53	2.5%
Total Other Assets	155,117.53	2.5%
TOTAL ASSETS	6,114,558.27	100.0%
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		

	Sep 30, 21	% of Column
ACCOUNTS PAYABLE (990 line 60)	1,826.29	0.0%
Total Accounts Payable	1,826.29	0.0%
Credit Cards		
CARDMEMBER SERVICE (Capital City Bank Visa)	1,738.16	0.0%
Total Credit Cards	1,738.16	0.0%
Other Current Liabilities		
NET PENSION LIABILITY	141,815.00	2.3%
Accrued Wages	12,000.50	0.2%
ACCRUED INTEREST-RD	59,186.71	1.0%
CUSTOMER OVERPAYMENTS	-2,198.21	-0.0%
PAYROLL LIABILITIES	4,522.21	0.1%
RETIREMENT PAYABLE	867.08	0.0%
Total Other Current Liabilities	216,193.29	3.5%
Total Current Liabilities	219,757.74	3.6%
Long Term Liabilities		
N/P CITIZENS STATE BANK	17,119.44	0.3%
DEFERRED OUTFLOWS	-64,970.00	-1.1%
CONTRACT PAYABLE-Belcher/Sawgra (Water Service Agreement of 2002)	16,000.00	0.3%
N/P,RD 2005A BONDS,TCU 91-03 (USDA-RD Loan #91-03)	317,195.00	5.2%
N/P,RD 2005B BONDS,Const. 92-01 (USDA-RD Loan #92-01)	537,000.00	8.8%
N/P, RD 2011A BONDS, PH II WW	360,938.00	5.9%
Total Long Term Liabilities	1,183,282.44	19.4%
Total Liabilities	1,403,040.18	22.9%
Equity		
RETAINED EARNINGS	2,743,213.13	44.9%
Unrestrict (retained earnings) (990 line 21 & 67)	1,749,861.21	28.6%
Net Income	218,443.75	3.6%
Total Equity	4,711,518.09	77.1%
TOTAL LIABILITIES & EQUITY	6,114,558.27	100.0%

Subject: Fish Creek Cove vs Taylor Coastal

From: Don Curtis <drcurtisjr@hotmail.com>

Date: 10/7/2021, 1:04 PM

To: "tcwsd@fairpoint.net" <tcwsd@fairpoint.net>, Don Curtis <drcurtisjr@hotmail.com>, Michele Curtis <mrc1218@hotmail.com>

CC: "lpemberton@taylorcountygov.com" <lpemberton@taylorcountygov.com>, Pam Feagle <pfeagle@taylorcountygov.com>

Lynette,

I'm glad our property rights have been restored on our Fish Creek Cove LLC property.

However, to assert our property rights via the Burt Harris Private Property Rights law, we had to spend \$7,500 in appraisal fees and \$17,932.50 in legal fees.

As per a letter submitted to your board on July 20, 2021, we think reimbursement for our out-of-pocket expenses is reasonable. They are \$7,500 for Catlett Appraisal Firm and \$17,932.50 to The Curtis Law Firm (see attachments).

I would like to suggest 2 ways to settle the matter.

1. Reimburse Fish Creek Cove LLC \$25,432.50.
2. Or credit our account for the same amount with your agency and then apply our bill each month towards the credit.

Please let me know how you and the Board wish to proceed.

Thank you for your time and attention to this matter.

Don Curtis

Don Curtis, President

The Forestry Company - Celebrating 25 Years of Business

Georgia Forester License # 1537, Association of Consulting Foresters #579, Society of American Foresters #16325, Florida Real Estate Broker #BK642296

502 West Green Street, Perry, FL 32347

850-584-8887 office, 888-600-6151 fax, 850-843-1100 cell www.TheForestryCompany.com

Thought for today: Our forests made us carbon neutral before it was cool!

