

*Westside Haines City  
Community Development District*

*Meeting Agenda*

*March 18, 2024*

# 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

March 11, 2024

**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 **Monday, March 18, 2024 at 9:00 AM** at **346 E. Central Ave., Winter Haven, FL 33880**.

**Zoom Video Link:** <https://us06web.zoom.us/j/84591475035>

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

**Meeting ID:** 845 9147 5035

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 February 6, 2024 Board of Supervisors Meeting and February 14, 2024 Continued Board of Supervisors Meeting
4. Presentation and Approval of Second Amended and Restated Engineer's Report dated March 5, 2024
5. Presentation and Approval of Amended Master Assessment Methodology Report for Assessment Area Two (*to be provided under separate cover*)
6. Consideration of Amended Resolution 2024-05 Amending and Supplementing Delegation Resolution 2024-03
7. Consideration of Resolution 2024-08 Declaring Amended Master Special Assessments
8. Consideration of Resolution 2024-09 Setting a Public Hearing on the Imposition of Amended Special Assessments
9. Consideration of District Counsel Representation Letter for Series 2024 Bond Issuance
10. Ratification of Quit Claim Deed for Wynnstone
11. Consideration of Amendment to Construction Funding Agreement (Brentwood Phase 4 and 5 – Private Lots)
12. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report

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

- i. Approval of Check Register
  - ii. Balance Sheet & Income Statement
- 13. Other Business
- 14. Supervisors Requests and Audience Comments
- 15. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the Westside Haines City Community Development District was held Tuesday, **February 6, 2024** at 9:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

|                               |                     |
|-------------------------------|---------------------|
| Rennie Heath                  | Chairman            |
| Lauren Schwenk <i>by Zoom</i> | Vice Chairperson    |
| Bobbie Henley                 | Assistant Secretary |
| Rob Bonin <i>by Zoom</i>      | Assistant Secretary |
| Eric Lavoie                   | Assistant Secretary |

Also present were:

|                                |  |
|--------------------------------|--|
| Jill Burns                     | District Manager, GMS                  |
| Lauren Gentry                  | District Counsel, Kilinski Van Wyk Law |
| Savannah Hancock               | District Counsel, Kilinski Van Wyk Law |
| Rey Malave <i>by Zoom</i>      | District Engineer, Dewberry            |
| Chace Arrington <i>by Zoom</i> | District Engineer, Dewberry            |
| Joel Blanco                    | Field Manager, GMS                     |
| Clayton Smith <i>by Zoom</i>   | Field Manager, GMS                     |
| Bob Gang                       | Bond Counsel, Greenberg Traurig, P.A.  |

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the December 5, 2023 Board of Supervisors Meeting**

Ms. Burns presented the December 5, 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 Mr. Heath, seconded by Ms. Henley, with all in favor, the Minutes of the December 5, 2023 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS** **Presentation and Approval of Updated Engineer’s Report**

Ms. Burns stated that this item would be tabled to a future meeting agenda.

**FIFTH ORDER OF BUSINESS** **Presentation and Approval of Updated Supplemental Assessment Methodology Report for Assessment Area Two**

Ms. Burns stated that this item would be tabled to a future meeting agenda.

**SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2024-05 Amending and Supplemental Delegation Resolution 2024-03**

Ms. Burns stated that this item would be tabled to a future meeting agenda.

**SEVENTH ORDER OF BUSINESS** **Consideration of Updated Ancillary Documents for Series 2023 Assessment Area Two Bonds**

- A. True-Up Agreement**
- B. Collateral Assignment Agreement**
- C. Completion Agreement**
- D. Acquisition Agreement**
- E. Declaration of Consent**
- F. Notice of Special Assessments**

Ms. Burns noted that items A through F would be tabled to a future agenda.

*\*Lauren Schwenk joined the meeting at this time.*

**EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2024-06 Setting a Public Hearing on the Adoption of Easement Variance Rules for the District**

Ms. Burns stated this resolution will be revised a little bit. There was some discussion with Lauren and the HOA about reviewing easement variances for fences within the community. There have been issues with CDD easements being blocked. She noted they started a process to review some of those applications for Districts. Once those were reviewed, they decided to remove the drainage easements. If these are approved and there is a fence post going through the middle of the drainage

swell along with the fence that runs across the back, once the swells are fenced, they can't see to inspect them. These documents were going to be revised to reference access and maintenance easements only and that is what staff would review. We will set the public hearing but also revise these forms.

Ms. Gentry noted this would be a hearing to adopt the \$75 fee. If a resident wanted to fence an easement area and if we wanted to review to say yes or no, the resident would pay the fee for the review and inspection. Ms. Schwenk stated she thought they were not going to do the fee for those reviews because there are so few of them to review and the CDD would cover them. Ms. Burns noted since there are costs associated, it can be built into the budget and everyone in the community would pay for it or the person asking to fence the easement area. Ms. Gentry noted the fee would cover the recording cost of that agreement but if wanted it can be built into the budget. Ms. Schwenk asked to table this until next meeting.

**NINTH ORDER OF BUSINESS**

**Consideration of Special Warranty Deed Transferring ROW from CDD to GLK Real Estate, LLC**

Ms. Gentry stated they are looking for approval in concept that the CDD did accept the deed from Polk County for certain right of way tracts that have property in them that is going to block private homebuilders. The CDD accepted a deed from the county for that property. We are looking for approval of a deed in turn from the CDD to GLK Real Estate so that property can be sold.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Warranty Deed Transferring ROW from CDD to GLK Real Estate, LLC, was approved.

**TENTH ORDER OF BUSINESS**

**Ratification of Construction Funding Agreements for:**

- A. Brentwood Phase 2 & 3**
- B. Brentwood Phase 4 & 5**
- C. Wynnstone Phase 1 & 2**
- D. Cascades Phase 3**

Ms. Burns stated these agreements have already been approved and she suggested making one motion to ratify them all.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Construction Funding Agreements for Brentwood Phase 2 & 3 and 4 & 5, Wynnstone Phase 1 & 2, and Cascades Phase 3, were approved.



**ELEVENTH ORDER OF BUSINESS**

**Ratification of Temporary Construction and Access Easement Agreements for:**

- A. Brentwood Phase 2 & 3**
- B. Brentwood Phase 4 & 5**
- C. Wynnstone Phase 1 & 2**
- D. Cascades Phase 3**

Ms. Burns stated these have already been signed and they were looking for a motion to ratify all of them.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Temporary Construction and Access Easements for Brentwood Phases 2 & 3 and 4 & 5, Wynnstone 1 & 2, and Cascades Phase 3, were ratified.

**TWELFTH ORDER OF BUSINESS**

**Ratification of Notice of Commencement for:**

- A. Brentwood Phase 2 & 3**
- B. Cascades Phase 3**

Ms. Burns stated these have already been signed and just need to be ratified.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Notice of Commencement for Brentwood Phase 2 & 3 and Cascades Phase 3, was approved.

**THIRTEENTH ORDER OF BUSINESS**

**Ratification of Notice to Proceed for Cascades Phase 3**

Ms. Burns asked for ratification of the Notice to Proceed for Cascades Phase 3.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Notice to Proceed for Cascades Phase 3, was approved.

**FOURTEENTH ORDER OF BUSINESS**

**Ratification of ROW Conveyance from Polk County**

Ms. Burns stated this has already been signed and they are seeking for it to be ratified.

On MOTION by Mr. Heath, seconded by Mr. Lavoie with all in favor, the ROW Conveyance from Polk County, was approved.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Documents in Relation to CDD Acceptance of Assignment of Construction Contract and Infrastructure and Impact Fee Agreement for FDC Grove Road Project**

- A. Assignment of Contractor Agreement**
- B. Agreement between Owner and Contract for Construction Contract for FDC Grove Road Project**
- C. Construction Funding Agreement**
- D. Assignment of Infrastructure and Impact Fee Agreement**

Ms. Gentry noted this is assignment of a private contract for FDC Grove Rd construction to the CDD. Also associated with that is assignment of the infrastructure and impact fee agreement between the developer and the county so that impact fee would flow to the CDD with intent that under the funding agreement those impact fees would then flow back to the developer.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Assignment of Infrastructure and Impact Fee Agreement, was approved substantial form.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser**

Ms. Burns stated this is the annual renewal.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-07 Granting the Chairperson and Vice Chairperson the Authority to Execute Plans and Documents Related to the Development of the District’s Improvements**

Ms. Burns asked for approval of Resolution 2024-07.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, Resolution 2024-07 Granting the Chairperson and Vice Chairperson the

Authority to Execute Plats and Documents Related to the Development of the District’s Improvements, was approved.

**EIGHTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry had nothing further to report.

**B. Engineer**

Mr. Arrington had nothing further to report.

**C. Field Manager’s Report**

Mr. Blanco stated pond reviews have been conducted. Aquatics vendor has been treating the wet ponds that have algae blooms which are looking clearer and landscaping around the ponds is neater. Construction debris has been removed from ponds. The wet ponds are at a healthy level and dry ponds are looking very good. There is erosion at the frontage of FDC Grove Rd and irrigation technicians verified the cause was not irrigation related. The maintenance crew treated gopher mounds at the Massey Rd entrance and plan to treat again the middle of February. He noted a 7 ft. x 6 ft. hole was found at the dry pond at the back of the community that maintenance filled in last week and will monitor for recurrence. Amenities are being monitored.

**i. Consideration of Proposal for Iron Filtration Systems at Irrigation Wells**

Mr. Blanco presented a quote for an iron filtration system from Dunham for each well at Cascades as there are rust stains in the monuments at both entrances. The quote is \$1,950 for each system. The monthly service is \$95 per hour and 2.5 gallons of chemicals run \$61 per gallon. He noted it could take two of these in both 35-gallon chemical tanks to treat it depending on how frequent the irrigation system runs. There was no action taken at this time.

**i. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented approval of the check register. She asked for any questions on that, otherwise looking for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns stated that financial statements from December were included in the Board’s package for review. No action needed.

**NINETEENTH ORDER OF BUSINESS Other Business**

Ms. Burns stated they need to pick a date to continue this meeting to. She noted they have a meeting scheduled for Crosswinds East at the Board’s offices at 3:30 PM on Wednesday, February 14, 2024. She suggested continuing this meeting to February 14<sup>th</sup> at 3:00 PM before that one at the 346 East Central Avenue, Winter Haven, FL 3380 meeting location.

**TWENTIETH ORDER OF BUSINESS Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**TWENTY-FIRST ORDER OF BUSINESS Continuation of Meeting**

Ms. Burns adjourned the meeting.

On MOTION by Mr. Lavoie, seconded by Mr. Heath, with all in favor, the meeting was continued to Wednesday, February 14, 2024 at 3:00 p.m. at 346 E. Central Ave., Winter Haven, FL 33880

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

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

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

The continued meeting of the Board of Supervisors of the Westside Haines City Community Development District was held Wednesday, **February 14, 2024** at 3:00 p.m. at 346 E. Central, Ave., Winter Haven, Florida.

Present and constituting a quorum:

|                |                     |
|----------------|---------------------|
| Lauren Schwenk | Vice Chairperson    |
| Bobbie Henley  | Assistant Secretary |
| Eric Lavoie    | Assistant Secretary |

Also present were:

|                                |                                 |
|--------------------------------|---------------------------------|
| Jill Burns                     | District Manager, GMS           |
| Lauren Gentry <i>by Zoom</i>   | District Counsel, KVW Law       |
| Ashton Bligh <i>by Zoom</i>    | Bond Counsel, Greenberg Traurig |
| Rey Malave <i>by Zoom</i>      | District Engineer, Dewberry     |
| Chace Arrington <i>by Zoom</i> | District Engineer, Dewberry     |
| Joel Blanco                    | Field Manager, GMS              |

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns noted that there were no members of the public present and no members of the public joining via Zoom.

**THIRD ORDER OF BUSINESS**

**Presentation and Approval of Second Amended and Restated Engineer's Report dated February 6, 2024**

Ms. Malave stated the amended report provides updates of the CDD and its boundaries per the ordinances submitted for approval through the City of Haines City. It provides details of all of the capital improvement plan and delineates the number of units per each phase as well as describing each part of the CIP for the development. The last part shows the total cost of those

proposed improvements within the CDD and they can attest based on the current shown on their table that these costs are adequate for the development in paying and constructing of the infrastructure. He asked for any questions or comments.

On MOTION by Mr. Lavoie, seconded by Ms. Henley, with all in favor, the Second Amended and Restated Engineer’s Report dated February 6, 2024, was approved.

**FOURTH ORDER OF BUSINESS**

**Presentation and Approval of Preliminary Supplemental Assessment Methodology Report for Assessment Area Two dated February 6, 2024**

Ms. Burns stated this report has been updated to take into account the new acreage and parcels that were listed in the Engineer’s Report. Table 1 shows the development program for all of the phases, total of 1,394 total units and all the different product types in the community. Table 2 shows total cost estimate \$64,232,924. Table 3 shows an estimated bond sizing which is based on the most current bond sizing from FMS, a total of \$28,140,000. Table 4 shows the improvement cost per unit for all of the product types listed. Table 5 breaks down the par debt per unit. There are two different phases of townhomes listed. One of those product types has a par debt of \$12,019 and the other is \$16,261 and the developer contribution to get those down to the desired levels. Similar with the 40 ft lots, it’s \$19,089 on one of the single product type listings and then the second one is \$27,574. The same with the 50’s the \$19,089 and then \$27,573. Table 6 breaks down to net and gross annual debt assessments that are listed and takes into account the early payment fees and collection costs when collected on the Polk Count Tax Bill. Table 7 the parcels are shown in assessment area two listed here as well. There is also a legal description included.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Preliminary Supplemental Assessment Methodology report for Assessment Area Two dated February 6, 2024, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-05 Amending and Supplementing Delegation Resolution 2024-03**

Ms. Bligh noted this Board previously adopted a Delegation Resolution on November 7, 2023. In the meantime, there has been expansion of the project scope that the engineer just described so what we are calling the Assessment Area 2 project. To reflect the expansion of the projects scope this resolution is amending sections one and five of the original Delegation Resolution to increase the not to exceed amount of Assessment Area 2 bonds. The District is authorizing the issuance from \$10M to \$31M. It is also amending section nine of the original Delegation Resolution to clarify the scope of further action the Chair or designated member may take in connection with the issuance of the Assessment Area 2 bonds.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, Resolution 2024-05 Amending and Supplementing Delegation Resolution 2024-03, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Updated Ancillary Documents for Series 2023 Assessment Area Two Bonds**

Mr. Gentry noted she will go through all of these and take one motion to approve in substantial form. She noted some agreements have a duplicate with KL LB Buy 1 LLC and the Lennar Land Bank that will own Brentwood Phases 4 & 5.

**A. True-Up Agreement**

Ms. Gentry stated there is one with GLK Real Estate and one with the Land Bank pertaining to the property that they respectively will own. This agreement provides that if fewer than the anticipated ERU's are developed on that property, a true-up payment will be due to square up the assessments on the property.

**B. Collateral Assignment Agreement**

Ms. Gentry stated there is one with GLK Real Estate and one with the Land Bank. This provides that to the extent the parties have development rights relating to the property. If there is a default on the assessments, they agree to assign those rights to the District so the project can be completed.

**C. Completion Agreement**

Ms. Gentry stated this is only with GLK Real Estate. It provides that GLK Real Estate agrees to complete the improvements that constitute the Assessment Area 2 project.

**D. Acquisition Agreement**

Ms. Gentry stated there is one with GLK Real Estate and one with KL LB BUY 1 LLC. This provides the terms under which the District can acquire any infrastructure that is constructed by either entity before the bonds are issued and that applies to improvement, work product, and real estate.

**E. Declaration of Consent**

Ms. Gentry stated there is one for GLK and one for the Land Bank consenting to jurisdiction of the District and validity of all of the proceedings for the land that they own respectively.

**F. Notice of Special Assessments**

Ms. Gentry stated this would be recorded after the bonds are issued to provide notice in the public records of the Special Assessments that have been levied on the property.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Updated Ancillary Documents for Series 2023 Assessment Area Two Bonds and Authorizing the Chair to Sign Off on any Changes, was approved in substantial form.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry had nothing further to report.

**B. Engineer**

Mr. Malave had nothing further to report.

**C. Field Manager's Report**

**i. Consideration of Proposal for Iron Filtration Systems at Irrigation Wells**

Mr. Blanco noted the monthly maintenance for the iron filtration system that would be added to the well is a break down of \$264.50 per well so that is a total of \$529 per month. He noted



that includes service to both filtration systems with inspection making sure it is functional. Adding 2.5 gallons of chemical that breaks down the iron within the well system is \$122 for the chemicals used per well and \$142.50 which is for them to go out and do the service on the wells filtration systems. That would be a total \$264.50 per well and for the two wells in Cascades would be \$529 per month. Ms. Burns noted it would be \$6,348 per year plus the \$3,900 for installation of the filtration system for both wells. The annual cost would be \$6,348. Ms. Burns stated it is not specifically budgeted but there are contingency line items where it could be allocated. Ms. Burns noted there is iron on the walls and sidewalks at the entrance. Mr. Blanco noted in the concrete beside the mailboxes, the water valve had a slow drip causing a large seam of rust on that slab of concrete.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, the Proposal for Iron Filtration Systems at Irrigation Wells, was approved.

**D. District Manager’s Report**

Ms. Burns stated nothing to report today.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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

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

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

# SECTION IV

REFERENCE NO. 50142055

.....

# WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT

Second Amended and Restated Engineer's Report

MARCH 5, 2024



**ORIGINAL**

SUBMITTED BY  
Dewberry Engineers Inc.  
800 N. Magnolia Avenue  
Suite 1000  
Orlando, Florida 32803  
407.843.5120

SUBMITTED TO  
Westside Haines City CDD  
Attention: Jillian Burns  
219 E. Livingston Street  
Orlando, Florida 32801  
407.841.5524

# Table of Contents

|   |          |
|---|----------|
| <b>1. Introduction</b>                        | <b>3</b> |
| <b>2. Purpose and Scope</b>                   | <b>4</b> |
| <b>3. The Development</b>                     | <b>5</b> |
| <b>4. Capital Improvements</b>                | <b>5</b> |
| <b>5. Capital Improvement Plan Components</b> | <b>5</b> |
| <b>5.1 Stormwater Management Facilities</b>   | <b>5</b> |
| <b>5.2 Public Roadways</b>                    | <b>6</b> |
| <b>5.3 Water and Wastewater Facilities</b>    | <b>6</b> |
| <b>5.4 Off-Site Improvements</b>              | <b>6</b> |
| <b>5.5 Amenities and Parks</b>                | <b>6</b> |
| <b>5.6 Electric Utilities and Lighting</b>    | <b>7</b> |
| <b>5.7 Entry Feature</b>                      | <b>7</b> |
| <b>5.8 Miscellaneous</b>                      | <b>7</b> |
| <b>5.9 Permitting</b>                         | <b>7</b> |
| <b>6. Recommendation</b>                      | <b>8</b> |
| <b>7. Report Modification</b>                 | <b>8</b> |
| <b>8. Summary and Conclusion</b>              | <b>8</b> |
| <b>9. Engineer's Certification</b>            | <b>8</b> |

# Table of Tables

|  |   |
|--|---|
| Table 1.1 Land Use Summary   | 3 |
| Table 1.2 Land Use Summary   | 4 |
| Table 1.3 Land Use Summary   | 4 |
| Table 5.1 Permit Status for Overall Development (Brentwood Townhomes and Cascade Phases 1 & 2)   | 7 |
| Table 5.2 Permit Status for Overall Development (Brentwood Phases 2 & 3, Brentwood Phases 4 & 5, Wynnstone Phase 1, and Cascade Phase 3) | 8 |

# Table of Figures

|  |           |
|--|-----------|
| Aerial Location Map.....                                 | Exhibit 1 |
| Legal Description .....                                  | Exhibit 2 |
| District Boundary Map.....                               | Exhibit 3 |
| Land Use Map.....  | Exhibit 4 |
| Zoning Map.....  | Exhibit 5 |
| Utility Location Map and Drainage Flow Pattern Map ..... | Exhibit 6 |
| Summary of Opinion of Probable Cost .....                | Exhibit 7 |
| Summary of District Facilities.....                      | Exhibit 8 |
| Overall Site Plan .....                                  | Exhibit 9 |

## 1. Introduction

The Westside Haines City Community Development District (the "District" or "CDD") is located on the west side of US Highway 27 (SR 25) from Minute Maid Ramp Road to the southern boundary of Masee Road. The District is located with the city limits of Haines City, Florida ("City") and the unincorporated area of Polk County ("County"). In March 2021, the District contained approximately 613.43 acres and included 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages. The District currently contains approximately 595.10 acres and is expected to consist of 2,574 residential lots of various sizes for single-family and townhomes with recreation/amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 21-017, which was approved by the Polk County Commission and the City of Haines City and became effective on March 18, 2021. The boundaries of the District were amended by Ordinance No. 22-071, adopted by the Board of County Commissioners of Polk County, Florida, and effective on November 2, 2022, and by Ordinance No. 23-065, adopted by the Board of County Commissioners of Polk County, Florida, and effective on October 3, 2023. The District will own and operate the public roadways, and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development. Polk County will own all utilities except for those serving the 46 lots in the southeast corner which will be owned by the City of Haines City.

The Master Developer ("Developer") GLK Real Estate LLC is based in Winter Haven, Florida. The Development is approved as a Planned Development (PD) for Residential Units and is divided into three (3) villages: Brentwood, Cascades, and Wynnstone. A land use summary is presented in Table 1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the city, county, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development, an overall estimate of the probable cost of the public improvements are provided in Exhibit 7 of this report.

The Capital Improvement Plan ("CIP" or this "Engineer's Report") reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that any modifications will not diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Table 1.1 Land Use Summary

| LAND USE SUMMARY                                    |               |
|---|---------------|
| LAND USE  | AREA (AC)     |
| Master Stormwater System                            | 47.74         |
| Residential Land (Single-Family and Townhomes Lots) | 226.89        |
| Roadways Infrastructure & Public Facilities         | 93.78         |
| Lakes   | 5.09          |
| Amenity Center                                      | 2.09          |
| Open Space/Conservation Areas/Parks                 | 219.51        |
| <b>TOTAL</b>  | <b>595.10</b> |

Table 1.2 Land Use Summary

| PHASING SUMMARY                         |                 |
|---|-----------------|
| PHASE                                   | NUMBER OF UNITS |
| Cascades 1                              | 597             |
| Cascades 2                              | 74              |
| Cascades 3                              | 344             |
| Brentwood 1                             | 226             |
| Brentwood 2                             | 124             |
| Brentwood 3                             | 122             |
| Brentwood 4 & 5                         | 290             |
| Wynnstone 1 & 2                         | 797             |
| <b>TOTAL – Westside Haines City CDD</b> | <b>2,574</b>    |

Table 1.3 Land Use Summary

| LOT TYPES                                    |                    |                 |
|--|--------------------|-----------------|
| PHASE  | LOT TYPE           | NUMBER OF UNITS |
| <b>Cascades 1</b>                            | 40-ft Lots         | 404             |
|  | 50-ft Lots         | 193             |
| <b>Cascades 2</b>                            | 40-ft Lots         | 30              |
|  | 50-ft Lots         | 44              |
| <b>Cascades 3</b>                            | 40-ft Lots         | 219             |
|  | 50-ft Lots         | 125             |
| <b>Brentwood 1</b>                           | Townhomes          | 226             |
| <b>Brentwood 2</b>                           | Townhomes          | 124             |
| <b>Brentwood 3</b>                           | Townhomes          | 122             |
| <b>Brentwood 4/5</b>                         | Townhomes          | 290             |
| <b>Wynnstone 1</b>                           | 40-ft & 50-ft Lots | 526             |
| <b>Wynnstone 2</b>                           | 40-ft & 50-ft Lots | 271             |
| <b>TOTAL LOTS – Westside Haines City CDD</b> |                    | <b>2,574</b>    |

## 2. Purpose and Scope

The purpose of this report is to provide engineering support for the funding of the proposed improvements within the District. This report will identify the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered and in specific instances has relied upon, the information and documentation prepared or supplied by others to prepare this Engineer's Report.

### 3. The Development

The development will consist of a total of 2,574 residential units and associated infrastructure. The development is a planned residential community located West of US Highway 27 (SR 25) and consisting of 595.10 acres from the northern boundary of Minute Main Ramp Road 1 and extending south to the southern boundary located around Masee Road. The District is located within unincorporated Polk County and the City of Haines City. The land use for the District is planned unit development. The development is zoned RL-1, RL-2, RL-3, and RM within the city limits and zoned RMX and ECX within the unincorporated area of Polk County. The development will be constructed in three (3) villages and include up to eleven (11) phases.

### 4. Capital Improvements

The CIP consists of public infrastructure in each village and each phase of said village. The primary portions of the CIP will provide for stormwater pond construction, roadways built to an urban roadway typical section, water, and sewer facilities including three (3) lift stations and one (1) regional lift station, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP that will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time as well as the 4 (four) lift stations serving the project. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District.

As a part of the recreational component of the CIP, there are various amenity centers within the development and specifically for each of the villages of the development. There are four (4) amenity centers: one (1) in the Village of Cascades, one (1) in Wynnstone, and two (2) within Brentwood. The total area of the amenity and recreational parcels is 12.89 acres. There will be conservation areas as well that can serve as passive parks within the various villages and the development that are available to the public for utilization of the facilities. The amenity centers and recreational areas will have connectivity via sidewalks to the other portions of the District. The amenity centers and recreational areas will be accessed by the public roadways and sidewalks.

### 5. Capital Improvement Plan Components

The CIP for the District includes the following:

#### 5.1 Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the City, the County, and SWFWMD. There are various conservation areas throughout the District and will be preserved in the existing condition and these will accept stormwater discharges from our ponds as shown on Exhibit 6.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C0225G, effective date December 22, 2016, demonstrates that the property is located within Flood Zones X, A, and AE. Based on this information and the site topography, it appears that 100-year compensation will be done in areas where we will impact existing depressions throughout the development and the 100-year flood volumes will be compensated as it is required by the city, county, and FEMA.

During the construction of stormwater management facilities, utilities, and roadway improvements the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by



the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

## 5.2 Public Roadways

The proposed public roadway sections include a 24-foot wide roadway consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides along with a 50-foot right-of-way. The proposed roadway section will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base and asphalt type roadway wearing surface. The proposed curb is to be 2-feet wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement, and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

## 5.3 Water and Wastewater Facilities

A potable drinking water system inclusive of water main, gate valves, fire hydrants, and appurtenances will be installed for the District. The water service provider will be Polk County Public Utilities. The water system will be designed to provide an equally distributed system that provides redundancy to the system. These facilities will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Laterals will branch off from these sewer lines to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main that will interconnect three (3) lift stations and all discharge to a master lift station that will pump through a force main that will connect to the city water treatment facility located north of the development.

Polk County Public Utilities will provide the reclaimed water to be used for all irrigation within the CDD. The reclaimed water will be funded by the District and installed onsite within the roadways to provide for irrigation within the public right-of-way or any areas needing irrigation. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

## 5.4 Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrances. The site construction activities associated with the CIP are anticipated to be completed by villages and phases based on the estimated schedule for each village and phase. The schedule is shown on Exhibit 7. Upon completion of each phase within each village, the improvements will be through the required inspections as well as final certifications of completions will be obtained from SWFWMD, Polk County Health Department (water distribution system), FDEP (wastewater collection), and the City/County.

