

*Westside Haines City  
Community Development District*

*Meeting Agenda*

*May 17, 2023*

# AGENDA

# *Westside Haines City*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 10, 2023

**Board of Supervisors  
Westside Haines City  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Westside Haines City Community Development District** will be held on **Wednesday, May 17, 2023**, at **1:15 PM** at **346 East Central Ave., Winter Haven, FL 33880**.

**Zoom Video Link:** <https://us06web.zoom.us/j/81230624979>

**Zoom Call-In Number:** 1-646-876-9923

**Meeting ID:** 812 3062 4979

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the August 17, 2022 Board of Supervisors Meeting
4. Consideration of Resolution 2023-01 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: July 19, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2023-02 Authorizing Bank Account Signatories
6. Consideration of Resolution 2023-03 Appointing a Treasurer and Assistant Treasurers
7. Consideration of Arbitrage Rebate Report for Series 2021 Assessment Area 1 Project
8. Ratification of Brentwood Townhomes Phase 1 and Cascades Phase 1A & 1B Common Area Conveyance Documents
9. Ratification of Notice of Boundary Amendment
10. Ratification of Contract Agreement with Polk County Property Appraiser

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<sup>1</sup> Comments will be limited to three (3) minutes

11. Ratification of 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser
12. Ratification of Engagement Letter for Fiscal Year 2022 Audit Services
13. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Consideration of Work Authorization for Annual Reporting Services from Dewberry
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Ratification of:
      - a) Summary of Series 2021 AA1 Requisition #172 to #180
      - b) Series 2021 AA1 Brentwood Account Requisitions #80 through #82
    - iv. Presentation of Number of Registered Voters—1,068
14. Other Business
15. Supervisors Requests and Audience Comments
16. Adjournment

# MINUTES

**MINUTES OF MEETING  
WESTSIDE HAINES CITY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Westside Haines City Community Development District was held Wednesday, **August 17, 2022** at 1:00 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairman
Rob Bonin <i>via Zoom</i>	Assistant Secretary
Bobbie Henley	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via Zoom</i>	District Counsel, KVV Law Group
Lauren Gentry	District Counsel, KVV Law Group
Rey Malave <i>via Zoom</i>	District Engineer, Dewberry
Molly Banfield <i>via Zoom</i>	District Engineer, Dewberry
Eric Lavoie	Appointed as Supervisor

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum. Mr. Bonin participated via Zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns noted no members of the public were present in person or via Zoom.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation from Justin Frye**

Ms. Burns stated that the Board received a resignation letter from Justin Frye. Ms. Burns asked the Board for a motion to accept the letter.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Accepting the Resignation Letter from Justin Frye, was approved.

**B. Appointment to Fill the Vacant Board Seat**

Ms. Burns asked the Board for a nomination to fill the vacant seat. Ms. Schwenk nominated Eric Lavoie.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the Nomination of Eric Lavoie to Fill the Vacant Seat, were approved.

**C. Administration of Oath to Newly Appointed Supervisor**

Ms. Burns performed the oath of office to Eric Lavoie as a newly appointed Supervisor.

**D. Consideration of Resolution 2022-08 Appointing Assistant Secretary**

Ms. Burns suggested that Mr. Lavoie be appointed as an Assistant Secretary to the Board of Supervisors.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, Resolution 2022-08 Appointing Eric Lavoie as Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the May 18, 2022 Board of Supervisors Meeting**

Ms. Burns presented the May 18, 2022 Board of Supervisors meeting minutes. She asked if there were any questions, comments, or changes, and hearing none asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Minutes of the May 18, 2022 Board of Supervisors, were approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Adoption of the District’s Fiscal Year 2023 Budget**

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, Opening the Public Hearing, was approved.

There being no members of the public present, Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2022-09 Adoption of the District’s Fiscal Year 2023 Budget and Appropriating Funds**

Ms. Burns reviewed the resolution, noting that a few line items had been adjusted which increased amenity costs, including utilities, pest control, pool maintenance, and janitorial. She added that there was an error in the establishing acreage, but that it was being handled. She noted that because the acreage did not line up with the ordinance, they would not be able to collect the assessments on the tax bill, but instead they will direct bill the property appraiser.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2022-09 Adoption of the District’s Fiscal Year 2023 Budget and Appropriating Funds, was approved.

**B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Opening the Public Hearing, was approved.

There being no members of the public present, Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, Closing the Public Hearing, was approved.



**i. Consideration of Resolution 2022-10 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns reviewed the resolution, noting that the assessments would be direct billed to the property owners within the District. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, Resolution 2022-10 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-11 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023**

Ms. Burns suggested that the regular monthly meeting be held the third Wednesday of the month at 1:15 p.m. at the same location.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2022-11 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Uniform Collection Agreement with Polk County Tax Collector**

Ms. Burns noted that they would not be collecting on-roll but that they should go ahead and approve it so that it would be in place when they were ready to do so. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Uniform Collection Agreement with Polk County Tax Collector, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal from AMTEC for Arbitrage Rebate Services for Series 2021 Assessment Area One Project**

Ms. Burns presented the proposal from AMTEC for the arbitrage rebate services for Series 2021 Assessment Area 1 project, noting the total cost was \$450 annually. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Proposal from AMTEC for Arbitrage Rebate Services for Series 2021 Assessment Area One Project, was approved.

**NINTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2021 Audit Report**

Ms. Burns presented the Fiscal Year Audit Report, noting that it was a clean audit with no instances of non-compliance and the District did not meet any of the conditions for financial emergency. She asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, Fiscal Year 2021 Audit Report, was approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk had nothing further to report.

**B. Engineer**

Mr. Malave had nothing further to report.

**C. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns stated that the current check register totaled \$980,945.59. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Check Register totaling \$980,945.59, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns stated that financial statements were included in the Board's package. There was no action needed.

**iii. Ratification of:**

**a) Summary of Series 2021 AA1 Requisitions #147 to #171**

**b) Summary of Series 2021 AA1 Brentwood Account Requisitions #68 to #78**

Ms. Burns presented the summary of requisitions and stated these had already been approved and just needed to be ratified by the Board.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Summary of Requisitions #148-#171, and Brentwood Account Requisitions #68-#78, were ratified.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the meeting was adjourned.

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

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

# SECTION IV

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Westside Haines City Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT:**

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at Governmental Management Services-CF, LLC – 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida

Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, July 19, 2023

HOUR: 1:15 p.m.

LOCATION: 346 East Central Avenue  
Winter Haven, Florida 33880

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Haines City and Polk County at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 17TH DAY OF MAY 2023.**

ATTEST:

**WESTSIDE HAINES CITY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

***Westside Haines City***  
***Community Development District***

***Proposed Budget***  
***FY2024***



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**Westside Haines City**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 876,320	\$ 478,331	\$ 67,954	\$ 546,285	\$ 993,286
Assessments - Lot Closings	\$ -	\$ 330,035	\$ -	\$ 330,035	\$ -
Boundary Amendment Contributions	\$ -	\$ 9,478	\$ -	\$ 9,478	\$ -
<b>Total Revenues</b>	<b>\$ 876,320</b>	<b>\$ 817,844</b>	<b>\$ 67,954</b>	<b>\$ 885,798</b>	<b>\$ 993,286</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
Engineering	\$ 15,000	\$ 110	\$ 3,000	\$ 3,110	\$ 15,000
Attorney	\$ 25,000	\$ 2,435	\$ 4,500	\$ 6,935	\$ 25,000
Annual Audit	\$ 5,500	\$ -	\$ 4,000	\$ 4,000	\$ 5,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 1,350	\$ -	\$ 450	\$ 450	\$ 1,350
Dissemination	\$ 7,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 7,000
Trustee Fees	\$ 12,000	\$ -	\$ 4,041	\$ 4,041	\$ 12,000
Management Fees	\$ 36,750	\$ 18,375	\$ 18,375	\$ 36,750	\$ 38,955
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1,000	\$ 343	\$ 450	\$ 793	\$ 1,000
Insurance	\$ 5,625	\$ 5,375	\$ -	\$ 5,375	\$ 6,181
Copies	\$ 1,000	\$ 5	\$ 30	\$ 35	\$ 1,000
Legal Advertising	\$ 10,000	\$ -	\$ 7,500	\$ 7,500	\$ 10,000
Other Current Charges	\$ 5,000	\$ -	\$ 228	\$ 228	\$ 5,000
Boundary Amendment Expenditures	\$ -	\$ 9,478	\$ -	\$ 9,478	\$ -
Office Supplies	\$ 625	\$ 2	\$ 6	\$ 8	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 146,985</b>	<b>\$ 45,297</b>	<b>\$ 52,580</b>	<b>\$ 97,877</b>	<b>\$ 148,786</b>
<i>Operations &amp; Maintenance</i>					
<b>Cascades Expenditures</b>					
<i>Field Expenditures</i>					
Property Insurance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Field Management	\$ 15,000	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ 175,000	\$ -	\$ -	\$ -	\$ 185,000
Landscape Replacement	\$ 35,000	\$ -	\$ -	\$ -	\$ 25,000
Lake Maintenance	\$ 20,000	\$ -	\$ -	\$ -	\$ 18,500
Streetlights	\$ 20,500	\$ -	\$ -	\$ -	\$ 15,000
Electric	\$ 8,000	\$ 460	\$ 900	\$ 1,360	\$ 5,500
Water & Sewer	\$ 20,000	\$ -	\$ -	\$ -	\$ 8,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Irrigation Repairs	\$ 15,000	\$ -	\$ -	\$ -	\$ 10,000
General Repairs & Maintenance	\$ 17,000	\$ -	\$ -	\$ -	\$ 17,000
Field Contingency	\$ 15,000	\$ -	\$ -	\$ -	\$ 10,000
<i>Amenity Expenditures</i>					
Amenity Staff	\$ 75,000	\$ -	\$ -	\$ -	\$ 30,000
Amenity - Electric	\$ 30,000	\$ -	\$ -	\$ -	\$ 12,000
Amenity - Water	\$ 20,000	\$ -	\$ -	\$ -	\$ 10,000
Playground Lease	\$ 45,600	\$ -	\$ -	\$ -	\$ 35,000
Fitness Equipment Lease	\$ 50,000	\$ -	\$ -	\$ -	\$ 35,000
Internet	\$ 6,000	\$ -	\$ -	\$ -	\$ 3,000
Pest Control	\$ 1,440	\$ -	\$ -	\$ -	\$ 1,500
Janitorial Service	\$ 14,800	\$ -	\$ -	\$ -	\$ 20,500
Security Services	\$ 50,000	\$ -	\$ -	\$ -	\$ 25,000
Pool Maintenance	\$ 50,000	\$ -	\$ -	\$ -	\$ 36,000
Amenity Repairs & Maintenance	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Amenity Access Management	\$ 5,000	\$ -	\$ -	\$ -	\$ 2,500
Amenity Contingency	\$ 10,000	\$ -	\$ -	\$ -	\$ 12,000
Capital Reserve	\$ 3,495	\$ -	\$ -	\$ -	\$ 5,000
<b>Subtotal Cascades Expenditures</b>	<b>\$ 729,335</b>	<b>\$ 460</b>	<b>\$ 900</b>	<b>\$ 1,360</b>	<b>\$ 559,000</b>

**Westside Haines City**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Brentwood Expenditures</b>					
<u>Field Expenditures</u>					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Landscape Replacement & Repair	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 3,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<u>Amenity Expenditures</u>					
Amenity Staff	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Fitness Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Internet	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Amenity Landscaping	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Amenity Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<b>Subtotal Brentwood Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 285,500</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 729,335</b>	<b>\$ 460</b>	<b>\$ 900</b>	<b>\$ 1,360</b>	<b>\$ 844,500</b>
<b>Total Expenditures</b>	<b>\$ 876,320</b>	<b>\$ 45,757</b>	<b>\$ 53,480</b>	<b>\$ 99,236</b>	<b>\$ 993,286</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 772,087</b>	<b>\$ 14,474</b>	<b>\$ 786,561</b>	<b>\$ -</b>

Gross Assessments	\$ 1,068,050
(Less: Discounts & Collections)	\$ (74,763)
Net Assessments	\$ 993,286

Project	Units	Net Assessment	FY2024 Net Per Unit	FY 2024 Gross Per Unit	FY2023 Gross Per Unit	Increase / (Decrease)
Cascades	671	\$595,277.46	\$887.15	\$953.92	\$850.00	\$103.92
Brentwood	226	\$297,718.64	\$1,317.34	\$1,416.49	\$637.50	\$778.99
Unplatted	1855	\$100,290.15	\$54.06	\$58.13	\$122.83	(\$64.70)
	2752	\$993,286.25				

# Westside Haines City Community Development District General Fund Budget

## **Revenues:**

### Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

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## **Expenditures:**

### **General & Administrative:**

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

#### Engineering

The District's engineer, Dewberry Engineering, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### Attorney

The District's legal counsel, Kilinski | Van Wyk, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. This service is provided by McDirmit Davis, LLC.

#### Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### Arbitrage

The District has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on its Series 2021 bond issuance and anticipates this cost with future bond issuances.

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This service is contracted with Governmental Management Services – Central FL LLC for its current Series 2021 bond issuance and anticipated bond issuances.

# Westside Haines City Community Development District General Fund Budget

## Trustee Fees

The District will incur trustee related costs with the issuance of its Series 2021 bond and anticipated issuances with US Bank.

## Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

## Information Technology

Represents various cost of information technology with Governmental Management Services-Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

## Website Maintenance

Represents the costs with Governmental Management Services-Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

## Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

## Insurance

The District's general liability and public official's liability insurance coverages with Florida Insurance Alliance.

## Copies

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

## Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

## Other Current Charges

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

**Westside Haines City  
Community Development District  
General Fund Budget**

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

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

**Operations & Maintenance:**

**Field Expenditures**

Property Insurance

The District's estimated property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services provided include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents the estimated costs to maintain the lakes within the District's boundaries.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year with Duke Energy.

Electric

Represents estimated electric charges of common areas throughout the District with Duke Energy.

Water & Sewer

Represents estimated costs for water and refuse services provided for common areas throughout the District.

# Westside Haines City Community Development District General Fund Budget

## Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

## Irrigation Repairs

Represents the estimated cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

## General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

## Contingency

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that do not fit into any field category.

## **Amenity Expenditures**

### Amenity Staff

Represents estimated staffing expenditures for the District's amenity facilities.

### Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

### Amenity - Water

Represents estimated water charges for the District's amenity facilities.

### Playground Lease

Represents the estimated expenditure of the District entering a playground lease agreement.

### Fitness Equipment Lease

Represents the estimated expenditure of the District entering a fitness equipment lease agreement.

### Internet

Internet service estimated to be added for use at the Amenity Center.

### Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

### Janitorial Services

Represents the estimated costs to provide janitorial services and supplies for the District's amenity facilities.

**Westside Haines City  
Community Development District  
General Fund Budget**

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the estimated costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Amenity Access Management

Represents the estimated cost of managing and monitoring access to the District's amenity facilities

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

**Westside Haines City**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2023	Actual Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Transfer In - Cascades	\$ 3,495	\$ -	\$ -	\$ -	\$ 5,000
Transfer In - Brentwood	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<b>Total Revenues</b>	<b>\$ 3,495</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>
<b>Expenditures</b>					
Capital Expenditures - Cascades	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures - Brentwood	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,495</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>



**Westside Haines City**  
**Community Development District**  
**Proposed Budget**  
**Series 2021 Debt Service Fund**

Description	Adopted Budget FY2023	Actual Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 1,097,950	\$ 540,000	\$ 31,850	\$ 571,850	\$ 1,097,950
Assessments - Lot Closings	\$ -	\$ 526,100	\$ -	\$ 526,100	\$ -
Interest Income	\$ -	\$ 27,093	\$ 15,023	\$ 42,116	\$ -
Carryforward Surplus	\$ 349,605	\$ 347,865	\$ -	\$ 347,865	\$ 389,418
<b>Total Revenues</b>	<b>\$ 1,447,555</b>	<b>\$ 1,441,058</b>	<b>\$ 46,873</b>	<b>\$ 1,487,931</b>	<b>\$ 1,487,368</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 349,256	\$ 349,256	\$ -	\$ 349,256	\$ 344,256
Principal - 5/1	\$ 400,000	\$ -	\$ 400,000	\$ 400,000	\$ 410,000
Interest - 5/1	\$ 349,256	\$ -	\$ 349,256	\$ 349,256	\$ 344,256
<b>Total Expenditures</b>	<b>\$ 1,098,513</b>	<b>\$ 349,256</b>	<b>\$ 749,256</b>	<b>\$ 1,098,513</b>	<b>\$ 1,098,513</b>
<b>Net Change in Fund Balance</b>	<b>\$ 349,042</b>	<b>\$ 1,091,801</b>	<b>\$ (702,383)</b>	<b>\$ 389,418</b>	<b>\$ 388,856</b>

Interest Expense 11/1/24 \$ 339,131  
**Total \$ 339,131**

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhome	226	\$ 192,100	\$ 850	\$ 914
Single Family 40'	434	\$ 585,900	\$ 1,350	\$ 1,452
Single Family 50'	237	\$ 319,950	\$ 1,350	\$ 1,452
	897	\$ 1,097,950		