From: copierscansobs@gmail.com <copierscansobs@gmail.com>

Sent: Thursday, October 7, 2021 1:04 PM

To: Don <drcurtisjr@hotmail.com>

Subject: Message from "RNP00267396D947"

This E-mail was sent from "RNP00267396D947" (MP C4503).

Scan Date: 10.07.2021 13:04:05 (-0400)

Queries to: CustomerScan@comcast.net

— Attachments: —

20211007130406008.pdf

1.8 MB



THE CURTIS LAW FIRM
A PROFESSIONAL ASSOCIATION

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Perry, Florida 32347
(850) 584-5299 Phone
(850) 290-7448 Fax
www.thecurtislawfirm.com

Attorneys:
Ray Curtis^(FL)
Cathleen Curtis^(FL)
Ian Puczkowski^{(FL)(GA)}
Licensed in Florida^(FL)
Licensed in Georgia^(GA)

Taylor Coastal Sewer & Water District
Attn: Board Members

July 20, 2021

Memorandum Regarding Landowners Injured by the District

Dear TCWSD Board Members:

Over the past several years, the TCWSD has taken action that has hurt a lot of people.

How many people never attempted to fully utilize their property because they had heard from a neighbor that the TCWSD would simply shut them down if they wanted to develop their property? How many people knew of statements like that of former Board Member Diane Carlton made on June 28, 2020?¹ Why did some landowners wait so long to try to develop (like Four Rivers and the marina property)? Why are there large tracts of land that are vacant or only have one house on them, when the rest of coastal Florida is in a full blown construction revolution? Why are we surprised that lots are covered by RVs when TCWSD would only allow one sewer connection for residences, but up to four RVs could connect? Why are Taylor County's ad valorem revenues that fund schools and services only rising marginally when the rest of coastal Florida's tax base is through the roof?

We will never likely know the full extent of the damage that has been done by TCWSD's prior Boardmembers to our coastal landowners, our County, and our school system.

But, in certain instances, we can determine in exact dollars how badly injured individual property owners were at the hands of the District.

For example:

1) *Tony Brown - Had to sell his coastal lot (valued with water/sewer at \$59,000) in April of 2021 for \$33,000 because water/sewer was denied; or*

2) *JKSW Investments, LLC who incurred over \$11,000 in legal fees fighting the district over the course of a year, and engineering costs of \$_____ (to be determined) _____ to design for septic tanks, because water/sewer was denied on their 26 acres that is ACROSS THE STREET*

¹ "...development within the District is not possible at this time due to the restrictions of our funding agreements."
January 28, 2020 TCWSD Meeting Minutes

FROM THE TCWSD OFFICE AND HAS THE TCWSD SEWER MAIN RUNNING DOWN ITS PROPERTY LINE; and

3) Fish Creek Cove, LLC who incurred just under \$16,000 in legal fees fighting the district over the course of nine months, and specialized appraisal costs of \$____(to be determined)____, because water/sewer was limited by the District to one unit on 28 acres, EVEN THOUGH THE COUNTY'S FUTURE LAND USE MAP IS REQUIRED BY A LEGAL SETTLEMENT AGREEMENT TO STATE "UPON SUCH TIME AS CENTRALIZED SANITARY SEWER SERVICE IS PROVIDED TO SAID PARCEL, A MAXIMUM OF 10 DWELLING UNITS PER ACRE SHALL BE PERMISSIBLE ON SAID PARCEL."

These folks (and probably others ²), lost serious money at the hands of the District. They also paid out of pocket to fight for real change that will now benefit all of the district's property owners. Ironically, the District spent over \$12,000 in legal fees in the last year fighting Fish Creek Cove (and more in the prior year fighting JKSW); trying to force it to be limited to one unit on 28 acres. Think about that; Fish Creek Cove and JKSW were paying out of pocket to fight the District while at the same time paying fees to the District that were used to try to deny them water and sewer that they were already entitled to.

