

*Westside Haines City  
Community Development District*

*Meeting Agenda*

*August 16, 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

August 9, 2023

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

Dear Board Members:

A meeting of the Board of Supervisors of the **Westside Haines City Community Development District** will be held on **Wednesday, August 16, 2023 at 1:15 PM at 346 East Central Ave., Winter Haven, FL 33880.**

**Zoom Video Link:** <https://us06web.zoom.us/j/82770504160>

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

**Meeting ID:** 827 7050 4160

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 July 19, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2023-09 Ratifying Staff Actions Regarding Fiscal Year 2024 Budget
5. Consideration of Fiscal Year 2024 Budget Deficit Funding Agreement
6. Consideration of Resolution 2023-10 Amending the Fiscal Year 2024 Meeting Schedule
7. Consideration of Special Warranty Deed for Tract PS-2 at Cascades Phase 1A
8. Ratification of Notice Regarding Use of Amenity Facilities
9. Consideration of Notice of Cascades Phase 3 RFP for Construction Services and Approval of Evaluation Criteria
10. Review and Ranking of Proposals Received for Brentwood Phases 2 and 3 RFP for Construction Services and Authorizing Staff to Send Notices of Intent to Award (*to be provided under separate cover*)
11. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposals for Landscape Maintenance and Aquatic Maintenance (*to be provided under separate cover*)
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Ratification of Summary of Series 2021 AA1 Requisitions #188 to #195
12. Other Business
13. Supervisors Requests and Audience Comments
14. Continuation of Meeting

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

# 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, **July 19, 2023** at 1:15 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairman
Rob Bonin <i>by Zoom</i>	Assistant Secretary
Bobbie Henley	Assistant Secretary
Eric Lavoie	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via Zoom</i>	Kilinski Van Wyk Law Group, District Counsel
Rey Malave <i>via Zoom</i>	District Engineer, Dewberry
Lisa Dewberry <i>via Zoom</i>	District Engineer, Dewberry

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Three Board members were present in person and one via Zoom constituting a quorum.

**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**

**Approval of Minutes of the June 30, 2023  
Board of Supervisors Meeting**

Ms. Burns presented the June 30, 2023 Board of Supervisors meeting minutes. She asked if there were any questions, comments, or changes. Hearing no changes, she asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Minutes of the June 30, 2023 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget**

Ms. Burns stated this public hearing has been advertised in the paper. Do we have a motion to open?

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

Ms. Burns stated again there are no members of the public present at this time and no members of the public present via zoom. Do we have a motion to close?

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

**i. Consideration of Resolution 2023-05 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds**

Ms. Burns stated that this resolution is included in the agenda package for review. She noted this is substantially similar to what was at the prior meeting. This is set up with the two different assessment areas for field and amenity expenses. She noted everybody shares a portion of the admin and then each section, Cascades and Brentwood have their own field and amenity expenses for a couple of reasons. One due to the fact that they will each have their own amenity that will be used by residents of that area only so we want to make sure all of the fees for that area are only being paid by those residents as well as for the townhomes. There are some agreements where the HOA will be doing some of that landscaping. She stated for Cascades the gross per unit for the current year was \$850. We had some carry forward surplus to offset the budget this year so there is no increase to the platted lots in Cascades. Brentwood did not have any field expenses last year on those platted lots so this contemplates the amenity opening at some point during the fiscal year as well as field expenses that will be coming on line so there is an increase to that phase. She noted the gross per unit O&M for 2024 is \$1,262.18 on that phase. All of the field and amenity expenses for both phases are based on plans and estimates with development timelines that we were given.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, Resolution 2023-05 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds, was approved.

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

Ms. Burns stated this public hearing was advertised as well as a mailed notice that was sent to property owners who have an assessment increase. Ms. Burns asked for a motion to open the public hearing.

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

Ms. Burns stated there are no members of the public present. Ms. Burns asked for a motion to close the public hearing.

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

**i. Consideration of Resolution 2023-06 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns stated this will levy the operations and maintenance assessment for the current year and certifies our roll that will be sent to Polk County for collection. She noted the Fiscal Year 2024 O&M based on the budget that the Board just adopted is included as well as the debt assessments that are listed.

On MOTION by Mr. Lavoie, seconded by Ms. Schwenk, with all in favor, Resolution 2023-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024**

Ms. Burns stated everything in the block today has been proposed to keep the same. She noted this one we are proposing to move to a block because we will have residents. She noted what she has is the first Thursday at 11:30 a.m. so North Powerline and VillaMar and this one so put them in a block together at the hotel on the first Thursday. After Board discussion, the decided to have the Westside Haines City meetings be at 9:30 a.m., 10:00 a.m. for North Powerline Road and 11:00 a.m. for VillaMar.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, Resolution 2023-07 Designation of a Regular Monthly Meeting to be the first Thursday at 9:30 a.m. for Fiscal Year 2024, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08 Designating a Date, Time, and Location for a Landowners' Meeting and Election**

Ms. Burns stated by statute this one has to be held on the first Tuesday of November. She noted a full Board is not needed and one representative from the landowners' is needed. She noted this one is scheduled for November 7<sup>th</sup> at 9:20 a.m.

On MOTION by Mr. Lavoie, seconded by Ms. Schwenk, with all in favor, Resolution 2023-08 Designating Tuesday November 7<sup>th</sup> at 9:20 at the hotel for Landowner's Meeting and Election, was approved.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2022 Audit Report**

Ms. Burns noted page 21 of the agenda has the report to management. The District does not meet any of the conditions for a financial emergency and was considered a clean audit. It was submitted to the state by the June 30<sup>th</sup> deadline. She noted this was an independent audit.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.



**EIGHTH ORDER OF BUSINESS**

**Consideration of Termination of RFP Notice for Cascades Phase 3 Project Construction Services**

Ms. Burns stated this was advertised and ran last week and we were notified that perhaps we may want to terminate that. Ms. Schwenk stated yes terminate the RFP for Cascades and continue with Brentwood and add Wynnstone. Ms. Burns asked for a motion to cancel the RFP for Cascades Phase 3.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Termination of RFP Notice for Cascades Phase 3 Project Construction Services, was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Notice of Wynnstone RFP for Construction Services and Approval of Evaluation Criteria**

Ms. Burns stated the date is Monday August 7<sup>th</sup>. The due date is Wednesday September 6<sup>th</sup>. All questions due by Wednesday August 23<sup>rd</sup>. She asked for a motion to approve.

On MOTION by Mr. Lavoie, seconded by Ms. Henley, with all in favor, the Notice of Wynnstone RFP for Construction Services and Approval of Evaluation Criteria, was approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Memo Regarding Ethics Training for Elected Officials**

Mr. Van Wyk stated there is a memo about ethics training by the end of next year. He noted it was added with new legislature. He stated a number of options are available.

**B. Engineer**

**i. Acceptance of Annual District Engineering Report**

Mr. Malave stated to follow up on the Annual District Engineering Report that was submitted, we have basically looked at the parts that are constructed and find that they are pretty much in good standing order and provided the letter to the District for submittal to the shareholders or the bond. He asked for any questions.

On MOTION by Mr. Lavoie, seconded by Ms. Henley, with all in favor, Accepting the Annual District Engineering Report, was approved.

