

WEST VILLAGES IMPROVEMENT DISTRICT

2017 West Villages Bond Requisitions Review

Unit 3 – Gran Paradiso

Series 2017



Reviewed by:

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BACKGROUND

The West Villages Improvement District issued a special assessment revenue refunding bond, series 2017 for the Unit of Development No. 3 with various maturity dates.

Unit of Development #3 encompasses about 1068 acres of development north of US41, generally in the Gran Paradiso residential development area consisting of 1896 units.

The Unit 3 refunding Bonds were issued pursuant to resolution Nos 2005-38 and 2017-13 by the District Board adopted Nov 1, 2005, and June 29, 2017.

PURPOSE

The purpose of the review was to determine if the requisitions and payments were for improvements of infrastructure within the Unit 3 area in general accordance with the bond requirements.

SUMMARY OF FINDINGS

Giffels-Webster Engineers reviewed 16 requisitions for the 2017 West Villages Bond.

A total of 16 pay requisitions were reviewed. Some requisitions were for payment of one entity, and some were bundled with multiple entities.

The 16 requisitions are summarized in the following table. Ten entities received disbursements from the bond as follows:

Stantec Consulting Services, Inc.	\$ 158,790.75
E.T. Mackenzie of Florida, Inc.	\$ 598,085.72
Core & Main, L.P.	\$ 125,104.83
Lennar Homes, LLC	\$ 212,259.18
Applied Drilling Engineering, Inc.	\$ 6,494.68
Frederick Derr & Company, Inc.	\$ 13,450.00
Pond Professional, LLC	\$ 131,456.26
Nostalgic Lamppost & Mailboxes Plus	\$ 63,555.00
Florida Power & Light	\$ 6,509.86
West Village Improvement District	\$ 3,729.63
Total	1,319,435.91

The reclaimed water main is located from the entrance of Sarasota National to the irrigation lake in Gran Paradiso.

Two payments to Frederick Derr and Company were for Crosswalk ramp modifications (requisition 14-S) and Multimodal Widening and Paving of guardhouse parking lot which appears to be for infrastructure improvements within the boundary of the Unit 3 area.

None of the 16 requisitions for the Unit 3 (2017) funds were found to be spent on improvements at the US 41 & West Villages Parkway Intersection.

It is our opinion that all the payments summarized was either for the construction, materials, or the design of the reclaimed waterline, irrigation system or other improvements benefitting the Unit 3 development.

The following table summarizes the payments for each requisition.