## 5.5 Amenities and Parks

The District will provide funding for an amenity center to include the following: parking areas, pavilion with public restroom facilities, pool, all-purpose playfields, and walking trails between the phases and villages to provide connectivity to the various amenity centers within the CDD. In addition, there will be public passive parks throughout the development, which will include benches and walking trails. All amenities and parks will be open and accessible to residents and the public.

### 5.6 Electric Utilities and Lighting

The electric distribution system thru the District is currently planned to be underground, The District presently intends to fund the incremental cost for the undergrounding of the electrical system, transformer/cabinet pads, and electric manholes required by Duke Energy (Duke). Electric facilities will be owned and maintained by Duke after the dedication. The CDD will not fund the cost to purchase and install street lighting. These lights will be operated and maintained by Duke after the completion, with the District funding maintenance costs with funds other than tax-exempt bonds.

### 5.7 Entry Feature

Landscaping, irrigation, entry features, and walls at the entrances and along the outside boundary of the development will be provided by the District. The irrigation system will use reclaimed water or an irrigation well. The well and irrigation water mains to the various phases of the development will be constructed and acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned, and maintained by the CDD. It is noted that the City requires the walls as a buffer the development and thus will be funded together with the landscaping. There are no hard gates in the District and the District is accessible to the public.

### 5.8 Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, and certain permits and professional fees as described in this report are being financed by the District to benefit all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family/residential planned development.

### 5.9 Permitting

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, FDEP, and City construction plan approval.

Table 5.1 Permit Status for Overall Development (Brentwood Townhomes and Cascades Phases 1 & 2)

| BRENTWOOD PHASE 1 AND CASCADES PHASES 1 & 2 |                                 |                  |                     |
|---|---------------------------------|------------------|---------------------|
| PERMITS/APPROVALS                           | APPROVAL/EXPECTED APPROVAL DATE |                  |                     |
|   | Cascades Phase 1                | Cascades Phase 2 | Brentwood Townhomes |
| Zoning Approval                             | Approved                        | Approved         | Approved            |
| Preliminary Plat                            | Approved                        | Approved         | Approved            |
| SWFWMD ERP                                  | Approved                        | Approved         | Approved            |
| Construction Permits                        | Approved                        | Approved         | Received            |
| Polk County Health Department Water         | Approved                        | Approved         | Approved            |
| FDEP Sanitary Sewer General Permit          | Approved                        | Approved         | Approved            |
| FDEP NOI                                    | Approved                        | Received         | Received            |

Table 5.2 Permit Status for Overall Development (Brentwood Phases 2 & 3, Brentwood Phases 4 & 5, Wynnstone Phase 1, and Cascades Phase 3)

| BRENTWOOD PHASES 2-5, WYNNSTONE PHASE 1, AND CASCADES PHASE 3 |                                 |                     |                  |                   |
|---|---------------------------------|---------------------|------------------|-------------------|
| PERMITS/APPROVALS   | APPROVAL/EXPECTED APPROVAL DATE |                     |                  |                   |
|   | Brentwood Phase 2/3             | Brentwood Phase 4/5 | Cascades Phase 3 | Wynnstone Phase 1 |
| Zoning Approval   | Received                        | Received            | Received         | Received          |
| Preliminary Plat  | Received                        | Received            | Received         | Approved          |
| SWFWMD ERP  | Approved                        | Approved            | Approved         | Approved          |
| Construction Permits  | Approved                        | Approved            | Approved         | Approved          |
| Polk County Health Department Water                           | Received                        | Received            | Received         | Pending           |
| FDEP Sanitary Sewer General Permit                            | Approved                        | Approved            | Approved         | Approved          |
| FDEP NOI - NPDES  | Received                        | Received            | Received         | Pending           |

## 6. Recommendation

As previously described, the public infrastructure is necessary for the development and functional operation as required by the City and County. The site planning, engineering design, and construction plans for the infrastructure are or will be in accordance with the applicable requirements of the City, the County, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs for this report are based upon the proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD, Polk County, and the City regulations.

## 7. Report Modification

During the development and implementation of the designed public infrastructure improvements, it may be necessary to make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the cost differences would not materially affect the proposed construction cost estimates.

## 8. Summary and Conclusion

The improvements as outlined are necessary for the functional development of the Project. The Project is being designed in accordance with current government regulatory requirements. The Project will serve its intended function provided the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

## 9. Engineer's Certification

It is our professional opinion that the public infrastructure costs for the CIP provided in this report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District and the value is at least the same as the costs for said improvements. It is noted that all financed property improvements will be located on district owned lands that is or will be at the time of conveyance to the district or subject to a permanent easement in favor of the district or another public governmental entity.

The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar projects and basis in the county and city. However, labor market, future costs of equipment; materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control.

Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our opinion that the costs of the CIP proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable, and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

I hereby certify that the foregoing is a true and correct copy of the engineer's report for the Westside Haines City Community Development District.

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Reinardo Malavé, P.E.  
Florida License No. 31588

**LEGAL DESCRIPTION**  
**PROPOSED "WYNNSTONE" SUBDIVISION PHASE 1**  
**BOND ISSUANCE BOUNDARY**  
**Revised 2-22-2024**

**NOTES:**

- PERIMETER BOUNDARY INFORMATION BASED ON "ALTA/NSPS LAND TITLE SURVEY", PREPARED BY GEO POINT SURVEYING, INC., JOB# 1001945-LEN WS 001, FIELD SURVEY DATE: OCTOBER 26, 2023, AND "BOUNDARY SURVEY", PREPARED BY GEO POINT SURVEYING, INC., JOB #1001945-GLK WS-002, FIELD SURVEY DATE: DECEMBER 19, 2023, BOTH WERE RELIED UPON AS BEING COMPLETED AND CORRECT.
- INTERIOR ROADWAYS AND LOT CONFIGURATION BASED ON "CONCEPTUAL SITE PLAN-SINGLE FAMILY", WYNNSTONE SINGLE FAMILY, POLK COUNTY, FLORIDA", PREPARED BY ABSOLUTE ENGINEERING, INC. JOB # 19-0009-0010, AND WAS RELIED UPON AS BEING COMPLETE AND CORRECT.

**ALL** OF TRACTS 1, 2, 3, AND 4 IN THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING WITHIN THE PLAT OF "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AS RECORDED IN PLAT BOOK 3, PAGES 60 TO 63 (INCLUSIVE), OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

**AND**

**ALL** OF TRACTS 1, 2, 3, 4, 13, 14, 15, AND 16 IN THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING WITHIN THE PLAT OF "HOLLY HILL GROVE & FRUIT COMPANY", AS RECORDED IN PLAT BOOK 17, PAGE 34 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

**AND**

**ALL** OF TRACTS 5, 6, 12, 17, 18, 19, 28, 29, 30, 31, AND 32 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**AND**

**PARTS** OF TRACTS 9, 10, 11, 20, 21, 22, 23, AND 24 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**AND**

**ALL** OF THE SOUTH 150.00 FEET OF TRACTS 1 AND 2 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**AND**

**PART** OF THE SOUTH 150.00 FEET OF TRACT 3 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**AND**

**ALL** OF TRACTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31 AND 32 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**TOGETHER WITH**

**ALL** OF THAT PLATTED RIGHT-OF-WAY (30.00 FEET TOTAL WIDTH), LYING NORTH OF AND ADJOINING THE NORTH BOUNDARY OF TRACTS 1, 2, 3 AND 4 IN THE NORTHWEST ¼ OF SAID SECTION 30, **AND** LYING SOUTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACTS 29, 30, 31, AND 32 IN THE SOUTHWEST ¼ OF SAID SECTION 19, ALL BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**TOGETHER WITH**

**ALL** OF THAT PLATTED 15.00 FEET WIDE RIGHT-OF-WAY LYING NORTH OF AND ADJOINING THE NORTH BOUNDARY OF TRACTS 17, 18, 19, 20, 21, 22, 23, AND 24 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**TOGETHER WITH**

**ALL** OF THAT PLATTED 15.00 FEET WIDE RIGHT-OF-WAY LYING SOUTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACTS 13, 14, 15, AND 16 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "HOLLY HILL GROVE & FRUIT COMPANY";



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CERTIFICATE OF AUTHORIZATION NO. 32508

**PHASE 1 - BOND ISSUANCE BOUNDARY**  
**FOR PROPOSED "WYNNSTONE" SUBDIVISION**

**LEGAL DESCRIPTION**

(NOT A SURVEY)

LEGAL DESCRIPTION CONSISTS OF FOUR (4) PAGES,  
AND IS NOT COMPLETE WITHOUT ALL PAGES

**TOGETHER WITH**

**ALL** OF THAT MAINTAINED RIGHT-OF-WAY (WIDTH VARIES) ACCORDING TO MAP BOOK 17, PAGES 93 TO 99 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING NORTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACTS 9, 10, 11, AND 12 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**TOGETHER WITH**

**ALL** OF THAT 15.00 FEET WIDE PLATTED RIGHT-OF-WAY LYING EAST OF AND ADJOINING THE EAST BOUNDARY OF TRACTS 9 AND 24, **AND ALL** OF THAT MAINTAINED RIGHT-OF-WAY ACCORDING TO MAP BOOK 18, PAGES 43 TO 61 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING WEST OF AND ADJOINING THE EAST BOUNDARY OF TRACTS 9 AND 24, ALL IN THE SOUTHWEST ¼ OF SAID SECTION 19, AND BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**TOGETHER WITH**

**ALL** OF THAT REMAINING 15.00 FEET WIDE PLATTED RIGHT-OF-WAY LYING NORTH OF AND ADJOINING THE NORTH BOUNDARY OF TRACT 4 IN THE SOUTHWEST ¼ OF SAID SECTION 19, AND BEING WITHIN THE PLAT OF SAID "HOLLY HILL GROVE & FRUIT COMPANY", LYING EAST OF THE EASTERLY BOUNDARY OF THE VACATED RIGHT-OF-WAY ACCORDING TO THE OFFICIAL RECORDS BOOK 8483, PAGE 400, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

**AND TOGETHER WITH**

**ALL** OF THAT REMAINING 15.00 FEET WIDE PLATTED RIGHT-OF-WAY LYING SOUTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACT 29 IN THE NORTHWEST ¼ OF SAID SECTION 19, **AND** BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", LYING EAST OF THE EASTERLY BOUNDARY OF THE VACATED RIGHT-OF-WAY ACCORDING TO THE OFFICIAL RECORDS BOOK 8483, PAGE 400, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

**AND TOGETHER WITH**

**ALL** OF THAT PLATTED RIGHT-OF-WAY (30.00 FEET TOTAL WIDTH) LYING NORTH OF AND ADJOINING THE NORTH BOUNDARY OF TRACTS 5 AND 6 IN THE SOUTHWEST ¼ OF SECTION 19, **AND** LYING SOUTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACTS 27 AND 28 IN THE NORTHWEST ¼ OF SECTION 19, ALL BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT".

**DESCRIPTION:**

ALL BEING MORE PARTICULARLY DESCRIBED AS:

**COMMENCE** AT A 4" X 4" CONCRETE MONUMENT AND CAP "RLS3781" STANDING AT THE WEST ¼ (QUARTER) CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 30, N-00°04'07"-W, 1985.41 FEET; THENCE DEPARTING SAID WEST BOUNDARY, RUN N-89°55'53"-E, 15.00 FEET TO THE SOUTHWEST CORNER OF TRACT 1 IN THE NORTHWEST ¼ OF SAID SECTION 30, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", SAID POINT IS ALSO THE **POINT OF BEGINNING**; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 1 AND ITS NORTHERLY PROJECTION, N-00°04'07"-W, 661.71 FEET TO A POINT ON THE NORTH BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 30, SAID POINT IS ALSO ON THE SOUTH BOUNDARY OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF TRACT 17 AND 32 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT," AND THE SOUTHERLY AND NORTHERLY PROJECTION THEREOF, ALSO BEING THE EASTERLY PLATTED RIGHT-OF-WAY PER PLAT BOOK 3, PAGES 60 TO 63 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, CONTINUE ALONG THE WEST BOUNDARY OF TRACTS 1 AND 16 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "HOLLY HILL GROVE & FRUIT COMPANY", AND THE SOUTHERLY AND NORTHERLY PROJECTION THEREOF, ALSO BEING THE EASTERLY PLATTED RIGHT-OF-WAY PER PLAT BOOK 17, PAGE 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, CONTINUE ALONG THE WEST BOUNDARY OF TRACTS 17 AND 32 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AND THE SOUTHERLY AND NORTHERLY PROJECTIONS THEREOF, ALSO BEING THE EASTERLY PLATTED RIGHT-OF-WAY PER PLAT BOOK 3, PAGES 60 TO 63 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, CONTINUE ALONG THE WEST BOUNDARY OF TRACTS 1 AND 16 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AND THE SOUTHERLY PROJECTION THEREOF, ALSO BEING THE EASTERLY PLATTED RIGHT-OF-WAY PER PLAT BOOK 3, PAGES 60 TO 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN N-00°04'06"-W, 4785.68 FEET TO A 5/8" IRON ROD AND CAP "LB5073" STANDING AT THE NORTHWEST CORNER OF THE SOUTH 150.00 FEET OF SAID TRACT 1, SAID POINT IS ALSO THE SOUTHWEST CORNER OF SUNSET RIDGE PHASE 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 126, PAGES 36 TO 41 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY AND SAID EASTERLY RIGHT-OF-WAY, RUN ALONG THE NORTH BOUNDARY OF THE SOUTH 150.00

**PHASE 1 - BOND ISSUANCE BOUNDARY  
FOR PROPOSED "WYNSTONE" SUBDIVISION**

**LEGAL DESCRIPTION**

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CERTIFICATE OF AUTHORIZATION NO. 32508

FEET OF TRACTS 1, 2, AND 3 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", ALSO BEING THE SOUTH BOUNDARY OF SAID "SUNSET RIDGE PHASE 2", RUN N-89°08'35"-E, BASIS OF BEARING FOR THIS DESCRIPTION, 1061.45 FEET; THENCE DEPARTING SAID NORTH BOUNDARY OF THE SOUTH 150.00 FEET OF TRACTS 1, 2, AND 3, AND DEPARTING THE SOUTH BOUNDARY OF SAID "SUNSET RIDGE PHASE 2, RUN S-00°11'00"-E, 150.01 FEET TO A POINT ON THE NORTH BOUNDARY OF TRACT 14 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF SAID TRACT 14, AND CONTINUE ALONG THE NORTH BOUNDARY OF TRACT 13 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", RUN N-89°08'35"-E, 460.61 FEET TO A 4" X 4" CONCRETE MONUMENT AND CAP "LB 8112" STANDING AT THE NORTHEAST CORNER OF SAID TRACT 13, SAID POINT ALSO BEING THE NORTHWEST CORNER OF "NATURES RESERVE PHASE 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 162, PAGES 47 TO 49 (INCLUSIVE) PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 13 AND ITS SOUTHERLY PROJECTION, ALSO BEING THE WEST BOUNDARY OF SAID "NATURES RESERVE PHASE 1", RUN S-00°20'10"-E, 676.06 FEET TO THE NORTHWEST CORNER OF TRACT 21 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 21, AND CONTINUE ALONG THE NORTH BOUNDARY OF TRACT 22 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", RUN N-89°06'00"-E, 662.14 FEET TO A 5/8" IRON ROD WITH NO IDENTIFICATION STANDING AT THE NORTHEAST CORNER OF SAID TRACT 22; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 22 AND THE EAST BOUNDARY OF TRACT 27 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT," AND ITS SOUTHERLY PROJECTION, ALSO BEING THE WEST BOUNDARY OF SAID "NATURES RESERVE PHASE 1" AND ITS SOUTHERLY PROJECTION, AND CONTINUE ALONG THE EAST BOUNDARY OF TRACT 6 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS, RUN S-00°21'46"-E, 1976.46 FEET; THENCE S-89°00'33"-W, 115.96 FEET; THENCE S-89°55'13"-W, 168.00 FEET; THENCE S-00°04'47"-E, 110.00 FEET; THENCE N-89°55'13"-E, 30.23 FEET; THENCE S-00°04'47"-E, 40.00 FEET; THENCE N-89°55'13"-E, 85.00 FEET; THENCE S-00°04'47"-E, 480.00 FEET; THENCE N-89°55'13"-E, 85.00 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-44°55'13"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°55'13"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-45°04'47"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°55'13"-E, 170.00 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-44°55'13"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°55'13"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-45°04'47"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°55'13"-E, 155.00 FEET; THENCE N-00°04'47"-W, 120.00 FEET; THENCE N-89°55'13"-E, 5.00 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/Delta OF 59°12'40", A CHORD BEARING OF N-60°18'52"-E, A CHORD DISTANCE OF 74.10 FEET, FOR AN ARC LENGTH OF 77.57 FEET; THENCE ALONG A NON-RADIAL LINE, N-89°55'13"-E, 133.06 FEET; THENCE N-00°05'16"-W, 489.86 FEET TO A POINT ON THE NORTH BOUNDARY OF TRACT 9 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE ALONG SAID NORTH BOUNDARY, N-89°05'03"-E, 19.99 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT-OF-WAY OF FDC GROVE ROAD, ACCORDING TO MAP BOOK 18, PAGES 43 TO 61 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY AND ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES: 1) S-00°27'36"-E, 607.85 FEET; THENCE 2) S-18°10'05"-W, 18.77 FEET; THENCE 3) S-10°22'17"-E, 53.68 FEET; THENCE 4) S-00°22'39"-E, 197.61 FEET; THENCE 5) S-01°12'23"-W, 332.36 FEET; THENCE 6) S-00°27'05"-W, 118.81 FEET TO A POINT ON THE SOUTH BOUNDARY OF TRACT 24 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE DEPARTING SAID WESTERLY MAINTAINED RIGHT-OF-WAY, AND ALONG THE SOUTH BOUNDARY OF SAID TRACT 24, RUN S-89°08'17"-W, 20.02 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, RUN N-00°05'16"-W, 490.71 FEET; THENCE S-89°55'13"-W, 126.36 FEET; THENCE ALONG A RADIAL LINE, S-52°13'40"-W, 15.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/Delta OF 52°18'27", A CHORD BEARING OF N-63°55'34"-W, A CHORD DISTANCE OF 66.12 FEET, FOR AN ARC LENGTH OF 68.47 FEET; THENCE S-89°55'13"-W, 5.00 FEET; THENCE N-00°04'47"-W, 120.00 FEET; THENCE S-89°55'13"-W, 155.00 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-44°55'13"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 40.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-45°04'47"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 170.00 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-44°55'13"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 40.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY; THENCE

**PHASE 1 - BOND ISSUANCE BOUNDARY  
FOR PROPOSED "WYNSTONE" SUBDIVISION**

**LEGAL DESCRIPTION**

(NOT A SURVEY)

LEGAL DESCRIPTION CONSISTS OF FOUR (4) PAGES,  
AND IS NOT COMPLETE WITHOUT ALL PAGES



1925 BARTOW ROAD LAKELAND, FL 33801  
OFFICE: (863) 940-2040 FAX: (863) 940-2044  
EMAIL: INFO@WOODCIVIL.COM  
CERTIFICATE OF AUTHORIZATION NO. 32508

NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-45°04'47"-W, A CHORD DISTANCE OF 35.36 FEET FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 170.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-44°55'13"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 40.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-45°04'47"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 170.00 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-44°55'13"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 40.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-45°04'47"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 85.00 FEET; THENCE S-00°04'47"-E, 481.18 FEET; THENCE S-22°12'50"-E, 88.48 FEET; THENCE S-46°46'12"-E, 81.16 FEET; THENCE S-70°05'16"-E, 72.63 FEET; THENCE N-89°55'13"-E, 202.89 FEET TO THE NORTHEAST CORNER OF TRACT 28 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 28, RUN S-00°21'05"-E, 647.48 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 28; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 28, RUN S-89°03'32"-W, 331.81 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 28; THENCE DEPARTING SAID SOUTH BOUNDARY, RUN S-00°20'33"-E, 15.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 19, ALSO BEING A POINT ON THE NORTH BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 30; THENCE ALONG THE EAST BOUNDARY OF TRACT 4 IN THE NORTHWEST ¼ OF SAID SECTION 30, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT," AND ITS NORTHERLY PROJECTION, RUN S-00°07'14"-E, 660.05 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 4, AND CONTINUE ALONG THE SOUTH BOUNDARY OF TRACTS 1, 2, AND 3 IN THE NORTHWEST ¼ OF SAID SECTION 30, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", RUN S-89°06'13"-W, 1544.95 FEET TO THE POINT OF BEGINNING.

**CONTAINING:** 234.358 ACRES, MORE OR LESS.



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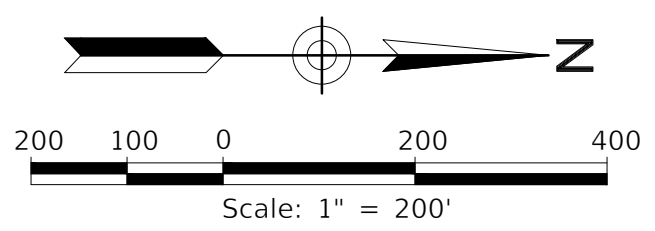
**PHASE 1 - BOND ISSUANCE BOUNDARY  
 FOR PROPOSED "WYNSTONE" SUBDIVISION**

**LEGAL DESCRIPTION**

(NOT A SURVEY)

LEGAL DESCRIPTION CONSISTS OF FOUR (4) PAGES,  
 AND IS NOT COMPLETE WITHOUT ALL PAGES





**LEGEND AND NOTES**

- TRACT 12 TRACT NUMBER PER "MAP OF FLORIDA DEVELOPMENT CO. TRACT", PER PLAT BOOK 3, PAGES 60-63
- TRACT 2 H.H.G.&F. CO. TRACT NUMBER PER "HOLLY HILL GROVE & FRUIT COMPANY", PER PLAT BOOH 17, PAGE 34
- P.O.B. POINT OF BEGINNING
- (RAD) RADIAL
- (NR) NON RADIAL

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE SOUTH 150 FEET OF TRACTS 1, 2 AND 3. IN THE NORTHWEST 1/4 OF SECTION 19, ALSO BEING THE SOUTH BOUNDARY OF "SUNSET RIDGE PHASE 2", AS RECORDED IN PLAT BOOK 126, PAGES 36 - 41. PUBLIC RECORDS OF POLK COUNTY, FLORIDA, HAVING A GRID BEARING OF N89°08'35"E, THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.



**Curve Table**

| Curve # | Length | Radius | Delta       | Chord Length | Chord Bearing         |
|---------|--------|--------|-------------|--------------|-----------------------|
| C1      |        |        |             |              | INTENTIONALLY OMITTED |
| C2      |        |        |             |              | INTENTIONALLY OMITTED |
| C3      | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | N44° 55' 13"E         |
| C4      | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | S45° 04' 47"E         |
| C5      | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | N44° 55' 13"E         |
| C6      | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | S45° 04' 47"E         |
| C7      | 77.51' | 75.00' | 59° 12' 40" | 74.10'       | N60° 18' 52"E         |
| C8      | 68.47' | 75.00' | 52° 18' 27" | 66.12'       | N63° 55' 34"W         |

**Curve Table**

| Curve # | Length | Radius | Delta       | Chord Length | Chord Bearing |
|---------|--------|--------|-------------|--------------|---------------|
| C9      | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | S44° 55' 13"W |
| C10     | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | N45° 04' 47"W |
| C11     | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | S44° 55' 13"W |
| C12     | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | N45° 04' 47"W |
| C13     | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | S44° 55' 13"W |
| C14     | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | N45° 04' 47"W |
| C15     | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | S44° 55' 13"W |
| C16     | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | N45° 04' 47"W |

PROPOSED WYNSTONE SUBDIVISION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

NOT A SURVEY

POLK COUNTY, FLORIDA

DATE: 02/22/24

NO. 1

REVISIONS

REVISED BOUNDARY AND LEGAL DESCRIPTION

JOHN R. BARRON, P.E. #84128

PROFESSIONAL ENGINEER

FLORIDA

STATE OF FLORIDA

PROFESSIONAL ENGINEER

NO. 84128

DATE

DATE

NOT VALID WITHOUT SEAL

PHASE 1 BOND ISSUANCE BOUNDARY SHEET: 1 OF 1

**WOOD & ASSOCIATES, LLC**

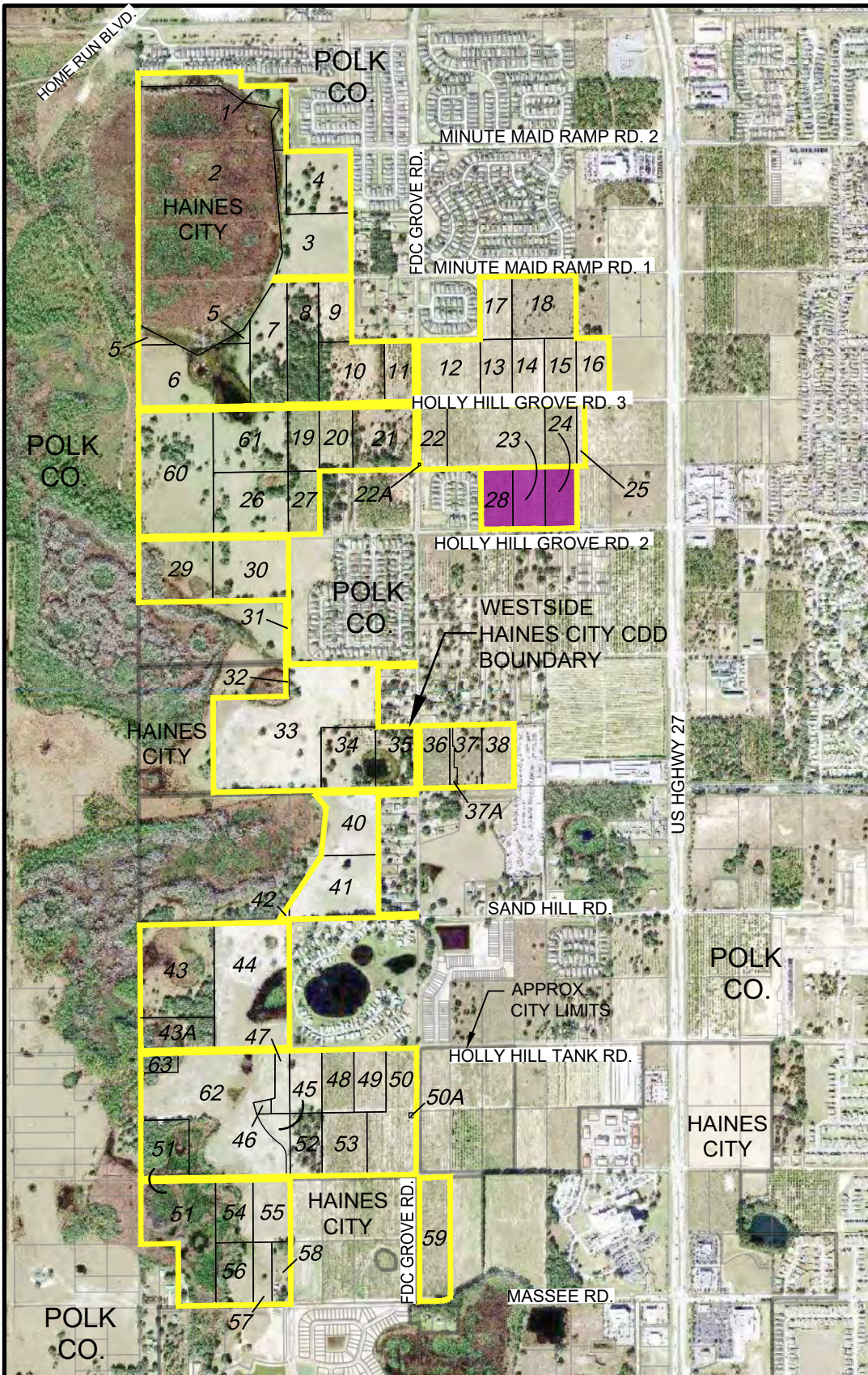
ENGINEERING

1935 BARROW ROAD, LAKELAND, FL 33859

OFFICE: (888) 940-2040 FAX: (888) 940-2044

EMAIL: INFO@WOODCHILCO.COM

CERTIFICATE OF AUTHORIZATION NO. 12358



| ID  | Parcel No.         |
|-----|--------------------|
| 1   | 272619705000030012 |
| 2   | 272619705000030171 |
| 3   | 272619705000030201 |
| 4   | 272619705000030210 |
| 5   | 272619704500040011 |
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| 8   | 272619705000040050 |
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| 10  | 272619705000040101 |
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| 63  | 272631708500030010 |

**LEGEND**

- WESTSIDE HAINES CITY CDD
- PARCELS
- CDD CONTRACTION

## EXHIBIT 1 - LOCATION MAP WESTSIDE HAINES CITY CDD

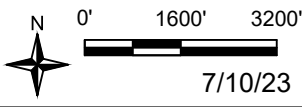


EXHIBIT 2 - LEGAL DESCRIPTION  
**WESTSIDE HAINES CITY CDD**  
**LEGAL DESCRIPTIONS**

**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 ¼ 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' TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF HOLLY HILL 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 TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY 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 OT THE SOUTHERLY RIGHT-OF-WAY OF AN UNNAMED ROAD, (ALSO KNOW AS MINUTE MAID RAMP ROAD 1); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.88°59'20"E., A DISTANCE OF 991.98 FEET TO THE POINT OF BEGINNEING.