**C. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented approval of the check register from April through July totaling \$1,041,693.06 included in the agenda package for review. She asked for any questions.

On MOTION by Ms. Henley, seconded by Mr. Lavoie, with all in favor, the Check Register totaling \$1,041,693.06, was approved.

Ms. Burns stated we are going to be starting field services out there. Clayton is working with Greg right now on the landscaping turn over coming online this month so starting next month you will have field reports so we are monitoring that.

**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 Summary of Series 2021 AA1 Requisitions #181 to #187**

**iv. Ratification of Summary of Series 2021 AA1 Brentwood Account Requisitions #83 to #89**

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. Lavoie, seconded by Ms. Henley, with all in favor, the Series 2021 AA1 Requisitions #181-#187, and Brentwood Account Requisitions #83-#89, were ratified.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2023/2024 BUDGET; AMENDING THE DISTRICTS ADOPTED ASSESSMENT ROLE; AUTHORIZING AND APPROPRIATING FUNDS; RATIFYING ACTIONS OF THE DISTRICT STAFF; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, Westside Haines City Community Development District (“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 (“Board”) adopted resolution 2023-05, a final General Fund Budget (“Budget”) for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024 (“Fiscal Year 2023/2024”); and

**WHEREAS**, the Board also adopted Resolution No. 2023-06, imposing special assessments for operations and maintenance and certifying an assessment roll for collection of the Fiscal Year 2023/2024 operations and maintenance assessments and previously levied debt service assessments; and

**WHEREAS**, the Board desires to amend the Fiscal Year 2023/2024 Budget to reflect a reduction in operations and maintenance expenses as a result of significant carry forward balances from the previous fiscal year assessment collections, and to authorize a corresponding reduction in the operations and maintenance assessments certified for collection; and

**WHEREAS**, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2023/2024 Budget, to authorize a corresponding reduction in operations and maintenance assessments certified for collection, and to ratify any and all actions taken by District staff, officers, and Supervisors in connection therewith.

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

**SECTION 1. BUDGET AMENDMENT.**

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*.

- c. The amended Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Westside Haines City Community Development District for the Fiscal Year Ending September 30, 2024, as amended and adopted by the Board of Supervisors effective August 10, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sums set forth in the amended Budget attached at **Exhibit A**, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (2021)	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. AMENDMENT TO OPERATIONS & MAINTENANCE ASSESSMENTS CERTIFIED FOR COLLECTION.** The operations and maintenance assessments certified for collection is hereby amended to correspond to the amended Budget, as set forth in **Exhibit A**. All findings and authorizations set forth in Resolution 2023-06 are hereby deemed to apply to the amended Budget set forth at **Exhibit A**.

**SECTION 4. RATIFICATION.** All actions taken by District staff, officers, and Supervisors in connection with the above-authorized amendments to the Fiscal Year 2023/2024 Budget and assessments are hereby ratified, approved, and confirmed.

**SECTION 5. CONFLICTS.** All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect as of August 16, 2023.

**PASSED AND ADOPTED** this 16th day of August 2023.

**WESTSIDE HAINES CITY COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**EXHIBIT A:** Fiscal Year 2023/2024 O&M Budget & Assessment Roll

***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 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 876,320	\$ 478,331	\$ 49,772	\$ 528,104	\$ 762,450
Assessments - Lot Closings	\$ -	\$ 348,216	\$ -	\$ 348,216	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ 230,836
Boundary Amendment Contributions	\$ -	\$ 9,478	\$ -	\$ 9,478	\$ -
<b>Total Revenues</b>	<b>\$ 876,320</b>	<b>\$ 836,025</b>	<b>\$ 49,772</b>	<b>\$ 885,798</b>	<b>\$ 993,286</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 600	\$ 4,000	\$ 4,600	\$ 12,000
Engineering	\$ 15,000	\$ 530	\$ 2,000	\$ 2,530	\$ 15,000
Attorney	\$ 25,000	\$ 4,417	\$ 4,000	\$ 8,417	\$ 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	\$ 3,333	\$ 1,667	\$ 5,000	\$ 7,000
Trustee Fees	\$ 12,000	\$ -	\$ 4,041	\$ 4,041	\$ 12,000
Management Fees	\$ 36,750	\$ 24,500	\$ 12,250	\$ 36,750	\$ 38,955
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1,000	\$ 511	\$ 300	\$ 811	\$ 1,000
Insurance	\$ 5,625	\$ 5,375	\$ -	\$ 5,375	\$ 5,913
Copies	\$ 1,000	\$ 5	\$ 20	\$ 25	\$ 1,000
Legal Advertising	\$ 10,000	\$ -	\$ 7,500	\$ 7,500	\$ 10,000
Other Current Charges	\$ 5,000	\$ 25	\$ 152	\$ 177	\$ 5,268
Boundary Amendment Expenditures	\$ -	\$ 9,478	\$ -	\$ 9,478	\$ -
Office Supplies	\$ 625	\$ 2	\$ 20	\$ 22	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 146,985</b>	<b>\$ 55,951</b>	<b>\$ 41,399</b>	<b>\$ 97,350</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	\$ 165	\$ 800	\$ 965	\$ 15,000
Electric	\$ 8,000	\$ 1,083	\$ 800	\$ 1,883	\$ 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	\$ -	\$ 200,000	\$ 200,000	\$ 35,000
Fitness Equipment Lease	\$ 50,000	\$ -	\$ 100,000	\$ 100,000	\$ 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>\$ 1,249</b>	<b>\$ 301,600</b>	<b>\$ 302,849</b>	<b>\$ 559,000</b>

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

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 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	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 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>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 285,500</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 729,335</b>	<b>\$ 1,249</b>	<b>\$ 401,600</b>	<b>\$ 402,849</b>	<b>\$ 844,500</b>
<b>Total Expenditures</b>	<b>\$ 876,320</b>	<b>\$ 57,200</b>	<b>\$ 442,999</b>	<b>\$ 500,199</b>	<b>\$ 993,286</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 778,826</b>	<b>\$ (393,227)</b>	<b>\$ 385,598</b>	<b>\$ -</b>

Gross Assessments	\$ 819,839
(Less: Discounts & Collections: 7%)	\$ (57,389)
Net Assessments	\$ 762,450

Project	Units	Net Assessment	FY2024 Net Per Unit	FY 2024 Gross Per Unit	FY2023 Gross Per Unit	Increase / (Decrease)
Cascades	671	\$570,350.00	\$850.00	\$913.98	\$850.00	\$63.98
Brentwood	226	\$192,100.00	\$850.00	\$913.98	\$637.50	\$276.48
	897	\$762,450.00				

# 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.

### Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for 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.

# Westside Haines City Community Development District General Fund Budget

## Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for 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.