**Westside Haines City**  
**Community Development District**  
**Series 2021 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/23	\$ 19,410,000.00	\$ -	\$ 344,256.25	\$ 344,256.25
05/01/24	\$ 19,410,000.00	\$ 410,000.00	\$ 344,256.25	
11/01/24	\$ 19,000,000.00	\$ -	\$ 339,131.25	\$ 1,093,387.50
05/01/25	\$ 19,000,000.00	\$ 425,000.00	\$ 339,131.25	
11/01/25	\$ 18,575,000.00	\$ -	\$ 333,818.75	\$ 1,097,950.00
05/01/26	\$ 18,575,000.00	\$ 435,000.00	\$ 333,818.75	
11/01/26	\$ 18,140,000.00	\$ -	\$ 328,381.25	\$ 1,097,200.00
05/01/27	\$ 18,140,000.00	\$ 445,000.00	\$ 328,381.25	
11/01/27	\$ 15,775,000.00	\$ -	\$ 321,706.25	\$ 1,095,087.50
05/01/28	\$ 17,695,000.00	\$ 460,000.00	\$ 321,706.25	
11/01/28	\$ 17,235,000.00	\$ -	\$ 314,806.25	\$ 1,096,512.50
05/01/29	\$ 17,235,000.00	\$ 475,000.00	\$ 314,806.25	
11/01/29	\$ 16,760,000.00	\$ -	\$ 307,681.25	\$ 1,097,487.50
05/01/30	\$ 16,760,000.00	\$ 485,000.00	\$ 307,681.25	
11/01/30	\$ 16,275,000.00	\$ -	\$ 300,406.25	\$ 1,093,087.50
05/01/31	\$ 16,275,000.00	\$ 500,000.00	\$ 300,406.25	
11/01/31	\$ 15,775,000.00	\$ -	\$ 292,906.25	\$ 1,093,312.50
05/01/32	\$ 15,775,000.00	\$ 520,000.00	\$ 292,906.25	
11/01/32	\$ 15,255,000.00	\$ -	\$ 284,456.25	\$ 1,097,362.50
05/01/33	\$ 15,255,000.00	\$ 535,000.00	\$ 284,456.25	
11/01/33	\$ 14,720,000.00	\$ -	\$ 275,762.50	\$ 1,095,218.75
05/01/34	\$ 14,720,000.00	\$ 555,000.00	\$ 275,762.50	
11/01/34	\$ 14,165,000.00	\$ -	\$ 266,743.75	\$ 1,097,506.25
05/01/35	\$ 14,165,000.00	\$ 570,000.00	\$ 266,743.75	
11/01/35	\$ 13,595,000.00	\$ -	\$ 257,481.25	\$ 1,094,225.00
05/01/36	\$ 13,595,000.00	\$ 590,000.00	\$ 257,481.25	
11/01/36	\$ 13,005,000.00	\$ -	\$ 247,893.75	\$ 1,095,375.00
05/01/37	\$ 13,005,000.00	\$ 610,000.00	\$ 247,893.75	
11/01/37	\$ 12,395,000.00	\$ -	\$ 237,981.25	\$ 1,095,875.00
05/01/38	\$ 12,395,000.00	\$ 630,000.00	\$ 237,981.25	
11/01/38	\$ 11,765,000.00	\$ -	\$ 227,743.75	\$ 1,095,725.00
05/01/39	\$ 11,765,000.00	\$ 650,000.00	\$ 227,743.75	
11/01/39	\$ 11,115,000.00	\$ -	\$ 217,181.25	\$ 1,094,925.00
05/01/40	\$ 11,115,000.00	\$ 670,000.00	\$ 217,181.25	
11/01/40	\$ 10,445,000.00	\$ -	\$ 206,293.75	\$ 1,093,475.00
05/01/41	\$ 10,445,000.00	\$ 695,000.00	\$ 206,293.75	
11/01/41	\$ 9,750,000.00	\$ -	\$ 195,000.00	\$ 1,096,293.75
05/01/42	\$ 9,750,000.00	\$ 720,000.00	\$ 195,000.00	
11/01/42	\$ 9,030,000.00	\$ -	\$ 180,600.00	\$ 1,095,600.00
05/01/43	\$ 9,030,000.00	\$ 750,000.00	\$ 180,600.00	
11/01/43	\$ 8,280,000.00	\$ -	\$ 165,600.00	\$ 1,096,200.00
05/01/44	\$ 8,280,000.00	\$ 780,000.00	\$ 165,600.00	
11/01/44	\$ 7,500,000.00	\$ -	\$ 150,000.00	\$ 1,095,600.00
05/01/45	\$ 7,500,000.00	\$ 810,000.00	\$ 150,000.00	
11/01/45	\$ 6,690,000.00	\$ -	\$ 133,800.00	\$ 1,093,800.00
05/01/46	\$ 6,690,000.00	\$ 845,000.00	\$ 133,800.00	
11/01/46	\$ 5,845,000.00	\$ -	\$ 116,900.00	\$ 1,095,700.00
05/01/47	\$ 5,845,000.00	\$ 880,000.00	\$ 116,900.00	
11/01/47	\$ 4,965,000.00	\$ -	\$ 99,300.00	\$ 1,096,200.00
05/01/48	\$ 4,965,000.00	\$ 915,000.00	\$ 99,300.00	
11/01/48	\$ 4,050,000.00	\$ -	\$ 81,000.00	\$ 1,095,300.00
05/01/49	\$ 4,050,000.00	\$ 955,000.00	\$ 81,000.00	
11/01/49	\$ 3,095,000.00	\$ -	\$ 61,900.00	\$ 1,097,900.00
05/01/50	\$ 3,095,000.00	\$ 990,000.00	\$ 61,900.00	
11/01/50	\$ 2,105,000.00	\$ -	\$ 42,100.00	\$ 1,094,000.00
05/01/51	\$ 2,105,000.00	\$ 1,030,000.00	\$ 42,100.00	
11/01/51	\$ 1,075,000.00	\$ -	\$ 21,500.00	\$ 1,093,600.00
05/01/52	\$ 1,075,000.00	\$ 1,075,000.00	\$ 21,500.00	\$ 1,096,500.00
		<b>\$ 19,410,000.00</b>	<b>\$ 12,704,662.50</b>	<b>\$ 32,114,662.50</b>

# SECTION V

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Westside Haines City Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within the City of Haines City, Polk County, Florida; and

**WHEREAS**, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT THAT:**

**SECTION 1.** The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

**SECTION 2.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this 17th day of May 2023.

ATTEST:

**WESTSIDE HAINES CITY  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

# SECTION VI

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A TREASURER AND ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Westside Haines City Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Haines City, Polk County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to appoint a Treasurer; and

**WHEREAS**, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** George Flint is appointed Treasurer.

**SECTION 2.** Katie Costa is appointed Assistant Treasurer.

**SECTION 3.** Darrin Mossing, Sr. is appointed Assistant Treasurer.

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

**PASSED AND ADOPTED** this 17th day of May 2023.

ATTEST:

**WESTSIDE HAINES CITY  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

# SECTION VII

# **REBATE REPORT**

**\$19,810,000**

**Westside Haines City Community Development District**

**(Polk County, Florida)**

**Special Assessment Bonds, Series 2021**

**(Assessment Area One Project)**

**Dated: July 19, 2021**

**Delivered: July 19, 2021**

---

**Rebate Report to the Computation Date**

**July 19, 2024**

**Reflecting Activity To**

**July 31, 2022**



**AMTEC**



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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

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

August 31, 2022

Westside Haines City Community Development District  
Board of Supervisors  
c/o Ms. Megan Byington  
Governmental Management Services-CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Re: \$19,810,000 Westside Haines City Community Development District (Polk County, Florida),  
Special Assessment Bonds, Series 2021 (Assessment Area One Project)

Dear Ms. Byington:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Westside Haines City Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of July 31, 2023. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Caitlyn C. McGovern  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the July 19, 2024 Computation Date  
Reflecting Activity from July 19, 2021 through July 31, 2022

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.013204%	881.02	(236,866.95)
Brentwood Escrow Fund	0.006037%	51.74	(30,752.93)
Cascades Escrow Fund	0.006034%	103.47	(61,522.23)
Reserve Fund	0.142178%	1,613.52	(38,447.28)
Capitalized Interest Fund	0.005499%	18.18	(11,782.03)
Cost of Issuance Fund	0.005987%	0.02	(12.04)
<b>Totals</b>	<b>0.024910%</b>	<b>\$2,667.95</b>	<b>\$(379,383.46)</b>
<b>Bond Yield</b>	<b>3.299846%</b>		
Rebate Computation Credit			(1,953.80)
<b>Net Rebatable Arbitrage</b>			<b>\$(381,337.26)</b>

**Based upon our computations, no rebate liability exists.**

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from July 19, 2021, the delivery date of the Bonds, to July 31, 2022, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of July 19, 2024.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between July 19, 2021 and July 31, 2022, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## DEFINITIONS

### **6. Computation Date**

July 19, 2024.

### **7. Computation Period**

The period beginning on July 19, 2021, the delivery date of the Bonds, and ending on July 31, 2022.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of issuance, or the final maturity date of the Bonds.

## 9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal, interest and qualified guarantee fees with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## 10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## 11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

## 12. Rebateable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## 13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report and identified in the Trust Indenture was received from records provided by U.S. Bank, Trustee, as follows:

<b>Account Name</b>	<b>Account Number</b>
Revenue	227649000
Interest	227649001
Sinking	227649002
Reserve	227649003
Prepayment	227649004
Acquisition & Construction	227649005
Cost of Issuance	227649006
Brentwood Escrow	227649007
Cascades Escrow	227649008

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage as of July 31, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to July 19, 2024. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on July 19, 2024, is the Rebateable Arbitrage.

**\$19,810,000**  
**Westside Haines City Community Development District**  
**(Polk County, Florida)**  
**Special Assessment Bonds, Series 2021**  
**(Assessment Area One Project)**  
**Delivered: July 19, 2021**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$19,810,000.00</b>
<b>Original Issue Premium</b>	<b>441,577.50</b>
<b>Total</b>	<b>\$20,251,577.50</b>

<b>Uses of Funds</b>
----------------------

<b>Acquisition and Construction Fund</b>	<b>\$ 8,673,773.02</b>
<b>Brentwood Escrow Fund</b>	<b>3,148,586.16</b>
<b>Cascades Escrow Fund</b>	<b>6,173,425.19</b>
<b>Reserve Fund</b>	<b>1,097,950.00</b>
<b>Capitalized Interest Fund</b>	<b>547,168.13</b>
<b>Cost of Issuance Fund</b>	<b>214,475.00</b>
<b>Underwriter's Discount</b>	<b>396,200.00</b>
<b>Total</b>	<b>\$20,251,577.50</b>

## PROOF OF ARBITRAGE YIELD

\$19,810,000  
 Westside Haines City Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)

Date	Debt Service	Present Value to 07/19/2021 @ 3.2998455200%
11/01/2021	197,911.88	196,085.07
05/01/2022	349,256.25	340,415.87
11/01/2022	349,256.25	334,890.44
05/01/2023	749,256.25	706,776.15
11/01/2023	344,256.25	319,467.21
05/01/2024	754,256.25	688,583.04
11/01/2024	339,131.25	304,577.74
05/01/2025	764,131.25	675,135.99
11/01/2025	333,818.75	290,152.94
05/01/2026	768,818.75	657,405.24
11/01/2026	328,381.25	276,236.14
05/01/2027	773,381.25	640,012.90
11/01/2027	321,706.25	261,907.26
05/01/2028	781,706.25	626,072.41
11/01/2028	314,806.25	248,037.46
05/01/2029	789,806.25	612,191.71
11/01/2029	307,681.25	234,617.74
05/01/2030	792,681.25	594,636.21
11/01/2030	300,406.25	221,694.38
05/01/2031	10,550,406.25	7,659,630.97
11/01/2031	97,906.25	69,926.54
05/01/2032	617,906.25	434,157.34
11/01/2032	89,456.25	61,834.12
05/01/2033	624,456.25	424,631.75
11/01/2033	80,762.50	54,027.29
05/01/2034	635,762.50	418,399.59
11/01/2034	71,743.75	46,448.68
05/01/2035	641,743.75	408,736.94
11/01/2035	62,481.25	39,149.38
05/01/2036	652,481.25	402,194.54
11/01/2036	52,893.75	32,074.91
05/01/2037	662,893.75	395,455.80
11/01/2037	42,981.25	25,224.70
05/01/2038	672,981.25	388,546.40
11/01/2038	32,743.75	18,597.79
05/01/2039	682,743.75	381,490.34
11/01/2039	22,181.25	12,192.84
05/01/2040	692,181.25	374,310.10
11/01/2040	11,293.75	6,008.18
05/01/2041	706,293.75	369,643.41
	27,364,943.13	20,251,577.50

Proceeds Summary

Delivery date	07/19/2021
Par Value	19,810,000.00
Premium (Discount)	441,577.50
Target for yield calculation	20,251,577.50



## PROOF OF ARBITRAGE YIELD

\$19,810,000  
 Westside Haines City Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM04	05/01/2042	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2043	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2044	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2045	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2046	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2047	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2048	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2049	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2050	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2051	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2052	4.000%	3.450%	05/01/2031	100.000	3.4510901%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM04	05/01/2042	4.000%	3.450%			3.6864482%	0.2353580%
TERM04	05/01/2043	4.000%	3.450%			3.6957716%	0.2446814%
TERM04	05/01/2044	4.000%	3.450%			3.7042317%	0.2531415%
TERM04	05/01/2045	4.000%	3.450%			3.7119376%	0.2608474%
TERM04	05/01/2046	4.000%	3.450%			3.7189809%	0.2678908%
TERM04	05/01/2047	4.000%	3.450%			3.7254390%	0.2743488%
TERM04	05/01/2048	4.000%	3.450%			3.7313776%	0.2802875%
TERM04	05/01/2049	4.000%	3.450%			3.7368532%	0.2857631%
TERM04	05/01/2050	4.000%	3.450%			3.7419143%	0.2908241%
TERM04	05/01/2051	4.000%	3.450%			3.7466028%	0.2955127%
TERM04	05/01/2052	4.000%	3.450%			3.7509554%	0.2998653%

BOND DEBT SERVICE  
 \$19,810,000  
 Westside Haines City Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
07/19/2021					
11/01/2021			197,911.88	197,911.88	
05/01/2022			349,256.25	349,256.25	547,168.13
11/01/2022			349,256.25	349,256.25	
05/01/2023	400,000	2.500%	349,256.25	749,256.25	1,098,512.50
11/01/2023			344,256.25	344,256.25	
05/01/2024	410,000	2.500%	344,256.25	754,256.25	1,098,512.50
11/01/2024			339,131.25	339,131.25	
05/01/2025	425,000	2.500%	339,131.25	764,131.25	1,103,262.50
11/01/2025			333,818.75	333,818.75	
05/01/2026	435,000	2.500%	333,818.75	768,818.75	1,102,637.50
11/01/2026			328,381.25	328,381.25	
05/01/2027	445,000	3.000%	328,381.25	773,381.25	1,101,762.50
11/01/2027			321,706.25	321,706.25	
05/01/2028	460,000	3.000%	321,706.25	781,706.25	1,103,412.50
11/01/2028			314,806.25	314,806.25	
05/01/2029	475,000	3.000%	314,806.25	789,806.25	1,104,612.50
11/01/2029			307,681.25	307,681.25	
05/01/2030	485,000	3.000%	307,681.25	792,681.25	1,100,362.50
11/01/2030			300,406.25	300,406.25	
05/01/2031	500,000	3.000%	300,406.25	800,406.25	1,100,812.50
11/01/2031			292,906.25	292,906.25	
05/01/2032	520,000	3.250%	292,906.25	812,906.25	1,105,812.50
11/01/2032			284,456.25	284,456.25	
05/01/2033	535,000	3.250%	284,456.25	819,456.25	1,103,912.50
11/01/2033			275,762.50	275,762.50	
05/01/2034	555,000	3.250%	275,762.50	830,762.50	1,106,525.00
11/01/2034			266,743.75	266,743.75	
05/01/2035	570,000	3.250%	266,743.75	836,743.75	1,103,487.50
11/01/2035			257,481.25	257,481.25	
05/01/2036	590,000	3.250%	257,481.25	847,481.25	1,104,962.50
11/01/2036			247,893.75	247,893.75	
05/01/2037	610,000	3.250%	247,893.75	857,893.75	1,105,787.50
11/01/2037			237,981.25	237,981.25	
05/01/2038	630,000	3.250%	237,981.25	867,981.25	1,105,962.50
11/01/2038			227,743.75	227,743.75	
05/01/2039	650,000	3.250%	227,743.75	877,743.75	1,105,487.50
11/01/2039			217,181.25	217,181.25	
05/01/2040	670,000	3.250%	217,181.25	887,181.25	1,104,362.50
11/01/2040			206,293.75	206,293.75	
05/01/2041	695,000	3.250%	206,293.75	901,293.75	1,107,587.50
11/01/2041			195,000.00	195,000.00	
05/01/2042	720,000	4.000%	195,000.00	915,000.00	1,110,000.00
11/01/2042			180,600.00	180,600.00	
05/01/2043	750,000	4.000%	180,600.00	930,600.00	1,111,200.00
11/01/2043			165,600.00	165,600.00	
05/01/2044	780,000	4.000%	165,600.00	945,600.00	1,111,200.00
11/01/2044			150,000.00	150,000.00	
05/01/2045	810,000	4.000%	150,000.00	960,000.00	1,110,000.00
11/01/2045			133,800.00	133,800.00	
05/01/2046	845,000	4.000%	133,800.00	978,800.00	1,112,600.00
11/01/2046			116,900.00	116,900.00	
05/01/2047	880,000	4.000%	116,900.00	996,900.00	1,113,800.00
11/01/2047			99,300.00	99,300.00	
05/01/2048	915,000	4.000%	99,300.00	1,014,300.00	1,113,600.00
11/01/2048			81,000.00	81,000.00	
05/01/2049	955,000	4.000%	81,000.00	1,036,000.00	1,117,000.00
11/01/2049			61,900.00	61,900.00	
05/01/2050	990,000	4.000%	61,900.00	1,051,900.00	1,113,800.00

## BOND DEBT SERVICE

\$19,810,000

Westside Haines City Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			42,100.00	42,100.00	
05/01/2051	1,030,000	4.000%	42,100.00	1,072,100.00	1,114,200.00
11/01/2051			21,500.00	21,500.00	
05/01/2052	1,075,000	4.000%	21,500.00	1,096,500.00	1,118,000.00
	19,810,000		13,950,343.13	33,760,343.13	33,760,343.13

\$19,810,000  
 Westside Haines City Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)  
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
07/19/21	Beg Bal	-8,673,773.02	-9,568,643.43
07/20/21		761,374.20	839,848.58
07/20/21		170,507.49	188,081.59
08/11/21		3,368.00	3,708.05
08/11/21		8,308.84	9,147.75
08/11/21		16,327.46	17,975.97
08/11/21		794.50	874.72
08/11/21		1,665.68	1,833.86
08/11/21		655.50	721.68
08/11/21		1,750.00	1,926.69
08/11/21		3,000.00	3,302.90
08/16/21		2,820.00	3,103.31
08/16/21		3,275.50	3,604.57
08/16/21		14,320.00	15,758.66
08/16/21		7,546.77	8,304.96
08/16/21		7,159.00	7,878.23
08/16/21		18,313.75	20,153.64
08/16/21		6,500.00	7,153.02
08/18/21		141.65	155.85
08/19/21		-14,800.00	-16,282.44
09/01/21		3,000.00	3,296.90
09/01/21		6,098.92	6,702.50
09/01/21		51.00	56.05
09/07/21		4,520.00	4,964.61
09/09/21		1,304.50	1,432.56
09/14/21		12,177.31	13,366.63
09/14/21		1,835.00	2,014.22
09/14/21		3,000.00	3,293.00
09/14/21		670.67	736.17
09/14/21		2,503.48	2,747.99
09/14/21		2,212.50	2,428.59
09/14/21		2,750.00	3,018.59
09/23/21		153.00	167.81
09/23/21		268,342.65	294,310.03
09/27/21		765.00	838.72
09/27/21		3,000.00	3,289.11
10/12/21		17,506.64	19,167.61
10/12/21		350.00	383.21
10/12/21		1,867.50	2,044.68
10/12/21		29,250.00	32,025.14
10/15/21		44,362.16	48,557.85
10/15/21		9,964.00	10,906.38
10/25/21		255.00	278.86
10/25/21		23,852.00	26,084.15
10/25/21		161,554.33	176,673.13
10/25/21		97.90	107.06
10/25/21		421,731.18	461,198.20