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 ¼ 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 HO9LLY 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; 2) S.88°48'08"W. A DISTANCE OF 644.25 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY 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 HILL 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 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 TRACT 17, A DISTANCE OF 374.86 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 UNNAMED 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" W, ALONG THE WEST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION 31, A DISTANCE OF 15.00 FEET; THENCE N 89°19'17" E, A DISTANCE OF 15.00 FEET TO THE 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 ON 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°37'34" E, A DISTANCE OF 95.17 FEET; (2) N 81°41'25" E, A DISTANCE OF 121.29 FEET; (3) N 87°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 ON THE NORTHERLY RIGHT OF WAY LINE OF POLK

COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 14, PAGE 4S 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 OF THE 30.00 FOOT PLATTED RIGHT OF WAY; THENCE ALONG SAID 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 28 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 AFOREMENTIONED 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 84.58 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 28 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 28 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, TOWNSHP 28 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 THE 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°09'08" 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 28 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.

**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.

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 ¼ 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 ¼ 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 ¼ 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.

LESS OUT

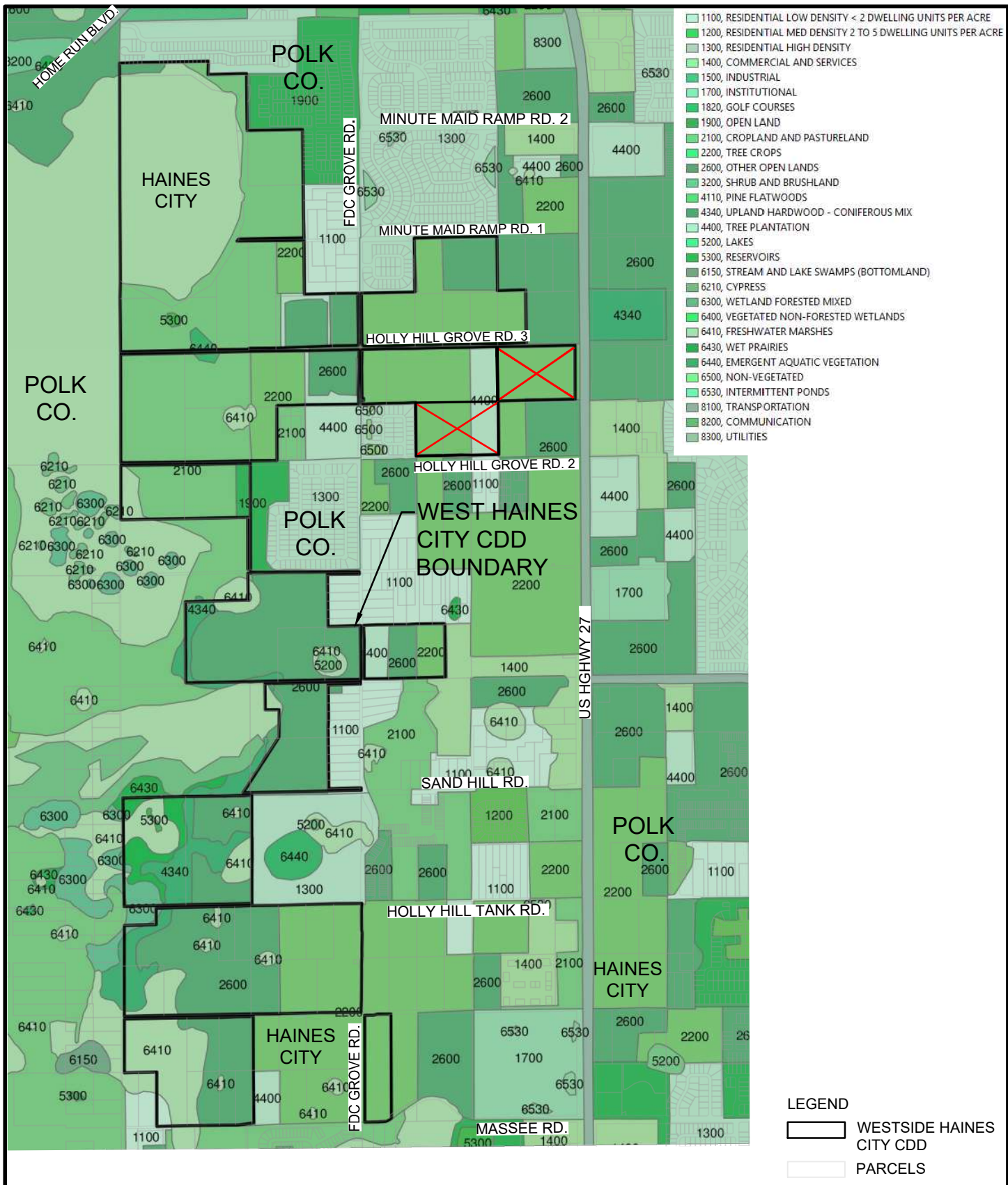
DESCRIPTION: A PORTION OF TRACTS 28, 29, & 30, OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY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

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 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



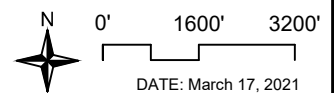
GROVE ROAD 2, PER MAP BOOK 22, PAGES 1 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1) S.88°40'49"W., A DISTANCE OF 13.76 FEET; 2) S.87°34'32"W., A DISTANCE OF 110.73 FEET; 3) S.87°59'33"W., 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 BOUNDARY, OF SAID COUNTY WALK ESTATES N.00°21'09"W., A DISTANCE OF 631.43 FEET; THENCE N.88°48'08"E., A DISTANCE OF 991.93 FEET TO THE POINT OF BEGINNING.  
CONTAINING 14.481 ACRES, MORE OR LESS.

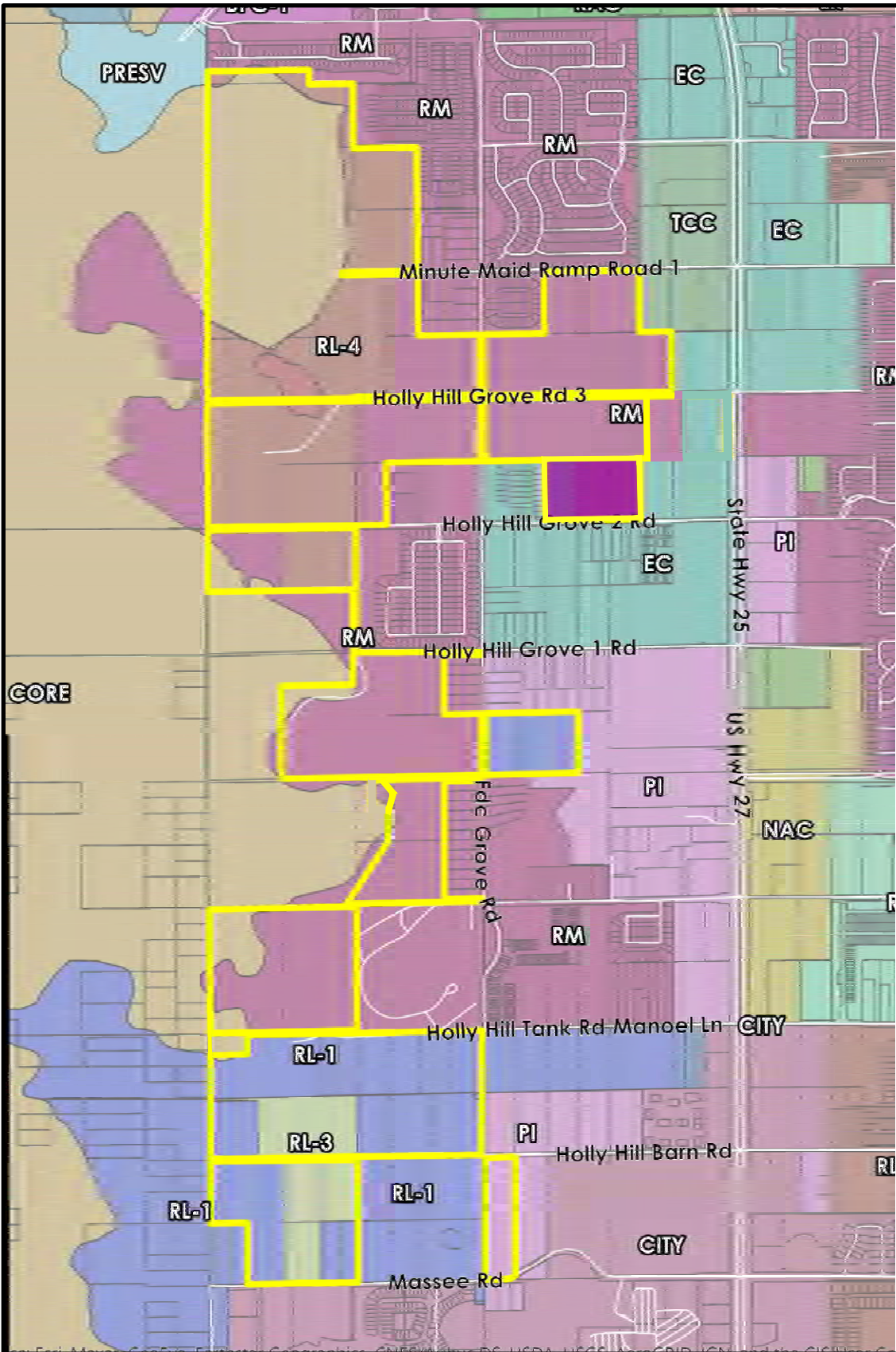
ALTOGETHER CONTAINING 595.10± ACRES



SECTS 19, 30 & 31,  
T26S, R27E

## EXHIBIT 4 - EXSITING LAND USE WESTSIDE HAINES CITY CDD





POLK COUNTY - FUTURE LAND USE

- BPC-1
- BPC-2
- CITY
- CORE
- EC
- INST-1
- LAKES
- LCC
- LR
- NAC
- PI
- PRESV
- RAC
- RH
- RL-1
- RL-3
- RL-4
- RM

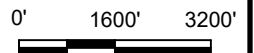
LEGEND

- WESTSIDE HAINES CITY CDD
- CDD CONTRACTION

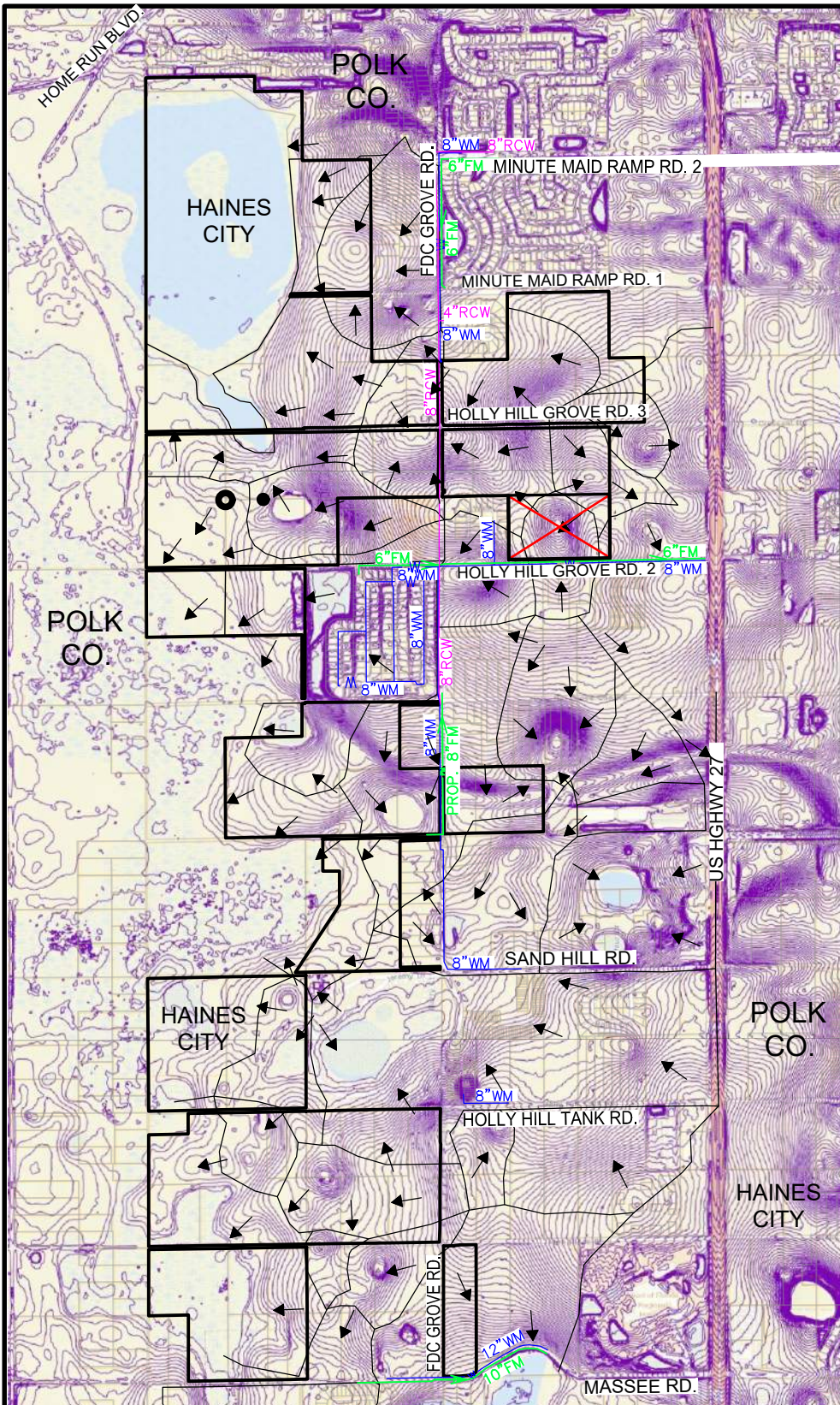
SECTS 19, 30 & 31,  
T26S, R27E

# EXHIBIT 5 - FUTURE LAND USE WESTSIDE HAINES CITY CDD








APPROX. CDD BOUNDARY  
AREA 595.10± AC.



7/10/23



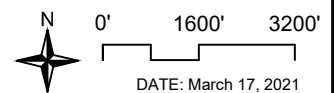
**LEGEND**

-  WESTSIDE HAINES CITY CDD
-  PARCELS
-  DRAINAGE AREA LIMITS
-  DRAINAGE PATTERN
-  W EXISTING WATER MAIN
-  FM EXISTING FORCE MAIN
-  RCW EXISTING RECLAIM MAIN

NOTE:  
CONTOUR INFORMATION PER POLK COUNTY LIDAR GIS DATABASE.

SECTS 19, 30 & 31,  
T26S, R27E

# EXHIBIT 6 - UTILITY LOCATION AND DRAINAGE MAP WESTSIDE HAINES CITY CDD



**EXHIBIT 7  
COST ESTIMATE**

|  | BRENTWOOD TOWNHOMES                |                                    |                                    |                                       | CASCADES SINGLE FAMILY             |                                   |                                    | WYNNSTONE SINGLE FAMILY             |                                    |                                    |                      |
|--|------------------------------------|------------------------------------|------------------------------------|---------------------------------------|------------------------------------|-----------------------------------|------------------------------------|-------------------------------------|------------------------------------|------------------------------------|----------------------|
| INFRASTRUCTURE   | PHASE 1<br>(226 LOTS)<br>2021-2023 | PHASE 2<br>(124 LOTS)<br>2023-2024 | PHASE 3<br>(122 LOTS)<br>2023-2024 | PHASES 4/5<br>(290 LOTS)<br>2024-2025 | PHASE 1<br>(597 LOTS)<br>2021-2024 | PHASE 2<br>(74 LOTS)<br>2021-2024 | PHASE 3<br>(344 LOTS)<br>2023-2025 | PHASE 1A<br>(482 LOTS)<br>2024-2025 | PHASE 1B<br>(44 LOTS)<br>2024-2025 | PHASE 2<br>(271 LOTS)<br>2025-2026 | TOTAL<br>2,574 LOTS  |
| Assessment   | 1                                  | 2                                  | 2                                  | 2                                     | 1                                  | 1                                 | 2                                  | 2                                   | 2                                  | 3                                  |                      |
| Offsite Improvements(1)(5)(7)(11)                              | \$970,000                          | \$200,000                          | \$0                                | \$250,000                             | \$4,000,000                        | \$500,000                         | \$1,011,097                        | \$7,266,122                         | \$663,297                          | \$2,147,007                        | \$17,007,523         |
| Stormwater Management (1)(2)(3)(5)(6)(7)                       | \$1,284,390                        | \$1,103,340                        | \$1,461,713                        | \$4,482,699                           | \$2,835,625                        | \$450,000                         | \$4,048,597                        | \$3,852,613                         | \$351,691                          | \$3,542,562                        | \$23,413,230         |
| Utilities (Water, Sewer, & Street Lighting) (1) (5)(7) (9)(11) | \$1,169,820                        | \$1,004,920                        | \$1,331,325                        | \$4,082,835                           | \$2,731,250                        | \$450,000                         | \$3,848,597                        | \$3,753,053                         | \$342,602                          | \$3,456,681                        | \$22,171,083         |
| Roadway (1)(4)(5)(7)   | \$560,790                          | \$481,740                          | \$638,213                          | \$1,957,234                           | \$1,365,625                        | \$265,000                         | \$2,377,222                        | \$1,747,617                         | \$159,533                          | \$2,061,127                        | \$11,614,101         |
| Entry Feature (1)(7)(8)911)                                    | \$100,000                          | \$0                                | \$200,000                          | \$125,000                             | \$750,000                          | \$0                               | \$461,097                          | \$865,794                           | \$79,035                           | \$214,701                          | \$2,795,627          |
| Parks and Amenities (1)(7)(11)                                 | \$1,000,000                        | \$0                                | \$0                                | \$1,250,000                           | \$1,750,000                        | \$0                               | \$961,097                          | \$2,999,236                         | \$273,789                          | \$429,401                          | \$8,663,523          |
| <b>Subtotal</b>  | <b>\$5,085,000</b>                 | <b>\$2,790,000</b>                 | <b>\$3,631,251</b>                 | <b>\$12,147,768</b>                   | <b>\$13,432,500</b>                | <b>\$1,665,000</b>                | <b>\$12,707,707</b>                | <b>\$20,484,435</b>                 | <b>\$1,869,947</b>                 | <b>\$11,851,479</b>                | <b>\$85,665,087</b>  |
| Professional Fees (10%)  | \$508,500.0                        | \$279,000.0                        | \$363,125.1                        | \$1,214,776.8                         | \$1,343,250.0                      | \$166,500.0                       | \$1,270,770.7                      | \$2,048,443.5                       | \$186,994.7                        | \$1,185,147.9                      | \$8,566,508.7        |
| <b>Subtotal</b>  | <b>\$5,593,500</b>                 | <b>\$3,069,000</b>                 | <b>\$3,994,376</b>                 | <b>\$13,362,545</b>                   | <b>\$14,775,750</b>                | <b>\$1,831,500</b>                | <b>\$13,978,478</b>                | <b>\$22,532,879</b>                 | <b>\$2,056,942</b>                 | <b>\$13,036,627</b>                | <b>\$94,231,596</b>  |
| Contingency (10%)  | \$559,350.0                        | \$306,900.0                        | \$399,437.6                        | \$1,336,254.5                         | \$1,477,575.0                      | \$183,150.0                       | \$1,397,847.8                      | \$2,253,287.9                       | \$205,694.2                        | \$1,303,662.7                      | \$9,423,159.6        |
| <b>Total</b>   | <b>\$6,152,850</b>                 | <b>\$3,375,900</b>                 | <b>\$4,393,814</b>                 | <b>\$14,698,799</b>                   | <b>\$16,253,325</b>                | <b>\$2,014,650</b>                | <b>\$15,376,325</b>                | <b>\$24,786,166</b>                 | <b>\$2,262,636</b>                 | <b>\$14,340,290</b>                | <b>\$103,654,755</b> |

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2023 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation, and buffer fencing.
9. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Includes only the incremental cost of undergrounding.
10. Estimates based on 2,547 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (all phases).



**EXHIBIT 8 SUMMARY OF PROPOSED DISTRICT FACILITIES**

| DISTRICT INFRASTRUCTURE   | CONSTRUCTION | OWNERSHIP       | CAPITAL FINANCING* | OPERATION AND MAINTENANCE |
|---------------------------|--------------|-----------------|--------------------|---------------------------|
| Entry Feature & Signage   | District     | District        | District Bonds     | District                  |
| Stormwater Facilities     | District     | District        | District Bonds     | District                  |
| Lift Stations/Water/Sewer | District     | Polk County**** | District Bonds     | Polk County****           |
| Street Lighting/Conduit   | District     | Duke/District** | District Bonds     | Duke/District***          |
| Road Construction         | District     | District        | District Bonds     | District                  |
| Parks & Amenities         | District     | District        | District Bonds     | District                  |
| Offsite Improvements      | District     | Polk County     | District Bonds     | Polk County               |

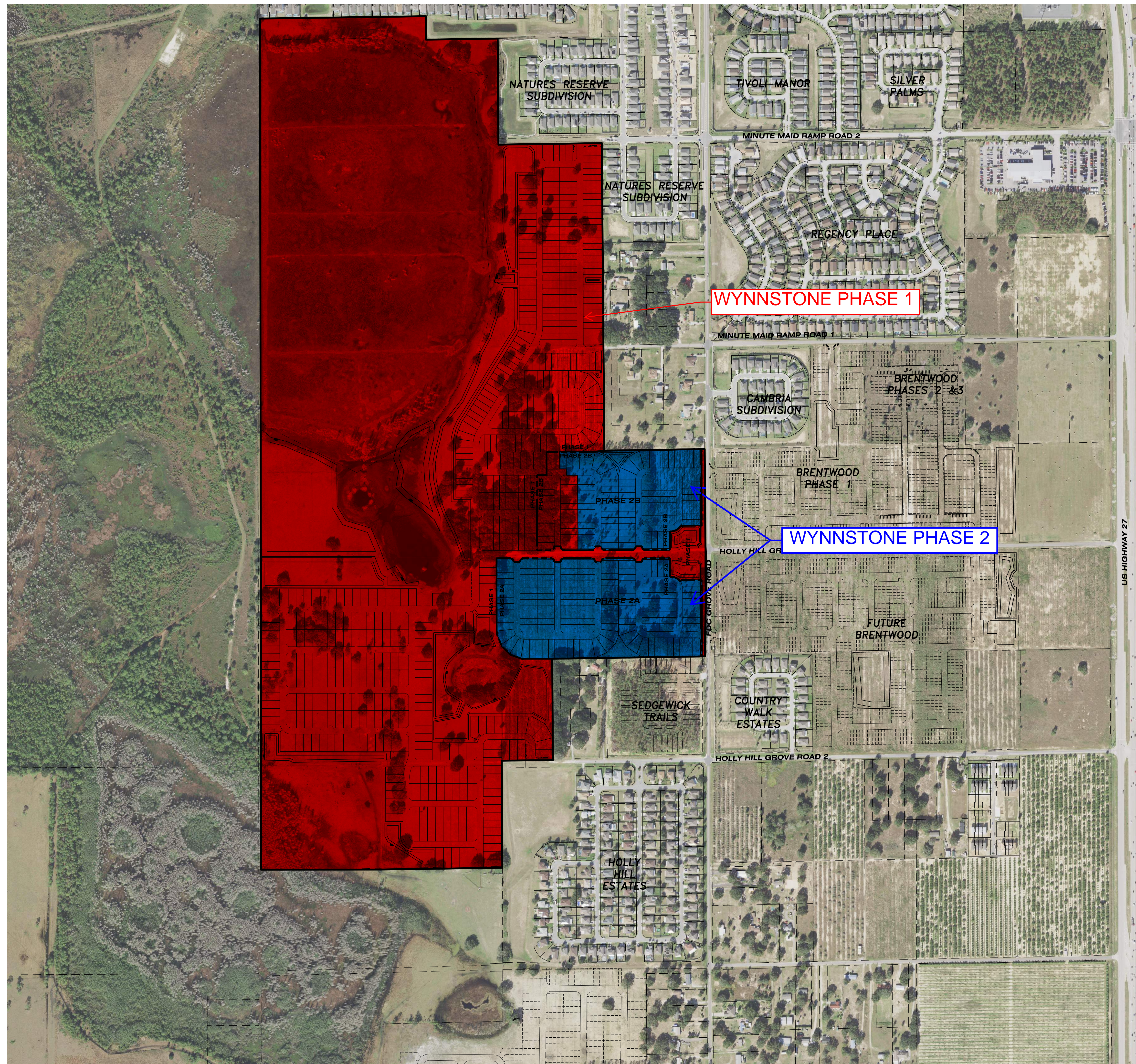
\*Costs not funded by bonds will be funded by the developer

\*\* District will fund incremental cost of undergrounding of electrical conduit

\*\*\*District will fund street lighting maintenance services with funds other than tax-exempt bonds

\*\*\*\* Haines City will own and maintain the water and sewer infrastructure for the 46 lots in the Southeast corner of the District.