## 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.

# Westside Haines City Community Development District General Fund Budget

## Other Current Charges

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

## 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 (as it relates to the Cascades and Brentwood Projects):**

### **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.

# Westside Haines City Community Development District General Fund Budget

## Water & Sewer

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

## 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.

## Field 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.

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

Janitorial Services

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

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

Amenity 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 5/31/23	Projected Next 4 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 5/31/23	Projected Next 4 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	\$ -	\$ 42,952	\$ 16,295	\$ 59,247	\$ -
Carryforward Surplus	\$ 349,605	\$ 347,865	\$ -	\$ 347,865	\$ 406,549
<b>Total Revenues</b>	<b>\$ 1,447,555</b>	<b>\$ 1,456,917</b>	<b>\$ 48,145</b>	<b>\$ 1,505,062</b>	<b>\$ 1,504,499</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>\$ 1,098,513</b>	<b>\$ -</b>	<b>\$ 1,098,513</b>	<b>\$ 1,098,513</b>
<b>Net Change in Fund Balance</b>	<b>\$ 349,042</b>	<b>\$ 358,404</b>	<b>\$ 48,145</b>	<b>\$ 406,549</b>	<b>\$ 405,987</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>



































PARCEL ID	Units	Type	FY 24 O&M Assessment	Series 2021 Debt Assessment	Total Assessment
272631709007053040	1.00	SF	\$953.92	\$1,452.00	\$2,405.92
272631709007053050	1.00	SF	\$953.92	\$1,452.00	\$2,405.92
Gross Onroll Assessments	897		\$960,207.06	\$1,180,856.00	\$2,141,063.06
Net Onroll Assessments			\$892,992.57	\$1,098,196.08	\$1,991,188.65

<b>Direct Billing</b>					
Parcel ID	Acreage	Product Type	FY 24 O&M	Series 2021 Debt	Total
272619704500040041	10.20	Unplatted	\$3,569.16	\$0.00	\$3,569.16
272619704500040141	16.53	Unplatted	\$5,786.12	\$0.00	\$5,786.12
272619705000020040	7.83	Unplatted	\$2,740.73	\$0.00	\$2,740.73
272619705000020110	4.95	Unplatted	\$1,733.44	\$0.00	\$1,733.44
272619705000020120	4.76	Unplatted	\$1,666.88	\$0.00	\$1,666.88
272619705000020130	3.13	Unplatted	\$1,093.73	\$0.00	\$1,093.73
272619705000020140	0.04	Unplatted	\$15.01	\$0.00	\$15.01
272619705000020171	2.69	Unplatted	\$942.80	\$0.00	\$942.80
272619705000020180	18.97	Unplatted	\$6,639.86	\$0.00	\$6,639.86
272619705000020210	9.59	Unplatted	\$3,357.72	\$0.00	\$3,357.72
272619705000020220	1.05	Unplatted	\$366.22	\$0.00	\$366.22
272619705000020230	12.62	Unplatted	\$4,416.35	\$0.00	\$4,416.35
272619705000020300	4.74	Unplatted	\$1,658.02	\$0.00	\$1,658.02
272619705000030201	12.52	Unplatted	\$4,380.97	\$0.00	\$4,380.97
272619705000030210	9.81	Unplatted	\$3,434.57	\$0.00	\$3,434.57
272619705000040050	9.51	Unplatted	\$3,328.82	\$0.00	\$3,328.82
272619705000040060	5.03	Unplatted	\$1,761.82	\$0.00	\$1,761.82
272619705000040090	4.43	Unplatted	\$1,551.81	\$0.00	\$1,551.81
272619705000040101	9.78	Unplatted	\$3,423.62	\$0.00	\$3,423.62
272619705000040170	22.91	Unplatted	\$8,018.03	\$0.00	\$8,018.03
272619705000040190	11.47	Unplatted	\$4,014.89	\$0.00	\$4,014.89
272619705000040220	5.16	Unplatted	\$1,805.04	\$0.00	\$1,805.04
272619705000040230	9.54	Unplatted	\$3,338.34	\$0.00	\$3,338.34
272619705000040280	4.82	Unplatted	\$1,685.67	\$0.00	\$1,685.67
272619705000040290	11.48	Unplatted	\$4,017.62	\$0.00	\$4,017.62
272630707500040051	8.74	Unplatted	\$3,058.62	\$0.00	\$3,058.62
272630708000030010	11.35	Unplatted	\$3,970.48	\$0.00	\$3,970.48
272630708000030030	11.55	Unplatted	\$4,043.17	\$0.00	\$4,043.17
272630708000030191	36.43	Unplatted	\$12,749.20	\$0.00	\$12,749.20
272630708000030250	6.14	Unplatted	\$2,150.30	\$0.00	\$2,150.30
272630708000030261	8.29	Unplatted	\$2,900.41	\$0.00	\$2,900.41
272630708000040097	12.06	Unplatted	\$4,219.44	\$0.00	\$4,219.44
Gross Offroll Assessments	308.16		\$107,838.87	\$0.00	\$107,838.87
Net Offroll Assessments			\$100,290.15	\$0.00	\$100,290.15
Total Gross Assessments			\$1,068,045.93	\$1,180,856.00	\$2,248,901.93
Total Net Assessments			\$993,282.72	\$1,098,196.08	\$2,091,478.80

# SECTION V

**FISCAL YEAR 2023/2024 BUDGET DEFICIT FUNDING AGREEMENT BETWEEN  
WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT  
AND GLK REAL ESTATE, LLC**

THIS AGREEMENT (the “**Agreement**”), effective the 16<sup>TH</sup> day of August 2023, by and between:

**WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Haines City, Florida, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter "**District**"), and

**GLK REAL ESTATE, LLC**, a Florida limited liability company, the owner of certain lands within the boundaries of the District, with a principal address of 346 East Central Avenue, Winter Haven, Florida 33880, and its successors and assigns (hereinafter "**Landowner**"); and

**RECITALS**

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District’s activities and services; and

**WHEREAS**, the District has adopted its operating budget for the Fiscal Year 2023/2024 (the “**2024 O&M Budget**”), which budget commenced on October 1, 2023, and concludes on September 30, 2024, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, Landowner is actively developing certain real property known as the “Brentwood Subdivision”, within the District and presently owns the majority of such real property identified in the District’s Fiscal Year 2023/2024 Assessment Roll (the “**Assessment Roll**”), appended to the attached **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District (the “**Brentwood Property**”); and

**WHEREAS**, following the adoption of the 2024 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget (hereinafter referred to as the “**O&M Assessment(s)**”), or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, the 2024 O&M Budget and Assessment Roll include certain other subdivisions within the District that will be funded by the collection of special assessments based on the completion status and the provided amenities; and

**WHEREAS**, due to the nature of the ownership of the Brentwood Property, the District is not able to predict with absolute certainty the amount of monies necessary to fund the Brentwood portion of the operations and services set forth in the 2024 O&M Budget; and

**WHEREAS**, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Brentwood Property to fund the 2024 O&M Budget, the Landowner desires to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2023/2024 (hereinafter referred to as the “**O&M Budget Payment**”), not otherwise funded by O&M Assessments levied upon other benefited lands located within the District; and

**WHEREAS**, Landowner and District desire to secure such budget funding through the imposition of a continuing lien against the Brentwood Property described in **Exhibit B**, and otherwise as provided herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. PAYMENT OF DISTRICT’S O&M BUDGET.**

i. ***Payment of O&M Budget Expenses.*** Upon the District Manager’s written request, the Landowner agrees to make available to the District the monies necessary to fund all expenditures of the 2023/2024 O&M Budget related to the Brentwood Property not otherwise funded through O&M Assessments levied upon other benefited lands located within the District, on a continuing basis, within fifteen (15) days of written request by the District. Funds provided hereunder shall be placed in the District’s general checking account. In no way shall the foregoing in any way affect the District’s ability to levy special assessments upon the lands within the District, including the Brentwood Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District’s 2024 O&M Budget or otherwise.

ii. ***Consent to Funding of 2024 O&M Budget.*** The Landowner acknowledges and agrees that the O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to the Brentwood Property within the District in accordance with the District’s assessment methodology. Landowner agrees to pay, or caused to be paid, the O&M Budget Payment regardless of whether Landowner owns the Brentwood Property at the time of such payment subject to the terms set forth in Section 10 herein. Landowner agrees that it will not

contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

**SECTION 3. CONTINUING LIEN.** The District shall have the right to file a continuing lien upon the Brentwood Property described in **Exhibit B** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2023/2024 O&M Budget" in the public records of Polk County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for 2024 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Brentwood Property to pay the amount due under this Agreement, or may foreclose the lien against the Brentwood Property in any manner authorized by law. The District may partially release any filed lien for portions of the Brentwood Property subject to a plat if and when the Landowner has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Landowner sells any of the Brentwood Property described in **Exhibit B** after the execution of this Agreement, the Landowner's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Brentwood Property owned by the Landowner.