\$19,810,000  
 Westside Haines City Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)  
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
10/25/21		378,102.36	413,486.45
10/28/21		3,000.00	3,279.86
11/05/21		44,843.00	48,994.99
11/05/21		53,625.60	58,590.77
11/05/21		25,763.08	28,148.47
11/05/21		179,812.89	196,461.69
11/09/21		-6,173,503.35	-6,742,652.95
11/09/21		-8.27	-9.03
11/10/21		62,156.00	67,880.13
11/10/21		48,003.72	52,424.53
11/10/21		50,682.08	55,349.55
11/10/21		278,405.79	304,045.02
11/10/21		18.50	20.20
11/18/21		76,497.15	83,481.27
11/18/21		8,137.00	8,879.90
11/18/21		25,042.80	27,329.18
11/18/21		74,952.68	81,795.79
11/18/21		3,000.00	3,273.90
11/18/21		25,000.00	27,282.48
11/19/21		3,000.00	3,273.60
12/02/21		10,441.00	11,379.76
12/02/21		84,751.16	92,371.21
12/02/21		41,517.32	45,250.18
12/02/21		535.00	583.10
12/03/21		8,459.00	9,218.72
12/03/21		48,825.00	53,210.06
12/03/21		54,112.50	58,972.44
12/03/21		17.50	19.07
12/03/21		55,337.52	60,307.48
12/03/21		53,584.50	58,397.02
12/07/21		3,825.00	4,167.01
12/21/21		3,000.00	3,264.09
01/04/22		-28.35	-30.81
01/11/22		74,729.36	81,160.07
01/11/22		4,368.33	4,744.24
01/11/22		60,606.00	65,821.35
01/11/22		51,453.00	55,880.70
01/11/22		29,479.60	32,016.42
01/11/22		34,387.09	37,346.21
01/11/22		415,507.97	451,263.80
01/11/22		3,420.00	3,714.30
01/11/22		46,863.21	50,895.94
01/11/22		136,045.81	147,753.00
01/11/22		330,671.74	359,127.13
01/14/22		18,586.32	20,180.23
01/14/22		10,462.00	11,359.19
01/14/22		3,000.00	3,257.27

\$19,810,000  
 Westside Haines City Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)  
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
01/14/22		348,324.66	378,195.98
01/14/22		146,509.91	159,074.18
01/21/22		65,700.79	71,289.72
01/24/22		4,962.50	5,383.17
01/24/22		146,793.94	159,237.73
01/24/22		3,000.00	3,254.31
02/08/22		15,097.00	16,355.95
02/08/22		108,965.76	118,052.48
02/08/22		1,020.00	1,105.06
02/08/22		7,127.12	7,721.46
02/08/22		2,884.34	3,124.87
02/08/22		6,000.00	6,500.34
02/08/22		3,365.00	3,645.61
02/22/22		6,536.03	7,072.07
02/22/22		16,430.00	17,777.47
02/22/22		2,423.00	2,621.72
02/22/22		6,201.23	6,709.81
02/22/22		104,566.15	113,141.89
02/22/22		173,974.14	188,242.21
02/22/22		4,790.00	5,182.84
02/22/22		7,500.00	8,115.09
02/22/22		268,024.21	290,005.56
02/22/22		569,860.15	616,595.84
03/02/22		18,444.00	19,938.50
03/02/22		56,561.30	61,144.42
03/02/22		6,000.00	6,486.18
03/07/22		31,590.00	34,134.20
03/07/22		11,932.67	12,893.70
03/07/22		11,001.66	11,887.71
03/07/22		553,377.34	597,945.25
03/16/22		1,530.00	1,651.87
03/16/22		17,710.00	19,120.68
03/16/22		10,926.80	11,797.17
03/24/22		66,876.75	72,151.27
03/24/22		14,363.15	15,495.96
03/30/22		31,824.00	34,315.21
03/30/22		7,345.00	7,919.97
03/30/22		17,333.76	18,690.66
03/30/22		6,000.00	6,469.69
03/30/22		829,313.39	894,232.82
04/13/22		3,402.00	3,663.98
04/13/22		1,860.00	2,003.23
04/13/22		4,003.23	4,311.51
04/13/22		34,618.00	37,283.84
04/18/22		1,773.53	1,909.24
04/18/22		5,548.93	5,973.52
04/18/22		3,000.00	3,229.55

\$19,810,000  
 Westside Haines City Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)  
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
04/18/22		219.00	235.76
04/18/22		465,946.94	501,600.18
04/21/22		37,832.81	40,716.59
04/21/22		1,658.00	1,784.38
04/21/22		6,221.00	6,695.19
04/21/22		50,000.08	53,811.30
04/21/22		12,951.36	13,938.57
04/25/22		2,312,129.00	2,487,464.53
04/29/22		3,000.00	3,226.33
04/29/22		418,650.98	450,234.75
05/09/22		92,597.69	99,492.93
05/09/22		779,921.15	837,997.58
05/17/22		56,138.06	60,274.50
05/17/22		8,054.00	8,647.45
05/17/22		10,794.88	11,590.28
05/17/22		3,000.00	3,221.05
05/17/22		949,228.54	1,019,170.83
05/17/22		183.59	197.12
05/24/22		3,270.00	3,508.71
05/24/22		271.90	291.75
05/24/22		79.95	85.79
05/27/22		5,113.00	5,484.75
05/27/22		19,998.24	21,452.26
06/01/22		5,000.00	5,361.59
06/01/22		101,509.20	108,850.10
06/01/22		1,660.00	1,780.05
06/01/22		3,000.00	3,216.95
06/08/22		626,941.52	671,852.71
06/22/22		1,000.00	1,070.27
06/23/22		10,097.50	10,806.09
06/28/22		3,815.00	4,080.86
06/28/22		22,901.82	24,497.82
06/28/22		510.00	545.54
06/28/22		3,000.00	3,209.07
07/14/22		104,750.19	111,887.21
07/31/22		125.51	133.87
-----			
07/19/24	TOTALS:	881.02	-236,866.95
-----			

ISSUE DATE: 07/19/21      REBATABLE ARBITRAGE: -236,866.95  
 COMP DATE: 07/19/24      NET INCOME: 881.02  
 BOND YIELD: 3.299846%      TAX INV YIELD: 0.013204%

\$19,810,000  
 Westside Haines City Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)  
 Brentwood Escrow Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
07/19/21	7/19/2021	-3,148,586.16	-3,473,424.79
10/27/21	10/29/2021	3,148,624.47	3,442,657.27
01/04/22	1/4/2022	13.43	14.59
-----			
07/19/24	TOTALS:	51.74	-30,752.93
-----			

ISSUE DATE:	07/19/21	REBATABLE ARBITRAGE:	-30,752.93
COMP DATE:	07/19/24	NET INCOME:	51.74
BOND YIELD:	3.299846%	TAX INV YIELD:	0.006037%



\$19,810,000  
 Westside Haines City Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)  
 Cascades Escrow Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
07/19/21	7/19/2021	-6,173,425.19	-6,810,335.50
10/29/21	10/29/2021	6,173,500.31	6,748,782.46
01/04/22	1/4/2022	28.35	30.81
-----			
07/19/24	TOTALS:	103.47	-61,522.23
-----			

ISSUE DATE:	07/19/21	REBATABLE ARBITRAGE:	-61,522.23
COMP DATE:	07/19/24	NET INCOME:	103.47
BOND YIELD:	3.299846%	TAX INV YIELD:	0.006034%

\$19,810,000  
 Westside Haines City Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)  
 Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
07/19/21	Beg Bal	-1,097,950.00	-1,211,225.15
08/03/21		2.34	2.58
09/02/21		5.65	6.21
10/04/21		5.40	5.92
11/02/21		5.58	6.10
12/02/21		5.43	5.92
12/29/21		-0.11	-0.12
12/30/21		0.11	0.12
01/04/22		5.58	6.06
02/02/22		5.58	6.05
03/02/22		5.04	5.45
04/04/22		5.64	6.08
05/03/22		5.40	5.81
06/02/22		276.77	296.76
07/05/22		632.02	675.63
07/31/22	Bal	1,097,950.00	1,171,052.74
07/31/22	Acc	653.09	696.57
-----			
07/19/24	TOTALS:	1,613.52	-38,447.28
-----			

ISSUE DATE:	07/19/21	REBATABLE ARBITRAGE:	-38,447.28
COMP DATE:	07/19/24	NET INCOME:	1,613.52
BOND YIELD:	3.299846%	TAX INV YIELD:	0.142178%

\$19,810,000  
 Westside Haines City Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)  
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
07/19/21	Beg Bal	-547,168.13	-603,619.29
08/03/21		1.17	1.29
09/02/21		2.80	3.08
10/04/21		2.69	2.95
11/01/21		197,911.88	216,315.11
11/02/21		2.78	3.04
12/02/21		1.73	1.89
12/29/21		0.03	0.03
12/30/21		-0.03	-0.03
01/04/22		1.78	1.93
02/02/22		1.78	1.93
03/02/22		1.60	1.73
04/04/22		1.79	1.93
04/12/22		-0.02	-0.02
05/02/22		349,256.25	375,502.33
06/02/22		0.06	0.06
07/31/22	de minimis	0.02	0.02
-----			
07/19/24	TOTALS:	18.18	-11,782.03
-----			

ISSUE DATE:	07/19/21	REBATABLE ARBITRAGE:	-11,782.03
COMP DATE:	07/19/24	NET INCOME:	18.18
BOND YIELD:	3.299846%	TAX INV YIELD:	0.005499%

\$19,810,000  
 Westside Haines City Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)  
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
07/19/21	Beg Bal	-214,475.00	-236,602.32
07/19/21		63,000.00	69,499.69
07/19/21		30,000.00	33,095.09
07/19/21		1,750.00	1,930.55
07/19/21		6,000.00	6,619.02
07/19/21		54,000.00	59,571.16
07/20/21		45,000.00	49,638.12
07/21/21		9,000.00	9,926.72
07/29/21		5,725.00	6,309.91
04/12/22		0.02	0.02
-----			
07/19/24	TOTALS:	0.02	-12.04
-----			

ISSUE DATE:	07/19/21	REBATABL ARBITRAGE:	-12.04
COMP DATE:	07/19/24	NET INCOME:	0.02
BOND YIELD:	3.299846%	TAX INV YIELD:	0.005987%

\$19,810,000  
 Westside Haines City Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)  
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
07/19/22		-1,830.00	-1,953.80
-----			
07/19/24	TOTALS:	-1,830.00	-1,953.80
-----			

ISSUE DATE: 07/19/21      REBATABLE ARBITRAGE: -1,953.80  
 COMP DATE: 07/19/24  
 BOND YIELD: 3.299846%

# SECTION VIII

**PREPARED BY AND RETURN TO:**

Roy Van Wyk, Esquire  
KE LAW GROUP, PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed as of this 12<sup>th</sup> day of October, 2022, by **GLK REAL ESTATE, LLC**, a Florida limited liability company, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880 (hereinafter called the "grantor"), in favor of **WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the "grantee").

[Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

**WITNESSETH:**

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, further described as:

**See Attached Exhibit A**

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.


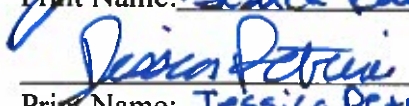
**Note to Recorder:** This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.


IN WITNESS WHEREOF, the Parties have caused this Special Warranty Deed to be executed as of the day and year first written above.

**GRANTOR:**

Signed, sealed and delivered  
in the presence of:

**GLK REAL ESTATE, LLC**  
a Florida Limited Liability Company

  
Print Name: Jessica Kowalski  
  
Print Name: Jessica Petrucci

  
By: Lauren O. Schwenk,  
Its: Manager


STATE OF FLORIDA

COUNTY OF Polk

SWORN TO AND SUBSCRIBED before me by means of  physical presence or  online notarization this 12<sup>th</sup> day of October, 2022, by Lauren O. Schwenk, on behalf of GLK Real Estate, LLC, a Florida limited liability company.



[notary seal]

  
(Official Notary Signature)  
Name: Jessica Kowalski  
Personally Known   
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_



**ACCEPTANCE BY GRANTEE**

By execution of this Special Warranty Deed, grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this 12<sup>th</sup> day of October, 2022.

Signed, sealed and delivered  
in the presence of:

**WESTSIDE HAINES CITY COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit of  
special-purpose government established under  
Chapter 190 of the Florida Statutes

Witnesses:

[Signature]  
Name: Jessica Kowalski

By: [Signature]  
Warren K. (Rennie) Heath II  
Chairperson/Vice Chairperson  
Board of Supervisors

[Signature]  
Name: Jessica Petrucci

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 12<sup>th</sup> day of October, 2022, by Warren K. Heath, II as Chairperson of the Board of Supervisors of the Westside Haines City Community Development District.



[notary seal]

[Signature]  
(Official Notary Signature)  
Name: Jessica Kowalski  
Personally Known 7  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

## Exhibit A

Tracts A, C-1, C-2, C-3, C-4, C,5, C-6, C-7, C-8, C-9, C10, D-1, D-2, D-3, D-4, D-5, together with all Drainage Easements, Private Drainage and Wall Easements, Private Landscape and Buffer Easements, and all Internal Streets, Roads and Right of Ways depicted on that plat of Brentwood Townhomes Phase 1, Recorded in the Public Records of Polk County, Florida in O.R. Book 194, Pages 16 through 20.

PREPARED BY AND RETURN TO:  
Roy Van Wyk, Esquire  
KE Law Group, PLLC.  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303

**LIMITED LIABILITY COMPANY  
AFFIDAVIT FOR DEED**

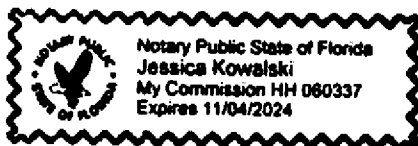
STATE OF FLORIDA  
COUNTY OF POLK

I, Lauren O. Schwenk ("Affiant"), on being duly sworn, state:


1. I am the Manager of GLK REAL ESTATE, LLC, a Florida limited liability company (the "Company").
2. The management of the Company is vested in Affiant.
3. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.
4. On behalf of the Company, I am authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached **Exhibit A** (the "Property") or any interests therein.
5. On behalf of the Company, I am authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.
6. On behalf of the Company, I acknowledge this affidavit may be relied upon by the North Powerline Road Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District.

  
\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED before me by means of  physical presence or  online notarization this 12<sup>th</sup> day of October, 2022 by Lauren O. Schwenk, on behalf of GLK REAL ESTATE, LLC.



[notary seal]

  
\_\_\_\_\_  
(Official Notary Signature)  
Name: Jessica Kowalski  
Personally Known  \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

**Exhibit A**  
**LEGAL DESCRIPTION OF PROPERTY**

Tracts A, C-1, C-2, C-3, C-4, C,5, C-6, C-7, C-8, C-9, C10, D-1, D-2, D-3, D-4, D-5, together with all Drainage Easements, Private Drainage and Wall Easements, Private Landscape and Buffer Easements, and all Internal Streets, Roads and Right of Ways depicted on that plat of Brentwood Townhomes Phase 1, Recorded in the Public Records of Polk County, Florida in O.R. Book 194, Pages 16 through 20.

## **BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that **GLK REAL ESTATE LLC**, a Florida limited liability company, with a mailing address of 346 E. Central Avenue, Winter Haven, Florida 33880 (the “**Seller**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, with a mailing address of c/o Jill Burns, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

Tracts A, C-1, C-2, C-3, C-4, C,5, C-6, C-7, C-8, C-9, C10, D-1, D-2, D-3, D-4, D-5, together with all Drainage Easements, Private Drainage and Wall Easements, Private Landscape and Buffer Easements, and all Internal Streets, Roads and Right of Ways depicted on that plat of Brentwood Townhomes Phase 1, Recorded in the Public Records of Polk County, Florida in O.R. Book 194, Pages 16 through 20.


TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that it is the lawful owner of the above-described real property and assets; that said real property and assets are free from all liens and encumbrances; that Seller has good right to sell said real property and assets; that all contractors, subcontractors and materialmen furnishing labor or materials relative to the construction of the real property and assets have been paid in full; and that Seller will warrant and defend the sale of its said real property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

**IN WITNESS WHEREOF**, the Seller has caused this Bill of Sale to be executed as of the day and year first written above.


**[Signatures Contained on Following Page]**

Signed, sealed and delivered  
in the presence of:

  
Print Name: Jessica Kowalski  
  
Print Name: Jessica Petrucci

**SELLER:**

**GLK REAL ESTATE, LLC**  
a Florida limited liability company


  
By: Lauren O. Schwenk  
Its: Manager

STATE OF FLORIDA

COUNTY OF POLK

SWORN TO AND SUBSCRIBED before me by means of  physical presence or  online  
notarization this 12<sup>th</sup> day of October, 2022 by Lauren O. Schwenk, Manager of GLK REAL ESTATE,  
LLC, a Florida limited liability company.

[notary seal]

  
(Official Notary Signature)  
Name: Jessica Kowalski  
Personally Known x  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

## OWNER'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally Lauren O. Schwenk ("Affiant") as Manager of GLK Real Estate, LLC, a Florida limited liability company (the "Company" or "Owner"), with a mailing address of 346 E. Central Ave., Winter Haven, FL 33880, who after first being duly sworn deposes and states as follows:

1. That Affiant knows of his own knowledge that GLK Real Estate, LLC is the owner of the fee simple title in and to certain lands located in Polk County, Florida described as follows:

Tracts A, C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C10, D-1, D-2, D-3, D-4, D-5, together with all Drainage Easements, Private Drainage and Wall Easements, Private Landscape and Buffer Easements, and all Internal Streets, Roads and Right of Ways depicted on that plat of Brentwood Townhomes Phase 1, Recorded in the Public Records of Polk County, Florida in O.R. Book 194, Pages 16 through 20.