2017 West Villages Bond Requisitions - Summary							
Date	Req #	Payee	\$ amount	Purpose	Fund/Account for disbursement	Description of work	Invoice No.
10/24/2017	1-S	Stantec Consulting	\$ 57,461.50	Reclaimed Waterline and Engr Report	Unit 3 Acquisition / Construction account #278512005	Utility Design & Permitting - US 41 Reclaimed Waterline	Stantec invoice 1220067
1/30/2018	2-S	Stantec Consulting	\$ 36,000.00	Unit 3-Reclaimed Waterline	Unit 3 Acquisition and Construction Account # 278512005	Utility Design & Permitting - US 41 Reclaimed Waterline	Stantec invoice 1272007 & 177310845
		West Villages Improvement District	\$ 1,250.00	Unit 3-Reclaimed Waterline	Unit 3 Acquisition and Construction Account # 278512005	Reimbursement of Permit Fees	
		2-S total	\$ 37,250.00				
4/2/2018	3-S	Stantec Consulting	\$ 11,467.50	Unit 3 – Reclaimed Waterline	Unit 3 Acquisition and Construction Account # 278512005	Utility Design & Permitting - US 41 Reclaimed Waterline	Stantec invoice 1325363, ,
		FPL	\$ 6,509.86	Unit 3 – Reclaimed Waterline	Unit 3 Acquisition and Construction Account # 278512005	FPL Transformer pad	FPL invoice 1800153728
		Applied Drilling Engineering, Inc.	\$ 1,038.68	Unit 3 – Reclaimed Waterline	Unit 3 Acquisition and Construction Account # 278512005	Goulds submersible Pump Repair Well 72	Applied Drilling Eng. Invoice 622
		3-S total	\$ 19,016.04				
6/15/2018	4-S	Stantec Consulting	\$ 6,624.11	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Utility Design/permitting /bidding - US 41 Reclaimed waterline	Stantec invoice 1312756 & 1352283
		Lennar Homes, LLC	\$ 161,052.50	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Gran Paradiso Phase 4B - 8" Ag supply line construction cost along Prestigio Boulevard	
		E.T. Mackenzie of FL, Inc.	\$ 149,328.87	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Construction of US 41 Reclaimed Waterline	E.T. Mackenzie Invoice App #1
		Core & Main, L.P.	\$ 98,692.98	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Materials for Construction for Reclaimed Watermain	Core & Main Invoice I876207, I825638, I825578, I851541, I826573, I877799
		4-S total	\$ 415,698.46				
8/1/2018	5-S	West Villages Improvement District	\$ 2,479.63	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Reimbursement of Permit Fees	
		E.T. Mackenzie of FL, Inc.	\$ 124,995.08	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Construction of US 41 Reclaimed Waterline	E.T. Mackenzie Invoice App #2
		Core & Main, L.P.	\$ 12,094.95	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Materials for Construction for Reclaimed Watermain	Core & Main Invoice I835966, J003615
		5-S total	\$ 139,569.66				
8/21/2018	6-S	E.T. Mackenzie of FL, Inc.	\$ 61,882.31	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Construction of US 41 Reclaimed Waterline	E.T. Mackenzie Invoice App #3
		Applied Drilling Engineering, Inc.	\$ 5,456.00	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	New 16" Wellhead, flow meter labor and materials	Applied Drilling Eng invoice 648
		6-S total	\$ 67,338.31				
9/20/2018	7-S	Core & Main, L.P.	\$ 14,316.90	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Materials for Construction for Reclaimed Watermain	Core & Main Invoice J481621, J452041, J328200
		Stantec Consulting	\$ 31,139.79	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Utility Design/permitting /bidding - US 41 Reclaimed waterline	Stantec invoice 1391138, 1375313, 1403484
		7-S total	\$ 45,456.69				
11/16/2018	8-S	E.T. Mackenzie of FL, Inc.	\$ 58,555.24	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Construction of US 41 Reclaimed Waterline	E.T. Mackenzie Invoice App #4
		Stantec Consulting	\$ 7,966.10	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Utility Design/permitting /bidding - US 41 Reclaimed waterline	Stantec invoice 1414943, 1417542
		8-S total	\$ 66,521.34				
12/17/2018	9-S	E.T. Mackenzie of FL, Inc.	\$ 143,515.65	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Construction of US 41 Reclaimed Waterline	E.T. Mackenzie Invoice App #5
2/26/2019	10-S	E.T. Mackenzie of FL, Inc.	\$ 59,808.57	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Construction of US 41 Reclaimed Waterline	E.T. Mackenzie Invoice App #6
6/24/2019	11-S	Stantec Consulting	\$ 8,131.75	Unit 3 – Reclaimed Waterline and Irrigation Lines	Unit 3 Acquisition and Construction Account # 278512005	Utility Design/permitting /bidding - US 41 Reclaimed waterline	Stantec invoice 1448383, 1491076
4/10/2020	12-S	Pond Professional, LLC	\$ 65,728.13	Unit 3 – Pond Project	Unit 3 Acquisition and Construction Account # 278512005	50% Aeration, electrical metering directional drilling, plantings	
10/20/2020	13-S	1 Nostalgic Lamppost & Mailboxes Plus	\$ 63,555.00	Unit 3	Unit 3 Acquisition and Construction Account # 278512005	Thermoplastic traffic striping, foundations for street signs, posts	invoice # 7941, 7940
10/22/2020	14-S	Frederick Derr & Company, Inc.	\$ 13,450.00	Unit 3	Unit 3 Acquisition and Construction Account # 278512005	Gran Paridiso Crosswalk Ramp Modifications	Invoice # 26049
		Pond Professional, LLC	\$ 65,728.13	Unit 3	Unit 3 Acquisition and Construction Account # 278512005	final 50% complete of pond	
		14-S total	\$ 79,178.13				
4/12/2021	15-S	Lennar Homes, LLC	\$ 22,731.00	Unit 3	Unit 3 Acquisition and Construction Account # 278512005	Construction of Sod and plantings	Invoice # GP 20-001
9/16/2021	16-S	Lennar Homes, LLC	\$ 28,475.68	Unit 3	Unit 3 Acquisition and Construction Account # 278512005	Multi Modal Widening & Paving Guardhouse Parking Lot	Invoice # GP 21-001, GP 20-002
		TOTAL	\$ 1,319,435.91				
			\$ 158,790.75	Utility Design Stantec			
			\$ 598,085.72	ETM Construction			
			\$ 125,104.83	Core & Main			
			\$ 212,259.18	Lennar Homes			
			\$ 6,494.68	Applied Drilling			
			\$ 13,450.00	Frederick Derr			
			\$ 131,456.26	Pond Professionals			
			\$ 63,555.00	Nostalgic Lampposts			
			\$ 6,509.86	Florida Power & Light			
			\$ 3,729.63	West Village Improvement district			
			\$ 1,319,435.91				