**SECTION 4. ALTERNATIVE COLLECTION METHODS.**

i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the O&M Budget Payment(s) by action against the Landowner in the appropriate judicial forum in and for Polk County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

ii. The District hereby finds that the activities, operations and services funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Brentwood Property, which benefit is initially allocated on an equal developable acreage basis. The Landowner agrees that the activities, operations and services that will be funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Brentwood Property in excess of the costs thereof on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Brentwood Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such

assessment, if imposed, may be certified on the next available tax roll of the Polk County property appraiser.

**SECTION 5. NOTICE.** All notices, payments and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

A. If to District: Westside Haines City  
Community Development District  
219 E. Livingston St.  
Orlando, Florida 32801  
Attn: Jill Burns, District Manager

With a copy to: Kilinski | Van Wyk PLLC  
517 E. Collage Avenue  
Tallahassee, Florida 32303  
Attn: District Counsel

B. If to Landowner: GLK Real Estate, LLC  
346 E. Central Avenue  
Winter Haven, Florida 33880  
Attn: Lauren O. Schwenk

**SECTION 6. AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**SECTION 7. AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**SECTION 8. ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other, which consent shall not be unreasonably withheld.

**SECTION 9. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the matter described in Sections 3 and 4 above.

**SECTION 10. THIRD PARTY RIGHTS; TRANSFER OF BRENTWOOD PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party



hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Landowner sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Brentwood Property, the Landowner shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Landowner shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition.

**SECTION 11. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in Polk County, Florida.

**SECTION 12. NEGOTIATION AT ARM’S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**SECTION 13. EFFECTIVE DATE.** The Agreement shall take effect as of October 1, 2023. The enforcement provisions of this Agreement shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

**IN WITNESS WHEREOF,** the Parties execute this Agreement on the day and year first written above.

**WESTSIDE HAINES CITY COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

WITNESS:

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

\_\_\_\_\_  
\_\_\_\_\_  
[Print Name]

\_\_\_\_\_  
Lauren O. Schwenk, Manager

**EXHIBIT A:** Fiscal Year 2023/2024 O&M Budget & Assessment Roll

**EXHIBIT A**  
**FISCAL YEAR 2023/2024 O&M BUDGET & ASSESSMENT ROLL**

***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 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 876,320	\$ 478,331	\$ 49,772	\$ 528,104	\$ 762,450
Assessments - Lot Closings	\$ -	\$ 348,216	\$ -	\$ 348,216	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ 230,836
Boundary Amendment Contributions	\$ -	\$ 9,478	\$ -	\$ 9,478	\$ -
<b>Total Revenues</b>	<b>\$ 876,320</b>	<b>\$ 836,025</b>	<b>\$ 49,772</b>	<b>\$ 885,798</b>	<b>\$ 993,286</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 600	\$ 4,000	\$ 4,600	\$ 12,000
Engineering	\$ 15,000	\$ 530	\$ 2,000	\$ 2,530	\$ 15,000
Attorney	\$ 25,000	\$ 4,417	\$ 4,000	\$ 8,417	\$ 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	\$ 3,333	\$ 1,667	\$ 5,000	\$ 7,000
Trustee Fees	\$ 12,000	\$ -	\$ 4,041	\$ 4,041	\$ 12,000
Management Fees	\$ 36,750	\$ 24,500	\$ 12,250	\$ 36,750	\$ 38,955
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1,000	\$ 511	\$ 300	\$ 811	\$ 1,000
Insurance	\$ 5,625	\$ 5,375	\$ -	\$ 5,375	\$ 5,913
Copies	\$ 1,000	\$ 5	\$ 20	\$ 25	\$ 1,000
Legal Advertising	\$ 10,000	\$ -	\$ 7,500	\$ 7,500	\$ 10,000
Other Current Charges	\$ 5,000	\$ 25	\$ 152	\$ 177	\$ 5,268
Boundary Amendment Expenditures	\$ -	\$ 9,478	\$ -	\$ 9,478	\$ -
Office Supplies	\$ 625	\$ 2	\$ 20	\$ 22	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 146,985</b>	<b>\$ 55,951</b>	<b>\$ 41,399</b>	<b>\$ 97,350</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	\$ 165	\$ 800	\$ 965	\$ 15,000
Electric	\$ 8,000	\$ 1,083	\$ 800	\$ 1,883	\$ 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	\$ -	\$ 200,000	\$ 200,000	\$ 35,000
Fitness Equipment Lease	\$ 50,000	\$ -	\$ 100,000	\$ 100,000	\$ 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>\$ 1,249</b>	<b>\$ 301,600</b>	<b>\$ 302,849</b>	<b>\$ 559,000</b>

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

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 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	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 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>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 285,500</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 729,335</b>	<b>\$ 1,249</b>	<b>\$ 401,600</b>	<b>\$ 402,849</b>	<b>\$ 844,500</b>
<b>Total Expenditures</b>	<b>\$ 876,320</b>	<b>\$ 57,200</b>	<b>\$ 442,999</b>	<b>\$ 500,199</b>	<b>\$ 993,286</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 778,826</b>	<b>\$ (393,227)</b>	<b>\$ 385,598</b>	<b>\$ -</b>

Gross Assessments	\$ 819,839
(Less: Discounts & Collections: 7%)	\$ (57,389)
Net Assessments	\$ 762,450

Project	Units	Net Assessment	FY2024 Net Per Unit	FY 2024 Gross Per Unit	FY2023 Gross Per Unit	Increase / (Decrease)
Cascades	671	\$570,350.00	\$850.00	\$913.98	\$850.00	\$63.98
Brentwood	226	\$192,100.00	\$850.00	\$913.98	\$637.50	\$276.48
	897	\$762,450.00				

# 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.

### Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for 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.

# Westside Haines City Community Development District General Fund Budget

## Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for 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.