P:\0009-10 Wynnstone\Wynnstone ST\DWG\Construction\CR-101.dwg (ASB) jpmh Aug 04, 2023 10:14am



WYNNSTONE PHASE 1

WYNNSTONE PHASE 2

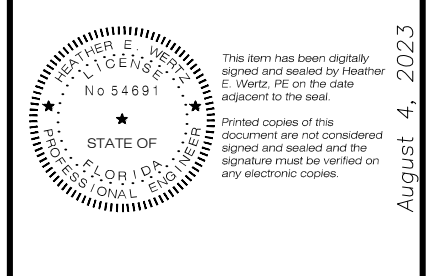
**NOTE:**  
 THIS EXHIBIT WAS PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. THE LATEST AVAILABLE DIGITAL AERIAL FILES HAVE BEEN USED. HOWEVER, THIS MAY NOT ACCURATELY DEPICT CURRENT SITE CONDITIONS. ADDITIONAL ENGINEERING, ENVIRONMENTAL REVIEWS, FIELD SURVEYING AND DATA COLLECTION ARE NECESSARY TO CORRECTLY PORTRAY ACTUAL SITE CONDITIONS. THIS EXHIBIT IS SUBJECT TO CHANGE WITHOUT NOTICE BASED ON THE ABOVE.

DATE OF PHOTO: 2020

| NO. | DATE | REVISION | BY | SHEET TITLE: |
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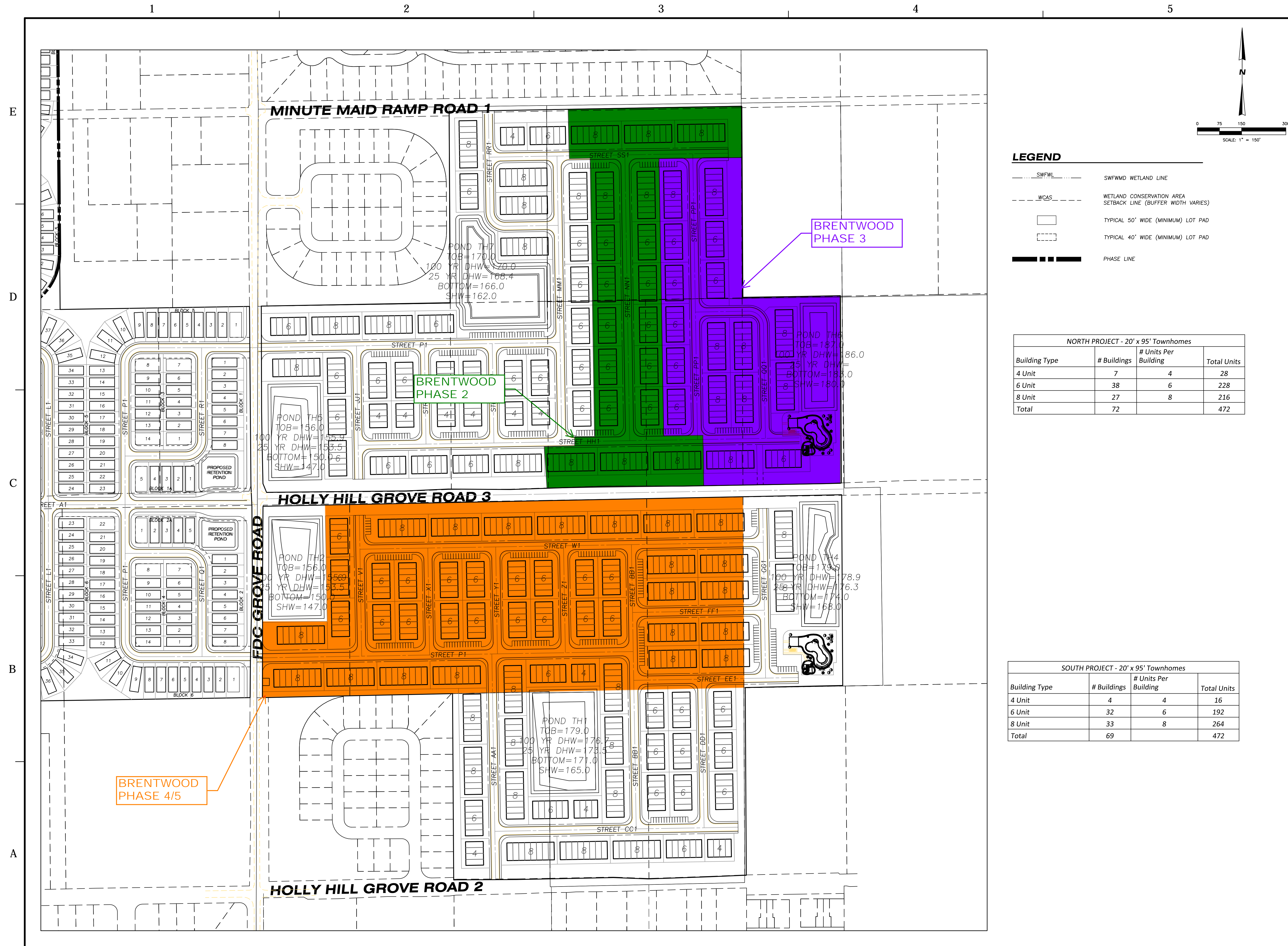
|               |               |
|---------------|---------------|
| DATE:         | 05-02-2023    |
| SEC TWP RING: | 19_30/26S/27E |
| JOB #:        | A22-0041-0041 |
| DRAWN BY:     | JMH           |
| CHECKED BY:   | WERTZ         |



# EXHIBIT 9



Dewberry Engineers Inc.  
 800 NORTH MAGNOLIA AVENUE  
 SUITE 1000  
 ORLANDO, FLORIDA 32804  
 PHONE: 407.843.5120  
 ENGINEERING BUSINESS - 8794



## LEGEND

- SWFWL --- SWFWL WETLAND LINE
- - - WCAS - - - WETLAND CONSERVATION AREA SETBACK LINE (BUFFER WIDTH VARIES)
- TYPICAL 50' WIDE (MINIMUM) LOT PAD
- TYPICAL 40' WIDE (MINIMUM) LOT PAD
- PHASE LINE

| Building Type | # Buildings | # Units Per Building | Total Units |
|---------------|-------------|----------------------|-------------|
| 4 Unit        | 7           | 4                    | 28          |
| 6 Unit        | 38          | 6                    | 228         |
| 8 Unit        | 27          | 8                    | 216         |
| <b>Total</b>  | <b>72</b>   |                      | <b>472</b>  |

| Building Type | # Buildings | # Units Per Building | Total Units |
|---------------|-------------|----------------------|-------------|
| 4 Unit        | 4           | 4                    | 16          |
| 6 Unit        | 32          | 6                    | 192         |
| 8 Unit        | 33          | 8                    | 264         |
| <b>Total</b>  | <b>69</b>   |                      | <b>472</b>  |

WESTSIDE HAINES CITY CDD  
 HAINES CITY, FL

SEAL

KEY PLAN

SCALE NORTH

| NO. | DATE | BY | DESCRIPTION |
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REVISIONS

DRAWN BY: MJB  
 APPROVED BY: RM  
 CHECKED BY: RM  
 DATE: 03/22/21

TITLE

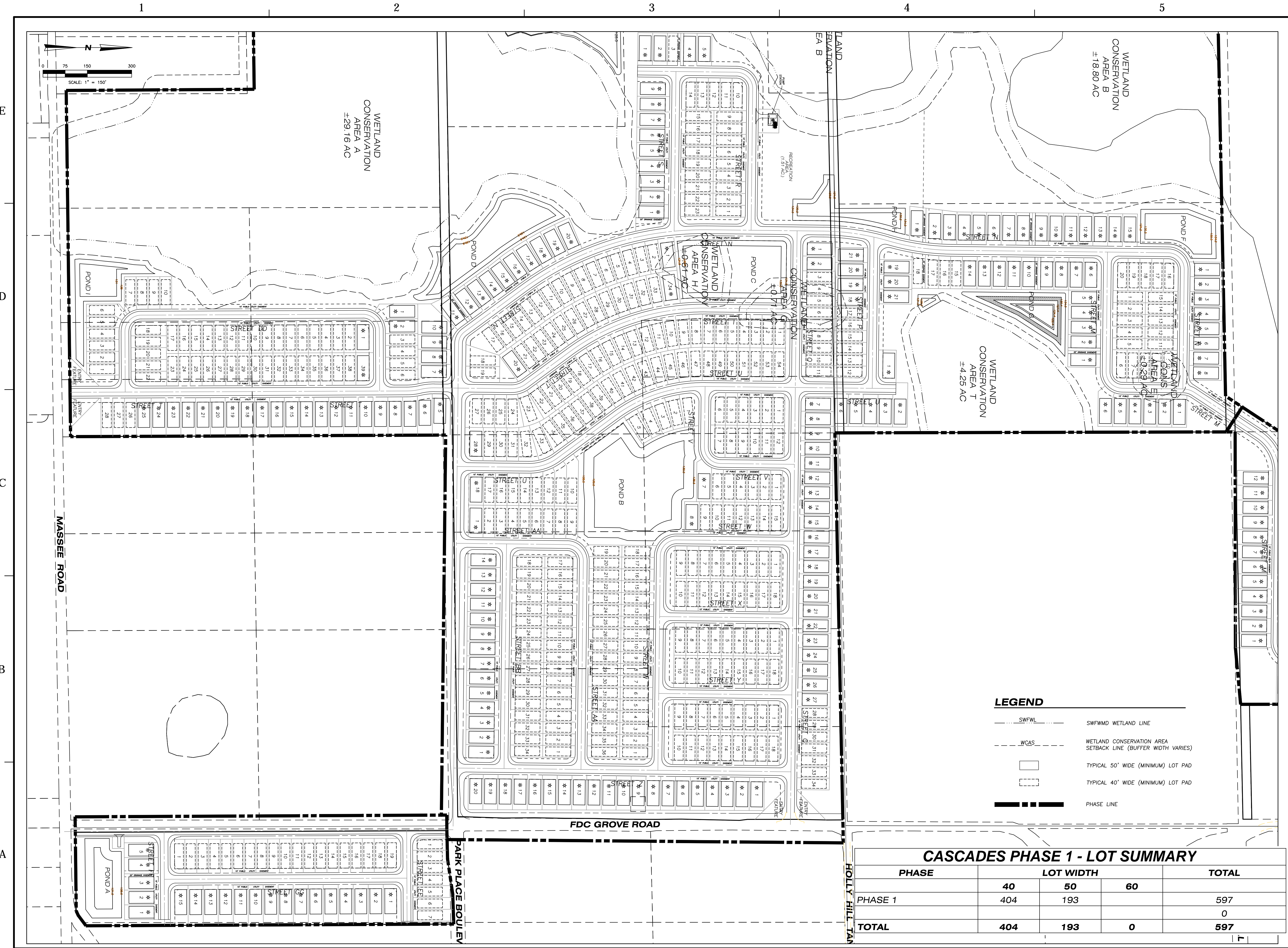
**BRENTWOOD**

PROJECT NO. 50137547

SHEET NO.



# EXHIBIT 9



| CASCADES PHASE 1 - LOT SUMMARY |            |            |          |            |
|--------------------------------|------------|------------|----------|------------|
| PHASE                          | 40         | 50         | 60       | TOTAL      |
| PHASE 1                        | 404        | 193        | 0        | 597        |
| <b>TOTAL</b>                   | <b>404</b> | <b>193</b> | <b>0</b> | <b>597</b> |

**Dewberry**  
 Dewberry Engineers Inc.  
 800 NORTH MAGNOLIA AVENUE  
 SUITE 1000  
 ORLANDO, FLORIDA 32804  
 PHONE: 407.843.5120  
 ENGINEERING BUSINESS - 8794

WESTSIDE HAINES  
 CITY CDD  
 HAINES CITY, FL

SEAL

KEY PLAN

SCALE NORTH

| NO. | DATE | BY | DESCRIPTION |
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REVISIONS

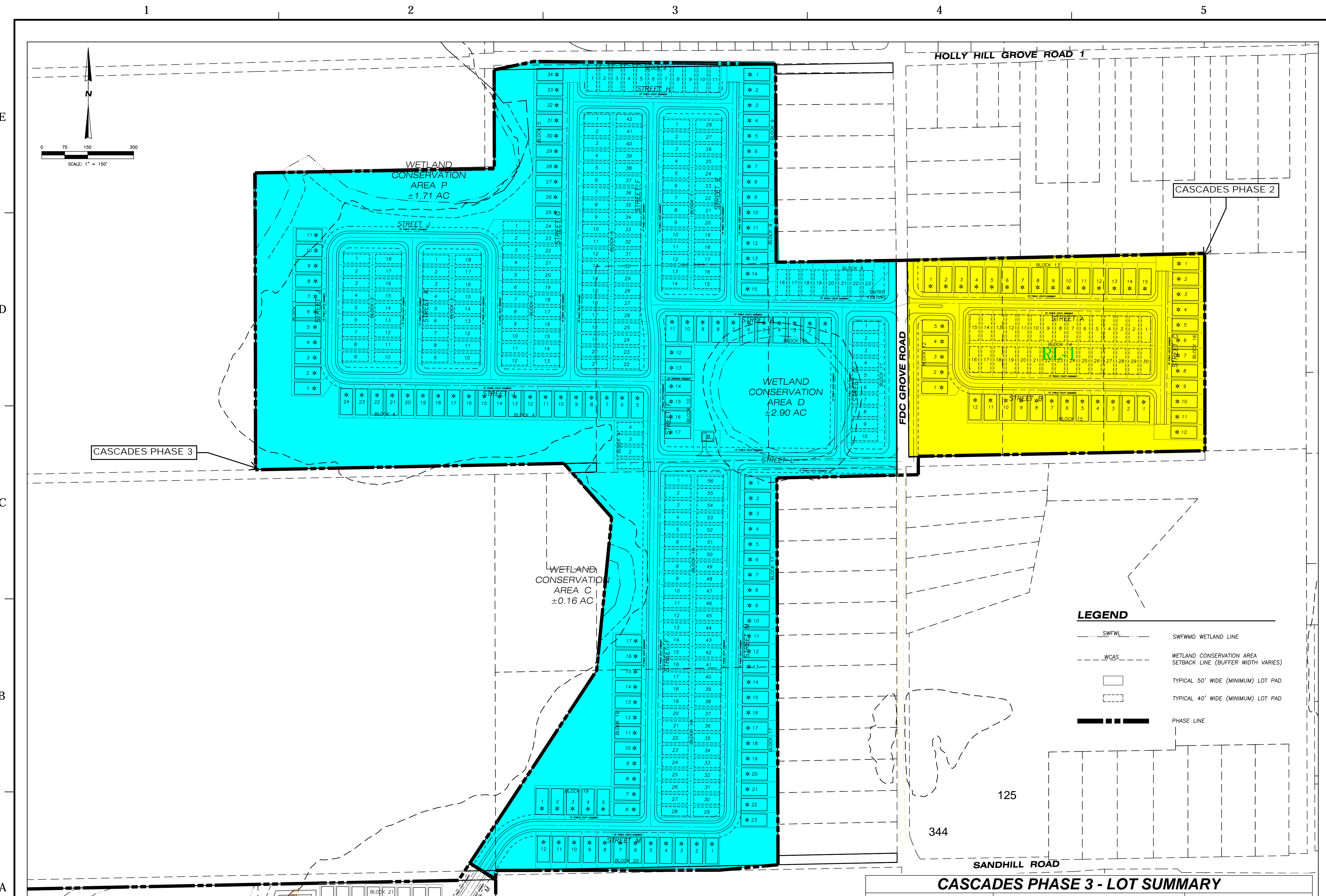
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| DRAWN BY    | MJB      |
| APPROVED BY | RM       |
| CHECKED BY  | RM       |
| DATE        | 03/22/21 |
| TITLE       |          |

CASCADES PHASE 1

PROJECT NO. 50137547

SHEET NO.

# EXHIBIT 9



**LEGEND**

- SWFWL SWFWMD WETLAND LINE
- WCAS WETLAND CONSERVATION AREA SETBACK LINE (BUFFER WIDTH VARIES)
- TYPICAL 50' WIDE (MINIMUM) LOT PAD
- TYPICAL 40' WIDE (MINIMUM) LOT PAD
- PHASE LINE

**CASCADES PHASE 3 - LOT SUMMARY**

| PHASE        | 40         | 50         | 60       | TOTAL      |
|--------------|------------|------------|----------|------------|
| PHASE 1      | 219        | 125        | 0        | 344        |
| <b>TOTAL</b> | <b>219</b> | <b>125</b> | <b>0</b> | <b>344</b> |

**Dewberry**  
 Dewberry Engineers Inc.  
 800 NORTH MAGNOLIA AVENUE  
 SUITE 1000  
 ORLANDO, FLORIDA 32804  
 PHONE: 407.843.5120  
 ENGINEERING BUSINESS - 8794

WESTSIDE HAINES  
 CITY CDD  
 HAINES CITY, FL

SEAL

---

KEY PLAN

---

SCALE NORTH

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| NO. | DATE | BY | DESCRIPTION |
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REVISIONS

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|-------------|----------|
| DRAWN BY    | MJB      |
| APPROVED BY | RM       |
| CHECKED BY  | RM       |
| DATE        | 03/22/21 |

TITLE  
**CASCADES PHASES  
 2 & 3**

PROJECT NO. 50137547

SHEET NO.

# SECTION V

*Item will be  
provided under  
separate cover.*

# SECTION VI

**RESOLUTION NO. 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT AMENDING AND SUPPLEMENTING RESOLUTION NO. 2024-03 TO AMEND CERTAIN PROVISIONS OF SECTIONS 1, 5 AND 9 AND AMENDING SCHEDULE I THEREOF RELATING TO THE CONDITIONS AND DISTRICT ACTIONS TAKEN FOR THE ISSUANCE OF, AND USE OF PROCEEDS OF ITS WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA TWO PROJECT) (THE "ASSESSMENT AREA TWO BONDS"); RATIFYING AND CONFIRMING ALL ACTIONS HERETOFORE TAKEN RELATING TO THE SALE OF THE ASSESSMENT AREA TWO BONDS; PROVIDING FOR INCIDENTAL ACTION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Westside Haines City Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended and created by Ordinance No. 21-017 enacted by the Board of County Commissioners of Polk County, Florida (the "Commission"), which became effective on March 18, 2021, as amended each by Ordinance No. 22-071, enacted by the Commission, which became effective on November 7, 2022, and by Ordinance No. 23-065, enacted by the Commission, which became effective on October 3, 2023; and

**WHEREAS**, the District originally determined to undertake in multiple phases, the acquisition and/or construction of additional public infrastructure improvements for the special benefit of the lands in the District (the "Original Assessment Area Two Project"), as described more particularly in the Westside Haines City Community Development District Second Amended and Restated Engineer's Report dated November 7, 2023 (the "Prior Engineer's Report") prepared by Dewberry Engineers, Inc. (the "District Engineer"), and summarized in Schedule I attached to Resolution No. 2024-03 adopted by the Board of Supervisors of the District (the "Board") on November 7, 2023 (the "Original Delegation Resolution"); and

**WHEREAS**, the District now desires to expand the scope of the Original Assessment Area Two Project as described in the Prior Engineer's Report to include additional phases inclusive of phases 2-5 of the "Brentwood Townhomes", phase 3 of "Cascades Single Family" and phases 1A and 1B of "Wynnstone Single-Family" and to increase the original developable units from 590 to 1,406 (the "Assessment Area Two Project"), as described more particularly in the Westside Haines City Community Development District Second Amended and Restated Engineer's Report dated March 5, 2024 (the "Engineer's Report") prepared by the District Engineer, and summarized in Schedule I attached hereto; and

**WHEREAS**, the lands in the District benefited by the Assessment Area Two Project and securing repayment of the Assessment Area Two Bonds are anticipated to be developed by GLK Real Estate, LLC, a Florida limited liability company; and

**WHEREAS**, the Assessment Area Two Project is to be financed with proceeds of the Assessment Area Two Bonds authorized to be issued pursuant to the Original Delegation Resolution and this Amendment to Original Delegation Resolution; and

**WHEREAS**, the District now desires to amend the provisions of the Original Delegation Resolution to increase the maximum principal amount of Assessment Area Two Bonds that can be issued pursuant to Sections 1 and 5 thereof from \$10,000,000 to \$45,000,000 to more fully reflect the costs of financing the Assessment Area Two Project; and

**WHEREAS**, the District also desires to amend the description of the use of proceeds of the Assessment Area Two Bonds under Section 1 thereof; and

**WHEREAS**, the District also desires to amend Section 9 of the Original Delegation Resolution to clarify the scope of further action the Chair or a Designated Member may take in connection with the issuance of the Assessment Area Two Bonds; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Westside Haines City Community Development District, as follows:

**Section 1. Defined Terms.** Any term used herein and not otherwise defined shall have the meaning given to such term in the Original Delegation Resolution.

**Section 2. Amendment of Section 1 of the Original Delegation Resolution.** Section 1 of the Original Delegation Resolution is hereby amended in its entirety to read as follows:

"There are hereby authorized and directed to be issued the Westside Haines City Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two Project) (the "Assessment Area Two Bonds") in an aggregate principal amount not to exceed \$45,000,000, for the purposes of (i) providing funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Assessment Area Two Project, (ii) making a deposit to the Assessment Area Two Reserve Account in an amount equal to the Assessment Area Two Reserve Requirement and (iii) paying certain costs of issuance in respect of the Assessment Area Two Bonds. The Assessment Area Two Bonds shall be issued under and secured by the Indenture the form of which is hereby incorporated by reference into this Resolution as if set forth in full herein"

**Section 3. Amendment of Section 5(iii) of the Original Delegation Resolution.** Section 5(iii) of the Original Delegation Resolution is hereby amended in its entirety to read as follows:

"(iii) The aggregate principal amount of the Assessment Area Two Bonds shall not exceed \$45,000,000;"

**Section 4. Amendment of Section 9 of the Original Delegation Resolution.** Section 9 of the Original Delegation Resolution is hereby amended in its entirety to read as follows:

"The Chair, the Secretary and each member of the Board of Supervisors of the District and any other proper official of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Assessment Area Two Bonds, any documents required in connection with implementation of a book-entry system of registration, and investment agreements relating to the investment of the proceeds of the Assessment Area Two Bonds and any agreements in connection with maintaining the exclusion of interest on the Assessment Area Two Bonds from gross income of the holders thereof) and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution, including changing the series designation or the dated date of any and all documents on behalf of the District which are necessary and desirable in connection with the issuance of the Assessment Area Two Bonds. In the event that the Chair or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation. Execution by the Chair or a Designated Member of such document shall be deemed to be conclusive evidence of approval of such change of date. All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this Resolution and the issuance of the Assessment Area Two Bonds, whether heretofore, or hereafter taken or done, shall be and are hereby ratified, confirmed and approved."

**Section 5. Public Meetings.** It is hereby found and determined that all formal actions of the District concerning and relating to the adoption of this Resolution and the consummation of the transactions contemplated by this Resolution were adopted in open meetings of the District, pursuant to all applicable laws and orders and Section 120.54(5)(b)2, Florida Statutes, and that all deliberations of the District that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

**Section 6. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 7. Inconsistent Proceedings.** All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

**Section 8. Ratification of Original Delegation Resolution.** Except to the extent previously modified and/or hereby modified, the Original Delegation Resolution of the District is hereby ratified, confirmed and approved in all respects.



**Section 9. Effective Date.** This Resolution shall take effect immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]

**PASSED** in Public Session of the Board of Supervisors of Westside Haines City Community Development District, this 18<sup>th</sup> day of March, 2024.

**WESTSIDE HAINES CITY  
COMMUNITY DEVELOPMENT  
DISTRICT**

Attest:

\_\_\_\_\_  
Secretary, Board of Supervisors

\_\_\_\_\_  
Chair, Board of Supervisors

## SCHEDULE I

### DESCRIPTION OF THE ASSESSMENT AREA TWO PROJECT

The Assessment Area Two Project includes, but is not limited to, the following onsite and offsite improvements, including, but not limited to, Brentwood Townhomes - Phases 2-5, Cascades Single Family - Phase 3 and Wynnstone Single Family - Phases 1A and 1B as described in the following table:

| COST ESTIMATE  |                                    |                                    |                                    |                                       |                                    |                                   |                                    |                                     |                                    |                                    |                      |
|--|------------------------------------|------------------------------------|------------------------------------|---------------------------------------|------------------------------------|-----------------------------------|------------------------------------|-------------------------------------|------------------------------------|------------------------------------|----------------------|
|  | BRENTWOOD TOWNHOMES                |                                    |                                    |                                       | CASCADES SINGLE FAMILY             |                                   |                                    | WYNNSTONE SINGLE FAMILY             |                                    |                                    |                      |
| INFRASTRUCTURE   | PHASE 1<br>(226 LOTS)<br>2021-2023 | PHASE 2<br>(124 LOTS)<br>2023-2024 | PHASE 3<br>(122 LOTS)<br>2023-2024 | PHASES 4/5<br>(290 LOTS)<br>2024-2025 | PHASE 1<br>(597 LOTS)<br>2021-2024 | PHASE 2<br>(74 LOTS)<br>2021-2024 | PHASE 3<br>(344 LOTS)<br>2023-2025 | PHASE 1A<br>(482 LOTS)<br>2024-2025 | PHASE 1B<br>(44 LOTS)<br>2024-2025 | PHASE 2<br>(271 LOTS)<br>2025-2026 | TOTAL<br>2,574 LOTS  |
| Assessment   | 1                                  | 2                                  | 2                                  | 2                                     | 1                                  | 1                                 | 2                                  | 2                                   | 2                                  | 3                                  |                      |
| Offsite Improvements(1)(5)(7)(11)                              | \$970,000                          | \$200,000                          | \$0                                | \$250,000                             | \$4,000,000                        | \$500,000                         | \$1,011,097                        | \$7,266,122                         | \$663,297                          | \$2,147,007                        | \$17,007,523         |
| Stormwater Management (1)(2)(3)(5)(6)(7)                       | \$1,284,390                        | \$1,103,340                        | \$1,461,713                        | \$4,482,699                           | \$2,835,625                        | \$450,000                         | \$4,048,597                        | \$3,852,613                         | \$351,691                          | \$3,542,562                        | \$23,413,230         |
| Utilities (Water, Sewer, & Street Lighting) (1) (5)(7) (9)(11) | \$1,169,820                        | \$1,004,920                        | \$1,331,325                        | \$4,082,835                           | \$2,731,250                        | \$450,000                         | \$3,848,597                        | \$3,753,053                         | \$342,602                          | \$3,456,681                        | \$22,171,083         |
| Roadway (1)(4)(5)(7)   | \$560,790                          | \$481,740                          | \$638,213                          | \$1,957,234                           | \$1,365,625                        | \$265,000                         | \$2,377,222                        | \$1,747,617                         | \$159,533                          | \$2,061,127                        | \$11,614,101         |
| Entry Feature (1)(7)(8)(9)(11)                                 | \$100,000                          | \$0                                | \$200,000                          | \$125,000                             | \$750,000                          | \$0                               | \$461,097                          | \$865,794                           | \$79,035                           | \$214,701                          | \$2,795,627          |
| Parks and Amenities (1)(7)(11)                                 | \$1,000,000                        | \$0                                | \$0                                | \$1,250,000                           | \$1,750,000                        | \$0                               | \$961,097                          | \$2,999,236                         | \$273,789                          | \$429,401                          | \$8,663,523          |
| <b>Subtotal</b>  | <b>\$5,085,000</b>                 | <b>\$2,790,000</b>                 | <b>\$3,631,251</b>                 | <b>\$12,147,768</b>                   | <b>\$13,432,500</b>                | <b>\$1,665,000</b>                | <b>\$12,707,707</b>                | <b>\$20,484,435</b>                 | <b>\$1,869,947</b>                 | <b>\$11,851,479</b>                | <b>\$85,665,087</b>  |
| Professional Fees (10%)  | \$508,500.0                        | \$279,000.0                        | \$363,125.1                        | \$1,214,776.8                         | \$1,343,250.0                      | \$166,500.0                       | \$1,270,770.7                      | \$2,048,443.5                       | \$186,994.7                        | \$1,185,147.9                      | \$8,566,508.7        |
| <b>Subtotal</b>  | <b>\$5,593,500</b>                 | <b>\$3,069,000</b>                 | <b>\$3,994,376</b>                 | <b>\$13,362,545</b>                   | <b>\$14,775,750</b>                | <b>\$1,831,500</b>                | <b>\$13,978,478</b>                | <b>\$22,532,879</b>                 | <b>\$2,056,942</b>                 | <b>\$13,036,627</b>                | <b>\$94,231,596</b>  |
| Contingency (10%)  | \$559,350.0                        | \$306,900.0                        | \$399,437.6                        | \$1,336,254.5                         | \$1,477,575.0                      | \$183,150.0                       | \$1,397,847.8                      | \$2,253,287.9                       | \$205,694.2                        | \$1,303,662.7                      | \$9,423,159.6        |
| <b>Total</b>   | <b>\$6,152,850</b>                 | <b>\$3,375,900</b>                 | <b>\$4,393,814</b>                 | <b>\$14,698,799</b>                   | <b>\$16,253,325</b>                | <b>\$2,014,650</b>                | <b>\$15,376,325</b>                | <b>\$24,786,166</b>                 | <b>\$2,262,636</b>                 | <b>\$14,340,290</b>                | <b>\$103,654,755</b> |

1. Infrastructure consists of public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2023 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation, and buffer fencing.
9. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Includes only the incremental cost of undergrounding.
10. Estimates based on 2,547 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (all phases).