I ask you to consider putting in place a framework to makes these (and other) landowners whole. I think it would be reasonable for the District to propose to an injured landowner, if the landowner can submit definitive proof of its injury to the District, and if the injury can be quantified into a dollar amount, that the District and the landowner enter into a settlement agreement wherein the landowner waives any claims against the District in exchange for a credit in the amount of the injury (without interest) being applied to the landowner's District utility account.

For those landowners that can prove injury but no longer have a property that has a District utility account, some other accommodation may have to be made.

Also, if the Board is to consider putting in place such a framework, it presumably would want to put in place a time limitation (e.g. the landowner would have to show injury within the past ____ years).

Thank you in advance for giving this memorandum any consideration you deem appropriate. I hope to be discussing it with you in the near future.

Respectfully,



Ray Curtis

² *David Cassidy, Bishop Clark, Four Rivers, CR Farm LLC, Cindy Simpson, Sandy Beach, Benjye Tuten, Robert Lynn, George Collins, Johnny Price, David Dall, and Lisa Bowell were also impeded or outright denied service in the past 18 months. It is unknown at this time whether they sustained any measurable injury as a result.*



Date of Agreement: Wednesday, July 7, 2021

Mr. Ray Curtis, Esquire
The Curtis Law Firm
103 North Jefferson Street
Perry, Florida 32347

+1 (850) 290-5759
ray@thecurtislawfirm.com

Kyle A. Catlett, MAI
President
3800 W. Bay to Bay Blvd. Suite 23
Tampa, FL 33629

+1 (813) 254-5700
kcatlett@triggcatlett.com

PROFESSIONAL SERVICE AGREEMENT ("Agreement")

This Professional Services Agreement (this "Agreement") is made and entered into on July 7, 2021 (the "Effective Date"), by and between Trigg, Catlett & Associates and Mr. Ray Curtis, Esquire (herein referred to as "Client").

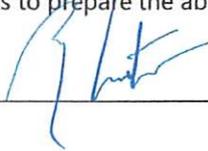
Property Address	22645 Fish Creek Highway Perry, Florida 32348
Parcel ID Numbers	07193-000
Interest Valued	Fee Simple
Intended User(s)	The principal intended user would include the addressee Mr. Ray Curtis as legal counsel to the property owner Fish Creek Cove, LLC. It is likely that another intended user may be the applicable jurisdictional court.
Intended Use	The report to be performed under this Agreement ("Appraisal") is to estimate the diminution or difference in the Fair Market Value between: <ol style="list-style-type: none">1.) The subject property entitled for up to one hundred-forty (140) water & sewer utility hookups through the Taylor Coastal Water & Sewer Board.2.) The subject property entitled for only one (1) water & sewer utility hookup through the Taylor Coastal Water & Sewer Board.
Types of Value	Fair Market Value recognizing the impacts of the loss of utility hookups.
Date of Value	To be furnished by legal counsel.
Report Type	Appraisal Report
Professional Fee	Initial retainer of \$5,000. Total appraisal fee not to exceed \$30,000. Additional costs associated with our deposition, mediation and trial will be billed at \$275 per hour. We will bill monthly according to work in progress.
Expenses	Fee includes all associated expenses.
Payment Terms	Appraiser shall invoice Client for services rendered pursuant to this Agreement based upon the fees specified in this Agreement. Appraiser's invoices are considered due upon receipt by Client and shall be deemed delinquent if not paid within five (5) days of the date of Appraiser's invoice.

SCOPE OF WORK

Site Inspection	On-site. Date to be determined by mutual agreement.
Valuation Approaches	Appraiser will provide the Appraisal in accordance with Uniform Standards of Professional Appraisal (USPAP), The Code of Professional Ethics of the Appraisal Institute, Standards of Professional Appraisal Practice of the Appraisal Institute, and State Licensing Laws. Appraiser will research relevant market data, and perform analysis to the extent necessary to produce credible appraisal results. The scope of work will be included in the Appraisal. The Appraiser shall use all approaches necessary to develop a credible opinion of value.
Delivery	No later than September 3, 2021.
Number of Reports	One (1) Electronic (PDF) Final Appraisal and Two (2) hard copies
Acceptance Date	These specifications are subject to modification if this Agreement is not accepted within 5 business days from the date of this letter.