## 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.



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

Other Current Charges

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

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 (as it relates to the Cascades and Brentwood Projects):**

**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.

# Westside Haines City Community Development District General Fund Budget

## Water & Sewer

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

## 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.

## Field 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.

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

Janitorial Services

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

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

Amenity 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 5/31/23	Projected Next 4 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 5/31/23	Projected Next 4 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	\$ -	\$ 42,952	\$ 16,295	\$ 59,247	\$ -
Carryforward Surplus	\$ 349,605	\$ 347,865	\$ -	\$ 347,865	\$ 406,549
<b>Total Revenues</b>	<b>\$ 1,447,555</b>	<b>\$ 1,456,917</b>	<b>\$ 48,145</b>	<b>\$ 1,505,062</b>	<b>\$ 1,504,499</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>\$ 1,098,513</b>	<b>\$ -</b>	<b>\$ 1,098,513</b>	<b>\$ 1,098,513</b>
<b>Net Change in Fund Balance</b>	<b>\$ 349,042</b>	<b>\$ 358,404</b>	<b>\$ 48,145</b>	<b>\$ 406,549</b>	<b>\$ 405,987</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>



































PARCEL ID	Units	Type	FY 24 O&M Assessment	Series 2021 Debt Assessment	Total Assessment
272631709007053040	1.00	SF	\$953.92	\$1,452.00	\$2,405.92
272631709007053050	1.00	SF	\$953.92	\$1,452.00	\$2,405.92
Gross Onroll Assessments	897		\$960,207.06	\$1,180,856.00	\$2,141,063.06
Net Onroll Assessments			\$892,992.57	\$1,098,196.08	\$1,991,188.65

<b>Direct Billing</b>					
Parcel ID	Acreage	Product Type	FY 24 O&M	Series 2021 Debt	Total
272619704500040041	10.20	Unplatted	\$3,569.16	\$0.00	\$3,569.16
272619704500040141	16.53	Unplatted	\$5,786.12	\$0.00	\$5,786.12
272619705000020040	7.83	Unplatted	\$2,740.73	\$0.00	\$2,740.73
272619705000020110	4.95	Unplatted	\$1,733.44	\$0.00	\$1,733.44
272619705000020120	4.76	Unplatted	\$1,666.88	\$0.00	\$1,666.88
272619705000020130	3.13	Unplatted	\$1,093.73	\$0.00	\$1,093.73
272619705000020140	0.04	Unplatted	\$15.01	\$0.00	\$15.01
272619705000020171	2.69	Unplatted	\$942.80	\$0.00	\$942.80
272619705000020180	18.97	Unplatted	\$6,639.86	\$0.00	\$6,639.86
272619705000020210	9.59	Unplatted	\$3,357.72	\$0.00	\$3,357.72
272619705000020220	1.05	Unplatted	\$366.22	\$0.00	\$366.22
272619705000020230	12.62	Unplatted	\$4,416.35	\$0.00	\$4,416.35
272619705000020300	4.74	Unplatted	\$1,658.02	\$0.00	\$1,658.02
272619705000030201	12.52	Unplatted	\$4,380.97	\$0.00	\$4,380.97
272619705000030210	9.81	Unplatted	\$3,434.57	\$0.00	\$3,434.57
272619705000040050	9.51	Unplatted	\$3,328.82	\$0.00	\$3,328.82
272619705000040060	5.03	Unplatted	\$1,761.82	\$0.00	\$1,761.82
272619705000040090	4.43	Unplatted	\$1,551.81	\$0.00	\$1,551.81
272619705000040101	9.78	Unplatted	\$3,423.62	\$0.00	\$3,423.62
272619705000040170	22.91	Unplatted	\$8,018.03	\$0.00	\$8,018.03
272619705000040190	11.47	Unplatted	\$4,014.89	\$0.00	\$4,014.89
272619705000040220	5.16	Unplatted	\$1,805.04	\$0.00	\$1,805.04
272619705000040230	9.54	Unplatted	\$3,338.34	\$0.00	\$3,338.34
272619705000040280	4.82	Unplatted	\$1,685.67	\$0.00	\$1,685.67
272619705000040290	11.48	Unplatted	\$4,017.62	\$0.00	\$4,017.62
272630707500040051	8.74	Unplatted	\$3,058.62	\$0.00	\$3,058.62
272630708000030010	11.35	Unplatted	\$3,970.48	\$0.00	\$3,970.48
272630708000030030	11.55	Unplatted	\$4,043.17	\$0.00	\$4,043.17
272630708000030191	36.43	Unplatted	\$12,749.20	\$0.00	\$12,749.20
272630708000030250	6.14	Unplatted	\$2,150.30	\$0.00	\$2,150.30
272630708000030261	8.29	Unplatted	\$2,900.41	\$0.00	\$2,900.41
272630708000040097	12.06	Unplatted	\$4,219.44	\$0.00	\$4,219.44
Gross Offroll Assessments	308.16		\$107,838.87	\$0.00	\$107,838.87
Net Offroll Assessments			\$100,290.15	\$0.00	\$100,290.15
Total Gross Assessments			\$1,068,045.93	\$1,180,856.00	\$2,248,901.93
Total Net Assessments			\$993,282.72	\$1,098,196.08	\$2,091,478.80

# SECTION VI

**RESOLUTION 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT AMENDED THE ADOPTED ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the 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*, being situated within the City of Haines City, Polk County, Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to amend their adopted the Fiscal Year 2023/2024 annual meeting schedule to reflect the schedule attached here as **Exhibit A**.

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

**SECTION 1.** The amended Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of August 2023.

ATTEST:

**WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Amended Fiscal Year 2023/2024 Annual Meeting Schedule



**Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule**

**BOARD OF SUPERVISORS MEETING DATES  
WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024**

The Board of Supervisors of the Westside Haines City Community Development District will hold their regular meetings for Fiscal Year 2023/2024 at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, on the 1<sup>st</sup> Tuesday of every month at 9:30 AM unless otherwise indicated as follows:

**October 3, 2023  
November 7, 2023  
December 5, 2023  
January 2, 2024  
February 6, 2024  
March 5, 2024  
April 2, 2024  
May 7, 2024  
June 4, 2024  
July 2, 2024  
August 6, 2024  
September 3, 2024**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

# SECTION VII

PREPARED BY AND RETURN TO:

KILINSKI | VAN WYK, PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301

**SPECIAL WARRANTY DEED**  
**[PHASE 1A]**

THIS SPECIAL WARRANTY DEED is made this \_\_\_\_ day of August, 2023, by AG ESSENTIAL HOUSING MULTI STATE 2, LLC, a Delaware limited liability company, whose mailing address is 8585 E. Hartford Dr., Suite 118, Scottsdale, AZ 85255 (hereinafter called the “grantor”), in favor of WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, and whose mailing address c/o Governmental Management Services – Central Florida, LLC 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 follows:

**Tracts PS-2 as identified on the Plat titled “Cascades Phases 1A and 1B” as recorded at Plat Book 193, Pages 37 et seq., of the Official 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.

**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 Grantor has 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:

**AG ESSENTIAL HOUSING MULTI STATE  
2, LLC**, a Delaware limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me by means of  physical presence or  online notarization this \_\_\_\_ day of August 2023, by \_\_\_\_\_, as \_\_\_\_\_ of AG Essential Housing Multi State 2, LLC, a Delaware limited liability company, on behalf of said company.

[notary seal]

\_\_\_\_\_  
(Official Notary Signature)

Name: \_\_\_\_\_

Personally Known \_\_\_\_\_

OR Produced Identification \_\_\_\_\_

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

# SECTION VIII

This Instrument prepared by:  
Roy Van Wyk, Esq,  
Kilinski | Van Wyk PLLC  
517 E. Collage Avenue  
Tallahassee, Florida 32301

**NOTICE OF WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**  
**REGARDING USE OF AMENITY FACILITIES**

**PLEASE TAKE NOTICE THAT THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “**District**”), hereby gives notice that the use of the District’s Amenity Facilities, as defined below, are limited to only those residents residing in the subdivision in which they are fee simple owners of property.