Source: Second Amended and Restated Engineer's Report prepared for the Westside Haines City Community Development District dated March 5, 2024, prepared by Dewberry Engineers Inc.

# SECTION VII

**RESOLUTION 2024-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED MASTER ASSESSMENT METHODOLOGY – ASSESSMENT AREA TWO; ADOPTING A SECOND AMENDMENT TO THE MASTER ENGINEER’S REPORT; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

WHEREAS, the Board of Supervisors (the “Board”) of the Westside Haines City Community Development District (the “District”) previously determined to undertake the construction and maintenance of certain infrastructure improvements (the “Improvements”). and evidenced its intent to defray the cost of such Improvements through the levy and collection of assessments against property within the District benefitted by the Improvements pursuant to Resolution Nos. 2021-25 and 2021-29 (the “Original Assessment Resolutions”); and

WHEREAS, the District Engineer has prepared a *Second Amended and Restated Master Engineer’s Report*, dated \_\_\_\_\_, 2024 (the “Amended Engineer’s Report”) attached hereto as **Exhibit A** and incorporated herein by reference, that details the scope and cost of Improvements necessary to serve the lands as described in the Engineer’s Report and located within the District, including the area identified as Assessment Area Two (the “Assessment Area Two Lands”), which has been revised based on presently anticipated Improvements and updated information regarding costs thereof; and

WHEREAS, the District Manager has prepared an *Amended Master Assessment Methodology – Assessment Area Two*, dated \_\_\_\_\_, 2024 (the “Amended Methodology Report”) attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District Records Office”); and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure Improvements described in the District’s Amended Engineer’s Report; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the “Assessment Area Two Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and

Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessment Area Two Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Amended Methodology Report; and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved as set forth in the Supplemental Report and revised assessment roll.

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

1. The Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Assessment Area Two Assessments shall be levied to defray a portion of the cost of the Improvements as specified in the Amended Methodology Report.

3. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. The total estimated cost of the Improvements for the Assessment Area Two Lands is \$ \_\_\_\_\_ (the "Estimated Cost").

5. The Assessment Area Two Assessments will defray approximately \$ \_\_\_\_\_, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.

6. The manner in which the Assessment Area Two Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

7. The Assessment Area Two Assessments shall be levied within the District on all Assessment Area Two Lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessment Area Two Assessments are levied and confirmed, the Assessment Area Two Assessments shall be paid in not more than (30) thirty annual installments. The Assessment Area Two Assessments may be payable at the same time and in the

same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessment Area Two Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessment Area Two Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Polk County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution is intended to amend and supplement the Original Resolutions relating to the District's levy of special assessments on certain lands within the boundaries of the District benefiting from the Improvements. As such, all such prior resolutions, including but not limited to Resolution Nos. 2021-25, 2021-26, and 2021-29, remain in full force and effect, except to the extent provided for herein. Assessments on properties other than Assessment Area Two shall not be affected.

13. This Resolution shall become effective upon its passage.

14. The invalidity or enforceability 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.

*[Signatures on following page]*

*[Signature page for Resolution 2024-08]*

**PASSED AND ADOPTED** this 18th day of March 2024.

Attest:

**WESTSIDE HAINES CITY  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A:** *Second Amended and Restated Engineer's Report, dated March 18, 2024*

**Exhibit B:** *Amended Master Assessment Methodology – Assessment Area Two, dated March 18, 2024*



REFERENCE NO. 50142055

.....

# WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT

Second Amended and Restated Engineer's Report

MARCH 5, 2024



**ORIGINAL**

SUBMITTED BY  
Dewberry Engineers Inc.  
800 N. Magnolia Avenue  
Suite 1000  
Orlando, Florida 32803  
407.843.5120

SUBMITTED TO  
Westside Haines City CDD  
Attention: Jillian Burns  
219 E. Livingston Street  
Orlando, Florida 32801  
407.841.5524

# Table of Contents

|   |          |
|---|----------|
| <b>1. Introduction</b>                        | <b>3</b> |
| <b>2. Purpose and Scope</b>                   | <b>4</b> |
| <b>3. The Development</b>                     | <b>5</b> |
| <b>4. Capital Improvements</b>                | <b>5</b> |
| <b>5. Capital Improvement Plan Components</b> | <b>5</b> |
| <b>5.1 Stormwater Management Facilities</b>   | <b>5</b> |
| <b>5.2 Public Roadways</b>                    | <b>6</b> |
| <b>5.3 Water and Wastewater Facilities</b>    | <b>6</b> |
| <b>5.4 Off-Site Improvements</b>              | <b>6</b> |
| <b>5.5 Amenities and Parks</b>                | <b>6</b> |
| <b>5.6 Electric Utilities and Lighting</b>    | <b>7</b> |
| <b>5.7 Entry Feature</b>                      | <b>7</b> |
| <b>5.8 Miscellaneous</b>                      | <b>7</b> |
| <b>5.9 Permitting</b>                         | <b>7</b> |
| <b>6. Recommendation</b>                      | <b>8</b> |
| <b>7. Report Modification</b>                 | <b>8</b> |
| <b>8. Summary and Conclusion</b>              | <b>8</b> |
| <b>9. Engineer's Certification</b>            | <b>8</b> |

# Table of Tables

|  |   |
|--|---|
| Table 1.1 Land Use Summary   | 3 |
| Table 1.2 Land Use Summary   | 4 |
| Table 1.3 Land Use Summary   | 4 |
| Table 5.1 Permit Status for Overall Development (Brentwood Townhomes and Cascade Phases 1 & 2)   | 7 |
| Table 5.2 Permit Status for Overall Development (Brentwood Phases 2 & 3, Brentwood Phases 4 & 5, Wynnstone Phase 1, and Cascade Phase 3) | 8 |

# Table of Figures

|  |           |
|--|-----------|
| Aerial Location Map.....                                 | Exhibit 1 |
| Legal Description .....                                  | Exhibit 2 |
| District Boundary Map.....                               | Exhibit 3 |
| Land Use Map.....  | Exhibit 4 |
| Zoning Map.....  | Exhibit 5 |
| Utility Location Map and Drainage Flow Pattern Map ..... | Exhibit 6 |
| Summary of Opinion of Probable Cost .....                | Exhibit 7 |
| Summary of District Facilities.....                      | Exhibit 8 |
| Overall Site Plan .....                                  | Exhibit 9 |

## 1. Introduction

The Westside Haines City Community Development District (the "District" or "CDD") is located on the west side of US Highway 27 (SR 25) from Minute Maid Ramp Road to the southern boundary of Masee Road. The District is located with the city limits of Haines City, Florida ("City") and the unincorporated area of Polk County ("County"). In March 2021, the District contained approximately 613.43 acres and included 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages. The District currently contains approximately 595.10 acres and is expected to consist of 2,574 residential lots of various sizes for single-family and townhomes with recreation/amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 21-017, which was approved by the Polk County Commission and the City of Haines City and became effective on March 18, 2021. The boundaries of the District were amended by Ordinance No. 22-071, adopted by the Board of County Commissioners of Polk County, Florida, and effective on November 2, 2022, and by Ordinance No. 23-065, adopted by the Board of County Commissioners of Polk County, Florida, and effective on October 3, 2023. The District will own and operate the public roadways, and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development. Polk County will own all utilities except for those serving the 46 lots in the southeast corner which will be owned by the City of Haines City.

The Master Developer ("Developer") GLK Real Estate LLC is based in Winter Haven, Florida. The Development is approved as a Planned Development (PD) for Residential Units and is divided into three (3) villages: Brentwood, Cascades, and Wynnstone. A land use summary is presented in Table 1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the city, county, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development, an overall estimate of the probable cost of the public improvements are provided in Exhibit 7 of this report.

The Capital Improvement Plan ("CIP" or this "Engineer's Report") reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that any modifications will not diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Table 1.1 Land Use Summary

| LAND USE SUMMARY                                    |               |
|---|---------------|
| LAND USE  | AREA (AC)     |
| Master Stormwater System                            | 47.74         |
| Residential Land (Single-Family and Townhomes Lots) | 226.89        |
| Roadways Infrastructure & Public Facilities         | 93.78         |
| Lakes   | 5.09          |
| Amenity Center                                      | 2.09          |
| Open Space/Conservation Areas/Parks                 | 219.51        |
| <b>TOTAL</b>  | <b>595.10</b> |

Table 1.2 Land Use Summary

| PHASING SUMMARY                         |                 |
|---|-----------------|
| PHASE                                   | NUMBER OF UNITS |
| Cascades 1                              | 597             |
| Cascades 2                              | 74              |
| Cascades 3                              | 344             |
| Brentwood 1                             | 226             |
| Brentwood 2                             | 124             |
| Brentwood 3                             | 122             |
| Brentwood 4 & 5                         | 290             |
| Wynnstone 1 & 2                         | 797             |
| <b>TOTAL – Westside Haines City CDD</b> | <b>2,574</b>    |

Table 1.3 Land Use Summary

| LOT TYPES                                    |                    |                 |
|--|--------------------|-----------------|
| PHASE  | LOT TYPE           | NUMBER OF UNITS |
| <b>Cascades 1</b>                            | 40-ft Lots         | 404             |
|  | 50-ft Lots         | 193             |
| <b>Cascades 2</b>                            | 40-ft Lots         | 30              |
|  | 50-ft Lots         | 44              |
| <b>Cascades 3</b>                            | 40-ft Lots         | 219             |
|  | 50-ft Lots         | 125             |
| <b>Brentwood 1</b>                           | Townhomes          | 226             |
| <b>Brentwood 2</b>                           | Townhomes          | 124             |
| <b>Brentwood 3</b>                           | Townhomes          | 122             |
| <b>Brentwood 4/5</b>                         | Townhomes          | 290             |
| <b>Wynnstone 1</b>                           | 40-ft & 50-ft Lots | 526             |
| <b>Wynnstone 2</b>                           | 40-ft & 50-ft Lots | 271             |
| <b>TOTAL LOTS – Westside Haines City CDD</b> |                    | <b>2,574</b>    |

## 2. Purpose and Scope

The purpose of this report is to provide engineering support for the funding of the proposed improvements within the District. This report will identify the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered and in specific instances has relied upon, the information and documentation prepared or supplied by others to prepare this Engineer's Report.

### 3. The Development

The development will consist of a total of 2,574 residential units and associated infrastructure. The development is a planned residential community located West of US Highway 27 (SR 25) and consisting of 595.10 acres from the northern boundary of Minute Main Ramp Road 1 and extending south to the southern boundary located around Masee Road. The District is located within unincorporated Polk County and the City of Haines City. The land use for the District is planned unit development. The development is zoned RL-1, RL-2, RL-3, and RM within the city limits and zoned RMX and ECX within the unincorporated area of Polk County. The development will be constructed in three (3) villages and include up to eleven (11) phases.

### 4. Capital Improvements

The CIP consists of public infrastructure in each village and each phase of said village. The primary portions of the CIP will provide for stormwater pond construction, roadways built to an urban roadway typical section, water, and sewer facilities including three (3) lift stations and one (1) regional lift station, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP that will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time as well as the 4 (four) lift stations serving the project. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District.

As a part of the recreational component of the CIP, there are various amenity centers within the development and specifically for each of the villages of the development. There are four (4) amenity centers: one (1) in the Village of Cascades, one (1) in Wynnstone, and two (2) within Brentwood. The total area of the amenity and recreational parcels is 12.89 acres. There will be conservation areas as well that can serve as passive parks within the various villages and the development that are available to the public for utilization of the facilities. The amenity centers and recreational areas will have connectivity via sidewalks to the other portions of the District. The amenity centers and recreational areas will be accessed by the public roadways and sidewalks.

### 5. Capital Improvement Plan Components

The CIP for the District includes the following:

#### 5.1 Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the City, the County, and SWFWMD. There are various conservation areas throughout the District and will be preserved in the existing condition and these will accept stormwater discharges from our ponds as shown on Exhibit 6.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C0225G, effective date December 22, 2016, demonstrates that the property is located within Flood Zones X, A, and AE. Based on this information and the site topography, it appears that 100-year compensation will be done in areas where we will impact existing depressions throughout the development and the 100-year flood volumes will be compensated as it is required by the city, county, and FEMA.

During the construction of stormwater management facilities, utilities, and roadway improvements the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by

the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

## 5.2 Public Roadways

The proposed public roadway sections include a 24-foot wide roadway consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides along with a 50-foot right-of-way. The proposed roadway section will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base and asphalt type roadway wearing surface. The proposed curb is to be 2-feet wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement, and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

## 5.3 Water and Wastewater Facilities

A potable drinking water system inclusive of water main, gate valves, fire hydrants, and appurtenances will be installed for the District. The water service provider will be Polk County Public Utilities. The water system will be designed to provide an equally distributed system that provides redundancy to the system. These facilities will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Laterals will branch off from these sewer lines to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main that will interconnect three (3) lift stations and all discharge to a master lift station that will pump through a force main that will connect to the city water treatment facility located north of the development.

Polk County Public Utilities will provide the reclaimed water to be used for all irrigation within the CDD. The reclaimed water will be funded by the District and installed onsite within the roadways to provide for irrigation within the public right-of-way or any areas needing irrigation. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

## 5.4 Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrances. The site construction activities associated with the CIP are anticipated to be completed by villages and phases based on the estimated schedule for each village and phase. The schedule is shown on Exhibit 7. Upon completion of each phase within each village, the improvements will be through the required inspections as well as final certifications of completions will be obtained from SWFWMD, Polk County Health Department (water distribution system), FDEP (wastewater collection), and the City/County.

## 5.5 Amenities and Parks

The District will provide funding for an amenity center to include the following: parking areas, pavilion with public restroom facilities, pool, all-purpose playfields, and walking trails between the phases and villages to provide connectivity to the various amenity centers within the CDD. In addition, there will be public passive parks throughout the development, which will include benches and walking trails. All amenities and parks will be open and accessible to residents and the public.

### 5.6 Electric Utilities and Lighting

The electric distribution system thru the District is currently planned to be underground, The District presently intends to fund the incremental cost for the undergrounding of the electrical system, transformer/cabinet pads, and electric manholes required by Duke Energy (Duke). Electric facilities will be owned and maintained by Duke after the dedication. The CDD will not fund the cost to purchase and install street lighting. These lights will be operated and maintained by Duke after the completion, with the District funding maintenance costs with funds other than tax-exempt bonds.

### 5.7 Entry Feature

Landscaping, irrigation, entry features, and walls at the entrances and along the outside boundary of the development will be provided by the District. The irrigation system will use reclaimed water or an irrigation well. The well and irrigation water mains to the various phases of the development will be constructed and acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned, and maintained by the CDD. It is noted that the City requires the walls as a buffer the development and thus will be funded together with the landscaping. There are no hard gates in the District and the District is accessible to the public.

### 5.8 Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, and certain permits and professional fees as described in this report are being financed by the District to benefit all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family/residential planned development.

### 5.9 Permitting

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, FDEP, and City construction plan approval.

Table 5.1 Permit Status for Overall Development (Brentwood Townhomes and Cascades Phases 1 & 2)

| BRENTWOOD PHASE 1 AND CASCADES PHASES 1 & 2 |                                 |                  |                     |
|---|---------------------------------|------------------|---------------------|
| PERMITS/APPROVALS                           | APPROVAL/EXPECTED APPROVAL DATE |                  |                     |
|   | Cascades Phase 1                | Cascades Phase 2 | Brentwood Townhomes |
| Zoning Approval                             | Approved                        | Approved         | Approved            |
| Preliminary Plat                            | Approved                        | Approved         | Approved            |
| SWFWMD ERP                                  | Approved                        | Approved         | Approved            |
| Construction Permits                        | Approved                        | Approved         | Received            |
| Polk County Health Department Water         | Approved                        | Approved         | Approved            |
| FDEP Sanitary Sewer General Permit          | Approved                        | Approved         | Approved            |
| FDEP NOI                                    | Approved                        | Received         | Received            |



Table 5.2 Permit Status for Overall Development (Brentwood Phases 2 & 3, Brentwood Phases 4 & 5, Wynnstone Phase 1, and Cascades Phase 3)

| BRENTWOOD PHASES 2-5, WYNNSTONE PHASE 1, AND CASCADES PHASE 3 |                                 |                     |                  |                   |
|---|---------------------------------|---------------------|------------------|-------------------|
| PERMITS/APPROVALS   | APPROVAL/EXPECTED APPROVAL DATE |                     |                  |                   |
|   | Brentwood Phase 2/3             | Brentwood Phase 4/5 | Cascades Phase 3 | Wynnstone Phase 1 |
| Zoning Approval   | Received                        | Received            | Received         | Received          |
| Preliminary Plat  | Received                        | Received            | Received         | Approved          |
| SWFWMD ERP  | Approved                        | Approved            | Approved         | Approved          |
| Construction Permits  | Approved                        | Approved            | Approved         | Approved          |
| Polk County Health Department Water                           | Received                        | Received            | Received         | Pending           |
| FDEP Sanitary Sewer General Permit                            | Approved                        | Approved            | Approved         | Approved          |
| FDEP NOI - NPDES  | Received                        | Received            | Received         | Pending           |

## 6. Recommendation

As previously described, the public infrastructure is necessary for the development and functional operation as required by the City and County. The site planning, engineering design, and construction plans for the infrastructure are or will be in accordance with the applicable requirements of the City, the County, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs for this report are based upon the proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD, Polk County, and the City regulations.

## 7. Report Modification

During the development and implementation of the designed public infrastructure improvements, it may be necessary to make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the cost differences would not materially affect the proposed construction cost estimates.

## 8. Summary and Conclusion

The improvements as outlined are necessary for the functional development of the Project. The Project is being designed in accordance with current government regulatory requirements. The Project will serve its intended function provided the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

## 9. Engineer's Certification

It is our professional opinion that the public infrastructure costs for the CIP provided in this report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District and the value is at least the same as the costs for said improvements. It is noted that all financed property improvements will be located on district owned lands that is or will be at the time of conveyance to the district or subject to a permanent easement in favor of the district or another public governmental entity.

The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar projects and basis in the county and city. However, labor market, future costs of equipment; materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control.

Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our opinion that the costs of the CIP proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable, and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

I hereby certify that the foregoing is a true and correct copy of the engineer's report for the Westside Haines City Community Development District.

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Reinardo Malavé, P.E.  
Florida License No. 31588

**LEGAL DESCRIPTION**  
**PROPOSED "WYNNSTONE" SUBDIVISION PHASE 1**  
**BOND ISSUANCE BOUNDARY**  
**Revised 2-22-2024**

**NOTES:**

- PERIMETER BOUNDARY INFORMATION BASED ON "ALTA/NSPS LAND TITLE SURVEY", PREPARED BY GEO POINT SURVEYING, INC., JOB# 1001945-LEN WS 001, FIELD SURVEY DATE: OCTOBER 26, 2023, AND "BOUNDARY SURVEY", PREPARED BY GEO POINT SURVEYING, INC., JOB #1001945-GLK WS-002, FIELD SURVEY DATE: DECEMBER 19, 2023, BOTH WERE RELIED UPON AS BEING COMPLETED AND CORRECT.
- INTERIOR ROADWAYS AND LOT CONFIGURATION BASED ON "CONCEPTUAL SITE PLAN-SINGLE FAMILY", WYNNSTONE SINGLE FAMILY, POLK COUNTY, FLORIDA", PREPARED BY ABSOLUTE ENGINEERING, INC. JOB # 19-0009-0010, AND WAS RELIED UPON AS BEING COMPLETE AND CORRECT.

**ALL** OF TRACTS 1, 2, 3, AND 4 IN THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING WITHIN THE PLAT OF "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AS RECORDED IN PLAT BOOK 3, PAGES 60 TO 63 (INCLUSIVE), OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

**AND**

**ALL** OF TRACTS 1, 2, 3, 4, 13, 14, 15, AND 16 IN THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING WITHIN THE PLAT OF "HOLLY HILL GROVE & FRUIT COMPANY", AS RECORDED IN PLAT BOOK 17, PAGE 34 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

**AND**

**ALL** OF TRACTS 5, 6, 12, 17, 18, 19, 28, 29, 30, 31, AND 32 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**AND**

**PARTS** OF TRACTS 9, 10, 11, 20, 21, 22, 23, AND 24 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**AND**

**ALL** OF THE SOUTH 150.00 FEET OF TRACTS 1 AND 2 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**AND**

**PART** OF THE SOUTH 150.00 FEET OF TRACT 3 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**AND**

**ALL** OF TRACTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31 AND 32 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**TOGETHER WITH**

**ALL** OF THAT PLATTED RIGHT-OF-WAY (30.00 FEET TOTAL WIDTH), LYING NORTH OF AND ADJOINING THE NORTH BOUNDARY OF TRACTS 1, 2, 3 AND 4 IN THE NORTHWEST ¼ OF SAID SECTION 30, **AND** LYING SOUTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACTS 29, 30, 31, AND 32 IN THE SOUTHWEST ¼ OF SAID SECTION 19, ALL BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**TOGETHER WITH**

**ALL** OF THAT PLATTED 15.00 FEET WIDE RIGHT-OF-WAY LYING NORTH OF AND ADJOINING THE NORTH BOUNDARY OF TRACTS 17, 18, 19, 20, 21, 22, 23, AND 24 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**TOGETHER WITH**

**ALL** OF THAT PLATTED 15.00 FEET WIDE RIGHT-OF-WAY LYING SOUTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACTS 13, 14, 15, AND 16 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "HOLLY HILL GROVE & FRUIT COMPANY";



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CERTIFICATE OF AUTHORIZATION NO. 32508

**PHASE 1 - BOND ISSUANCE BOUNDARY**  
**FOR PROPOSED "WYNNSTONE" SUBDIVISION**

**LEGAL DESCRIPTION**

(NOT A SURVEY)

LEGAL DESCRIPTION CONSISTS OF FOUR (4) PAGES,  
AND IS NOT COMPLETE WITHOUT ALL PAGES

**TOGETHER WITH**

**ALL** OF THAT MAINTAINED RIGHT-OF-WAY (WIDTH VARIES) ACCORDING TO MAP BOOK 17, PAGES 93 TO 99 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING NORTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACTS 9, 10, 11, AND 12 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**TOGETHER WITH**

**ALL** OF THAT 15.00 FEET WIDE PLATTED RIGHT-OF-WAY LYING EAST OF AND ADJOINING THE EAST BOUNDARY OF TRACTS 9 AND 24, **AND ALL** OF THAT MAINTAINED RIGHT-OF-WAY ACCORDING TO MAP BOOK 18, PAGES 43 TO 61 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING WEST OF AND ADJOINING THE EAST BOUNDARY OF TRACTS 9 AND 24, ALL IN THE SOUTHWEST ¼ OF SAID SECTION 19, AND BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

**TOGETHER WITH**

**ALL** OF THAT REMAINING 15.00 FEET WIDE PLATTED RIGHT-OF-WAY LYING NORTH OF AND ADJOINING THE NORTH BOUNDARY OF TRACT 4 IN THE SOUTHWEST ¼ OF SAID SECTION 19, AND BEING WITHIN THE PLAT OF SAID "HOLLY HILL GROVE & FRUIT COMPANY", LYING EAST OF THE EASTERLY BOUNDARY OF THE VACATED RIGHT-OF-WAY ACCORDING TO THE OFFICIAL RECORDS BOOK 8483, PAGE 400, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

**AND TOGETHER WITH**

**ALL** OF THAT REMAINING 15.00 FEET WIDE PLATTED RIGHT-OF-WAY LYING SOUTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACT 29 IN THE NORTHWEST ¼ OF SAID SECTION 19, **AND** BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", LYING EAST OF THE EASTERLY BOUNDARY OF THE VACATED RIGHT-OF-WAY ACCORDING TO THE OFFICIAL RECORDS BOOK 8483, PAGE 400, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

**AND TOGETHER WITH**

**ALL** OF THAT PLATTED RIGHT-OF-WAY (30.00 FEET TOTAL WIDTH) LYING NORTH OF AND ADJOINING THE NORTH BOUNDARY OF TRACTS 5 AND 6 IN THE SOUTHWEST ¼ OF SECTION 19, **AND** LYING SOUTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACTS 27 AND 28 IN THE NORTHWEST ¼ OF SECTION 19, ALL BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT".