2. That the above-described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.

3. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.

4. That there are no mechanic's or materialman's or laborer's liens against the above-described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.

5. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above-described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.


6. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

7. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

8. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.


9. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

**FURTHER AFFIANT SAYETH NOT.**

By:   
Print Name: Lauren O. Schwenk  
Title: Manager, GLK Real Estate, LLC  
Date: 10/12/2022

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12<sup>th</sup> day of October, 2022, by Lauren O. Schwenk, as Manager for GLK Real Estate, LLC.



Name:   
Personally Known   
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_



**AFFIDAVIT OF NON-FOREIGN STATUS**  
(FIRPTA)

STATE OF FLORIDA  
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared Lauren O. Schwenk (“Affiant”) who after first being duly sworn deposes and states as follows:

1. That Affiant understands and acknowledges that the United States Foreign Investment in Real Property Tax Act, as amended by the Tax Reform Act of 1984 (Section 1445 of the Internal Revenue Code) provides that a transferee (buyer) of a United States real property interest (as defined in Section 897(c) of the Internal Revenue Code) must withhold tax if the transferor is a foreign person.

2. That Affiant is Manager of GLK REAL ESTATE, LLC, a Florida limited liability company (the “**Seller**”), which Seller may be the owner of a United States real property interest (the “**Property**”) attached hereto as **Exhibit A**.

3. That Seller is not a foreign person (as that term is defined in the Internal Revenue Code and Income Tax Regulations).

4. The Seller’s address and United States taxpayer identifying number are as follows:

Tax ID No. 85-1661950  
GLK REAL ESTATE LLC  
346 E. Central Avenue  
Winter Haven, Florida, 33880 [address associated with Tax ID]

5. Affiant understands that this affidavit may be disclosed to the Internal Revenue Service and that any false statement made herein could be punished by fine, imprisonment, or both.

6. Under penalties of perjury, Affiant declares that he or she has examined the affidavit, and to the best of his knowledge and belief, it is true, correct, and complete.

*[Signatures on next page]*

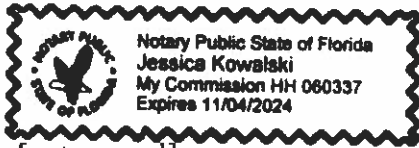
**FURTHER AFFIANT SAYETH NOT.**

**GLK REAL ESTATE, LLC**  
a Florida limited liability company

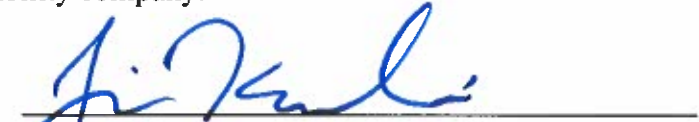


By: Lauren O. Schwenk  
Its: Manager

SWORN TO AND SUBSCRIBED before me by means of  physical presence or  online notarization this 12<sup>th</sup> day of October, 2022 by Lauren O. Schwenk, on behalf of GLK REAL ESTATE, LLC, a Florida limited liability company.



[notary seal]



(Official Notary Signature)

Name: Jessica Kowalski

Personally Known

OR Produced Identification

Type of Identification \_\_\_\_\_

**Exhibit A**

Tracts A, C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, D-1, D-2, D-3, D-4, D-5, together with all Drainage Easements, Private Drainage and Wall Easements, Private Landscape and Buffer Easements, and all Internal Streets, Roads and Right of Ways depicted on that plat of Brentwood Townhomes Phase 1, Recorded in the Public Records of Polk County, Florida in O.R. Book 194, Pages 16 through 20.

Prepared By/Return to:  
Brian M. Jones, Esq.  
Shutts & Bowen LLP  
300 S. Orange Ave., Ste. 1600  
Orlando, FL 32801

## PARTIAL RELEASE OF MORTGAGE

**THIS PARTIAL RELEASE OF MORTGAGE** (the “**Partial Release**”) is made and executed this 17 day of OCTOBER, 2022, by **D.R. HORTON, INC.**, a Delaware corporation (“**Mortgagee**”), whose address is 10192 Dowden Road, Orlando, FL 32832.

### WITNESSETH

**WHEREAS**, Mortgagee is the owner and holder of that certain Mortgage and Security Agreement executed by **GLK REAL ESTATE, LLC**, a Florida limited liability company (“**Mortgagor**”) dated February 4, 2021, and recorded February 11, 2021 in Book 11578, Page 115, Public Records of Polk County, Florida, as modified by that certain Modification of Mortgage and Security Agreement dated October 20, 2021, and recorded November 13, 2021, in Book 11981, Page 1144, Public Records of Polk County, Florida (collectively, the “**Mortgage**”), which Mortgage secures indebtedness and covenants to create a lien upon the property situate in Polk County, Florida, as more particularly described therein (the “**Mortgaged Property**”); and

**WHEREAS** the Mortgagor has requested that Mortgagee release that certain parcel of real property more particularly described hereinbelow, which constitutes a portion of the Mortgaged Property, from the lien and operation of the Mortgage.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS**, that the said Mortgagee, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, through the execution of this Partial Release of Mortgage, hereby releases, discharges, and remises from the lien and operation of the Mortgage, that certain parcel of real property, being a portion of the Mortgaged Property, more particularly described as follows (the “**Released Property**”):

See Exhibit “A” attached hereto and incorporated herein by this reference

**TO HAVE AND TO HOLD** the same, with the appurtenances, unto the Mortgagor, and its successors and assigns forever, freed, exonerated and discharged of and from the Mortgage, and every part thereof; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of said Mortgaged Property, not hereby released therefrom, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, the said Mortgagee has caused these presents to be executed in manner and form sufficient to bind it as of the date above written.

Signed, sealed and delivered in the presence of:

MORTGAGEE:

D.R. HORTON, INC., a Delaware corporation

Signature: [Signature]

Print Name: Andrew Ashby

By: [Signature]

Print Name: Peter Chichetto

Signature: [Signature]

Print Name: Abigail Talbot

Its: Asst. Secretary

STATE OF FLORIDA COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of (check one):  physical presence or  online notarization this 17 day of OCTOBER, 2022, by PETER CHICHETTO as ASSISTANT SECRETARY of D.R. HORTON, INC., a Delaware corporation, on its behalf, who (check one) is  personally known to me or  has produced \_\_\_\_\_ as identification.

[Signature]

Notary Public, State of Florida



[Seal]

**EXHIBIT "A"**

**RELEASED PROPERTY**

Tracts A, C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, D-1, D-2, D-3, D-4, D-5, Together with all Drainage Easements, Private Drainage and Wall Easements, Private Landscape and Buffer Easements, and all Internal Streets, Roads and Right of Ways depicted on that plat of Brentwood Townhomes Phase 1, Recorded in the Public Records of Polk County, Florida in O.R. Book 194, Pages 16 through 20.

PREPARED BY AND RETURN TO:

Roy Van Wyk, Esquire  
KE LAW GROUP, PLLC  
P.O. Box 6386  
Tallahassee, Florida 323314

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed as of this 30<sup>th</sup> day of August, 2022, by **GLK REAL ESTATE, LLC**, a Florida limited liability company, with a mailing address of 346 East Central Avenue, Winter Haven, Florida, 33880 (hereinafter called the "grantor"), in favor of **WEST SIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the "grantee").

[Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

**WITNESSETH:**

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, further described as:

**Tracts A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z, BB, CC, KK, JJ, Private Drainage Easements, Private Retaining Wall Easements, Landscape and Wall Easements, and all internal streets, roads, and right of ways OF CASCADES PHASES 1A AND 1B**, according to the map or plat thereof as recorded in Plat Book 193, Pages 37-52, inclusive, of the Public Records of Polk County, Florida.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

**Note to Recorder:** This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

GRANTOR:

Signed, sealed and delivered in the presence of:

GLK REAL ESTATE, LLC a Florida limited liability company

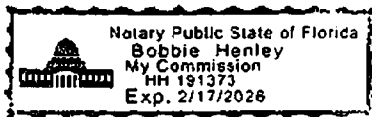
Signature: Jessica Petrucci
Print Name: JESSICA PETRUCCI
Signature: Joe D. Graddy
Print Name: JOE D. GRADDY

Signature: Lauren O. Schwenk
By: Lauren O. Schwenk
Its: Manager

STATE OF FLORIDA
COUNTY OF POLK

SWORN TO AND SUBSCRIBED before me by means of [X] physical presence or [ ] online notarization this 30 day of August, 2022, by Lauren O. Schwenk, Manager of GLK REAL ESTATE, LLC, a Florida limited liability company, on behalf of company.

[notary seal]



Signature: Bobbie Henley
(Official Notary Signature)
Name: Bobbie Henley
Personally Known [X]
OR Produced Identification [ ]
Type of Identification [ ]



**ACCEPTANCE BY GRANTEE**

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this 30 day of ~~March~~ August, 2022.

Signed, sealed and delivered  
in the presence of:

Witnesses:

Alan Rioux

Name: ALAN RIOUX

Jessica Petrucci

Name: Jessica Petrucci

**WEST SIDE HAINES CITY COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit of  
special-purpose government established under  
Chapter 190 of the Florida Statutes

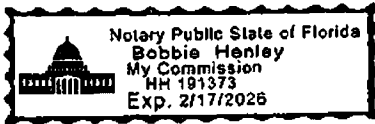
By: [Signature]  
Chairperson/Vice Chairperson  
Board of Supervisors

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30 day of August, 2022, by Warren K. Heath as Chairman/Vice Chairperson of the Board of Supervisors of the Hammock Reserve Community Development District.

[Signature]  
(Official Notary Signature)  
Name: Bobbie Henley  
Personally Known [initials]  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]



# SECTION IX

**This Instrument Prepared by  
and return to:**

Roy Van Wyk, Esq.  
KE Law Group, PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303

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**NOTICE OF BOUNDARY AMENDMENT OF THE  
WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on November 1, 2022, the Board of County Commissioners of Polk County, Florida (the “County”), adopted Ordinance No. 22-071, which became effective on November 2, 2022, and approved and consented to by the City Commission of the City of Haines City (the “City”), by Resolution No. 22-1970, effective October 20, 2022, contracting the boundaries of the Westside Haines City Community Development District (“District”). The legal description of the lands encompassed within the District, after amendment, is attached hereto as Exhibit “A.” The Westside Haines City Community Development District was established by County Ordinance No. 21-017, which became effective on March 18, 2021, and approved and consented to by City Resolution No. 21-1537, effective March 4, 2021. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Department of Economic Opportunity in accordance with Section 189.014, *Florida Statutes*.

**THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT  
MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND  
ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY**

THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 13th day of November 2022, and recorded in the Official Records of Polk County, Florida.

WESTSIDE HAINES CITY  
COMMUNITY DEVELOPMENT DISTRICT

*Warren K. Heath II*  
Warren K. (Rennie) Heath II, Chairman

*Lindsay Roden*  
Lindsay Roden  
Lindsay Roden  
Print Name

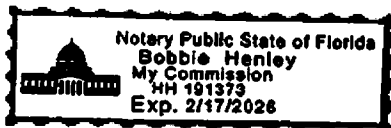
*Jessica Kowalski*  
Witness  
Jessica Kowalski  
Print Name

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me  physical presence or  online notarization this 14 day of November, 2022, by Warren K. (Rennie) Heath, II, as Chairperson of the Board of Supervisors of the Westside Haines City Community Development District.

*Bobbie Henley*  
(Official Notary Signature)  
Name: Bobbie Henley  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]



## EXHIBIT A

### EXHIBIT A- LEGAL DESCRIPTION

#### THORNHILL PARCELS

##### PARCEL 1

DESCRIPTION: A PORTION OF TRACTS 11, 12, 13, 14, 15, & 16 AND ALL OF TRACTS 3, 4 & 5, OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 5; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 5, S.00°18'53"E., A DISTANCE OF 648.05 FEET TO THE NORTH BOUNDARY OF AFORESAID TRACT 11; THENCE ALONG SAID NORTH BOUNDARY, N.88°58'16"E., A DISTANCE OF 330.50 FEET TO THE EAST BOUNDARY OF AFORESAID TRACT 11; THENCE ALONG SAID EAST BOUNDARY, S.00°17'48"E., A DISTANCE OF 634.97 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF HOLLY HILLY GROVE ROAD 3, PER MAP BOOK 17, PAGES 93 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES: 1) S.87°53'35"W., A DISTANCE OF 53.92 FEET; 2) S.89°00'18"W., A DISTANCE OF 481.38 FEET; 3) S.89°49'34"W., A DISTANCE OF 265.87 FEET; 4) S.88°05'52"W., A DISTANCE OF 320.84 FEET; 5) N.89°37'21"W., A DISTANCE OF 210.35 FEET; 6) S.87°28'16"W., A DISTANCE OF 143.50 FEET; 7) S.89°25'55"W., A DISTANCE OF 472.21 FEET; 8) N.22°16'58"W., A DISTANCE OF 31.89 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF FDC GROVE ROAD, PER MAP BOOK 18, PAGES 44-61, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1) N.01°14'03"W., A DISTANCE OF 140.55 FEET; 2) N.00°55'37"W., A DISTANCE OF 104.29 FEET; 3) N.00°08'51"W., A DISTANCE OF 326.27 FEET 4) N.00°11'29"W., A DISTANCE OF 30.58 FEET TO THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF CAMBRIA, AS RECORDED IN PLAT BOOK 159, PAGES 26 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH AND EAST BOUNDARIES, RESPECTIVELY, OF SAID CAMBRIA, THE FOLLOWING TWO (2) COURSES: 1) N.88°58'16"E., A DISTANCE OF 640.37 FEET; 2) N.00°21'17"W., A DISTANCE OF 648.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN UNNAMED ROAD, (ALSO KNOWN AS MINUTE MAID RAMP ROAD 1); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.88°59'20"E., A DISTANCE OF 991.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.322 ACRES, MORE OR LESS.

TOGETHER WITH

##### PARCEL 2

DESCRIPTION: A PORTION OF TRACTS 17, 28, 29, & 30 AND ALL OF TRACTS 18, 19, 20, 21, & 22, OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH EAST CORNER OF SAID TRACT 28, RUN THENCE ALONG THE EAST BOUNDARY THEREOF, S.00°18'30"E., A DISTANCE OF 636.29 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 2, PER MAP BOOK 22, PAGES 1 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT-

OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1) S.88°40'49"W., A DISTANCE OF 13.76 FEET; 2) S.87°34'32"W., A DISTANCE OF 110.73 FEET; 3) S.87°59'33"W., A DISTANCE OF 207.44 FEET; 4) N.87°51'09"W., A DISTANCE OF 118.81 FEET; 5) S.88°50'51"W., A DISTANCE OF 326.26 FEET; 6) S.89°40'20"W., A DISTANCE OF 202.13 FEET; 7) S.88°29'07"W., A DISTANCE OF 12.51 FEET TO THE SOUTHEAST CORNER OF COUNTRY WALK ESTATES, AS RECORDED IN PLAT BOOK 155, PAGES 37 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE EAST AND NORTH BOUNDARIES, RESPECTIVELY, OF SAID COUNTY WALK ESTATES THE FOLLOWING TWO (2) COURSES: 1) N.00°21'09"W., A DISTANCE OF 631.43 FEET; 2) S.88°48'08"W., A DISTANCE OF 644.25 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF FDC GROVE ROAD, PER MAP BOOK 18, PAGES 44-61, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) N.00°04'22"E., A DISTANCE OF 436.25 FEET; 2) N.00°21'14"E., A DISTANCE OF 212.17 FEET TO A POINT ON SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF HOLLY HILLY GROVE ROAD 3, PER MAP BOOK 17, PAGES 93 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.88°51'21"E., A DISTANCE OF 1960.98 FEET TO A POINT ON THE EAST BOUNDARY OF AFORESAID TRACT 22; THENCE ALONG SAID EAST BOUNDARY S.00°18'53"E., A DISTANCE OF 646.48 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 22; THENCE ALONG SAID SOUTH BOUNDARY, S.88°48'08"W., A DISTANCE OF 330.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.668 ACRES, MORE OR LESS.

CASCADES PARCELS

PARCEL A

TRACTS 17 THROUGH 20 AND TRACTS 29 THROUGH 31, MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 31 AND PROCEED S 89° 18'58" W, ALONG THE SOUTH LINE OF THE NW ¼ OF SAID SECTION 31, A DISTANCE OF 1323.58 FEET TO A FOUND CONCRETE MONUMENT 4" X 4" (NO ID) MARKING THE SOUTHEAST CORNER OF THE SW ¼ OF THE NW ¼ OF SAID SECTION 31; THENCE N 00°43'21" W, A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 29 ALSO BEING ON THE NORTH PLATTED RIGHT OF WAY LINE OF MASSEE ROAD AND THE POINT OF BEGINNING; THENCE S 89°16'39" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1170.92 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 31; THENCE N 00°21'45" W, ALONG THE WEST BOUNDARY OF SAID TRACT 31, A DISTANCE OF 635.42 FEET TO THE NORTHWEST CORNER OF SAID TRACT 31 ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 17; THENCE S 89°15'20" W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 17, A DISTANCE OF 374.86 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 17; THENCE N 00°19'09" W, ALONG THE WEST BOUNDARY OF SAID TRACT 17, A DISTANCE OF 620.25 FEET TO THE NORTHWEST CORNER OF SAID TRACT 17 AND A POINT ON THE SOUTH PLATTED RIGHT OF WAY LINE OF A 30.00 FOOT UNAMED ROAD; THENCE N 89°02'49" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1548.04 FEET TO THE NORTHEAST CORNER OF SAID TRACT 20; THENCE S 00°14'28" E, ALONG THE EAST BOUNDARY OF SAID TRACT 20 AND 29, A DISTANCE OF 1261.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 1,708,918 SQUARE FEET, OR 39.23 ACRES, MORE OR LESS.