**RECITALS**

**WHEREAS**, the District is the owner of certain real properties located in Polk County, Florida (hereinafter referred to as (the “**District Property**”), more particularly described as:

SEE ATTACHED EXHIBIT A

**WHEREAS**, the District was established by Ordinance 21-017 of the Board of County Commissioners of Polk County, Florida, as amended, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to impose and levy special assessments for the purpose, among others, of operating and/or maintaining certain infrastructure, including, but not limited to, recreational facilities; and

**WHEREAS**, the lands within the District is subject to that certain Notice of Establishment of Westside Haines City Community Development District, recorded at Book 11648, Pages 1388 et seq., of the Official Records of Polk County, as amended by the Notice of Boundary Amendment of the Westside Haines City Community Development District, recorded at Book 12489, Page 0039 et seq., of the Official Records of Polk County, and the imposition and levy of taxes or assessments, or both taxes and assessments, for the operation and maintenance costs of certain public facilities and services of the District; and

**WHEREAS**, the District imposes and levies annual operation and maintenance assessments which include the operation and maintenance of recreational facilities, (the “Amenity Assessments”) that include a swimming pool, playground, fitness room, and meeting hall, within three neighborhoods within the District to be known as the “Brentwood Amenities”, “Cascade Amenities,” and the “Wynnstone Amenities”, together the (Amenity Facilities”),” each located within the boundaries of the District; and

**WHEREAS**, the District’s development plan provides that each neighborhood within the District would have access to a recreational facility only within that neighborhood; and

**WHEREAS**, the District has adopted an Assessment Methodology Report for operation and maintenance assessments that accurately apportions the Amenity Assessments to each neighborhood Amenity Facility and to the corresponding neighborhood property; and

**WHEREAS**, the Amenity Assessments imposed upon the lands located within each respective neighborhood are used to pay only those costs of the Amenity Facility located within that particular neighborhood, thus limiting the costs of operation and maintenance for the Brentwood Amenities to Brentwood property owners, the costs of operation and maintenance for the Cascades Amenities to Cascades property owners, and the costs of operation and maintenance for the Wynnstone Amenities to Wynnstone property owners.

**WHEREAS**, the Amenity Facilities are subject to rules and policies adopted by the District, and each neighborhood Amenity Facility is available to all residents within the neighborhood where the Amenity Facility is located without an additional user fee. All other members of the public including those District residents and landowners not residing in the Neighborhood where the Amenity facility is located and desiring to access and use such neighborhood Amenity Facility, will be required to pay an annual user fee as established by the District.

**NOW THEREFORE, in consideration of the clauses stated above, the District hereby provides notice to all property owners within the District that the residents and property owners within the District are limited to using the Amenity Facility located within the neighborhood in which their property is located. All other district residents and the general public are subject to the District’s adopted user fees when desiring to use any Amenity Facility not located in the neighborhood where Amenity Assessments are imposed upon their property.**

1. **RECITALS.** The foregoing recitals are true and correct and are incorporated herein by reference.
2. **RESERVED RIGHTS OF OWNER.** The District, its successors and assigns, shall retain all other customary rights of ownership, including but not limited to the exclusive possession of the Property, the right to use the Property in any manner which would not defeat or diminish the purposes of this Notice, and the right to transfer or assign any interest in the Property. Nothing in this Agreement shall preclude any owner, occupant, resident or tenant of the Property from tendering the annual user fee charged to all other members of the public desiring to access and use the Amenity Facilities.
3. **RECORDING.** This Notice, and any amendments thereto, shall be recorded in the Official Records of Polk County, Florida.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]**



IN WITNESS WHEREOF, the parties execute this Agreement the day and year written above.

Attest:

WESTSIDE HAINES CITY  
COMMUNITY DEVELOPMENT DISTRICT

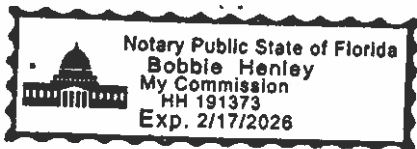
[Signature]  
Warren K. (Rennie) Heath II, Chairman

Jessica Petrucci  
Witness  
Jessica Petrucci  
Print Name

Lindsey Roden  
Witness  
Lindsey Roden  
Print Name

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me  physical presence or  online notarization this 2 day of August, 2023, by Warren K. (Rennie) Heath, II, as Chairperson of the Board of Supervisors of the Westside Haines City Community Development District.



[notary seal]

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

## 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 IX

**WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT  
DISTRICT  
REQUEST FOR PROPOSALS  
CONSTRUCTION SERVICES FOR PROJECT IMPROVEMENTS  
(CASCADES PHASE 3)  
POLK COUNTY, FLORIDA**

Notice is hereby given that the Westside Haines City Community Development District (“District”) will receive proposals for the following District project:

Project construction site work for Cascades Phase 3, including offsite improvements, stormwatermanagement, utilities, roadway, entry features, and parks and amenities.

The Project Manual will be available beginning \_\_\_\_\_, \_\_\_\_\_, **2023 at 8:00 AM EST** at the offices of Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602 or by calling (813) 221-1516, or emailing heatherw@absoluteng.com. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District’s best interests to do so. Each proposal shall be accompanied by a proposal guarantee in the form of a proposal bond or certified cashier’s check in an amount not less than five percent (5%) of the total bid to be retained in the event the successful proposer fails to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within fourteen (14) calendar days after the receipt of the Notice of Award.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Engineer directed to Heather Wertz at heatherw@absoluteng.com. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District’s Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual; however, please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer will have constructed three (3) improvements similar in quality and scope with a minimum of \$1,000,000 in total volume construction cost within the last five (5) years; (2) Proposer will have minimum bonding capacity of \$1,000,000 from a surety company acceptable to the District; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with Polk County and is a licensed contractor in the State of Florida.

Any and all questions relative to this project shall be directed in email only to heatherw@absoluteng.com no later than **3:00 PM EST** on \_\_\_\_\_, \_\_\_\_\_, **2023**.

Firms desiring to provide services for this project must submit one (1) original and (1) electronic copy in PDF included with the submittal package of the required proposal no later than **3:00 PM EST**, **on** \_\_\_\_\_, \_\_\_\_\_, **2023**, at the offices of Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be **opened at a public meeting to be held at 3:00 PM EST** \_\_\_\_\_, \_\_\_\_\_, **2023**, at the offices of Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602. No official action will be taken at the meeting. Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. If held in person, there may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Manager's Office at (407) 841-5524, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Westside Haines City Community Development District

District Manager

**WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**  
**EVALUATION CRITERIA**

**CONSTRUCTION SERVICES FOR CASCADES PHASE 3 MASTER INFRASTRUCTURE  
IMPROVEMENTS POLK COUNTY, FLORIDA**

**PERSONNEL** **(5 POINTS)**

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E.g., geographic location of firm’s headquarters; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

**EXPERIENCE** **(10 POINTS)**

---

E.g., past record and experience of the respondent in self performing similar projects; past performance for this District and other community development district's in other contracts; character, integrity, reputation of respondent, etc.;

**UNDERSTANDING SCOPE OF WORK** **(10 POINTS)**

---

Demonstration of the Proposer's understanding of the project requirements.