**DESCRIPTION:**

ALL BEING MORE PARTICULARLY DESCRIBED AS:

**COMMENCE** AT A 4" X 4" CONCRETE MONUMENT AND CAP "RLS3781" STANDING AT THE WEST ¼ (QUARTER) CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 30, N-00°04'07"-W, 1985.41 FEET; THENCE DEPARTING SAID WEST BOUNDARY, RUN N-89°55'53"-E, 15.00 FEET TO THE SOUTHWEST CORNER OF TRACT 1 IN THE NORTHWEST ¼ OF SAID SECTION 30, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", SAID POINT IS ALSO THE **POINT OF BEGINNING**; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 1 AND ITS NORTHERLY PROJECTION, N-00°04'07"-W, 661.71 FEET TO A POINT ON THE NORTH BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 30, SAID POINT IS ALSO ON THE SOUTH BOUNDARY OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF TRACT 17 AND 32 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT," AND THE SOUTHERLY AND NORTHERLY PROJECTION THEREOF, ALSO BEING THE EASTERLY PLATTED RIGHT-OF-WAY PER PLAT BOOK 3, PAGES 60 TO 63 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, CONTINUE ALONG THE WEST BOUNDARY OF TRACTS 1 AND 16 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "HOLLY HILL GROVE & FRUIT COMPANY", AND THE SOUTHERLY AND NORTHERLY PROJECTION THEREOF, ALSO BEING THE EASTERLY PLATTED RIGHT-OF-WAY PER PLAT BOOK 17, PAGE 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, CONTINUE ALONG THE WEST BOUNDARY OF TRACTS 17 AND 32 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AND THE SOUTHERLY AND NORTHERLY PROJECTIONS THEREOF, ALSO BEING THE EASTERLY PLATTED RIGHT-OF-WAY PER PLAT BOOK 3, PAGES 60 TO 63 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, CONTINUE ALONG THE WEST BOUNDARY OF TRACTS 1 AND 16 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AND THE SOUTHERLY PROJECTION THEREOF, ALSO BEING THE EASTERLY PLATTED RIGHT-OF-WAY PER PLAT BOOK 3, PAGES 60 TO 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN N-00°04'06"-W, 4785.68 FEET TO A 5/8" IRON ROD AND CAP "LB5073" STANDING AT THE NORTHWEST CORNER OF THE SOUTH 150.00 FEET OF SAID TRACT 1, SAID POINT IS ALSO THE SOUTHWEST CORNER OF SUNSET RIDGE PHASE 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 126, PAGES 36 TO 41 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY AND SAID EASTERLY RIGHT-OF-WAY, RUN ALONG THE NORTH BOUNDARY OF THE SOUTH 150.00

**PHASE 1 - BOND ISSUANCE BOUNDARY  
FOR PROPOSED "WYNSTONE" SUBDIVISION**

**LEGAL DESCRIPTION**

(NOT A SURVEY)

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CERTIFICATE OF AUTHORIZATION NO. 32508

FEET OF TRACTS 1, 2, AND 3 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", ALSO BEING THE SOUTH BOUNDARY OF SAID "SUNSET RIDGE PHASE 2", RUN N-89°08'35"-E, BASIS OF BEARING FOR THIS DESCRIPTION, 1061.45 FEET; THENCE DEPARTING SAID NORTH BOUNDARY OF THE SOUTH 150.00 FEET OF TRACTS 1, 2, AND 3, AND DEPARTING THE SOUTH BOUNDARY OF SAID "SUNSET RIDGE PHASE 2, RUN S-00°11'00"-E, 150.01 FEET TO A POINT ON THE NORTH BOUNDARY OF TRACT 14 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF SAID TRACT 14, AND CONTINUE ALONG THE NORTH BOUNDARY OF TRACT 13 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", RUN N-89°08'35"-E, 460.61 FEET TO A 4" X 4" CONCRETE MONUMENT AND CAP "LB 8112" STANDING AT THE NORTHEAST CORNER OF SAID TRACT 13, SAID POINT ALSO BEING THE NORTHWEST CORNER OF "NATURES RESERVE PHASE 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 162, PAGES 47 TO 49 (INCLUSIVE) PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 13 AND ITS SOUTHERLY PROJECTION, ALSO BEING THE WEST BOUNDARY OF SAID "NATURES RESERVE PHASE 1", RUN S-00°20'10"-E, 676.06 FEET TO THE NORTHWEST CORNER OF TRACT 21 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 21, AND CONTINUE ALONG THE NORTH BOUNDARY OF TRACT 22 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", RUN N-89°06'00"-E, 662.14 FEET TO A 5/8" IRON ROD WITH NO IDENTIFICATION STANDING AT THE NORTHEAST CORNER OF SAID TRACT 22; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 22 AND THE EAST BOUNDARY OF TRACT 27 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT," AND ITS SOUTHERLY PROJECTION, ALSO BEING THE WEST BOUNDARY OF SAID "NATURES RESERVE PHASE 1" AND ITS SOUTHERLY PROJECTION, AND CONTINUE ALONG THE EAST BOUNDARY OF TRACT 6 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS, RUN S-00°21'46"-E, 1976.46 FEET; THENCE S-89°00'33"-W, 115.96 FEET; THENCE S-89°55'13"-W, 168.00 FEET; THENCE S-00°04'47"-E, 110.00 FEET; THENCE N-89°55'13"-E, 30.23 FEET; THENCE S-00°04'47"-E, 40.00 FEET; THENCE N-89°55'13"-E, 85.00 FEET; THENCE S-00°04'47"-E, 480.00 FEET; THENCE N-89°55'13"-E, 85.00 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-44°55'13"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°55'13"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-45°04'47"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°55'13"-E, 170.00 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-44°55'13"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°55'13"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-45°04'47"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°55'13"-E, 155.00 FEET; THENCE N-00°04'47"-W, 120.00 FEET; THENCE N-89°55'13"-E, 5.00 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/Delta OF 59°12'40", A CHORD BEARING OF N-60°18'52"-E, A CHORD DISTANCE OF 74.10 FEET, FOR AN ARC LENGTH OF 77.57 FEET; THENCE ALONG A NON-RADIAL LINE, N-89°55'13"-E, 133.06 FEET; THENCE N-00°05'16"-W, 489.86 FEET TO A POINT ON THE NORTH BOUNDARY OF TRACT 9 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE ALONG SAID NORTH BOUNDARY, N-89°05'03"-E, 19.99 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT-OF-WAY OF FDC GROVE ROAD, ACCORDING TO MAP BOOK 18, PAGES 43 TO 61 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY AND ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES: 1) S-00°27'36"-E, 607.85 FEET; THENCE 2) S-18°10'05"-W, 18.77 FEET; THENCE 3) S-10°22'17"-E, 53.68 FEET; THENCE 4) S-00°22'39"-E, 197.61 FEET; THENCE 5) S-01°12'23"-W, 332.36 FEET; THENCE 6) S-00°27'05"-W, 118.81 FEET TO A POINT ON THE SOUTH BOUNDARY OF TRACT 24 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE DEPARTING SAID WESTERLY MAINTAINED RIGHT-OF-WAY, AND ALONG THE SOUTH BOUNDARY OF SAID TRACT 24, RUN S-89°08'17"-W, 20.02 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, RUN N-00°05'16"-W, 490.71 FEET; THENCE S-89°55'13"-W, 126.36 FEET; THENCE ALONG A RADIAL LINE, S-52°13'40"-W, 15.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/Delta OF 52°18'27", A CHORD BEARING OF N-63°55'34"-W, A CHORD DISTANCE OF 66.12 FEET, FOR AN ARC LENGTH OF 68.47 FEET; THENCE S-89°55'13"-W, 5.00 FEET; THENCE N-00°04'47"-W, 120.00 FEET; THENCE S-89°55'13"-W, 155.00 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-44°55'13"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 40.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-45°04'47"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 170.00 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-44°55'13"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 40.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY; THENCE

**PHASE 1 - BOND ISSUANCE BOUNDARY  
FOR PROPOSED "WYNSTONE" SUBDIVISION**

**LEGAL DESCRIPTION**

(NOT A SURVEY)

LEGAL DESCRIPTION CONSISTS OF FOUR (4) PAGES,  
AND IS NOT COMPLETE WITHOUT ALL PAGES



1925 BARTOW ROAD LAKELAND, FL 33801  
OFFICE: (863) 940-2040 FAX: (863) 940-2044  
EMAIL: INFO@WOODCIVIL.COM  
CERTIFICATE OF AUTHORIZATION NO. 32508

NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-45°04'47"-W, A CHORD DISTANCE OF 35.36 FEET FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 170.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-44°55'13"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 40.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-45°04'47"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 170.00 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-44°55'13"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 40.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-45°04'47"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 85.00 FEET; THENCE S-00°04'47"-E, 481.18 FEET; THENCE S-22°12'50"-E, 88.48 FEET; THENCE S-46°46'12"-E, 81.16 FEET; THENCE S-70°05'16"-E, 72.63 FEET; THENCE N-89°55'13"-E, 202.89 FEET TO THE NORTHEAST CORNER OF TRACT 28 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 28, RUN S-00°21'05"-E, 647.48 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 28; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 28, RUN S-89°03'32"-W, 331.81 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 28; THENCE DEPARTING SAID SOUTH BOUNDARY, RUN S-00°20'33"-E, 15.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 19, ALSO BEING A POINT ON THE NORTH BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 30; THENCE ALONG THE EAST BOUNDARY OF TRACT 4 IN THE NORTHWEST ¼ OF SAID SECTION 30, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT," AND ITS NORTHERLY PROJECTION, RUN S-00°07'14"-E, 660.05 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 4, AND CONTINUE ALONG THE SOUTH BOUNDARY OF TRACTS 1, 2, AND 3 IN THE NORTHWEST ¼ OF SAID SECTION 30, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", RUN S-89°06'13"-W, 1544.95 FEET TO THE POINT OF BEGINNING.

**CONTAINING:** 234.358 ACRES, MORE OR LESS.



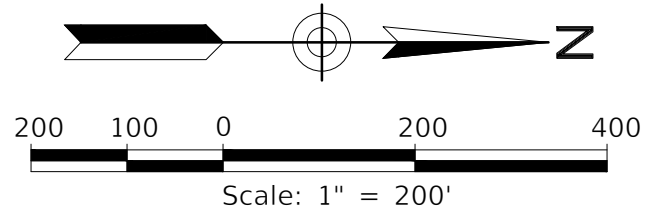
1925 BARTOW ROAD LAKELAND, FL 33801  
OFFICE: (863) 940-2040 FAX: (863) 940-2044  
EMAIL: INFO@WOODCIVIL.COM  
CERTIFICATE OF AUTHORIZATION NO. 32508

**PHASE 1 - BOND ISSUANCE BOUNDARY  
FOR PROPOSED "WYNSTONE" SUBDIVISION**

**LEGAL DESCRIPTION**

(NOT A SURVEY)

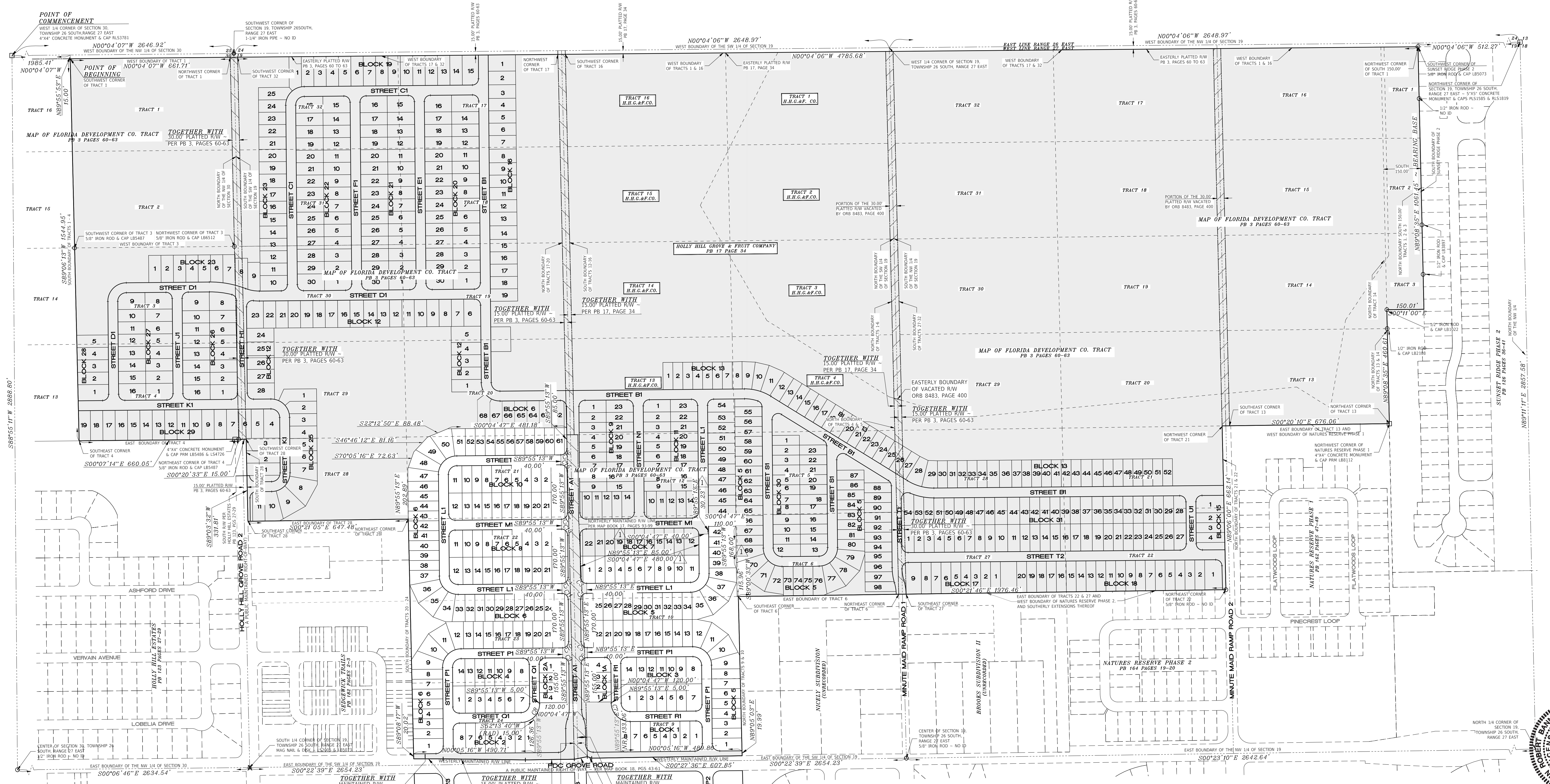
LEGAL DESCRIPTION CONSISTS OF FOUR (4) PAGES,  
AND IS NOT COMPLETE WITHOUT ALL PAGES



**LEGEND AND NOTES**

- TRACT 12 TRACT NUMBER PER "MAP OF FLORIDA DEVELOPMENT CO. TRACT", PER PLAT BOOK 3, PAGES 60-63
- TRACT 2 H.H.G.&F. CO. TRACT NUMBER PER "HOLLY HILL GROVE & FRUIT COMPANY", PER PLAT BOOH 17, PAGE 34
- P.O.B. POINT OF BEGINNING
- (RAD) RADIAL
- (NR) NON RADIAL

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE SOUTH 150 FEET OF TRACTS 1, 2 AND 3. IN THE NORTHWEST 1/4 OF SECTION 19, ALSO BEING THE SOUTH BOUNDARY OF "SUNSET RIDGE PHASE 2", AS RECORDED IN PLAT BOOK 126, PAGES 36 - 41. PUBLIC RECORDS OF POLK COUNTY, FLORIDA, HAVING A GRID BEARING OF N89°08'35"E, THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.



**Curve Table**

| Curve # | Length | Radius | Delta       | Chord Length | Chord Bearing         |
|---------|--------|--------|-------------|--------------|-----------------------|
| C1      |        |        |             |              | INTENTIONALLY OMITTED |
| C2      |        |        |             |              | INTENTIONALLY OMITTED |
| C3      | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | N44° 55' 13"E         |
| C4      | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | S45° 04' 47"E         |
| C5      | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | N44° 55' 13"E         |
| C6      | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | S45° 04' 47"E         |
| C7      | 77.51' | 75.00' | 59° 12' 40" | 74.10'       | N60° 18' 52"E         |
| C8      | 68.47' | 75.00' | 52° 18' 27" | 66.12'       | N63° 55' 34"W         |

**Curve Table**

| Curve # | Length | Radius | Delta       | Chord Length | Chord Bearing |
|---------|--------|--------|-------------|--------------|---------------|
| C9      | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | S44° 55' 13"W |
| C10     | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | N45° 04' 47"W |
| C11     | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | S44° 55' 13"W |
| C12     | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | N45° 04' 47"W |
| C13     | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | S44° 55' 13"W |
| C14     | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | N45° 04' 47"W |
| C15     | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | S44° 55' 13"W |
| C16     | 39.27' | 25.00' | 90° 00' 00" | 35.36'       | N45° 04' 47"W |

**REVISIONS**

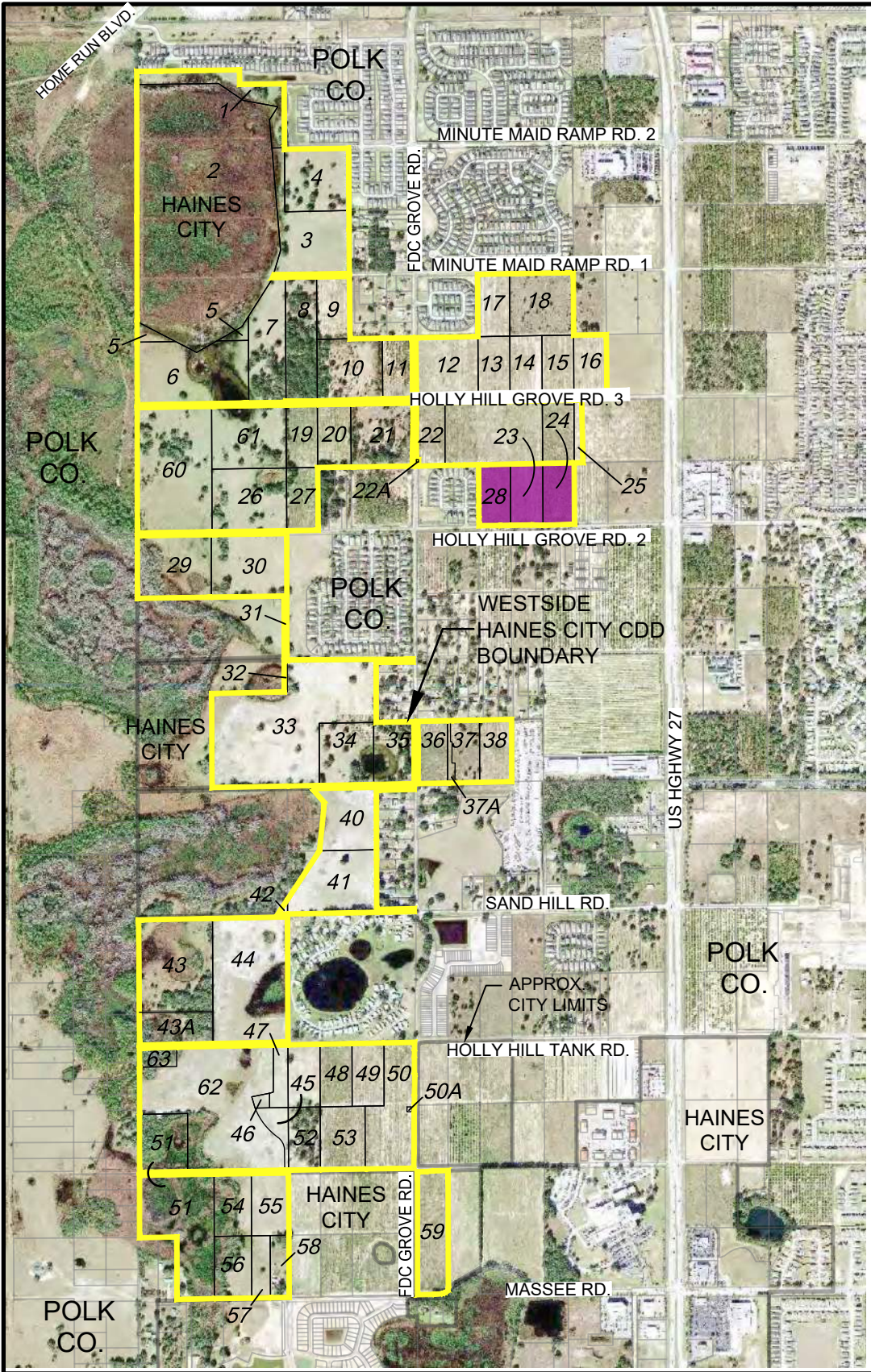
| NO. | DATE     | DESCRIPTION                            |
|-----|----------|--|
| 1   | 02/22/24 | REVISED BOUNDARY AND LEGAL DESCRIPTION |

**WOOD & ASSOCIATES, LLC**  
 ENGINEERING, INC.  
 1932 BARNUM ROAD, LAKELAND, FL 33859  
 OFFICE (883) 940-2040 FAX (883) 940-2044  
 EMAIL INFO@WOODCHILCO.COM  
 CERTIFICATE OF AUTHORIZATION NO. 123598

**PROPOSED "WYNSTONE" SUBDIVISION**  
 SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
 NOT A SURVEY  
 POLK COUNTY, FLORIDA




DATE: \_\_\_\_\_  
 JOHN R. BARNON, P.E. #81128  
 PROFESSIONAL ENGINEER  
 POLK COUNTY, FLORIDA

**PHASE 1 BOND ISSUANCE BOUNDARY**  
 SHEET: **1 OF 1**



| ID  | Parcel No.         |
|-----|--------------------|
| 1   | 272619705000030012 |
| 2   | 272619705000030171 |
| 3   | 272619705000030201 |
| 4   | 272619705000030210 |
| 5   | 272619704500040011 |
| 6   | 272619704500040141 |
| 7   | 272619704500040041 |
| 8   | 272619705000040050 |
| 9   | 272619705000040060 |
| 10  | 272619705000040101 |
| 11  | 272619705000040090 |
| 12  | 272619705000020150 |
| 13  | 272619705000020140 |
| 14  | 272619705000020130 |
| 15  | 272619705000020120 |
| 16  | 272619705000020110 |
| 17  | 272619705000020090 |
| 18  | 272619705000020040 |
| 19  | 272619705000040210 |
| 20  | 272619705000040220 |
| 21  | 272619705000040230 |
| 22  | 272619705000020171 |
| 22A | 272619705000020172 |
| 23  | 272619705000020180 |
| 24  | 272619705000020210 |
| 25  | 272619705000020220 |
| 26  | 272619705000040290 |
| 27  | 272619705000040280 |
| 28  | 272619705000020300 |
| 29  | 272630708000030010 |
| 30  | 272630708000030030 |
| 31  | 272630708000030132 |
| 32  | 272630708000030202 |
| 33  | 272630708000030191 |
| 34  | 272630708000030261 |
| 35  | 272630708000030250 |
| 36  | 272630708000010320 |
| 37  | 272630708000010310 |
| 37A | 272630708000010311 |
| 38  | 272630708000010300 |
| 40  | 272630707500040051 |
| 41  | 272630708000040097 |
| 42  | 272630708000040131 |
| 43  | 272630708000040170 |
| 43A | 272630708000040311 |
| 44  | 272630708000040190 |
| 45  | 272631708500030011 |
| 46  | 272631708500030041 |
| 47  | 272631708500030042 |
| 48  | 272631708500030060 |
| 49  | 272631708500030070 |
| 50  | 272631708500030080 |
| 50A | 272631708500030092 |
| 51  | 272631708500030151 |
| 52  | 272631708500030121 |
| 53  | 272631708500030101 |
| 54  | 272631708500030190 |
| 55  | 272631708500030200 |
| 56  | 272631708500030300 |
| 57  | 272631708500030292 |
| 58  | 272631708500030291 |
| 59  | 272631708500010170 |
| 60  | 272619705000040170 |
| 61  | 272619705000040190 |
| 62  | 272631708500030020 |
| 63  | 272631708500030010 |

**LEGEND**

-  WESTSIDE HAINES CITY CDD
-  PARCELS
-  CDD CONTRACTION

## EXHIBIT 1 - LOCATION MAP WESTSIDE HAINES CITY CDD

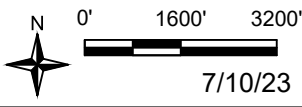




EXHIBIT 2 - LEGAL DESCRIPTION  
**WESTSIDE HAINES CITY CDD**  
**LEGAL DESCRIPTIONS**

**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 ¼ 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' TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF HOLLY HILL 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 TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY 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 OT THE SOUTHERLY RIGHT-OF-WAY OF AN UNNAMED ROAD, (ALSO KNOW AS MINUTE MAID RAMP ROAD 1); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.88°59'20"E., A DISTANCE OF 991.98 FEET TO THE POINT OF BEGINNEING.

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 ¼ 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 HO9LLY 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; 2) S.88°48'08"W. A DISTANCE OF 644.25 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY 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 HILL 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 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 TRACT 17, A DISTANCE OF 374.86 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 UNNAMED 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" W, ALONG THE WEST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION 31, A DISTANCE OF 15.00 FEET; THENCE N 89°19'17" E, A DISTANCE OF 15.00 FEET TO THE 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 ON 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°37'34" E, A DISTANCE OF 95.17 FEET; (2) N 81°41'25" E, A DISTANCE OF 121.29 FEET; (3) N 87°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 ON THE NORTHERLY RIGHT OF WAY LINE OF POLK

COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 14, PAGE 4S 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 OF THE 30.00 FOOT PLATTED RIGHT OF WAY; THENCE ALONG SAID 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 28 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 AFOREMENTIONED 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 84.58 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 28 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 28 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, TOWNSHP 28 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 THE 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°09'08" 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 28 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.

**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.

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 ¼ 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 ¼ 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 ¼ 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.