PARCEL B

A PORTION OF TRACTS 17 AND 32, MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 31 AND PROCEED N 00°16'19"E, A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE 30.00 FOOT PLATTED ROAD AND THE POINT OF BEGINNING; THENCE N 00°16'11"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1255.98 FEET TO A POINT OF THE SOUTHERLY RIGHT OF WAY LINE OF PARK PLACE BOULEVARD AS PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 19, PAGE 66; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) N 88°37'04"E, A DISTANCE OF 95.17 FEET; (2) N 81°41'25"E, A DISTANCE OF 121.29 FEET; (3) N87°59'06"E, A DISTANCE OF 100.77 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, S 00°16'03"E, ALONG THE EAST BOUNDARY OF SAID TRACTS 17 AND 32, A DISTANCE OF 1243.27 FEET TO A POINT OF THE NORTHERLY RIGHT OF WAY LINE OF POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 14, PAGE 45 THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; (1) S 53°51'52"W, A DISTANCE OF 16.13 FEET; (2) S 53°02'11"W, A DISTANCE OF 27.27 FEET; (3) S 65°06'06"W, A DISTANCE OF 16.68 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE, S 89°19'17"W, A DISTANCE OF 265.83 FEET, TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 399,109 SQUARE FEET, OR 9.16 ACRES, MORE OR LESS.

PARCEL C

A PORTION OF TRACTS 1 THROUGH 16, MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 31 AND PROCEED N 00°16'19" W, ALONG THE WEST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION 31, A DISTANCE OF 1308.22 FEET; THENCE S 89°15'46" W, A DISTANCE OF 32.12 FEET TO A POINT OF INTERSECTION OF NORTH 30.00 FOOT PLATTED RIGHT OF WAY AND THE WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 18, PAGE 43 AND THE POINT OF BEGINNING; THENCE S 89°15'46" W, ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH BOUNDARY OF SAID TRACTS 9 THROUGH 16, A DISTANCE OF 1291.75 FEET; THENCE S 89°02'19" W, ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH BOUNDARY OF SAID TRACTS 9 THROUGH 16, A DISTANCE OF 1547.17 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 16; THENCE N 00°19'20" W, ALONG THE WEST BOUNDARY OF SAID TRACTS 1 AND 16, A DISTANCE OF 1285.53 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1 SAID NORTHWEST CORNER LYING 15.00 FEET SOUTH AND 15.00 FEET EAST OF THE NORTHWEST CORNER OF THE NW ¼ OF SAID SECTION 31 ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED ROAD; THENCE N 88°48'00" E, ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH BOUNDARY OF SAID TRACTS 1 THROUGH 4, A DISTANCE OF 1548.12 FEET; THENCE N 88°50'05" E, ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH BOUNDARY OF SAID TRACTS 5 THROUGH 8, A DISTANCE OF 1309.25 FEET TO A POINT ON THE AFORMENTIONED WESTERLY MAINTAINED RIGHT OF WAY LINE OF FDC GROVE ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THIRTEEN (13) COURSES (1) S 00°16'04" E, A DISTANCE OF 52.50 FEET; (2) S 01°12'54" W, A DISTANCE OF 101.55 FEET; (3) S 00°02'35" E, A DISTANCE OF 168.91 FEET; (4) S 07°21'12" E, A DISTANCE OF 26.80 FEET; (5) S 01°16'36" W, A DISTANCE OF 197.08 FEET; (6) S 00°36'22" E, A DISTANCE OF 84.70 FEET; (7) S 00°13'16" W, A DISTANCE OF 102.33 FEET; (8) S 01°26'47" W, A DISTANCE OF 102.68 FEET; (9) S 00°21'34" W, A DISTANCE OF 104.81 FEET; (10) S

00°58'11" W, A DISTANCE OF 101.55 FEET; (11) S 00°24'40" E, A DISTANCE OF 105.34 FEET; (12) S 01°49'51" W, A DISTANCE OF 135.10 FEET; (13) S 00°30'33" W, A DISTANCE OF 19.05 FEET; TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 3,683,359 SQUARE FEET, OR 84.56 ACRES, MORE OR LESS.

PARCEL D

TRACTS 17 THROUGH 20 AND TRACTS 29 THROUGH 32, MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE SW ¼ OF SAID SECTION 30 AND PROCEED N 88°48'00" E, ALONG THE SOUTH BOUNDARY OF THE SW ¼ OF SAID SECTION 30, A DISTANCE OF 15.00 FEET; THENCE N 00°12'41" W, 15.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED ROAD ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 32 AND THE POINT OF BEGINNING; THENCE N 00°06'26" W, ALONG THE WEST BOUNDARY OF SAID TRACTS 17 AND 32, A DISTANCE OF 1294.06 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED ROAD AND THE NORTHWEST CORNER OF SAID TRACT 17; THENCE N 88°51'21" E, ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH BOUNDARY OF SAID TRACTS 17 THROUGH 20, A DISTANCE OF 1547.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 20; THENCE S 00°08'32" E, ALONG THE EAST BOUNDARY OF SAID TRACTS 20 AND 29, A DISTANCE OF 1292.54 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 29 AND A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE; THENCE S 88°48'00" W, ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH BOUNDARY OF SAID TRACTS 29 THROUGH 32, A DISTANCE OF 1548.12 FEET; TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 2,001,318 SQUARE FEET, OR 45.94 ACRES, MORE OR LESS.

PARCEL E

A PORTION OF TRACTS 19 THROUGH 30 IN THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY AND A PORTION OF TRACTS 5 THROUGH 13 IN THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY OF MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 30 AND PROCEED S 00°04'10" E, ALONG THE EAST BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 30, A DISTANCE OF 42.32 FEET; THENCE S 88°41'01" W, A DISTANCE OF 16.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 18, PAGE 43 AND THE POINT OF BEGINNING; THENCE S 88°41'01" W, A DISTANCE OF 390.47 FEET; THENCE S 00°10'11" E, A DISTANCE OF 1232.51 FEET; THENCE N 88°49'37" E, A DISTANCE OF 388.70 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD; THENCE S 00°02'32" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 9 AND THE NORTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED ROAD; THENCE S 88°50'42" W, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 9 THROUGH 13 AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1411.55 FEET; THENCE N 33°21'44" E, A DISTANCE OF 183.55 FEET; THENCE N 33°19'35" E, A DISTANCE OF 600.67 FEET; THENCE N 05°35'09" E, A DISTANCE OF 501.02 FEET; THENCE N 41°26'25" W, A DISTANCE OF 195.12 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED RIGHT OF WAY; THENCE N 88°16'32" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 79.88 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6 AND THE SOUTHWEST CORNER OF VACATED 30.00 FOOT RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3042, PAGE 1109 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA;



THENCE N 00°06'50" W, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 27 AND THE NORTHWEST CORNER OF SAID VACATED 30.00 FOOT RIGHT OF WAY; THENCE S 88°49'34" W, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 28 THROUGH 30 AND THE NORTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED RIGHT OF WAY, A DISTANCE OF 1112.83 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 30; THENCE N 00°05'19" W, ALONG THE WEST BOUNDARY OF SAID TRACTS 19 AND 30, A DISTANCE OF 968.85 FEET; THENCE N 89°00'18" E, A DISTANCE OF 780.76 FEET TO A POINT ON THE EAST BOUNDARY OF SAID TRACT 20; THENCE N 00°06'28" W, ALONG THE EAST BOUNDARY OF SAID TRACT 20, A DISTANCE OF 322.54 FEET TO THEE NORTHEAST CORNER OF SAID TRACT 20 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED RIGHT OF WAY; THENCE N 88°58'52" E, ALONG THE NORTH BOUNDARY OF SAID TRACTS 21 THROUGH 24 AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1301.50 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD; THENCE S 01°01'03" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.84 FEET; THENCE S 89°13'55" W, A DISTANCE OF 383.17 FEET; THENCE S 00°07'48" E, A DISTANCE OF 613.85 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 23; THENCE N 89°09'06" E, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 23 AND 24, A DISTANCE OF 392.58 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD; THENCE S 00°01'28" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 640.85 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID VACATED 30.00 FOOT ROAD; THENCE S 00°05'26" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 59.98 FEET; TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 3,147,981 SQUARE FEET, OR 72.27 ACRES, MORE OR LESS.

**PARCEL F**

A PORTION OF TRACTS 30 THROUGH 32 OF MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 30 AND PROCEED N 00°06'45" E, ALONG THE WEST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION 30, A DISTANCE OF 18.24 FEET; THENCE N 89°43'18" E, A DISTANCE OF 24.13 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 18, PAGE 43 AND THE POINT OF BEGINNING; THENCE N 00°26'25" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 640.49 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT 32; THENCE N 88°41'30" E, ALONG THE NORTH BOUNDARY OF SAID TRACTS 30 THROUGH 32, A DISTANCE OF 970.79 FEET TO THE NORTHEAST CORNER OF SAID TRACT 30; THENCE S 00°04'16" E, ALONG THE EAST BOUNDARY OF SAID TRACT 30, A DISTANCE OF 643.81 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 30; THENCE S 88°53'02" W, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 30 THROUGH 32, A DISTANCE OF 966.59 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 621,952 SQUARE FEET, OR 14.28 ACRES, MORE OR LESS.

**WYNNSTONE PARCELS**

A portion of land in the West 1/2 of Section 19 and the Northwest 1/4 of Section 30, Township 26 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of SUNSET RIDGE PHASE 2, according to the plat thereof, recorded in Plat Book 126, Pages 36 through 41, inclusive, of the Public Records of Polk County, Florida; thence along the Southerly boundary of said SUNSET RIDGE PHASE 2, the following three (3) courses: 1) N 89°10'03" E a distance of 1061.38 feet; 2) S 00°10'59" E a distance of 150.01 feet; 3) N 89°06'55" E a distance of 458.47 feet to the Northwest corner of PART 1 of NATURES PRESERVE PHASE 1, according to the plat thereof, recorded in Plat Book 162, Pages 47 through 49, inclusive, of the Public Records of Polk

County, Florida; thence along said Westerly boundary and the Southerly extension thereof, S 00°20'04" E a distance of 675.94 feet; thence N 89°07'01" E a distance of 662.09 feet to the Northwest corner of PART 2, of said NATURES PRESERVE PHASE 1, thence along said Westerly boundary and the Southerly extension thereof, S 00°21'36" E a distance of 1292.86 feet; thence S 89°03'33" W a distance of 331.34 feet; thence S 00°20'54" E a distance of 1326.13 feet; thence S 89°06'36" W a distance of 331.55 feet; thence S 00°20'19" E a distance of 1325.84 feet; thence S 00°12'46" E a distance of 30.00 feet; thence S 00°05'13" E a distance of 645.14 feet; thence S 89°05'30" W a distance of 779.49 feet; thence N 00°06'38" E a distance of 676.07 feet; thence S 89°09'38" W a distance of 764.88 feet; thence N 00°03'41" W a distance of 2619.11 feet; thence N 00°04'02" W a distance of 30.01 feet; thence N 00°04'22" W a distance of 2122.10 feet to the POINT OF BEGINNING.

ADDITIONALLY:

PARCEL NUMBER: 272630-708000-010310 (PER BOOK 10252, PAGES 0829-0830):

TRACT 31 IN THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272630-708000-030010 (PER BOOK 10272, PAGES 1719-1721):

TRACTS 1 AND 2 IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, OF THE FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272630-708000-010320 (PER BOOK 10311, PAGES 1982-1983):

FLA DEVELOPMENT CO SUB PB PG 60 TO 63 TRACT 32 IN NE ¼ LESS ADDNL RD R/W PER MB 18 PG 43-61

PARCEL NUMBER: 272619-705000-040101 (PER BOOK 10216, PAGES 0927-0928):

TRACTS 10 AND 11 IN THE SW ¼ SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272619-705000-040210 (PER BOOK 10387, PAGES 2162-2163):

TRACTS 23 AND 24 IN THE SW ¼ SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT RECORDED IN PLAT BOOK 3, PAGES 60-63, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SUBJECT TO ROADWAY ALLOWANCE AS SHOWN ON SAID PLAT.

LESS AND EXCEPT THE MAINTAINED RIGHT OF WAY OF HOLLY HILL GROVE ROAD 3, AS EVIDENCED BY COUNTY MAINTAINED MAP BOOK 17, PAGES 93-99, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272619-070500-040230 (PER BOOK 10216, PAGES 0902-0903):

TRACTS 23 AND 24 IN THE SW ¼ SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT. RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272630-708000-010300 (PER BOOK 10543, PAGES 1172-1175):

TRACT 30 IN THE NE ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272619-705000-040060 (PER BOOK 10536, PAGES 1555-1559):

TRACT 6 IN THE SW ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; BEING THE EAST ½ OF THE NW ¼ OF THE NE ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST.

PARCEL NUMBER: 272619-705000-040090 (PER BOOK 10536, PAGES 1555-1559):

TRACT 9 IN THE SW ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING THE SAME AS THE E ½ OF THE SE ¼ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST.

PARCEL NUMBER: 272619-705000-040220 (PER BOOK 10581, PAGES 1114-1117):

TRACT 22 IN THE SW ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272619-705000-040280 (PER BOOK 10310, PAGES 0885-0887):

LOT 28 IN THE SW ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING IN THE W ½ OF THE SW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION 19.

LESS OUT

**Parcel No. 39 (Tax ID 272630-707500-040053)**

HOLLY HILL GROVE & FRUIT CO SUB PB 17 PG 35 PART OF TRACTS 5 & 6 IN SW1/4 DESC AS BEG SE COR TRACT 5 RUN N 330.69 FT W 165.75 FT N 315.69 FT TO S LINE PLATTED R/W E 86.84 FT S 41 DEG 18 MIN 00 SEC E 195.07 FT S 05 DEG 47 MIN 32 SEC W 501.06 FT TO POB SUBJECT TO CONSERVATION EASEMENT PER OR 3994-350.

ALTOGETHER CONTAINING 609.58± ACRES

# SECTION X

# CONTRACT AGREEMENT

This Agreement made and entered into on Tuesday, December 6, 2022 by and between the Westside Haines City Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2023 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Westside Haines City Community Development District.
3. The term of this Agreement shall commence on January 1, 2023 or the date signed below, whichever is later, and shall run until December 31, 2023, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2023 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 14, 2023**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 15, 2023**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2023 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2023 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 15, 2023** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Jill Burns

Special District Representative

Jill Burns

Print name

District Manager

1/9/2023

Title

Date

Marsha M. Faux, CFA, ASA

Polk County Property Appraiser

By:

Marsha Faux

Marsha M. Faux, Property Appraiser

# SECTION XI



Marsha M. Faux, CFA, ASA  
POLK COUNTY PROPERTY APPRAISER  
2023 Data Sharing and Usage Agreement

WESTSIDE HAINES CITY CDD

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the WESTSIDE HAINES CITY CDD, hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

*As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and FTP data files. No owner names, mailing addresses, or official records (OR) books and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser's website or in FTP data files. In addition, the Polk County Property Appraiser's mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.*

**For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality.**

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

WESTSIDE HAINES CITY CDD

Signature: Marsha Faux

Signature: Jill Burns

Print: Marsha M. Faux CFA, ASA

Print: Jill Burns

Title: Polk County Property Appraiser

Title: District Manager

Date: December 1, 2022

Date: 1/9/2023

Please email the signed agreement to [pataxroll@polk-county.net](mailto:pataxroll@polk-county.net).

# SECTION XII





934 North Magnolia Avenue, Suite 100  
Orlando, Florida 32803  
407-843-5406  
www.mcdermittdavis.com

October 10, 2022

Board of Supervisors  
*Westside Haines City Community Development District*  
219 East Livingston Street  
Orlando, FL 32801

The following represents our understanding of the services we will provide *Westside Haines City Community Development District*.

You have requested that we audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of *Westside Haines City Community Development District*, as of September 30, 2022, and for the year then ended and the related notes to the financial statements, which collectively comprise *Westside Haines City Community Development District's* basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with Government Auditing Standards, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP), as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

### **Auditor Responsibilities**

We will conduct our audit in accordance with U.S. GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and Chapter 10.550, *Rules of the Auditor General*. As part of an audit in accordance with GAAS, Government Auditing Standards, and Chapter 10.550, *Rules of the Auditor General*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than from one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements including disclosures and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and Government Auditing Standards.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

### **Compliance with Laws and Regulations**

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of *Westside Haines City Community Development District's* compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Management Responsibilities**

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
  - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
  - ii. Additional information that we may request from management for the purpose of the audit; and
  - iii. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing financial statements that indicates that such financial statements have been audited by us
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole; and
- g. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- h. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- i. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on the financials; and
- j. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of the audit, we will assist with the preparation of your financial statements and related notes. You will be required to acknowledge in the written representation letter our assistance with preparation of the financial statements and that you have accepted responsibility for them.

### **Nonattest Services**

With respect to any nonattest services we perform, such as drafting the financial statements and proposing adjusting or correcting journal entries to be reviewed and approved by management, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the engagement are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards
- The engagement is limited to the drafting of financial statements as previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account codings and approving journal entries.

*Government Auditing Standards* require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

### Reporting

We will issue a written report upon completion of our audit of *Westside Haines City Community Development District's* basic financial statements. Our report will be addressed to the governing body of *Westside Haines City Community Development District*. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We will also issue a written report on the District's compliance with the requirements of Section 218.415, Florida Statutes upon completion of our audit.

### Other

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

### Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in March 2023 and the audit reports and all corresponding reports will be issued no later than June 1, 2023.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDermitt Davis & Company, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$4,000 for the year ended September 30, 2022 (\$4,000 for September 30, 2023, \$4,000 for September 30, 2024, and \$4,000 for September 30, 2025), inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed; the assistance that *Westside Haines City Community Development District* has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed for two additional years subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use *Westside Haines City Community Development District's* personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

This audit engagement letter with any addendum, if any, constitute the complete and exclusive statement of the agreement between the parties.

#### **Public Records**

Auditor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and. Accordingly, Auditor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Auditor acknowledges that the designated public records custodian for the District is Government Management Services ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Auditor shall 1) Keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Auditor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Auditor, Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District, in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 407-841-5524, JBURNS@GMSCFL.COM, OR AT 219 EAST LIVINGSTON ST., ORLANDO, FL 32801.**

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

*McDirmit Davis*

McDirmit Davis, LLC  
Orlando, FL  
\*\*\*\*\*

RESPONSE:

This letter correctly sets forth our understanding.