**FINANCIAL CAPABILITY** **(10 POINTS)**

---

Extent to which the proposal demonstrates the adequacy of the Proposer’s financial resources and stability as a business entity, necessary to complete the services required.

**SCHEDULE** **(25 POINTS)**

---

Demonstration of Proposer’s understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates. Consideration will be given to proposers that indicate an ability to credibly complete the project in advance of the required substantial and final completion dates without a premium cost for accelerated work.

**PRICE** **(40 POINTS)**

---

Points available for price will be allocated as follows:

30 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer’s bid and the low proposer.

10 Points are allocated for the reasonableness of unit prices and balance of proposer.

---

**TOTAL POINTS** **(100 POINTS)**

# SECTION X

*Item will be  
provided under  
separate cover.*

# SECTION XI

# SECTION C



# SECTION 1

*Item will be  
provided under  
separate cover.*

# SECTION D

# SECTION 1

# Westside Haines City Community Development District

## Summary of Check Register

July 8, 2023 to August 4, 2023

<b>Bank</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	7/13/23	281 - 282	\$ 5,328.19
	7/14/23	283 - 284	\$ 214,565.65
	7/20/23	285 - 287	\$ 61,376.03
	7/27/23	288 - 292	\$ 4,580.65
	8/3/23	293 - 294	\$ 339,583.17
	8/4/23	295	\$ 81.00
<b>Total Amount</b>			<b>\$ 625,514.69</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/13/23	00007	7/01/23	37	202307	310	51300	34000		MANAGEMENT FEES-JUL23	*	3,062.50		
		7/01/23	37	202307	310	51300	35200		WEBSITE MANAGEMENT-JUL23	*	100.00		
		7/01/23	37	202307	310	51300	35100		INFORMATION TECH-JUL23	*	150.00		
		7/01/23	37	202307	310	51300	31300		DISSEMINATION SVCS-JUL23	*	416.67		
		7/01/23	37	202307	310	51300	51000		OFFICE SUPPLIES	*	2.65		
		7/01/23	37	202307	310	51300	42000		POSTAGE	*	96.37		
GOVERNMENTAL MANAGEMENT SERVICES												3,828.19	000281
7/13/23	00048	7/11/23	07112023	202307	310	51300	49000		FILING FEE	*	1,500.00		
POLK COUNTY BOARD OF COUNTY												1,500.00	000282
7/14/23	00043	6/25/23	25658	202307	300	20700	10100		SER21 BW FR#34	*	198,565.65		
QUALITY BY DESIGN, INC.												198,565.65	000283
7/14/23	00045	6/28/23	1213	202307	300	20700	10100		SER21 BW FR#34	*	16,000.00		
WILDMON CONSTRUCTION LLC												16,000.00	000284
7/20/23	00017	7/10/23	7053	202306	310	51300	31500		ATTORNEY SVCS-JUN23	*	1,550.50		
KILINSKI / VAN WYK, PLLC												1,550.50	000285
7/20/23	00025	6/30/23	PAYAPP#2	202307	300	20700	10100		SER21 BW FR#35	*	43,925.53		
QGS DEVELOPMENT, INC.												43,925.53	000286
7/20/23	00045	7/03/23	1214	202307	300	20700	10100		SER21 BW FR#35	*	15,900.00		
WILDMON CONSTRUCTION LLC												15,900.00	000287
7/27/23	00023	7/19/23	BH071920	202307	310	51300	11000		SUPERVISOR FEES 7/19/23	*	200.00		
BOBBIE HENLEY												200.00	000288
7/27/23	00008	7/20/23	2317756	202306	310	51300	31100		ANNUAL REPORT FY23	*	1,065.00		
		7/26/23	2308647-	202306	310	51300	31100		ENGINEERING SVCS-JUN23	*	2,000.65		

WHCD WESTSIDE HAINES MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/26/23	2308647-	202306	310	51300	31100		ENGINEERS REPORT	*	715.00		
									DEWBERRY ENGINEERS, INC			3,780.65	000289
7/27/23	00034	7/19/23	EL071920	202307	310	51300	11000		SUPERVISOR FEES 7/19/23	*	200.00		
									ERIC LAVOIE			200.00	000290
7/27/23	00002	7/19/23	LS071920	202307	310	51300	11000		SUPERVISOR FEES 7/19/23	*	200.00		
									LAUREN SCHWENK			200.00	000291
7/27/23	00016	7/19/23	RB071920	202307	310	51300	11000		SUPERVISOR FEES 7/19/23	*	200.00		
									PATRICK ROBERT BONIN			200.00	000292
8/03/23	00019	7/16/23	1468	202308	300	20700	10100		SER21 BW FR#36	*	3,000.00		
									GLK REAL ESTATE LLC			3,000.00	000293
8/03/23	00025	6/30/23	PAYAPP#2	202308	300	20700	10100		SER21 BW FR#36	*	336,583.17		
									QGS DEVELOPMENT, INC.			336,583.17	000294
8/04/23	00004	7/26/23	19030	202307	310	51300	45000		PACKAGE-PROPERTY CAS	*	81.00		
									EGIS INSURANCE ADVISORS, LLC			81.00	000295
TOTAL FOR BANK A											625,514.69		
TOTAL FOR REGISTER											625,514.69		

# SECTION 2



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

***Unaudited Financial Reporting***  
***June 30, 2023***



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**Westside Haines City**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 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	\$ 786,464	\$ -	\$ -	\$ 786,464
<b>Investments:</b>				
<b>Series 2021</b>				
Reserve	\$ -	\$ 548,975	\$ -	\$ 548,975
Revenue	\$ -	\$ 395,209	\$ -	\$ 395,209
Construction - Cascades Phase 1 & 2	\$ -	\$ -	\$ 294,965	\$ 294,965
Construction - Brentwood Phase 1	\$ -	\$ -	\$ 3,830	\$ 3,830
Due From Developer	\$ -	\$ -	\$ 5,953	\$ 5,953
<b>Total Assets</b>	<b>\$ 786,464</b>	<b>\$ 944,184</b>	<b>\$ 304,748</b>	<b>\$ 2,035,396</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 8,312	\$ -	\$ -	\$ 8,312
Contracts Payable	\$ -	\$ -	\$ 5,953	\$ 5,953
Retainage Payable	\$ -	\$ -	\$ 488,016	\$ 488,016
<b>Total Liabilities</b>	<b>\$ 8,312</b>	<b>\$ -</b>	<b>\$ 493,969</b>	<b>\$ 502,281</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service - Series 2021	\$ -	\$ 944,184	\$ -	\$ 944,184
Capital Projects - Series 2021	\$ -	\$ -	\$ (189,221)	\$ (189,221)
Unassigned	\$ 778,152	\$ -	\$ -	\$ 778,152
<b>Total Fund Balances</b>	<b>\$ 778,152</b>	<b>\$ 944,184</b>	<b>\$ (189,221)</b>	<b>\$ 1,533,116</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 786,464</b>	<b>\$ 944,184</b>	<b>\$ 304,748</b>	<b>\$ 2,035,396</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2023**