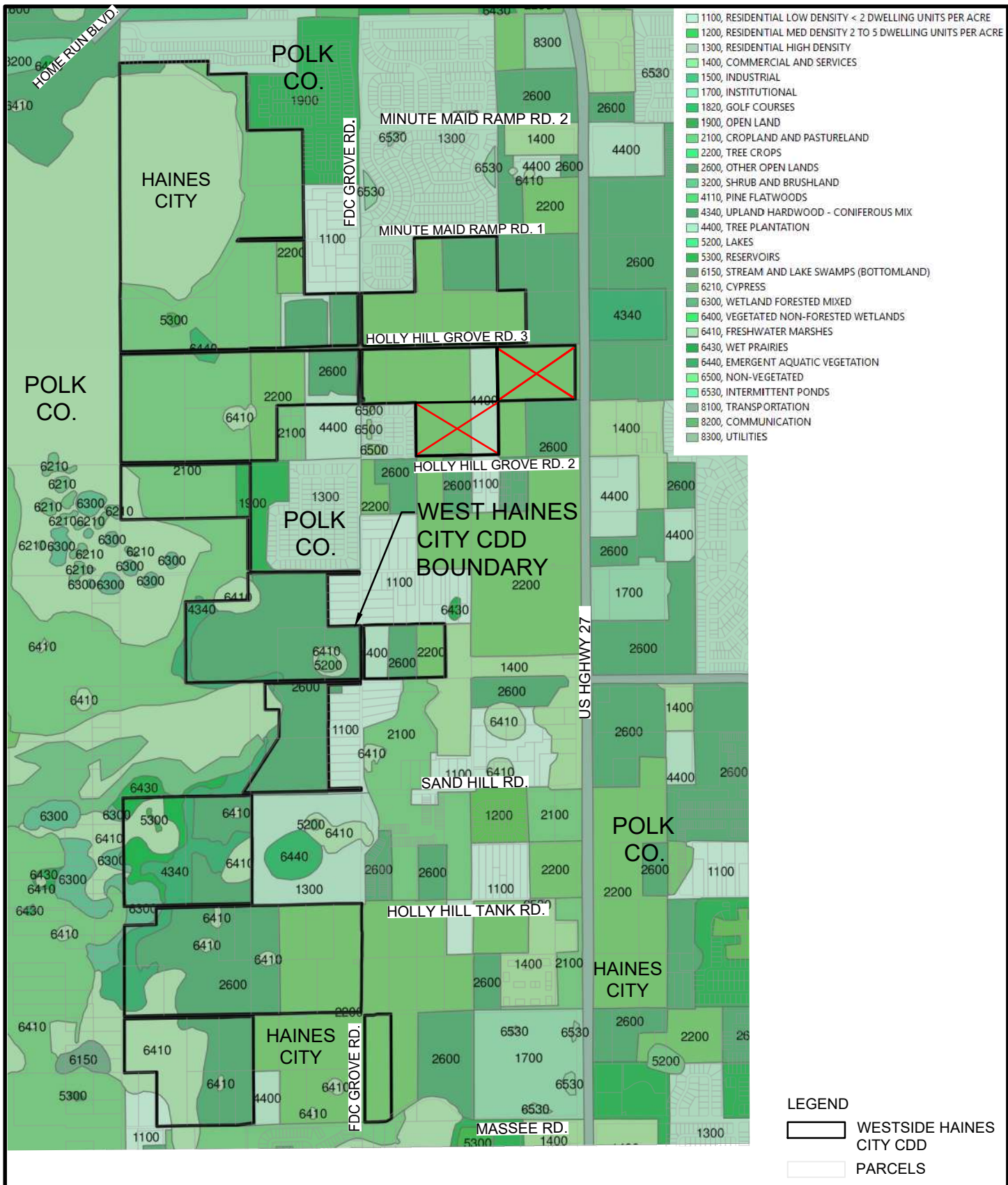
LESS OUT

DESCRIPTION: A PORTION OF TRACTS 28, 29, & 30, 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 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

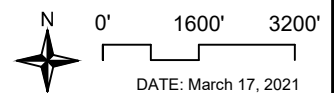
GROVE ROAD 2, PER MAP BOOK 22, PAGES 1 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1) S.88°40'49"W., A DISTANCE OF 13.76 FEET; 2) S.87°34'32"W., A DISTANCE OF 110.73 FEET; 3) S.87°59'33"W., 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 BOUNDARY, OF SAID COUNTY WALK ESTATES N.00°21'09"W., A DISTANCE OF 631.43 FEET; THENCE N.88°48'08"E., A DISTANCE OF 991.93 FEET TO THE POINT OF BEGINNING.  
CONTAINING 14.481 ACRES, MORE OR LESS.

ALTOGETHER CONTAINING 595.10± ACRES

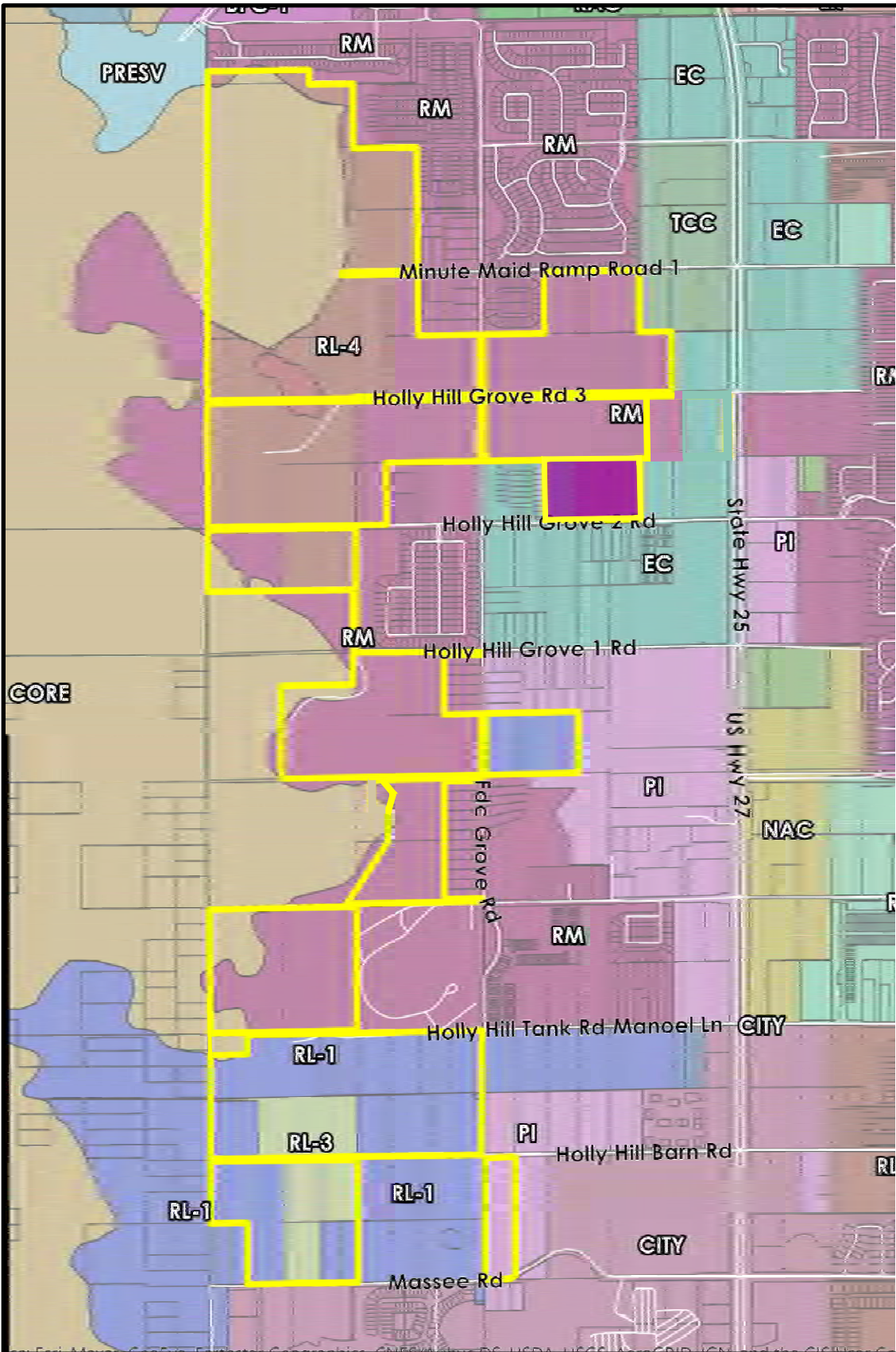


SECTS 19, 30 & 31,  
T26S, R27E

## EXHIBIT 4 - EXSITING LAND USE WESTSIDE HAINES CITY CDD







POLK COUNTY - FUTURE LAND USE

- BPC-1
- BPC-2
- CITY
- CORE
- EC
- INST-1
- LAKES
- LCC
- LR
- NAC
- PI
- PRESV
- RAC
- RH
- RL-1
- RL-3
- RL-4
- RM

LEGEND

- WESTSIDE HAINES CITY CDD
- CDD CONTRACTION

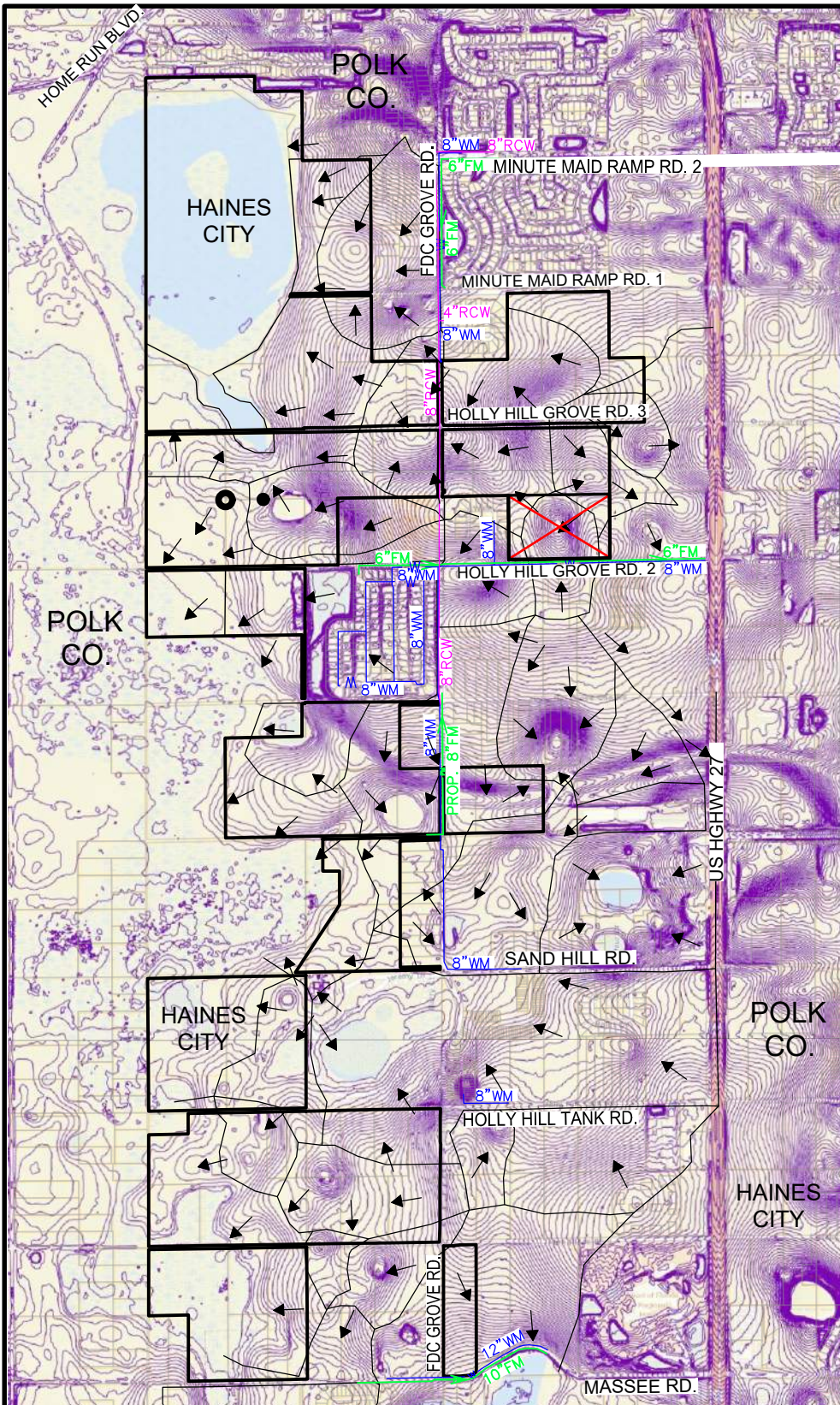
SECTS 19, 30 & 31,  
T26S, R27E

# EXHIBIT 5 - FUTURE LAND USE WESTSIDE HAINES CITY CDD








APPROX. CDD BOUNDARY  
AREA 595.10± AC.



7/10/23



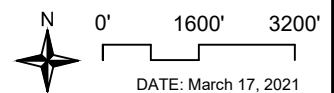
**LEGEND**

-  WESTSIDE HAINES CITY CDD
-  PARCELS
-  DRAINAGE AREA LIMITS
-  DRAINAGE PATTERN
-  W EXISTING WATER MAIN
-  FM EXISTING FORCE MAIN
-  RCW EXISTING RECLAIM MAIN

NOTE:  
CONTOUR INFORMATION PER POLK COUNTY LIDAR GIS DATABASE.

SECTS 19, 30 & 31,  
T26S, R27E

# EXHIBIT 6 - UTILITY LOCATION AND DRAINAGE MAP WESTSIDE HAINES CITY CDD



**EXHIBIT 7  
COST ESTIMATE**

| INFRASTRUCTURE   | BRENTWOOD TOWNHOMES                |                                    |                                    |                                       | CASCADES SINGLE FAMILY             |                                   |                                    | WYNNSTONE SINGLE FAMILY             |                                    |                                    | TOTAL<br>2,574 LOTS  |
|--|------------------------------------|------------------------------------|------------------------------------|---------------------------------------|------------------------------------|-----------------------------------|------------------------------------|-------------------------------------|------------------------------------|------------------------------------|----------------------|
|  | PHASE 1<br>(226 LOTS)<br>2021-2023 | PHASE 2<br>(124 LOTS)<br>2023-2024 | PHASE 3<br>(122 LOTS)<br>2023-2024 | PHASES 4/5<br>(290 LOTS)<br>2024-2025 | PHASE 1<br>(597 LOTS)<br>2021-2024 | PHASE 2<br>(74 LOTS)<br>2021-2024 | PHASE 3<br>(344 LOTS)<br>2023-2025 | PHASE 1A<br>(482 LOTS)<br>2024-2025 | PHASE 1B<br>(44 LOTS)<br>2024-2025 | PHASE 2<br>(271 LOTS)<br>2025-2026 |                      |
| Assessment   | 1                                  | 2                                  | 2                                  | 2                                     | 1                                  | 1                                 | 2                                  | 2                                   | 2                                  | 3                                  |                      |
| Offsite Improvements(1)(5)(7)(11)                              | \$970,000                          | \$200,000                          | \$0                                | \$250,000                             | \$4,000,000                        | \$500,000                         | \$1,011,097                        | \$7,266,122                         | \$663,297                          | \$2,147,007                        | \$17,007,523         |
| Stormwater Management (1)(2)(3)(5)(6)(7)                       | \$1,284,390                        | \$1,103,340                        | \$1,461,713                        | \$4,482,699                           | \$2,835,625                        | \$450,000                         | \$4,048,597                        | \$3,852,613                         | \$351,691                          | \$3,542,562                        | \$23,413,230         |
| Utilities (Water, Sewer, & Street Lighting) (1) (5)(7) (9)(11) | \$1,169,820                        | \$1,004,920                        | \$1,331,325                        | \$4,082,835                           | \$2,731,250                        | \$450,000                         | \$3,848,597                        | \$3,753,053                         | \$342,602                          | \$3,456,681                        | \$22,171,083         |
| Roadway (1)(4)(5)(7)   | \$560,790                          | \$481,740                          | \$638,213                          | \$1,957,234                           | \$1,365,625                        | \$265,000                         | \$2,377,222                        | \$1,747,617                         | \$159,533                          | \$2,061,127                        | \$11,614,101         |
| Entry Feature (1)(7)(8)911)                                    | \$100,000                          | \$0                                | \$200,000                          | \$125,000                             | \$750,000                          | \$0                               | \$461,097                          | \$865,794                           | \$79,035                           | \$214,701                          | \$2,795,627          |
| Parks and Amenities (1)(7)(11)                                 | \$1,000,000                        | \$0                                | \$0                                | \$1,250,000                           | \$1,750,000                        | \$0                               | \$961,097                          | \$2,999,236                         | \$273,789                          | \$429,401                          | \$8,663,523          |
| <b>Subtotal</b>  | <b>\$5,085,000</b>                 | <b>\$2,790,000</b>                 | <b>\$3,631,251</b>                 | <b>\$12,147,768</b>                   | <b>\$13,432,500</b>                | <b>\$1,665,000</b>                | <b>\$12,707,707</b>                | <b>\$20,484,435</b>                 | <b>\$1,869,947</b>                 | <b>\$11,851,479</b>                | <b>\$85,665,087</b>  |
| Professional Fees (10%)  | \$508,500.0                        | \$279,000.0                        | \$363,125.1                        | \$1,214,776.8                         | \$1,343,250.0                      | \$166,500.0                       | \$1,270,770.7                      | \$2,048,443.5                       | \$186,994.7                        | \$1,185,147.9                      | \$8,566,508.7        |
| <b>Subtotal</b>  | <b>\$5,593,500</b>                 | <b>\$3,069,000</b>                 | <b>\$3,994,376</b>                 | <b>\$13,362,545</b>                   | <b>\$14,775,750</b>                | <b>\$1,831,500</b>                | <b>\$13,978,478</b>                | <b>\$22,532,879</b>                 | <b>\$2,056,942</b>                 | <b>\$13,036,627</b>                | <b>\$94,231,596</b>  |
| Contingency (10%)  | \$559,350.0                        | \$306,900.0                        | \$399,437.6                        | \$1,336,254.5                         | \$1,477,575.0                      | \$183,150.0                       | \$1,397,847.8                      | \$2,253,287.9                       | \$205,694.2                        | \$1,303,662.7                      | \$9,423,159.6        |
| <b>Total</b>   | <b>\$6,152,850</b>                 | <b>\$3,375,900</b>                 | <b>\$4,393,814</b>                 | <b>\$14,698,799</b>                   | <b>\$16,253,325</b>                | <b>\$2,014,650</b>                | <b>\$15,376,325</b>                | <b>\$24,786,166</b>                 | <b>\$2,262,636</b>                 | <b>\$14,340,290</b>                | <b>\$103,654,755</b> |

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2023 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation, and buffer fencing.
9. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Includes only the incremental cost of undergrounding.
10. Estimates based on 2,547 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (all phases).

**EXHIBIT 8 SUMMARY OF PROPOSED DISTRICT FACILITIES**

| DISTRICT INFRASTRUCTURE   | CONSTRUCTION | OWNERSHIP       | CAPITAL FINANCING* | OPERATION AND MAINTENANCE |
|---------------------------|--------------|-----------------|--------------------|---------------------------|
| Entry Feature & Signage   | District     | District        | District Bonds     | District                  |
| Stormwater Facilities     | District     | District        | District Bonds     | District                  |
| Lift Stations/Water/Sewer | District     | Polk County**** | District Bonds     | Polk County****           |
| Street Lighting/Conduit   | District     | Duke/District** | District Bonds     | Duke/District***          |
| Road Construction         | District     | District        | District Bonds     | District                  |
| Parks & Amenities         | District     | District        | District Bonds     | District                  |
| Offsite Improvements      | District     | Polk County     | District Bonds     | Polk County               |

\*Costs not funded by bonds will be funded by the developer

\*\* District will fund incremental cost of undergrounding of electrical conduit

\*\*\*District will fund street lighting maintenance services with funds other than tax-exempt bonds

\*\*\*\* Haines City will own and maintain the water and sewer infrastructure for the 46 lots in the Southeast corner of the District.

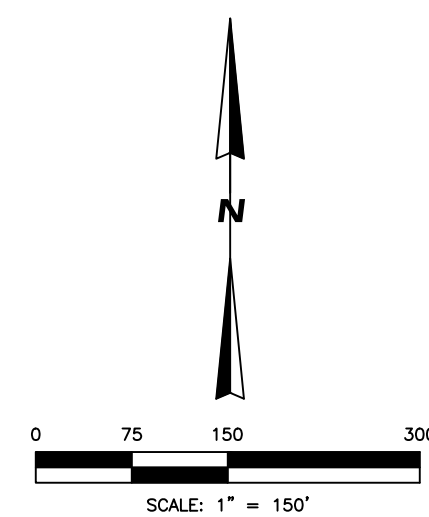
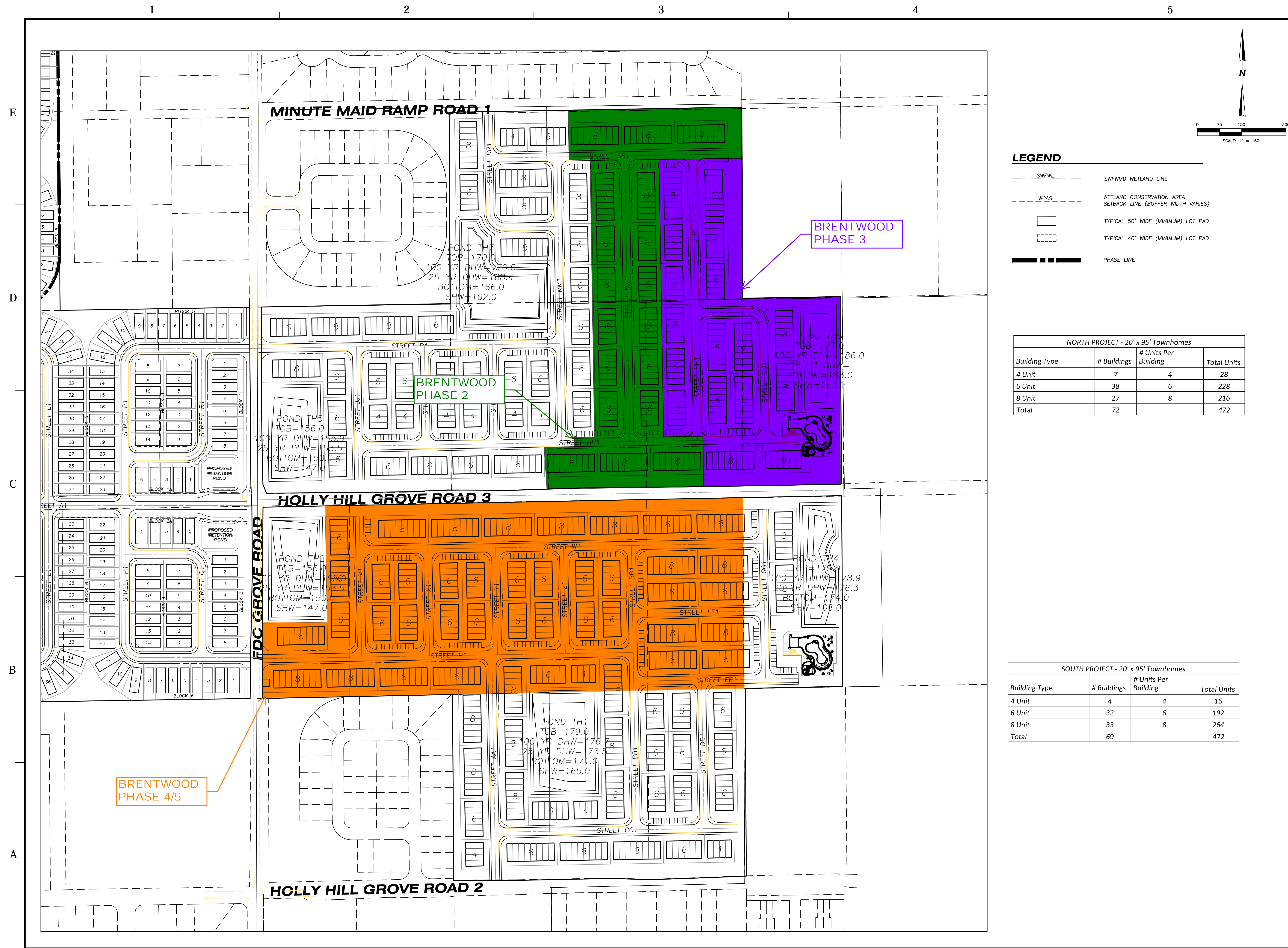


# EXHIBIT 9



Dewberry Engineers Inc.  
800 NORTH MAGNOLIA AVENUE  
SUITE 1000  
ORLANDO, FLORIDA 32804  
PHONE: 407.843.5120  
ENGINEERING BUSINESS - 8794

WESTSIDE HAINES  
CITY CDD  
HAINES CITY, FL



### LEGEND

- SWFWL SWFWL WETLAND LINE
- WCAS WETLAND CONSERVATION AREA SETBACK LINE (BUFFER WIDTH VARIES)
- TYPICAL 50' WIDE (MINIMUM) LOT PAD
- TYPICAL 40' WIDE (MINIMUM) LOT PAD
- PHASE LINE

| NORTH PROJECT - 20' x 95' Townhomes |             |                      |             |
|-------------------------------------|-------------|----------------------|-------------|
| Building Type                       | # Buildings | # Units Per Building | Total Units |
| 4 Unit                              | 7           | 4                    | 28          |
| 6 Unit                              | 38          | 6                    | 228         |
| 8 Unit                              | 27          | 8                    | 216         |
| <b>Total</b>                        | <b>72</b>   |                      | <b>472</b>  |

SEAL

KEY PLAN

SCALE NORTH

| SOUTH PROJECT - 20' x 95' Townhomes |             |                      |             |
|-------------------------------------|-------------|----------------------|-------------|
| Building Type                       | # Buildings | # Units Per Building | Total Units |
| 4 Unit                              | 4           | 4                    | 16          |
| 6 Unit                              | 32          | 6                    | 192         |
| 8 Unit                              | 33          | 8                    | 264         |
| <b>Total</b>                        | <b>69</b>   |                      | <b>472</b>  |

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REVISIONS

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| DRAWN BY    | MJB      |
| APPROVED BY | RM       |
| CHECKED BY  | RM       |
| DATE        | 03/22/21 |

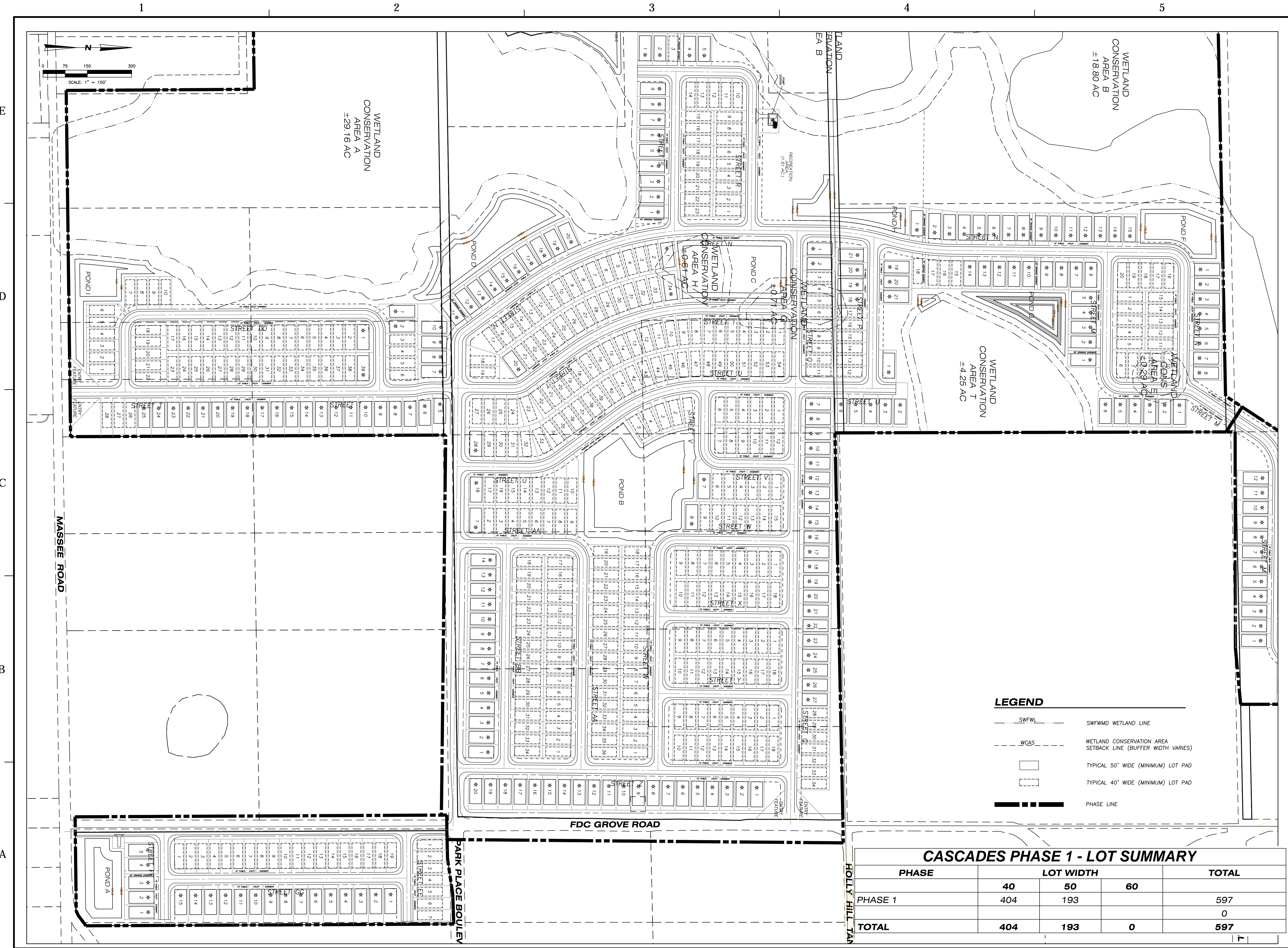
TITLE

**BRENTWOOD**

PROJECT NO. 50137547

SHEET NO.