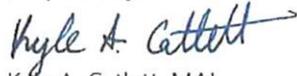
PROPERTY DATA REQUEST

Please forward all materials deemed to be relevant to the valuation assignment. Our ability to honor the terms of this Agreement will require Client's response within five (5) business days. If you have questions regarding the enclosed, please feel free to contact me. I, Ray Curtis, Esquire as legal counsel, agree to the above stated terms and authorize Trigg, Catlett & Associates to prepare the above referenced appraisal.



Date: 7/15/2021

Respectfully,



Kyle A. Catlett, MAI

President

State Certified General Real Estate Appraiser

RZ 3875



**TRIGG, CATLETT
& ASSOCIATES**

3800 W. Bay to Bay Boulevard, Suite 23
Tampa, Florida 33629
(813) 254-5700

INVOICE

DATE: August 31, 2021
INVOICE # 3723
P.O. #
Terms: Due Upon Receipt

Bill To:
Mr. Ray Curtis, Esquire
The Curtis Law Firm
103 North Jefferson Street
Perry, Florida 32347

DESCRIPTION	AMOUNT
For Services Rendered 2021-103 22645 Fish Creek Highway Perry, Florida 32348 Final Bill (KAC) Inspection of subject 4 hrs (billed at half 3 hrs each way drive time plus 2 hrs inspection/meeting) Review material provided by client 2 hrs Research comparables before/after 10 hrs Begin report writing/draft of appraisal 15 hrs Total hours 31 @ \$275/hr = \$8,525	\$ 2,500.00
Retainer \$5,000	
Total Fee \$3,525	
Discount (\$1,025)	
Federal Tax ID No. 59-3077113	TOTAL \$ 2,500.00

THANK YOU FOR YOUR BUSINESS!

total \$ 7,500.00

Activities Export

10/04/2021
9:58 AM

Date	Type	Description	Matter	User	Qty	Rate (\$)	Non-billable (\$)	Billable (\$)
07/27/2021		Attend first TCWSD meeting of the new board. Present issue to new board. Billed invoice 8413	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	2.50h	300.00	-	750.00
07/20/2021		Prepare various documents for the new TCWSD board. Billed invoice 8413	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	4.00h	300.00	-	1,200.00
07/12/2021		Finish Prep for BOCC 7.12.2021 meeting. Billed invoice 8312	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	2.00h	300.00	-	600.00
07/11/2021		Prepare for 7.12.2021 Special Meeting. Review TCWSD submissions. Billed invoice 8312	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	3.20h	300.00	-	960.00
07/02/2021		Draft memo of law to CB re BOCC options. Billed invoice 8312	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	1.10h	300.00	-	330.00
06/30/2021		Review mission statement abolishment background. Billed invoice 8312	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	0.90h	300.00	-	270.00
06/24/2021		Finish draft letter from LP to TCWSD. Billed invoice 8312	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	3.30h	300.00	-	990.00
06/23/2021		Prepare document for LP to send to TCWSD. Billed invoice 8312	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	1.60h	300.00	-	480.00
					60.90h		\$0.00 0.0h	\$17,932.50 60.9h