Westside Haines City Community Development District

Acknowledged and agreed on behalf of Westside Haines City Community Development District by:

*Rennie Heath*

Title: Chairman      11/4/2022



**PRIDA, GUIDA & PEREZ, P.A.**  
CERTIFIED PUBLIC ACCOUNTANTS  
1106 N. FRANKLIN STREET  
TAMPA, FLORIDA 33602  
TELEPHONE: (813) 226-6091  
FAX: (813) 229-7754

## **Report on the Firm's System of Quality Control**

August 21, 2020

To the Owners of McDirmit Davis, LLC  
And the Peer Review Committee of the  
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of McDirmit Davis, LLC (the firm), in effect for the year ended June 30, 2020. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### **Firm's Responsibility**

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### **Peer Reviewer's Responsibility**

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

### **Required Selections and Considerations**

Engagements selected for review included engagements performed under *Government Auditing Standards*, a compliance audit under the Single Audit Act, and an audit of an employee benefit plan.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### **Opinion**

In our opinion, the system of quality control for the accounting and auditing practice of McDirmit Davis, LLC in effect for the year ended June 30, 2020 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. McDirmit Davis, LLC has received a peer review rating of *pass*.

A handwritten signature in black ink, appearing to read "Prida Guida &amp; Perez", written in a cursive style.

Prida Guida & Perez, P.A.

# SECTION XIII

# SECTION B



# SECTION 1



**Sent Via Email: jburns@gmscfl.com**

May 3, 2023

Ms. Jillian Burns  
 District Manager  
 Westside Haines City Community Development District  
 c/o Governmental Management Services  
 219 East Livingston Street  
 Orlando, Florida 32801

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the Westside Haines City Community Development District (CDD). We will provide these services pursuant to our current agreement (“District Engineering Agreement”) as follows:

**I. Scope of Work**

We will provide the Annual Engineer’s Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

**II. Fees**

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$2,000, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,



Rey Malavé, P.E.  
 Dewberry Engineers Inc.  
 Associate Vice President

May 3, 2023  
 Date

APPROVED AND ACCEPTED

By: \_\_\_\_\_  
 Authorized Representative of  
 Westside Haines City  
 Community Development District

\_\_\_\_\_  
 Date

# SECTION C

# SECTION 1

# Westside Haines City Community Development District

## Summary of Check Register

August 6, 2022 to March 31, 2023

Bank	Date	Check No.'s	Amount
General Fund	8/12/22	115 - 120	\$ 599,762.04
	8/19/22	121 - 128	\$ 590,403.90
	8/23/22	129 - 136	\$ 183,937.28
	8/24/22	137 - 143	\$ 6,788.20
	8/31/22	144	\$ 4,040.63
	9/7/22	145 - 146	\$ 837.00
	9/13/22	147 - 154	\$ 90,833.24
	9/15/22	155 - 156	\$ 5,020.40
	9/21/22	157 - 158	\$ 879.67
	9/22/22	159 - 161	\$ 272,092.95
	9/30/22	162 - 164	\$ 22,163.89
	10/6/22	165 - 169	\$ 254,693.54
	10/13/22	170 - 171	\$ 121.38
	10/14/22	172	\$ 3,255.50
	10/20/22	173 - 175	\$ 2,832,211.81
	10/21/22	176 - 178	\$ 604.70
	11/3/22	179	\$ 6,000.00
	11/8/22	180	\$ 7,000.00
	11/14/22	181 - 182	\$ 4,909.40
	11/16/22	183 - 184	\$ 13,662.43
	11/18/22	185	\$ 472,500.00
	11/22/22	186	\$ 110.00
	11/29/22	187 - 195	\$ 697,843.27
	12/9/22	196 - 198	\$ 75,419.41
	12/13/22	199 - 200	\$ 7,780.68
	12/16/22	201	\$ 143,774.57
	12/21/22	202 - 207	\$ 57,961.19
	12/29/22	208 - 209	\$ 30,686.00
	1/12/23	210 - 211	\$ 4,112.59
	1/20/23	212 - 213	\$ 70,500.00
	1/27/23	214 - 217	\$ 488,647.41
	2/6/23	218 - 221	\$ 550,693.94
	2/16/23	222 - 223	\$ 3,883.96
	2/22/23	224 - 226	\$ 193,847.35
	3/1/23	227 - 228	\$ 123,803.22
	3/9/23	229	\$ 293,827.26
	3/16/23	230 - 231	\$ 162,500.00
	3/23/23	232 - 234	\$ 40,403.48
	3/24/23	235 - 237	\$ 220,036.83
	3/31/23	238	\$ 28,387.13
<b>Total Amount</b>			<b>\$ 8,565,936.25</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/22	00028	7/26/22	218492	202208	300	20700	10100		HORNER ENVIRONMENTAL PROFESSIONAL	*	8,722.75	8,722.75	000115
			FY22 SER21BW FR#7										
8/12/22	00027	7/28/22	19197	202208	300	20700	10100		INNOVATIONS DESIGN GROUP	*	9,325.00	9,325.00	000116
			FY22 SER21BW FR#7										
8/12/22	00025	7/31/22	PAYAPP#2	202208	300	20700	10100		QGS DEVELOPMENT, INC.	*	576,397.04	576,397.04	000117
			FY22 SER21BW FR#7										
8/12/22	00008	7/15/22	2147512-	202206	310	51300	31100		DEWBERRY ENGINEERS, INC	*	275.00	275.00	000118
			GENERAL ENG SERVICE-JUN22										
8/12/22	00007	8/01/22	20	202208	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	2,916.67	2,916.67	000119
			MANAGEMENT FEES - AUG 22										
		8/01/22	20	202208	310	51300	35200		GOVERNMENTAL MANAGEMENT SERVICES	*	100.00	100.00	000120
			WEBSITE MANAGEMENT-AUG 22										
		8/01/22	20	202208	310	51300	35100		GOVERNMENTAL MANAGEMENT SERVICES	*	150.00	150.00	000121
			INFORMATION TECH - AUG 22										
		8/01/22	20	202208	310	51300	31300		GOVERNMENTAL MANAGEMENT SERVICES	*	416.67	416.67	000122
			DISSEMINATION SVCS-AUG 22										
		8/01/22	20	202208	310	51300	42000		GOVERNMENTAL MANAGEMENT SERVICES	*	6.91	6.91	000123
			POSTAGE										
8/12/22	00017	7/08/22	3123	202206	310	51300	31500		KILINSKI / VAN WYK, PLLC	*	1,452.00	1,452.00	000124
			GEN.COUNSEL/MTHLY MEETING										
8/19/22	00021	7/28/22	DEDMAT#1	202208	300	20700	10100		ATLANTIC TNG, LLC	*	14,602.00	14,602.00	000125
			FY22 SER21 CAS FR#5										
		7/28/22	DEDMAT#4	202208	300	20700	10100		ATLANTIC TNG, LLC	*	7,688.00	7,688.00	000126
			FY22 SER21 CAS FR#5										
8/19/22	00008	7/15/22	2147512-	202208	300	20700	10100		DEWBERRY ENGINEERS, INC	*	1,755.00	1,755.00	000127
			FY22 SER21 CAS FR#5										
8/19/22	00030	7/13/22	DEDMAT#1	202208	300	20700	10100		DEWBERRY ENGINEERS, INC	*	427.15	427.15	000128
			FY22 SER21 CAS FR#5										
		7/13/22	DEDMAT#4	202208	300	20700	10100		DEWBERRY ENGINEERS, INC	*	1,123.85	1,123.85	000129
			FY22 SER21 CAS FR#5										

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/28/22	DEDMAT#4 202208 300-20700-10100 FY22 SER21 CAS FR#5	FERGUSON WATERWORKS	*	2,400.58	3,951.58 000123
8/19/22	00031	6/30/22	70542 202208 300-20700-10100 FY22 SER21 BW FR#8	GEOPOINT SURVEYING, INC.	*	1,000.00	1,000.00 000124
8/19/22	00019	8/01/22	1235 202208 300-20700-10100 FY22 SER21 BW FR#8	GLK REAL ESTATE LLC	*	3,000.00	3,000.00 000125
8/19/22	00017	7/06/22	3095 202208 300-20700-10100 FY22 SER21 CAS FR#5	KILINSKI / VAN WYK, PLLC	*	474.50	474.50 000126
8/19/22	00025	7/31/22	PAYAPP#2 202208 300-20700-10100 FY22 SER21 CAS FR#5	QGS DEVELOPMENT, INC.	*	557,381.72	557,381.72 000127
8/19/22	00029	4/01/22	I2204014 202208 300-20700-10100 FY22 SER21 CAS FR#5	STACY'S PRINTING	*	399.00	551.10 000128
		7/13/22	I2207136 202208 300-20700-10100 FY22 SER21 CAS FR#5		*	152.10	
8/23/22	00020	7/31/22	021249 202208 300-20700-10100 FY22 SER21BW FR#9	ABSOLUTE ENGINEERING INC	*	12,950.00	58,705.88 000129
		7/31/22	021257 202208 300-20700-10100 FY22 SER21BW FR#9		*	15,397.47	
		7/31/22	021258 202208 300-20700-10100 FY22 SER21 CAS FR#6		*	27,301.54	
		7/31/22	021259 202208 300-20700-10100 FY22 SER21 CAS FR#6		*	3,056.87	
8/23/22	00021	8/08/22	DEDUCTMA 202208 300-20700-10100 FY22 SER21 CAS FR#6	ATLANTIC TNG, LLC	*	18,000.00	18,000.00 000130
8/23/22	00032	8/10/22	FES14366 202208 300-20700-10100 FY22 SER21 CAS FR#6	FAULKNER ENGINEERING SERVICES, INC	*	55,342.00	55,342.00 000131
8/23/22	00030	8/08/22	DEDUCTMA 202208 300-20700-10100 FY22 SER21 CAS FR#6	FERGUSON WATERWORKS	*	4,092.00	4,092.00 000132

WHCD WESTSIDE HAINES MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/23/22	00019	8/01/22	1234	202208	300-20700-10100			GLK REAL ESTATE LLC	*	3,000.00	3,000.00	000133
			FY22 SER21 CAS FR#6									
8/23/22	00033	8/02/22	2829026	202208	300-20700-10100			HUB INTERNATIONAL	*	29,649.00	29,649.00	000134
			FY22 SER21 CAS FR#6									
8/23/22	00027	8/11/22	19216	202208	300-20700-10100			INNOVATIONS DESIGN GROUP	*	5,800.00	15,125.00	000135
			FY22 SER21 CAS FR#6									
		8/11/22	19218	202208	300-20700-10100				*	9,325.00		
			FY22 SER21BW FR#9									
8/23/22	00029	7/13/22	I2207136	202208	300-20700-10100			STACY'S PRINTING	*	23.40	23.40	000136
			FY22 SER21 CAS FR#6									
8/24/22	00023	8/17/22	BH081720	202208	310-51300-11000			BOBBIE HENLEY	*	200.00	200.00	000137
			SUPERVISOR FEE 08/17/22									
8/24/22	00014	7/31/22	00047708	202207	310-51300-48000			CA FLORIDA HOLDINGS, LLC	*	3,453.20	3,453.20	000138
			FY 2023 BUDGET/ASSESSMENT									
8/24/22	00034	8/17/22	EL081720	202208	310-51300-11000			ERIC LAVOIE	*	200.00	200.00	000139
			SUPERVISOR FEE 08/17/22									
8/24/22	00017	7/06/22	3097	202206	310-51300-49100			KILINSKI / VAN WYK, PLLC	*	2,335.00	2,335.00	000140
			BOUNDARY AMENDMENT #BA1-6									
8/24/22	00002	8/17/22	LS081720	202208	310-51300-11000			LAUREN SCHWENK	*	200.00	200.00	000141
			SUPERVISOR FEE 08/17/22									
8/24/22	00016	8/17/22	RB081720	202208	310-51300-11000			PATRICK ROBERT BONIN	*	200.00	200.00	000142
			SUPERVISOR FEE 08/17/22									
8/24/22	00003	8/17/22	RH081720	202208	310-51300-11000			RENNIE HEATH	*	200.00	200.00	000143
			SUPERVISOR FEE 08/17/22									

WHCD WESTSIDE HAINES MBYINGTON



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/31/22	00035	8/25/22 6643183	202208 310-51300-32300		TRUSTEE FEES SER21	*	4,040.63	
					U.S. BANK			4,040.63 000144
9/07/22	00036	8/31/22 3973-08-	202208 310-51300-31200		ARBITRAGE - SERIES 2021	*	450.00	
					AMTEC			450.00 000145
9/07/22	00017	8/11/22 3674	202207 310-51300-31500		GEN.COUNSEL/MTHLY MEETING	*	387.00	
					KILINSKI / VAN WYK, PLLC			387.00 000146
9/13/22	00021	8/25/22 DEDUCTMA	202209 300-20700-10100		FY22 SER21CAS FR#7	*	19,937.00	
					ATLANTIC TNG, LLC			19,937.00 000147
9/13/22	00008	8/26/22 2161597-	202209 300-20700-10100		FY22 SER21CAS FR#7	*	1,130.00	
		8/26/22 2161597-	202209 300-20700-10100		FY22 SER21BW FR#10	*	110.00	
					DEWBERRY ENGINEERS, INC			1,240.00 000148
9/13/22	00030	8/25/22 DEDUCTMA	202209 300-20700-10100		FY22 SER21CAS FR#7	*	1,156.87	
					FERGUSON WATERWORKS			1,156.87 000149
9/13/22	00018	8/25/22 DEDUCTMA	202209 300-20700-10100		FY22 SER21CAS FR#7	*	5,189.00	
		8/29/22 DEDUCTMA	202209 300-20700-10100		FY22 SER21BW FR#10	*	2,583.00	
					FORTILINE WATERWORKS INC			7,772.00 000150
9/13/22	00019	8/16/22 1249	202209 300-20700-10100		FY22 SER21CAS FR#7	*	3,000.00	
					GLK REAL ESTATE LLC			3,000.00 000151
9/13/22	00037	8/15/22 220393	202209 300-20700-10100		FY22 SER21BW FR#10	*	7,500.00	
					GREENLAND SERVICES, LLC			7,500.00 000152
9/13/22	00033	8/02/22 2829008	202209 300-20700-10100		FY22 SER21BW FR#10	*	11,220.00	
					HUB INTERNATIONAL			11,220.00 000153
9/13/22	00025	8/26/22 PAYAPP#2	202209 300-20700-10100		FY22 SER21BW FR#10	*	39,007.37	
					QGS DEVELOPMENT, INC.			39,007.37 000154

WHCD WESTSIDE HAINES MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/15/22	00008	8/26/22	2161597-	202207	310	51300	49100		BOUNDARY AMENDMENT #BA1-7	*	510.00		
		8/26/22	2161597-	202207	310	51300	49100		BOUNDARY AMENDMENT #BA1-7	*	1,815.00		
									DEWBERRY ENGINEERS, INC			2,325.00	000155
9/15/22	00017	8/11/22	3675	202207	310	51300	49100		BOUNDARY AMENDMENT #BA1-7	*	1,705.50		
		9/09/22	4187	202208	310	51300	31500		GEN.COUNSEL/MTHLY MEETING	*	989.90		
									KILINSKI / VAN WYK, PLLC			2,695.40	000156
9/21/22	00014	8/31/22	00048461	202208	310	51300	48000		NOT BUDGET HEARING FY23	*	349.67		
									CA FLORIDA HOLDINGS, LLC			349.67	000157
9/21/22	00008	9/19/22	2175150-	202208	310	51300	31100		GENERAL ENG SERVICE-AUG22	*	255.00		
		9/19/22	2175150-	202208	310	51300	31100		GENERAL ENG SERVICE-AUG22	*	275.00		
									DEWBERRY ENGINEERS, INC			530.00	000158
9/22/22	00019	9/01/22	1265	202209	300	20700	10100		FY22 SER21CAS FR#8	*	3,000.00		
									GLK REAL ESTATE LLC			3,000.00	000159
9/22/22	00038	8/25/22	PAYAPP#R	202209	300	20700	10100		FY22 SER21CAS FR#8	*	94,750.20		
									TUCKER PAVING INC			94,750.20	000160
9/22/22	00013	9/01/22	CS 90122	202209	300	20700	10100		FY22 SER21CAS FR#8	*	174,342.75		
									WESTSIDE HAINES CITY CDD			174,342.75	000161
9/30/22	00020	8/31/22	021302	202209	300	20700	10100		FY22 SER21 CAS FR#9	*	13,130.28		
									ABSOLUTE ENGINEERING INC			13,130.28	000162
9/30/22	00004	9/12/22	16860	202209	300	15500	10000		FY23 INSURANCE POLICY	*	5,375.00		
									EGIS INSURANCE ADVISORS, LLC			5,375.00	000163
9/30/22	00007	9/01/22	21	202209	310	51300	34000		MANAGEMENT FEES - SEP 22	*	2,916.67		
		9/01/22	21	202209	310	51300	35200		WEBSITE MANAGEMENT-SEP 22	*	100.00		

WHCD WESTSIDE HAINES MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/22		21		202209	310-51300	35100	INFORMATION TECH - SEP 22	*	150.00		
9/01/22		21		202209	310-51300	31300	DISSEMINATION SVCS-SEP 22	*	416.67		
9/01/22		21		202209	310-51300	51000	OFFICE SUPPLIES	*	3.43		
9/01/22		21		202209	310-51300	42000	POSTAGE	*	71.54		
9/01/22		21		202209	310-51300	42500	COPIES	*	.30		
GOVERNMENTAL MANAGEMENT SERVICES										3,658.61	000164
10/06/22	00021	9/20/22	DEDUCTMA	202210	300-20700	10100	FY22 SER21 CAS FR#10	*	18,019.00		
ATLANTIC TNG, LLC										18,019.00	000165
10/06/22	00030	9/20/22	DEDUCTMA	202210	300-20700	10100	FY22 SER21 CAS FR#10	*	2,930.48		
9/20/22		21		202210	300-20700	10100	FY22 SER21 CAS FR#10	*	7,884.76		
FERGUSON WATERWORKS										10,815.24	000166
10/06/22	00018	9/20/22	DEDUCTMA	202210	300-20700	10100	FY22 SER21 CAS FR#10	*	7,015.00		
FORTILINE WATERWORKS INC										7,015.00	000167
10/06/22	00019	9/16/22	1279	202210	300-20700	10100	FY22 SER21 CAS FR#10	*	3,000.00		
GLK REAL ESTATE LLC										3,000.00	000168
10/06/22	00039	9/25/22	PAYAPP#2	202210	300-20700	10100	FY22 SER21 CAS FR#10	*	215,844.30		
PERMACAST LLC										215,844.30	000169
10/12/22	00040	10/12/22	10122022	202210	320-53800	43200	DEPOSIT-1 TINY FLOWER RD	*	150.00		
10/12/22		21		202210	320-53800	43200	DEPOSIT-1 TINY FLOWER RD	V	150.00-		
CITY OF DAVENPORT										.00	000170
10/13/22	00041	8/10/22	9101	290	202207	320-53800	2637 HOLLY HILL TANK LIFT	*	85.50		
9/13/22		21		202208	320-53800	43000	2637 HOLLY HILL TANK LIFT	*	35.88		
DUKE ENERGY										121.38	000171