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
<b>Revenues:</b>				
Assessments - Direct	\$ 876,320	\$ 876,320	\$ 478,331	\$ (397,989)
Assessments - Lot Closings	\$ -	\$ -	\$ 348,216	\$ 348,216
Boundary Amendment Contributions	\$ -	\$ -	\$ 9,478	\$ 9,478
<b>Total Revenues</b>	<b>\$ 876,320</b>	<b>\$ 876,320</b>	<b>\$ 836,025</b>	<b>\$ (40,295)</b>
<b>Expenditures:</b>				
<i>General &amp; Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 1,400	\$ 7,600
Engineering	\$ 15,000	\$ 11,250	\$ 4,311	\$ 6,939
Attorney	\$ 25,000	\$ 18,750	\$ 5,967	\$ 12,783
Annual Audit	\$ 5,500	\$ 5,500	\$ 4,000	\$ 1,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 5,250	\$ 3,750	\$ 1,500
Trustee Fees	\$ 12,000	\$ -	\$ -	\$ -
Management Fees	\$ 36,750	\$ 27,563	\$ 27,563	\$ -
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage & Delivery	\$ 1,000	\$ 750	\$ 564	\$ 186
Insurance	\$ 5,625	\$ 5,625	\$ 5,375	\$ 250
Copies	\$ 1,000	\$ 750	\$ 12	\$ 738
Legal Advertising	\$ 10,000	\$ 7,500	\$ 2,181	\$ 5,319
Other Current Charges	\$ 5,000	\$ 3,750	\$ 149	\$ 3,601
Boundary Amendment Expenditures	\$ -	\$ -	\$ 9,478	\$ (9,478)
Office Supplies	\$ 625	\$ 469	\$ 5	\$ 463
Travel Per Diem	\$ 660	\$ 495	\$ -	\$ 495
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative Expenditures</b>	<b>\$ 146,985</b>	<b>\$ 104,301</b>	<b>\$ 72,179</b>	<b>\$ 32,122</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2023**

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	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	\$ 165	\$ 165	-
Electric	\$ 8,000	\$ 1,390	\$ 1,390	-
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>\$ 1,556</b>	<b>\$ 1,556</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>\$ 105,857</b>	<b>\$ 73,735</b>	<b>\$ 32,122</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,495</b>		<b>\$ 762,291</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>\$ 762,291</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 15,861</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 778,152</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 June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
<b>Revenues:</b>				
Assessments - Direct Bills	\$ 1,097,950	\$ 1,097,950	\$ 540,000	\$ (557,950)
Assessments - Lot Closings	\$ -	\$ -	\$ 557,150	\$ 557,150
Interest	\$ -	\$ -	\$ 48,707	\$ 48,707
<b>Total Revenues</b>	<b>\$ 1,097,950</b>	<b>\$ 1,097,950</b>	<b>\$ 1,145,857</b>	<b>\$ 47,907</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 349,256	\$ 349,256	\$ 349,256	\$ -
Principal - 5/1	\$ 400,000	\$ 400,000	\$ 400,000	\$ -
Interest - 5/1	\$ 349,256	\$ 349,256	\$ 349,256	\$ -
<b>Total Expenditures</b>	<b>\$ 1,098,513</b>	<b>\$ 1,098,513</b>	<b>\$ 1,098,513</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (563)</b>		<b>\$ 47,344</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (548,975)	\$ (548,975)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (548,975)</b>	<b>\$ (548,975)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (563)</b>		<b>\$ (501,631)</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>\$ 944,184</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 June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
<b>Revenues:</b>				
Developer Contributions - Cascades	\$ -	\$ -	\$ 2,434,996	\$ 2,434,996
Developer Contributions - Brentwood	\$ -	\$ -	\$ 1,656,549	\$ 1,656,549
Interest	\$ -	\$ -	\$ 238	\$ 238
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,091,784</b>	<b>\$ 4,091,784</b>
<b>Expenditures:</b>				
Capital Outlay - Cascades	\$ -	\$ -	\$ 2,434,933	\$ (2,434,933)
Capital Outlay - Brentwood	\$ -	\$ -	\$ 1,744,286	\$ (1,744,286)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,179,219</b>	<b>\$ (4,179,219)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (87,435)</b>	<b>\$ (87,435)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 548,975	\$ 548,975
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 548,975</b>	<b>\$ 548,975</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 461,540</b>	<b>\$ 461,540</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (650,761)</b>	<b>\$ (650,761)</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (189,221)</b>	<b>\$ (189,221)</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	\$ -	\$ -	\$ -	\$ -	\$ 18,182	\$ -	\$ -	\$ -	\$ -	\$ 348,216
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>\$ 18,182</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 836,025</b>
<b>Expenditures:</b>													
<b><i>General &amp; Administrative:</i></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ 1,400
Engineering	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165	\$ 255	\$ 3,781	\$ -	\$ -	\$ -	\$ 4,311
Attorney	\$ 1,168	\$ 307	\$ 207	\$ 298	\$ 229	\$ 227	\$ 950	\$ 1,032	\$ 1,551	\$ -	\$ -	\$ -	\$ 5,967
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ 3,750
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ -	\$ -	\$ -	\$ 27,563
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 29	\$ 6	\$ 55	\$ 79	\$ 118	\$ 55	\$ 93	\$ 76	\$ 52	\$ -	\$ -	\$ -	\$ 564
Insurance	\$ 5,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,375
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ 12
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,181	\$ -	\$ -	\$ -	\$ 2,181
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25	\$ 124	\$ -	\$ -	\$ -	\$ 149
Boundary Amendment Expenditures	\$ 3,996	\$ 305	\$ 5,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,478
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ 5
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>\$ 4,937</b>	<b>\$ 5,717</b>	<b>\$ 16,228</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,179</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	\$ 374	\$ 250	\$ 307	\$ -	\$ -	\$ -	\$ 1,390
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>\$ 374</b>	<b>\$ 416</b>	<b>\$ 307</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,556</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>\$ 5,310</b>	<b>\$ 6,133</b>	<b>\$ 16,535</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,735</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>\$ (5,310)</b>	<b>\$ 12,049</b>	<b>\$ (16,535)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 762,291</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>\$ (5,310)</b>	<b>\$ 12,049</b>	<b>\$ (16,535)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 762,291</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
Optional Redemption Date:	5/1/2031
Reserve Fund Definition	50% Maximum Annual Debt Service
Reserve Fund Requirement	\$548,975
Reserve Fund Balance	\$548,975
Bonds Outstanding - 7/19/21	\$19,810,000
(Less: Principal Payment - 5/1/23)	(\$400,000)
<b>Current Bonds Outstanding</b>	<b>\$19,410,000</b>

# SECTION 3

<b>Requisition</b>	<b>Payee/Vendor</b>	<b>Amount</b>
188	Horner Environmental Professionals, Inc.	\$ 1,937.50
189	Crown Electric, Inc.	\$ 8,813.00
190	New Electric, LLC	\$ 6,721.59
191	Absolute Engineering, Inc.	\$ 4,459.72
192	Dunham Well Drilling, Inc.	\$ 30,160.85
193	QGS Development, Inc.	\$ 86,339.34
194	QGS Development, Inc.	\$ 5,287.50
195	HUB International Midwest West	\$ 3,617.00
	<b>TOTAL</b>	<b>\$ 147,336.50</b>