Activities Export

10/04/2021
9:58 AM

Date	Type	Description	Matter	User	Qty	Rate (\$)	Non-billable (\$)	Billable (\$)
06/22/2021	 	Attend BOCC meeting. ● Billed invoice 8312	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	1.50h	300.00	-	450.00
06/15/2021	 	Finalize BOCC presentation for LP. Send to LP. ● Billed invoice 8312	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	2.00h	300.00	-	600.00
06/02/2021	 	Get info from PA and incorporate into presentation. ● Billed invoice 8236	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	2.00h	300.00	-	600.00
06/01/2021	 	Final revisions (except for PA office info) for FCC submission for BOCC workshop. ● Billed invoice 8236	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	4.10h	300.00	-	1,230.00
05/28/2021	 	Prepare workshop packet per LP's form. ● Billed invoice 8236	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	3.70h	300.00	-	1,110.00
05/14/2021	 	Work on BOCC presentation. ● Billed invoice 8236	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	6.00h	300.00	-	1,800.00
05/13/2021	 	Prepare presentation for County workshop. ● Billed invoice 8236	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	5.10h	300.00	-	1,530.00
05/12/2021	 	Meet with County Staff to discuss ongoing issue with TCWSD. ● Billed invoice 8236	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	2.30h	300.00	-	690.00
03/30/2021	 	Begin reviewing 780 pages of docs from 119 request to TCWSD.	Fish Creek Cove, LLC..PERMITTING	Ray Curtis	2.50h	300.00	-	750.00
					60.90h		\$0.00 0.0h	\$17,932.50 60.9h

Activities Export

10/04/2021
9:58 AM

Date	Type	Description	Matter	User	Qty	Rate (\$)	Non-billable (\$)	Billable (\$)
		● Billed invoice 8010	Permitting Etc.					
03/26/2021	⌚	Pull staples, scan to Ray's digital file the Taylor Coastal Water and Sewer documents that were dropped off on 3/25/21. ● Billed invoice 8010	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Charlene Sessions	0.90h	75.00	-	67.50
03/25/2021	⌚	Remove staples and scan documents from Taylor Coastal Water & Sewer District. ● Billed invoice 8010	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Charlene Sessions	0.60h	75.00	-	45.00
03/10/2021	⌚	Review CB email; then prepare response. ● Billed invoice 8010	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	1.00h	300.00	-	300.00
03/07/2021	⌚	Review 15 years of TCWSD minutes. Prepare 3rd letter to Durant. ● Billed invoice 7943	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	1.90h	300.00	-	570.00
02/17/2021	⌚	Review Durant letter. Call Conrad to discuss. Then email docs to Conrad and LaWanda. ● Billed invoice 7943	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	0.60h	300.00	-	180.00
02/15/2021	⌚	Prepare Bert Harris Claim Demand Letter. Send draft to all parties. ● Billed invoice 7943	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	2.70h	300.00	-	810.00
01/18/2021	⌚	Revise and finish 2nd letter re connection; then send. ● Unbilled	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	0.00h	300.00	-	0.00
					60.90h		\$0.00	\$17,932.50
							0.0h	60.9h

Activities Export

10/04/2021
9:58 AM

Date	Type	Description	Matter	User	Qty	Rate (\$)	Non-billable (\$)	Billable (\$)
12/31/2020		Research issues. Draft second letter to TCWSD.  Billed invoice 7824	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	4.70h	300.00	-	1,410.00
11/05/2020		Conversation with atty Joe Boyd. Research public records.  Billed invoice 7700	Fish Creek Cove, LLC..PERMITTING Permitting Etc.	Ray Curtis	0.70h	300.00	-	210.00
					60.90h		\$0.00 0.0h	\$17,932.50 60.9h



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Taylor Coastal Sewer & Water District
Attn: Board Members

July 20, 2021

Memorandum Regarding Landowners Injured by the District

Dear TCWSD Board Members:

Over the past several years, the TCWSD has taken action that has hurt a lot of people.

How many people never attempted to fully utilize their property because they had heard from a neighbor that the TCWSD would simply shut them down if they wanted to develop their property? How many people knew of statements like that of former Board Member Diane Carlton made on June 28, 2020?¹ Why did some landowners wait so long to try to develop (like Four Rivers and the marina property)? Why are there large tracts of land that are vacant or only have one house on them, when the rest of coastal Florida is in a full blown construction revolution? Why are we surprised that lots are covered by RVs when TCWSD would only allow one sewer connection for residences, but up to four RVs could connect? Why are Taylor County's ad valorem revenues that fund schools and services only rising marginally when the rest of coastal Florida's tax base is through the roof?