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/14/22	00017	9/09/22	4188	202208	310	51300	49100		BOUNDARY AMENDMENT #BA1-8 GEN.COUNSEL/MTHLY MEETING KILINSKI / VAN WYK, PLLC	*	2,732.00		
		10/04/22	4283	202209	310	51300	31500			*	523.50		
													3,255.50
10/20/22	00020	9/30/22	021342	202210	300	20700	10100		FY22 SER21CAS FR#11 FY22 SER21CAS FR#11 ABSOLUTE ENGINEERING INC	*	7,347.41		
		9/30/22	021343	202210	300	20700	10100			*	11,015.25		
													18,362.66
10/20/22	00032	9/30/22	FES14448	202210	300	20700	10100		FY22 SER21CAS FR#11 FES14449 202210 300-20700-10100 FY22 SER21CAS FR#11 FAULKNER ENGINEERING SERVICES, INC	*	35,308.00		
		9/30/22	FES14449	202210	300	20700	10100			*	21,586.00		
													56,894.00
10/20/22	00025	9/30/22	PAYAPP#2	202210	300	20700	10100		FY22 SER21BW FR#12 21724700 202210 300-20700-10100 FY22 SER21CAS FR#11 21724900 202210 300-20700-10100 FY22 SER21CAS FR#11 QGS DEVELOPMENT, INC.	*	1,084,678.88		
		9/30/22	21724700	202210	300	20700	10100			*	1,292,431.62		
		9/30/22	21724900	202210	300	20700	10100			*	379,844.65		
													2,756,955.15
10/21/22	00014	9/30/22	00049242	202209	310	51300	48000		FY23 MEETING DATES CA FLORIDA HOLDINGS, LLC	*	330.51		
													330.51
10/21/22	00041	10/14/22	9101 290	202209	320	53800	43000		2637 HOLLY HILL TANK LIFT DUKE ENERGY	*	99.19		
													99.19
10/21/22	00010	10/03/22	87452	202210	310	51300	54000		SPECIAL DISTRICT FEE FY23 DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00		
													175.00
11/03/22	00019	10/01/22	1296	202211	300	20700	10100		SER21 CAS FR#12 10/01/22 1297 202211 300-20700-10100 SER21 BW FR#12 GLK REAL ESTATE LLC	*	3,000.00		
		10/01/22	1297	202211	300	20700	10100			*	3,000.00		
													6,000.00
11/08/22	00037	7/31/22	220396	202211	300	20700	10100		SER21 CAS FR#13 GREENLAND SERVICES, LLC	*	7,000.00		
													7,000.00

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11/14/22	00008	9/19/22	2175150-	202208	310-51300	49100	BOUNDARY AMEND. #BA1-10	*	1,210.00		
		10/19/22	2188724-	202209	310-51300	49100	BOUNDARY AMEND. #BA1-10	*	55.00		
DEWBERRY ENGINEERS, INC										1,265.00	000181
11/14/22	00017	10/04/22	4287	202209	310-51300	49100	BOUNDARY AMENDMENT #BA1-9	*	3,644.40		
KILINSKI / VAN WYK, PLLC										3,644.40	000182
11/16/22	00007	9/15/22	22	202210	310-51300	31700	ASSESSMENT ROLL - FY23	*	5,000.00		
		10/01/22	23	202210	310-51300	34000	MANAGEMENT FEES - OCT 22	*	3,062.50		
		10/01/22	23	202210	310-51300	35200	WEBSITE MANAGEMENT-OCT 22	*	100.00		
		10/01/22	23	202210	310-51300	35100	INFORMATION TECH - OCT 22	*	150.00		
		10/01/22	23	202210	310-51300	31300	DISSEMINATION SVCS-OCT 22	*	416.67		
		10/01/22	23	202210	310-51300	51000	OFFICE SUPPLIES	*	.42		
		10/01/22	23	202210	310-51300	42000	POSTAGE	*	28.82		
		11/01/22	24	202211	310-51300	34000	MANAGEMENT FEES - NOV 22	*	3,062.50		
		11/01/22	24	202211	310-51300	35200	WEBSITE MANAGEMENT-NOV 22	*	100.00		
		11/01/22	24	202211	310-51300	35100	INFORMATION TECH - NOV 22	*	150.00		
		11/01/22	24	202211	310-51300	31300	DISSEMINATION SVCS-NOV 22	*	416.67		
		11/01/22	24	202211	310-51300	51000	OFFICE SUPPLIES	*	.33		
		11/01/22	24	202211	310-51300	42000	POSTAGE	*	6.27		
GOVERNMENTAL MANAGEMENT SERVICES										12,494.18	000183
11/16/22	00017	11/10/22	4793	202210	310-51300	31500	GEN.COUNSEL/MTHLY MEETING	*	1,168.25		
KILINSKI / VAN WYK, PLLC										1,168.25	000184
11/18/22	00042	11/18/22	11182022	202211	300-20700	10000	FY23 D ASSESSMENT 2023-01	*	472,500.00		
WESTSIDE HAINES CITY C/O US BANK										472,500.00	000185

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11/22/22	00008	11/14/22 2201858-	202210 310-51300-31100		GENERAL ENG SERVICE-OCT22	*	110.00	
					DEWBERRY ENGINEERS, INC			110.00 000186
11/29/22	00020	10/31/22 021378	202211 300-20700-10100		SER21 BW FR#14	*	13,208.75	
		10/31/22 021385	202211 300-20700-10100		SER21 BW FR#14	*	6,638.79	
		10/31/22 021386	202211 300-20700-10100		SER21 CAS FR#15	*	40,767.72	
		10/31/22 021387	202211 300-20700-10100		SER21 CAS FR#15	*	15,481.50	
					ABSOLUTE ENGINEERING INC			76,096.76 000187
11/29/22	00021	10/30/22 DEDMAT#1	202211 300-20700-10100		SER21 CAS FR#14	*	1,621.00	
		10/30/22 DEDMAT#3	202211 300-20700-10100		SER21 BW FR#13	*	5,391.00	
		10/30/22 DEDMAT#5	202211 300-20700-10100		SER21 CAS FR#14	*	2,443.00	
		11/15/22 DEDMAT#4	202211 300-20700-10100		SR21 BW FR#14	*	32,520.00	
					ATLANTIC TNG, LLC			41,975.00 000188
11/29/22	00022	11/15/22 DEDMAT#5	202211 300-20700-10100		SER21 CAS FR#15	*	6,770.40	
					COUNTY MATERIALS CORP			6,770.40 000189
11/29/22	00030	10/30/22 DEDMAT#1	202211 300-20700-10100		SER21 CAS FR#14	*	66,873.32	
		11/15/22 DEDMAT#1	202211 300-20700-10100		SER21 CAS FR#15	*	638.30	
		11/15/22 DEDMAT#5	202211 300-20700-10100		SER21 CAS FR#15	*	2,138.75	
					FERGUSON WATERWORKS			69,650.37 000190
11/29/22	00018	10/30/22 DEDMAT#3	202211 300-20700-10100		SER21 BW FR#13	*	14,432.99	
		10/30/22 DEDMAT#5	202211 300-20700-10100		SER21 CAS FR#14	*	1,502.00	
					FORTILINE WATERWORKS INC			15,934.99 000191
11/29/22	00019	10/16/22 1313	202211 300-20700-10100		SER21 CAS FR#15	*	3,000.00	
		11/01/22 1317	202211 300-20700-10100		SER21 BW FR#14	*	3,000.00	
					GLK REAL ESTATE LLC			6,000.00 000192

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11/29/22	00027	10/04/22	19285	202211	300	20700	10100			*	3,500.00		
			SER21 BW FR#13										
		11/07/22	19325	202211	300	20700	10100			*	1,680.00		
			SER21 BW FR#13										
									INNOVATIONS DESIGN GROUP			5,180.00	000193
11/29/22	00017	11/10/22	4797	202211	300	20700	10100			*	2,309.75		
			SER21 BW FR#14										
									KILINSKI / VAN WYK, PLLC			2,309.75	000194
11/29/22	00025	10/31/22	21724700	202211	300	20700	10100			*	68,522.25		
			SER21 CAS FR#14										
		10/31/22	21724900	202211	300	20700	10100			*	59,480.49		
			SER21 CAS FR#14										
		11/01/22	21724600	202211	300	20700	10100			*	345,923.26		
			SER21BW FR#14										
									QGS DEVELOPMENT, INC.			473,926.00	000195
12/09/22	00008	10/28/22	2201858-	202212	300	20700	10100			*	510.00		
			SER21BW FR#15										
									DEWBERRY ENGINEERS, INC			510.00	000196
12/09/22	00032	11/06/22	FES14509	202212	300	20700	10100			*	48,179.00		
			SER21CAS FR#16										
									FAULKNER ENGINEERING SERVICES, INC			48,179.00	000197
12/09/22	00038	11/25/22	PAYAPP#9	202212	300	20700	10100			*	26,730.41		
			SER21CAS FR#16										
									TUCKER PAVING INC			26,730.41	000198
12/13/22	00007	12/01/22	25	202212	310	51300	34000			*	3,062.50		
			MANAGEMENT FEES - DEC 22										
		12/01/22	25	202212	310	51300	35200			*	100.00		
			WEBSITE ADMIN - DEC 22										
		12/01/22	25	202212	310	51300	35100			*	150.00		
			INFO TECHNOLOGY - DEC 22										
		12/01/22	25	202212	310	51300	31300			*	416.67		
			DISSEMINATION - DEC 22										
		12/01/22	25	202212	310	51300	51000			*	.33		
			OFFICE SUPPLIES										
		12/01/22	25	202212	310	51300	42000			*	55.18		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES			3,784.68	000199
12/13/22	00017	11/10/22	4798	202210	310	51300	49100			*	3,996.00		
			BOUNDARY AMENDMENT BA1-11										
									KILINSKI / VAN WYK, PLLC			3,996.00	000200

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12/16/22	00043	9/30/22 12102	202212 300-20700-10100	SER21 CAS FR#17	*	27,200.00	
		10/31/22 13753	202212 300-20700-10100	SER21 CAS FR#17	*	88,574.57	
		11/18/22 14627	202212 300-20700-10100	SER21 CAS FR#17	*	28,000.00	
QUALITY BY DESIGN, INC.						143,774.57	000201
12/21/22	00041	12/08/22 9101 290	202211 320-53800-43000	2637 HOLLY HILL TANK LIFT	*	8.34	
DUKE ENERGY						8.34	000202
12/21/22	00017	12/12/22 5147	202211 310-51300-31500	CORRES/BOS MTG/PREP UPDTE	*	307.00	
KILINSKI / VAN WYK, PLLC						307.00	000203
12/21/22	00020	11/30/22 021423	202212 300-20700-10100	SER21 BW FR#16	*	2,343.56	
		11/30/22 021424	202212 300-20700-10100	SER21 CAS FR#18	*	17,337.93	
		11/30/22 021425	202212 300-20700-10100	SER21 CAS FR#18	*	9,861.50	
ABSOLUTE ENGINEERING INC						29,542.99	000204
12/21/22	00021	11/28/22 DEDMAT#4	202212 300-20700-10100	SER21 BW FR#16	*	6,856.00	
ATLANTIC TNG, LLC						6,856.00	000205
12/21/22	00022	11/28/22 DEDMAT#4	202212 300-20700-10100	SER21 BW FR#16	*	6,700.16	
COUNTY MATERIALS CORP						6,700.16	000206
12/21/22	00039	12/25/22 PAYAPP#3	202212 300-20700-10100	SER21CAS FR#18	*	14,546.70	
PERMACAST LLC						14,546.70	000207
12/29/22	00033	12/08/22 2979676	202212 300-20700-10100	SER21 CAS FR#19	*	30,458.00	
HUB INTERNATIONAL						30,458.00	000208
12/29/22	00017	12/13/22 5164	202212 300-20700-10100	SER21 BW FR#17	*	228.00	
KILINSKI / VAN WYK, PLLC						228.00	000209
1/12/23	00007	1/01/23 27	202301 310-51300-34000	MANAGEMENT FEES - JAN 23	*	3,062.50	



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/23	27	202301	310-51300-35200	WEBSITE ADMIN - JAN 23						*	100.00		
1/01/23	27	202301	310-51300-35100	INFO TECHNOLOGY - JAN 23						*	150.00		
1/01/23	27	202301	310-51300-31300	DISSEMINATION - JAN 23						*	416.67		
1/01/23	27	202301	310-51300-51000	OFFICE SUPPLIES						*	.27		
1/01/23	27	202301	310-51300-42000	POSTAGE						*	78.51		
GOVERNMENTAL MANAGEMENT SERVICES												3,807.95	000210
1/12/23	00017	12/12/22	5151	202211	310-51300-49100				BOUNDARY AMENDMENT#BA1-12	*	304.64		
KILINSKI / VAN WYK, PLLC												304.64	000211
1/20/23	00019	10/16/22	1316	202301	300-20700-10100				SER21 BW FR#18	*	3,000.00		
GLK REAL ESTATE LLC												3,000.00	000212
1/20/23	00042	1/20/23	01202023	202301	300-20700-10000				D ASSESSMENT TXFER - S21	*	67,500.00		
WESTSIDE HAINES CITY C/O US BANK												67,500.00	000213
1/27/23	00021	12/27/22	DEDMAT#4	202301	300-20700-10100				SER21 BW FR#19	*	1,900.00		
ATLANTIC TNG, LLC												1,900.00	000214
1/27/23	00030	12/27/22	DEDMAT#2	202301	300-20700-10100				SER21 CAS FR#20	*	3,974.18		
FERGUSON WATERWORKS												3,974.18	000215
1/27/23	00028	12/06/22	218798	202301	300-20700-10100				SER21 BW FR#19	*	1,040.00		
HORNER ENVIRONMENTAL PROFESSIONAL												1,040.00	000216
1/27/23	00025	11/30/22	PAYAPP#2	202301	300-20700-10100				SER21 CAS FR#20	*	295,394.10		
		11/30/22	PAYAPP#2	202301	300-20700-10100				SER21 CAS FR#20	*	142,689.70		
		11/30/22	PAYAPP#2	202301	300-20700-10100				SER21 BW FR#19	*	43,649.43		
QGS DEVELOPMENT, INC.												481,733.23	000217
2/06/23	00020	12/31/22	021457	202302	300-20700-10100				SER21 BW FR#20	*	15,630.00		

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12/31/22		021463	SER21	202302	300-20700-10100			*	8,617.82		
			BW FR#20								
12/31/22		021464	SER21	202302	300-20700-10100			*	4,232.72		
			CAS FR#21								
12/31/22		021465	SER21	202302	300-20700-10100			*	2,101.26		
			CAS FR#21								
ABSOLUTE ENGINEERING INC										30,581.80	000218
2/06/23	00008	1/16/23	2228403	SER21	202302	300-20700-10100		*	510.00		
			CAS FR#21								
DEWBERRY ENGINEERS, INC										510.00	000219
2/06/23	00025	12/31/22	PAYAPP#2	SER21	202302	300-20700-10100		*	20,195.10		
			BW FR#20								
		12/31/22	PAYAPP#2	SER21	202302	300-20700-10100		*	80,531.42		
			CAS FR#21								
		12/31/22	PAYAPP#2	SER21	202302	300-20700-10100		*	418,669.12		
			CAS FR#21								
QGS DEVELOPMENT, INC.										519,395.64	000220
2/09/23	00017	1/12/23	5434	CORRES/AGENDA	202212	310-51300-31500		*	206.50		
			ITEMS/FEE								
KILINSKI / VAN WYK, PLLC										206.50	000221
2/16/23	00041	2/08/23	9101	2637 HOLLY HILL TANK RD	290	202301 320-53800-43000		*	35.85		
DUKE ENERGY										35.85	000222
2/16/23	00007	2/01/23	29	MANAGEMENT FEES - FEB 23	202302	310-51300-34000		*	3,062.50		
		2/01/23	29	WEBSITE ADMIN - FEB 23	202302	310-51300-35200		*	100.00		
		2/01/23	29	INFO TECHNOLOGY - FEB 23	202302	310-51300-35100		*	150.00		
		2/01/23	29	DISSEMINATION - FEB 23	202302	310-51300-31300		*	416.67		
		2/01/23	29	OFFICE SUPPLIES	202302	310-51300-51000		*	.45		
		2/01/23	29	POSTAGE	202302	310-51300-42000		*	118.49		
GOVERNMENTAL MANAGEMENT SERVICES										3,848.11	000223
2/22/23	00039	2/02/23	PAYAPP#4	SER21	202302	300-20700-10100		*	32,853.80		
			CAS FR#22								
PERMACAST LLC										32,853.80	000224