We will never likely know the full extent of the damage that has been done by TCWSD's prior Boardmembers to our coastal landowners, our County, and our school system.

But, in certain instances, we can determine in exact dollars how badly injured individual property owners were at the hands of the District.

For example:

1) Tony Brown - Had to sell his coastal lot (valued with water/sewer at \$59,000) in April of 2021 for \$33,000 because water/sewer was denied; or

2) JKSW Investments, LLC who incurred over \$11,000 in legal fees fighting the district over the course of a year, and engineering costs of \$_____ (to be determined)_____ to design for septic tanks, because water/sewer was denied on their 26 acres that is ACROSS THE STREET

¹ "...development within the District is not possible at this time due to the restrictions of our funding agreements."
January 28, 2020 TCWSD Meeting Minutes

FROM THE TCWSD OFFICE AND HAS THE TCWSD SEWER MAIN RUNNING DOWN ITS PROPERTY LINE; and

3) Fish Creek Cove, LLC who incurred just under \$16,000 in legal fees fighting the district over the course of nine months, and specialized appraisal costs of \$____(to be determined)____, because water/sewer was limited by the District to one unit on 28 acres, EVEN THOUGH THE COUNTY'S FUTURE LAND USE MAP IS REQUIRED BY A LEGAL SETTLEMENT AGREEMENT TO STATE "UPON SUCH TIME AS CENTRALIZED SANITARY SEWER SERVICE IS PROVIDED TO SAID PARCEL, A MAXIMUM OF 10 DWELLING UNITS PER ACRE SHALL BE PERMISSIBLE ON SAID PARCEL."

These folks (and probably others²), lost serious money at the hands of the District. They also paid out of pocket to fight for real change that will now benefit all of the district's property owners. Ironically, the District spent over \$12,000 in legal fees in the last year fighting Fish Creek Cove (and more in the prior year fighting JKSW); trying to force it to be limited to one unit on 28 acres. Think about that; Fish Creek Cove and JKSW were paying out of pocket to fight the District while at the same time paying fees to the District that were used to try to deny them water and sewer that they were already entitled to.

I ask you to consider putting in place a framework to makes these (and other) landowners whole. I think it would be reasonable for the District to propose to an injured landowner, if the landowner can submit definitive proof of its injury to the District, and if the injury can be quantified into a dollar amount, that the District and the landowner enter into a settlement agreement wherein the landowner waives any claims against the District in exchange for a credit in the amount of the injury (without interest) being applied to the landowner's District utility account.

For those landowners that can prove injury but no longer have a property that has a District utility account, some other accommodation may have to be made.

Also, if the Board is to consider putting in place such a framework, it presumably would want to put in place a time limitation (e.g. the landowner would have to show injury within the past ____ years).

Thank you in advance for giving this memorandum any consideration you deem appropriate. I hope to be discussing it with you in the near future.

Respectfully,



Ray Curtis

² David Cassidy, Bishop Clark, Four Rivers, CR Farm LLC, Cindy Simpson, Sandy Beach, Benjye Tuten, Robert Lynn, George Collins, Johnny Price, David Dall, and Lisa Howell were also impeded or outright denied service in the past 18 months. It is unknown at this time whether they sustained any measurable injury as a result.

Section 4. Discharges into natural outlets.

It shall be unlawful to discharge to any natural outlet within the District or in any area under the jurisdiction of the District, any sewage or other polluted waters, except where suitable treatment has been provided in accordance with the provisions of this article.

Section 5. Privy vaults, septic tanks, etc., generally.

Except as otherwise provided, it shall be unlawful to construct or maintain any privy, privy vault, septic tank, cesspool, or other facility intended or used for the disposal of sewage within the District's wastewater service area.

Section 6. Private water wells.

Where private water wells are used, disposal into the District's wastewater system shall be done only by special agreement with the District.

Section 7. Connection to District water system required.