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2/22/23	00025	1/31/23	PAYAPP#2	202302	300	20700	10100			*	148,885.81		
			SER21 CAS FR#22										
		1/31/23	PAYAPP#2	202302	300	20700	10100			*	11,809.74		
			SER21 CAS FR#22										
									QGS DEVELOPMENT, INC.			160,695.55	000225
2/27/23	00017	2/21/23	5811	202301	310	51300	31500			*	298.00		
			CORRES/AGENDA ITEMS										
									KILINSKI / VAN WYK, PLLC			298.00	000226
3/01/23	00039	2/02/23	PAYAPP#5	202303	300	20700	10100			*	40,528.22		
			SER21 CAS FR#23										
									PERMACAST LLC			40,528.22	000227
3/01/23	00043	12/23/22	16601	202303	300	20700	10100			*	33,275.00		
			SER21 CAS FR#23										
		1/27/23	18161	202303	300	20700	10100			*	25,000.00		
			SER21 CAS FR#23										
		1/27/23	18162	202303	300	20700	10100			*	25,000.00		
			SER21 CAS FR#23										
									QUALITY BY DESIGN, INC.			83,275.00	000228
3/09/23	00025	1/31/23	PAYAPP#2	202303	300	20700	10100			*	293,827.26		
			SER21 BW FR#21										
									QGS DEVELOPMENT, INC.			293,827.26	000229
3/16/23	00025	2/07/23	DEDUCTMA	202303	300	20700	10100			*	31,208.00		
			SER21 BW FR#22										
		2/07/23	DEDUCTMA	202303	300	20700	10100			V	31,208.00-		
			SER21 BW FR#22										
									QGS DEVELOPMENT, INC.			.00	000230
3/16/23	00044	2/27/23	1462	202303	300	20700	10100			*	162,500.00		
			SER21 CAS FR#24										
									SIGNATURE PRIVACY WALLS OF FLORIDA			162,500.00	000231
3/23/23	00007	3/01/23	30	202303	310	51300	34000			*	3,062.50		
			MANAGEMENT FEES - MAR 23										
		3/01/23	30	202303	310	51300	35200			*	100.00		
			WEBSITE ADMIN - MAR 23										
		3/01/23	30	202303	310	51300	35100			*	150.00		
			INFORMATION TECH - MAR 23										
		3/01/23	30	202303	310	51300	31300			*	416.67		
			DISSEMINATION - MAR 23										
		3/01/23	30	202303	310	51300	51000			*	.33		
			OFFICE SUPPLIES										

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3/01/23		30	POSTAGE	202303	310	51300	42000			*	55.33		
3/01/23		30	COPIES	202303	310	51300	42500			*	4.65		
GOVERNMENTAL MANAGEMENT SERVICES											3,789.48	000232	
3/23/23	00017	1/18/23	5522	202212	310	51300	49100		BOUNDARY AMENDMENT DEC 22	*	5,177.00		
		3/10/23	6045	202302	310	51300	31500		CORRES/AGENDA ITEMS	*	229.00		
KILINSKI / VAN WYK, PLLC											5,406.00	000233	
3/23/23	00021	2/07/23	DEDUCTMA	202303	300	20700	10100		SER21 BW FR#22	*	31,208.00		
ATLANTIC TNG, LLC											31,208.00	000234	
3/24/23	00021	2/16/23	DEDUCTMA	202303	300	20700	10100		SER21 CAS FR#25	*	7,458.00		
ATLANTIC TNG, LLC											7,458.00	000235	
3/24/23	00022	2/17/23	DEDUCTMA	202303	300	20700	10100		SER21 BW FR#23	*	1,742.40		
COUNTY MATERIALS CORP											1,742.40	000236	
3/24/23	00025	2/28/23	PAYAPP#2	202303	300	20700	10100		SER21 BW FR#23	*	210,836.43		
QGS DEVELOPMENT, INC.											210,836.43	000237	
3/31/23	00020	1/31/23	021506	202303	300	20700	10100		SER21 CAS FR#26	*	1,812.28		
		1/31/23	021507	202303	300	20700	10100		SER21 CAS FR#26	*	10,786.00		
		2/28/23	021540	202303	300	20700	10100		SER21 BW FR#24	*	6,543.75		
		2/28/23	021541	202303	300	20700	10100		SER21 CAS FR#26	*	5,278.85		
		2/28/23	021542	202303	300	20700	10100		SER21 CAS FR#26	*	3,966.25		
ABSOLUTE ENGINEERING INC											28,387.13	000238	
TOTAL FOR BANK A											8,565,936.25		
TOTAL FOR REGISTER											8,565,936.25		

WHCD WESTSIDE HAINES MBYINGTON

## SECTION 2

***Westside Haines City***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2023***



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**Westside Haines City**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 788,175	\$ -	\$ -	\$ 788,175
<b>Investments:</b>				
<b>Series 2021</b>				
Reserve	\$ -	\$ 1,097,950	\$ -	\$ 1,097,950
Revenue	\$ -	\$ 1,091,801	\$ -	\$ 1,091,801
Construction - Cascades Phase 1 & 2	\$ -	\$ -	\$ 243	\$ 243
Construction - Brentwood Phase 1	\$ -	\$ -	\$ 168	\$ 168
Due From Developer	\$ -	\$ -	\$ 63,833	\$ 63,833
<b>Total Assets</b>	<b>\$ 788,175</b>	<b>\$ 2,189,751</b>	<b>\$ 64,244</b>	<b>\$ 3,042,170</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 227	\$ -	\$ -	\$ 227
Contracts Payable	\$ -	\$ -	\$ 63,833	\$ 63,833
Retainage Payable	\$ -	\$ -	\$ 488,016	\$ 488,016
<b>Total Liabilities</b>	<b>\$ 227</b>	<b>\$ -</b>	<b>\$ 551,849</b>	<b>\$ 552,076</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service - Series 2021	\$ -	\$ 2,189,751	\$ -	\$ 2,189,751
Capital Projects - Series 2021	\$ -	\$ -	\$ (487,605)	\$ (487,605)
Unassigned	\$ 787,949	\$ -	\$ -	\$ 787,949
<b>Total Fund Balances</b>	<b>\$ 787,949</b>	<b>\$ 2,189,751</b>	<b>\$ (487,605)</b>	<b>\$ 2,490,094</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 788,175</b>	<b>\$ 2,189,751</b>	<b>\$ 64,244</b>	<b>\$ 3,042,170</b>



**Westside Haines City**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues:</b>				
Assessments - Direct	\$ 876,320	\$ 478,331	\$ 478,331	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 330,035	\$ 330,035
Boundary Amendment Contributions	\$ -	\$ -	\$ 9,478	\$ 9,478
<b>Total Revenues</b>	<b>\$ 876,320</b>	<b>\$ 478,331</b>	<b>\$ 817,844</b>	<b>\$ 339,513</b>
<b>Expenditures:</b>				
<i>General &amp; Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Engineering	\$ 15,000	\$ 7,500	\$ 110	\$ 7,390
Attorney	\$ 25,000	\$ 12,500	\$ 2,435	\$ 10,065
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 3,500	\$ 2,500	\$ 1,000
Trustee Fees	\$ 12,000	\$ -	\$ -	\$ -
Management Fees	\$ 36,750	\$ 18,375	\$ 18,375	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 343	\$ 157
Insurance	\$ 5,625	\$ 5,625	\$ 5,375	\$ 250
Copies	\$ 1,000	\$ 500	\$ 5	\$ 495
Legal Advertising	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Other Current Charges	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Boundary Amendment Expenditures	\$ -	\$ -	\$ 9,478	\$ (9,478)
Office Supplies	\$ 625	\$ 313	\$ 2	\$ 310
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative Expenditures</b>	<b>\$ 146,985</b>	<b>\$ 69,468</b>	<b>\$ 45,297</b>	<b>\$ 24,170</b>

**Westside Haines City**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<i>Operations &amp; Maintenance</i>				
<b>Field Expenditures</b>				
Property Insurance	\$ 10,000	\$ -	\$ -	-
Field Management	\$ 15,000	\$ -	\$ -	-
Landscape Maintenance	\$ 175,000	\$ -	\$ -	-
Landscape Replacement	\$ 35,000	\$ -	\$ -	-
Lake Maintenance	\$ 20,000	\$ -	\$ -	-
Streetlights	\$ 20,500	\$ -	\$ -	-
Electric	\$ 8,000	\$ 460	\$ 460	-
Water & Sewer	\$ 20,000	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ -	-
Irrigation Repairs	\$ 15,000	\$ -	\$ -	-
General Repairs & Maintenance	\$ 17,000	\$ -	\$ -	-
Contingency	\$ 15,000	\$ -	\$ -	-
<b>Subtotal Field Expenditures Expenditures</b>	<b>\$ 353,000</b>	<b>\$ 460</b>	<b>\$ 460</b>	<b>\$ -</b>
<b>Amenity Expenditures</b>				
Amenity Staff	\$ 75,000	\$ -	\$ -	-
Amenity - Electric	\$ 30,000	\$ -	\$ -	-
Amenity - Water	\$ 20,000	\$ -	\$ -	-
Playground Lease	\$ 45,600	\$ -	\$ -	-
Fitness Equipment Lease	\$ 50,000	\$ -	\$ -	-
Internet	\$ 6,000	\$ -	\$ -	-
Pest Control	\$ 1,440	\$ -	\$ -	-
Janitorial Service	\$ 14,800	\$ -	\$ -	-
Security Services	\$ 50,000	\$ -	\$ -	-
Pool Maintenance	\$ 50,000	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ 15,000	\$ -	\$ -	-
Amenity Access Management	\$ 5,000	\$ -	\$ -	-
Contingency	\$ 10,000	\$ -	\$ -	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ 372,840</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 872,825</b>	<b>\$ 69,927</b>	<b>\$ 45,757</b>	<b>\$ 24,170</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,495</b>		<b>\$ 772,087</b>	
<i>Other Financing Uses:</i>				
Capital Reserve Transfer	\$ 3,495	\$ -	\$ -	-
<b>Total Other Financing Uses</b>	<b>\$ 3,495</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 772,087</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 15,861</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 787,949</b>	

# Westside Haines City

## Community Development District

### Debt Service Fund Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<b>Revenues:</b>				
Assessments - Direct Bills	\$ 1,097,950	\$ 540,000	\$ 540,000	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 526,100	\$ 526,100
Interest	\$ -	\$ -	\$ 27,093	\$ 27,093
<b>Total Revenues</b>	<b>\$ 1,097,950</b>	<b>\$ 540,000</b>	<b>\$ 1,093,193</b>	<b>\$ 553,193</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 349,256	\$ 349,256	\$ 349,256	\$ -
Principal - 5/1	\$ 400,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 349,256	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,098,513</b>	<b>\$ 349,256</b>	<b>\$ 349,256</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (563)</b>		<b>\$ 743,937</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 349,605</b>		<b>\$ 1,445,815</b>	
<b>Fund Balance - Ending</b>	<b>\$ 349,042</b>		<b>\$ 2,189,751</b>	

# Westside Haines City

## Community Development District

### Capital Projects Fund Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<b>Revenues:</b>				
Developer Contributions - Cascades	\$ -	\$ -	\$ 2,016,017	\$ 2,016,017
Developer Contributions - Brentwood	\$ -	\$ -	\$ 1,089,516	\$ 1,089,516
Interest	\$ -	\$ -	\$ 234	\$ 234
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,105,766</b>	<b>\$ 3,105,766</b>
<b>Expenditures:</b>				
Capital Outlay - Cascades	\$ -	\$ -	\$ 1,857,748	\$ (1,857,748)
Capital Outlay - Brentwood	\$ -	\$ -	\$ 1,084,863	\$ (1,084,863)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,942,611</b>	<b>\$ (2,942,611)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 163,155</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (650,761)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (487,605)</b>	

**Westside Haines City**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Direct	\$ -	\$ 373,721	\$ 57,521	\$ -	\$ 46,540	\$ 549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 478,331
Assessments - Lot Closings	\$ -	\$ -	\$ 330,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,035
Boundary Amendment Contributions	\$ -	\$ 3,996	\$ 305	\$ -	\$ -	\$ 5,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,478
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 377,717</b>	<b>\$ 387,861</b>	<b>\$ -</b>	<b>\$ 46,540</b>	<b>\$ 5,726</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 817,844</b>
<b>Expenditures:</b>													
<b><i>General &amp; Administrative:</i></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110
Attorney	\$ 1,168	\$ 307	\$ 207	\$ 298	\$ 229	\$ 227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,435
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,375
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 29	\$ 6	\$ 55	\$ 79	\$ 118	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 343
Insurance	\$ 5,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,375
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boundary Amendment Expenditures	\$ 3,996	\$ 305	\$ 5,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,478
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative Expenditures</b>	<b>\$ 19,583</b>	<b>\$ 4,347</b>	<b>\$ 9,168</b>	<b>\$ 4,106</b>	<b>\$ 4,077</b>	<b>\$ 4,016</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 45,297</b>

**Westside Haines City**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations &amp; Maintenance</i>													
<b>Field Expenditures</b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ 8	\$ -	\$ 36	\$ 153	\$ 262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 460
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures Expenditures</b>	<b>\$ -</b>	<b>\$ 8</b>	<b>\$ -</b>	<b>\$ 36</b>	<b>\$ 153</b>	<b>\$ 262</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 460</b>
<b>Amenity Expenditures</b>													
Amenity Staff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fitness Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 19,583</b>	<b>\$ 4,356</b>	<b>\$ 9,168</b>	<b>\$ 4,142</b>	<b>\$ 4,230</b>	<b>\$ 4,278</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 45,757</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (19,583)</b>	<b>\$ 373,361</b>	<b>\$ 378,693</b>	<b>\$ (4,142)</b>	<b>\$ 42,310</b>	<b>\$ 1,448</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 772,087</b>
<i>Other Financing Uses:</i>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (19,583)</b>	<b>\$ 373,361</b>	<b>\$ 378,693</b>	<b>\$ (4,142)</b>	<b>\$ 42,310</b>	<b>\$ 1,448</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 772,087</b>

**Westside Haines City**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2021, Special Assessment Revenue Bonds</b>		
Interest Rate:	2.500%, 3.000%, 3.250%, 4.000%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$1,097,950	
Reserve Fund Balance	\$1,097,950	
Bonds Outstanding - 7/19/21		\$19,810,000
<b>Current Bonds Outstanding</b>		<b>\$19,810,000</b>

# SECTION 3



# SECTION (a)

<b>Requisition</b>	<b>Payee/Vendor</b>	<b>Amount</b>
172	Absolute Engineering, Inc.	\$ 845.18
173	KE Law Group	\$ 1,168.00
174	Dewberry Engineers. Inc.	\$ 510.00
175	QGS Development, Inc.	\$ 962.50
176	KE Law Group	\$ 718.25
177	Ferguson Waterworks	\$ 755.32
178	KE Law Group	\$ 133.50
179	Dewberry Engineers. Inc.	\$ 255.00
180	HUB International Midwest West	\$ 600.00
	<b>TOTAL</b>	<b>\$ 5,947.75</b>

**SECTION (b)**

## EXHIBIT C

### FORMS OF REQUISITIONS

#### WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2021 (ASSESSMENT AREA ONE PROJECT)

(Acquisition and Construction Brentwood Account # 227649009)

The undersigned, a Responsible Officer of the Westside Haines City Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of July 1, 2021 as supplemented by that certain First Supplemental Trust Indenture dated as of July 1, 2021 (collectively, the "Assessment Area One Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area One Indenture):

- (A) Requisition Number: 80
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: GLK Real Estate LLC
- (D) Amount Payable: \$9,000.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 1280, 1281 & 1282 - Construction Management from 9/1/22 - 9/15/22
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*[Brentwood Phase 1 – Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund] [Cascades Phases 1 & 2 – Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund]*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against:

*[Brentwood Phase 1 – Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund.] [Cascades Phases 1 & 2 – Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund.]; and*

3. each disbursement set forth above was incurred in connection with:  
the Costs of the Assessment Area One Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**WESTSIDE HAINES CITY COMMUNITY  
DEVELOPMENT DISTRICT**

By: [Signature]  
Responsible Officer

Date: 9/27/22

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area One Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area One Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Assessment Area One Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Assessment Area One Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

#80  
GLK Real Estate  
\$19,000.00  
Const. Agmt. 9.1.22 - 9.15.22

Ray Malave  
Consulting Engineer Reinardo Malave, PE  
Dewberry Engineers Inc.

Date: 9-26-22

**EXHIBIT C**

**FORMS OF REQUISITIONS**

**WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
(ASSESSMENT AREA ONE PROJECT)  
(Acquisition and Construction Brentwood Account # 227649009)**

The undersigned, a Responsible Officer of the Westside Haines City Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of July 1, 2021 as supplemented by that certain First Supplemental Trust Indenture dated as of July 1, 2021 (collectively, the "Assessment Area One Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area One Indenture):

- (A) Requisition Number: 81
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Fortiline Waterworks
- (D) Amount Payable: \$15,857.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Deductive Materials CO No 38 - invoice # 5744781 5796766 5799754 5810036 - Sanitary Materials
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
*[Brentwood Phase 1 – Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund] [Cascades Phases 1 & 2 – Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund]*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against:

*[Brentwood Phase 1 – Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund.] [Cascades Phases 1 & 2 – Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund.]; and*


3. each disbursement set forth above was incurred in connection with:  
the Costs of the Assessment Area One Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**WESTSIDE HAINES CITY COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Responsible Officer  
Date: 9/27/22

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area One Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area One Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Assessment Area One Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Assessment Area One Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

#81  
Port lim. water works.  
@ 15,857.00  
Del. mat'ls. #38.  
Sendin. mat'ials.

Ray Malave  
Consulting Engineer Reinardo Malave, PE  
Dewberry Engineers Inc.  
Date: 9-26-22

## EXHIBIT C

### FORMS OF REQUISITIONS

**WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
(ASSESSMENT AREA ONE PROJECT)  
(Acquisition and Construction Brentwood Account # 227649009)**

The undersigned, a Responsible Officer of the Westside Haines City Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of July 1, 2021 as supplemented by that certain First Supplemental Trust Indenture dated as of July 1, 2021 (collectively, the "Assessment Area One Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area One Indenture):

- (A) Requisition Number: 82
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Atlantic TNG
- (D) Amount Payable: \$4,502.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Deductive Material CO No 38 - Invoice # 144801 - Sanitary Structures
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
*[Brentwood Phase 1 – Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund] [Cascades Phases 1 & 2 – Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund]*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against:

*[Brentwood Phase 1 – Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund.] [Cascades Phases 1 & 2 – Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund.]; and*



3. each disbursement set forth above was incurred in connection with:  
the Costs of the Assessment Area One Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**WESTSIDE HAINES CITY COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Responsible Officer

Date: 9/27/22

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area One Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area One Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Assessment Area One Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Assessment Area One Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

# 82  
Atlantic TNG  
\$4,502.00  
Ded. Mater. #38  
Secondary Structures.

Rey Malave  
Consulting Engineer Reinardo Malave, PE  
Dewberry Engineers Inc.

Date: 9-26-22

# SECTION 4



April 21, 2023

Samantha Hoxie – Recording Secretary  
Westside Haines City CDD Office  
219 E. Livingston Street  
Orlando, Florida 32801-1508

**RE: Westside Haines City Community Development District Registered  
Voters**

Dear Ms. Hoxie,

In response to your request, there are currently **1,068** voters within Westside Haines City Community Development District. This number of registered voters in said District is as of **April 15, 2023**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards".

Lori Edwards  
Supervisor of Elections  
Polk County, Florida