The owners of all houses, buildings, or properties used for human occupancy, employment, recreation, or other purposes, situated within the District's wastewater service area that are required to connect to the District's public wastewater system in accordance with the provisions of this Ordinance shall also be required to connect to the District's water system within ninety (90) days after date of official notice to do so, provided that said water system main is within two hundred (200) feet (61 meters) of the property line. This article shall not be construed to require or entitle any person to cross the private property of another to make such a water connection.

Section 8. Requirement for suitable toilet facilities.

The owners of all houses, buildings, or properties used for human occupancy, employment, recreation, or other purposes, situated within the District's wastewater service area and abutting on any street, alley, right-of-way or easement in which there is now located or may in the future be located a public sanitary sewer of the District, is hereby required at his expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this article. The connection shall be made within ninety (90) days after date of official notice to do so, provided that said public sewer is within two hundred (200) feet (61 meters) of the property line. This article shall not be construed to require or entitle any person to cross the private property of another to make such a sewer connection.

Section 9. Special provisions for major contributing industries.

Any major contributing industry within the district, as defined by 40 CFR 128.124, shall comply with 40 CFR 128 and any other regulation as shall from time to time be established by the Environmental Protection Agency or other appropriate regulating governmental agency.

Section 10. Damaging sewer system.

No person shall maliciously, willfully, or negligently break, damage, destroy, uncover, deface, or tamper with any structure, appurtenance, or equipment which is a part of the sewage works.

Section 11. Inspections – discontinuance of service.

- (a) The superintendent and other duly authorized employees of the District bearing proper credentials and identification shall be permitted to enter all properties for the purposes of inspection, observation, measurement, sampling, and testing in accordance with the provisions of this article. The superintendent or his representative shall have no authority to inquire into any processes including metallurgical, chemical, oil, refining, ceramic, paper, or other industries beyond that point having a direct bearing on the kind and source of discharge to the sewers or waterways or facilities for waste treatment.

Sec. 66-150. - Connection with sewer system.

Upon the acquisition or construction of water facilities under the provisions of this act, so long as the district is otherwise able to provide potable water service, the owner, tenant or occupant of each lot or parcel of land within the district which abuts upon a street or other public way containing a water line as a part of such water facility served or which may be served by such water facility and upon which lot or parcel a building shall have been constructed for residential, commercial or industrial use, shall, connect with such building such water facility, and shall cease to use any other water for potable purposes and, further, prohibiting from allowing any of said water from a source other than the public water system from entering any potable water line or lines on said property or elsewhere. All such connections shall be made in accordance with rules and regulations and may provide for a charge for making any such connection in such reasonable amount as the board may fix and establish. If said owner, tenant, or occupant of each such lot or parcel of land within the district is not required by the district to connect with such potable water system, or if the district is unable to permit connection with such potable water system, then said owner, tenant, or occupant may employ such other privately maintained system as otherwise permitted by law. This act being necessary for the welfare of the inhabitants of the district shall be liberally construed to affect the purpose thereof.

(Ord. No. 2005-3, § 10, 4-19-2005; Ord. No. 2020-4, § 2, 10-5-2020)

Sec. 66-151. - Connection with water system.

Upon the acquisition or construction of water facilities under the provisions of this act, the owner, tenant or occupant of each lot or parcel of land within the district which abuts upon a street or other public way containing a water line as a part of such water facility served or which may be served by such water facility and upon which lot or parcel a building shall have been constructed for residential, commercial or industrial use, shall, connect with such building such water facility, and shall cease to use any other water for potable purposes and, further, prohibiting from allowing any of said water from a source other than the public water system from entering any potable water line or lines on said property or elsewhere. All such connections shall be made in accordance with rules and regulations and may provide for a charge for making any such connection in such reasonable amount as the board may fix and establish. This act being necessary for the welfare of the inhabitants of the district shall be liberally construed to effect the purpose thereof.

(Ord. No. 2005-3, § 11, 4-19-2005)