# EXHIBIT 9



| CASCADES PHASE 1 - LOT SUMMARY |           |     |    |       |
|--------------------------------|-----------|-----|----|-------|
| PHASE                          | LOT WIDTH |     |    | TOTAL |
|                                | 40        | 50  | 60 |       |
| PHASE 1                        | 404       | 193 | 0  | 597   |
| TOTAL                          | 404       | 193 | 0  | 597   |

**Dewberry**  
 Dewberry Engineers Inc.  
 800 NORTH MAGNOLIA AVENUE  
 SUITE 1000  
 ORLANDO, FLORIDA 32804  
 PHONE: 407.843.5120  
 ENGINEERING BUSINESS - 8794

WESTSIDE HAINES  
 CITY CDD  
 HAINES CITY, FL

SEAL

KEY PLAN

SCALE NORTH

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REVISIONS

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|-------------|----------|
| DRAWN BY    | MJB      |
| APPROVED BY | RM       |
| CHECKED BY  | RM       |
| DATE        | 03/22/21 |
| TITLE       |          |

CASCADES PHASE 1

PROJECT NO. 50137547

SHEET NO.

# EXHIBIT 9



Dewberry Engineers Inc.  
 800 NORTH MAGNOLIA AVENUE  
 SUITE 1000  
 ORLANDO, FLORIDA 32804  
 PHONE: 407.843.5120  
 ENGINEERING BUSINESS - 8794

WESTSIDE HAINES  
 CITY CDD  
 HAINES CITY, FL

SEAL

KEY PLAN

SCALE NORTH

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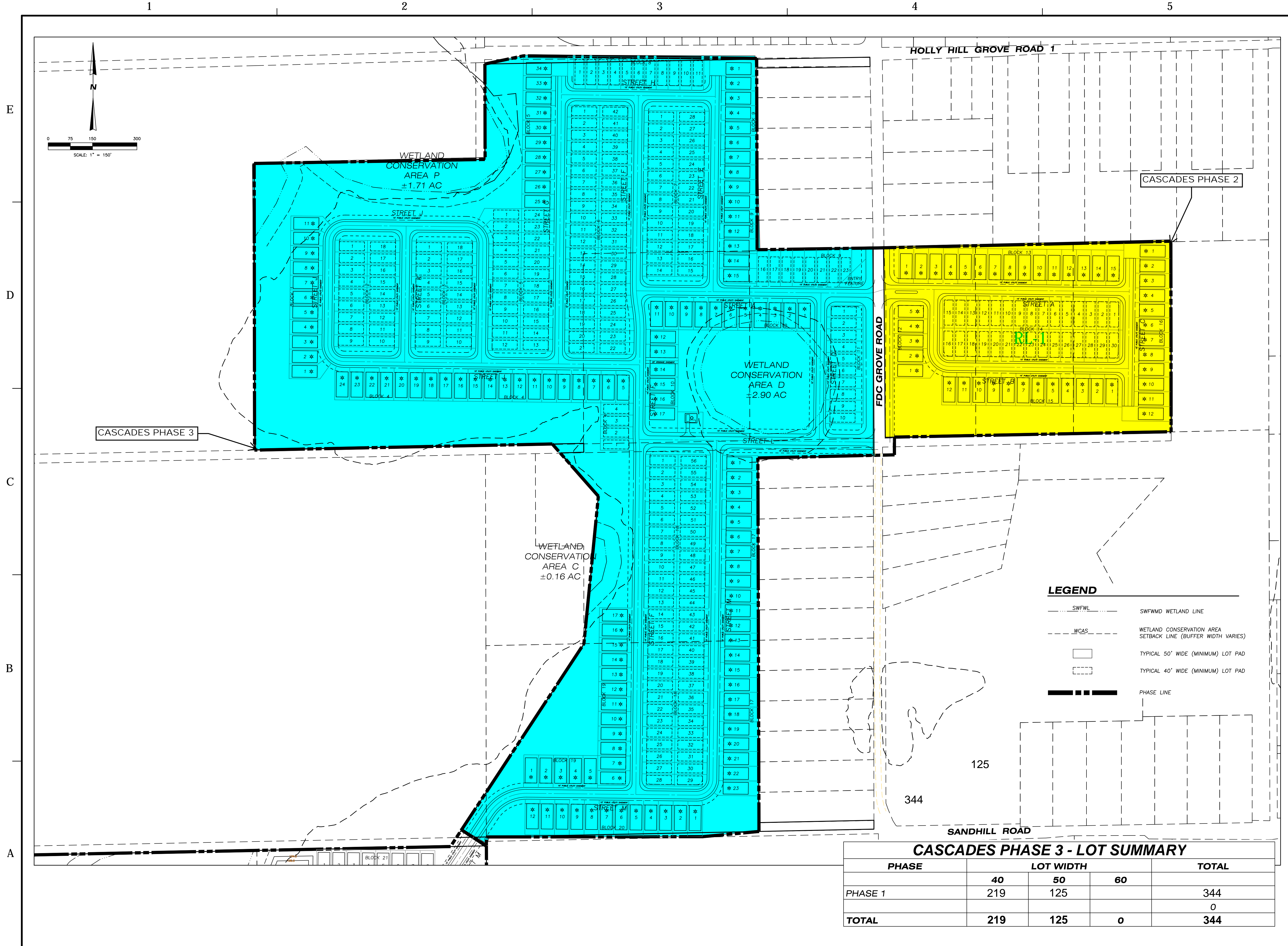
REVISIONS

|             |          |
|-------------|----------|
| DRAWN BY    | MJB      |
| APPROVED BY | RM       |
| CHECKED BY  | RM       |
| DATE        | 03/22/21 |

TITLE  
**CASCADES PHASES 2 & 3**

PROJECT NO. 50137547

SHEET NO.



**LEGEND**

|  |       |  |
|--|-------|--|
|  | SWFWL | SFWMD WETLAND LINE   |
|  | WCAS  | WETLAND CONSERVATION AREA SETBACK LINE (BUFFER WIDTH VARIES) |
|  |       | TYPICAL 50' WIDE (MINIMUM) LOT PAD                           |
|  |       | TYPICAL 40' WIDE (MINIMUM) LOT PAD                           |
|  |       | PHASE LINE   |

**CASCADES PHASE 3 - LOT SUMMARY**

| PHASE        | 40         | 50         | 60       | TOTAL      |
|--------------|------------|------------|----------|------------|
| PHASE 1      | 219        | 125        | 0        | 344        |
| <b>TOTAL</b> | <b>219</b> | <b>125</b> | <b>0</b> | <b>344</b> |



# SECTION VIII

**RESOLUTION 2024-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2024, AT \_\_\_\_\_ A.M./P.M. AT \_\_\_\_\_, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS ASSESSMENT AREA TWO OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.**

WHEREAS, the Board of Supervisors (the “Board”) of the Westside Haines City Community Development District (the “District”) has previously adopted Resolution 2024-\_\_ entitled:

**RESOLUTION 2024-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMNENDED MASTER ASSESSMENT METHODOLOGY – ASSESSMENT AREA TWO; ADOPTING A SECOND AMENDMENT TO THE MASTER ENGINEER’S REPORT; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

WHEREAS, in accordance with Resolution 2024-08, a revised preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District Office”).

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

**SECTION 1.** There is hereby declared a public hearing to be held on \_\_\_\_\_, 2024, at \_\_\_\_\_:\_\_\_\_\_, at \_\_\_\_\_, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager,

Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

**SECTION 2.** Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Polk County (by two publications one week apart with the first publication at least twenty (20) days prior and the last publication shall be at least one (1) week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give at least thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

**SECTION 3.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 18th day of March 2024.

ATTEST:

**WESTSIDE HAINES CITY COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

# SECTION IX



**KILINSKI  
VAN WYK**

517 E. College Avenue  
Tallahassee, Florida 32303  
877-350-0372

Offices:  
Naples  
Tallahassee  
Tampa

February 9, 2024

Board of Supervisors  
Westside Haines City Community Development District  
c/o Rennie Heath, District Chairman  
Governmental Management Services-Central Florida  
219 East Livingston Street  
Orlando, Florida 32801

Re: Westside Haines City Community Development District  
2024 Bond Issuance

Dear Board Members:

Please let this letter serve as our proposal to represent the Westside Haines City Community Development District regarding the 2024 Bond Issuance at a fixed fee of \$60,000, which includes costs and expenses.

If this meets with your approval, please sign below and return to me by e-mail for our files. Thank you for this opportunity and should you have any questions please do not hesitate to contact me.

Sincerely,

/s/ Roy Van Wyk

Roy Van Wyk

---

Rennie Heath, District Chairman  
Westside Haines City Community Development District

# SECTION X

INSTR # 2024030993  
BK 13001 Pgs 0531-0541 PG(s)11  
02/08/2024 10:56:51 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 95.00  
DEED DOC 0.70

PREPARED BY AND RETURN TO:

Lauren M. Gentry, Esquire  
Kilinski | Van Wyk PLLC  
517 East College Avenue  
Tallahassee, Florida 32301

**Parcel No.**

### **QUITCLAIM DEED**

THIS QUITCLAIM DEED is executed as of this 6th day of February, 2024, by **WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “grantor”), in favor of **GLK REAL ESTATE LLC**, a Florida limited liability company, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880 (hereinafter called the “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 good and valuable consideration paid by the grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said grantee forever, all the right, title, interest, claim, and demand which the said grantor has in and to the following described parcel of land, and all improvements and appurtenances thereto, in Polk County, Florida, as described in the attached **Composite Exhibit A**; subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining including but not necessarily limited to any stormwater piping, structures, improvements, swales and retention areas located thereon.

TO HAVE AND TO HOLD, the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

*[Signatures on following page]*

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the day and year first written above.

**GRANTOR:**

Signed, sealed and delivered in the presence of:

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

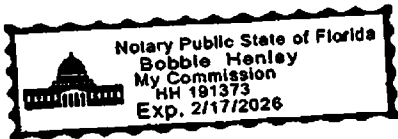
*Jessica Petrucci*  
Print Name: Jessica Petrucci  
Address: 346 E Central Ave  
Winter Haven, FL 33880

*Warren K. Heath, II*  
By: Warren K. "Rennie" Heath, II, Chairperson  
Board of Supervisors

*Jessica Kowalski*  
Print Name: Jessica Kowalski  
Address: 346 E Central Ave  
Winter Haven, FL 33880

STATE OF FLORIDA  
COUNTY OF Polk

SWORN TO AND SUBSCRIBED before me by means of  physical presence or  online notarization this 1<sup>st</sup> day of February, 2024, by Warren K. Heath, II as Chairperson of the Board of Supervisors of the Westside Haines City Community Development District.



[notary seal]

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



**ACCEPTANCE BY GRANTEE**

By execution of this Quitclaim Deed, grantee does hereby accept this conveyance.

Dated this 6th day of February, 2024.

Signed, sealed and delivered  
in the presence of:

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

Witnesses:

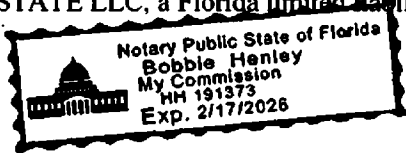
Jessica Petrucci  
Name: Jessica Petrucci  
Address: 346 E Central Ave  
Winter Haven, FL 33880

By: [Signature]  
Lauren O. Schwenk, Manager

Jessica Kowalski  
Name: Jessica Kowalski  
Address: 316 E Central Ave  
Winter Haven, FL 33880

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6th day of February, 2024, by Lauren O. Schwenk, on behalf of GLK REAL ESTATE LLC, a Florida limited liability company.



[notary seal]

[Signature]  
(Official Notary Signature)

Name: Bobbie Henley  
Personally Known [initials]  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

**Composite Exhibit A: Legal Description**

**COMPOSITE EXHIBIT A**  
**Legal Description**

**HOLLY HILL GROVE ROAD 2**  
**LEGAL DESCRIPTION**

ALL OF THAT CERTAIN PLATTED RIGHT-OF-WAY, BEING 15.00 FEET IN WIDTH, LYING NORTH OF TRACTS 1 THROUGH 4 (INCLUSIVE) IN THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST; AND ALL OF THAT CERTAIN PLATTED RIGHT-OF-WAY, BEING 15.00 FEET IN WIDTH, LYING SOUTH OF TRACTS 29 THROUGH 32 (INCLUSIVE) IN THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST - ALL BEING WITHIN THE PLAT OF "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

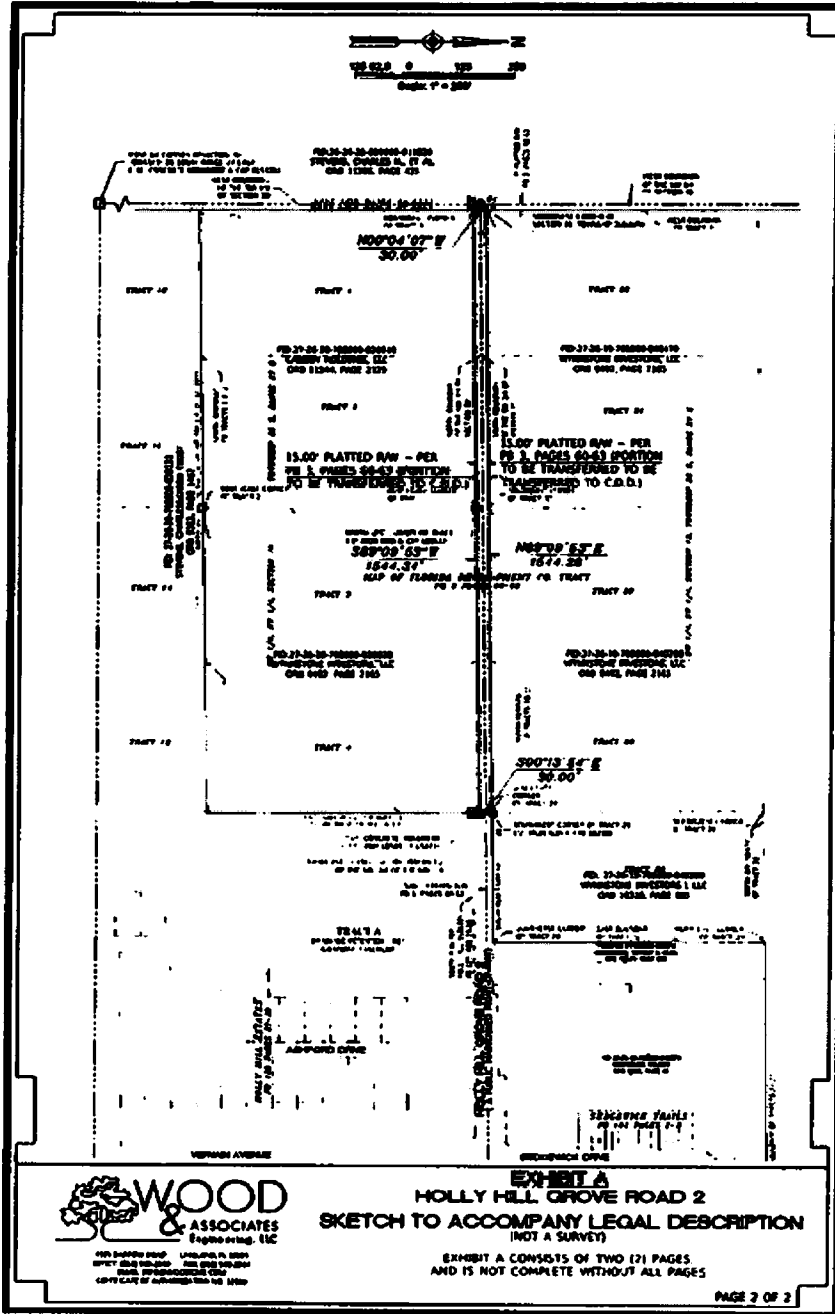
**CONTAINING: 46,329 SQUARE FEET, 1.064 ACRES, MORE OR LESS.**



**EXHIBIT A**  
**HOLLY HILL GROVE ROAD 2**  
**LEGAL DESCRIPTION**  
**(NOT A SURVEY)**

EXHIBIT A CONSISTS OF TWO (2) PAGES.  
AND IS NOT COMPLETE WITHOUT ALL PAGES

PAGE 1 OF 2



**HOLLY HILL GROVE ROAD 3  
LEGAL DESCRIPTION**

ALL OF THAT CERTAIN PLATTED RIGHT-OF-WAY, BEING 15.00 FEET IN WIDTH, LYING NORTH OF TRACTS 17 THROUGH 24 (INCLUSIVE) IN THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST - BEING WITHIN THE PLAT OF "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND ALL OF THAT CERTAIN PLATTED RIGHT-OF-WAY, BEING 15.00 FEET IN WIDTH, LYING SOUTH OF TRACTS 13 THROUGH 16 (INCLUSIVE) IN THE SOUTHWEST ¼ OF SAID SECTION 19 - BEING WITHIN THE PLAT OF "HOLLY HILL GROVE & FRUIT COMPANY", AS RECORDED IN PLAT BOOK 7, PAGE 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND ALSO ALL OF THAT CERTAIN PUBLIC MAINTAINED RIGHT-OF-WAY, WIDTH VARIES, ACCORDING TO THAT CERTAIN "MAINTAINED RIGHT-OF-WAY MAP FOR HOLLY HILL GROVE ROAD 3", AS RECORDED IN MAP BOOK 17, PAGES 93 THROUGH 99 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING SOUTH OF TRACTS 9 THROUGH 12 (INCLUSIVE), IN THE SOUTHWEST ¼ OF SAID SECTION 19 - BEING WITHIN SAID PLAT OF "MAP OF FLORIDA DEVELOPMENT CO. TRACT" - ALL LYING WITHIN SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

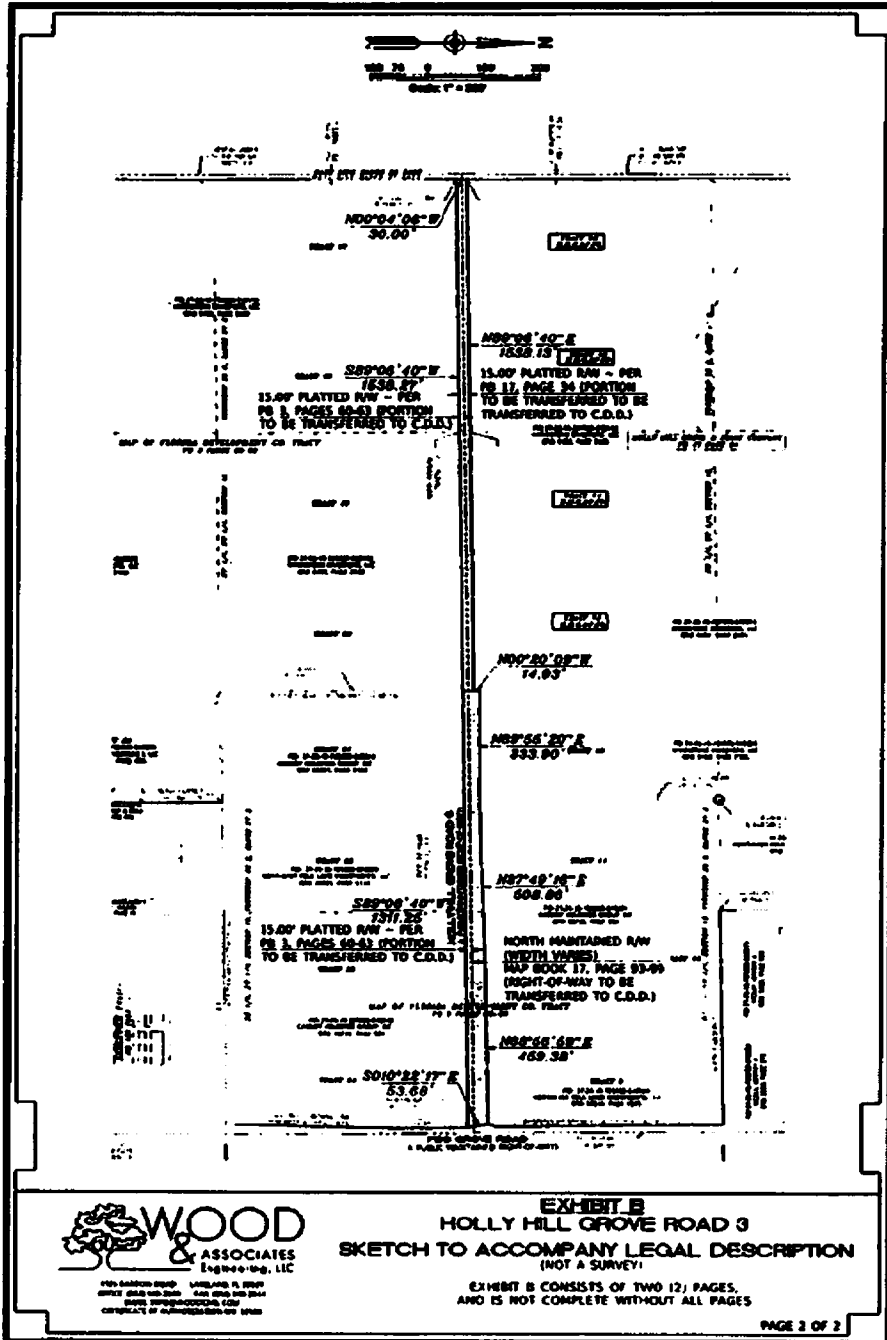
**CONTAINING: 107,996 SQUARE FEET, 2.479 ACRES, MORE OR LESS.**



THIS OFFICE IS LOCATED AT 1000 W. 10TH ST., SUITE 100, GAITHERSBURG, MD 20878  
PH: 301-941-1100 FAX: 301-941-1101  
WWW.WOOD-ASSOCIATES.COM

**EXHIBIT B  
HOLLY HILL GROVE ROAD 3  
LEGAL DESCRIPTION  
(NOT A SURVEY)**

EXHIBIT B CONSISTS OF TWO (2) PAGES,  
AND IS NOT COMPLETE WITHOUT ALL PAGES



**MINUTE MAID RAMP ROAD 1  
LEGAL DESCRIPTION**

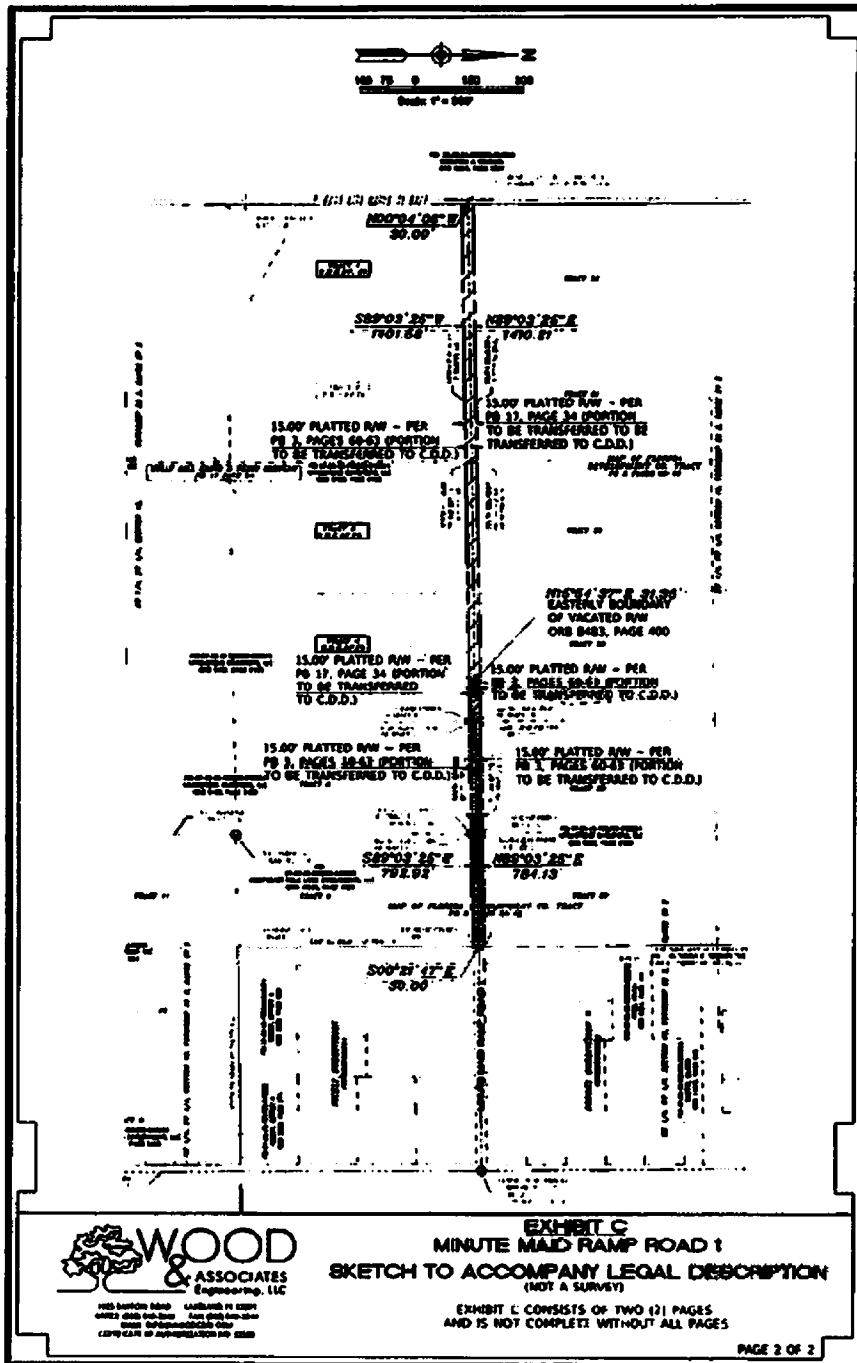
ALL OF THAT PLATTED RIGHT-OF-WAY, BEING 15.00 FEET IN WIDTH, LYING NORTH OF TRACT 4 IN THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST - BEING WITHIN THE PLAT OF "HOLLY HILL GROVE & FRUIT COMPANY", AS RECORDED IN PLAT BOOK 17, PAGE 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING WEST OF THE RIGHT-OF-WAY VACATED AND CLOSED BY RESOLUTION NO. 11-124, AS RECORDED IN OFFICIAL RECORDS BOOK 8483, PAGES 400 THROUGH 403 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND ALL OF THAT PLATTED RIGHT-OF-WAY, BEING 15.00 FEET IN WIDTH, LYING SOUTH OF TRACT 29 IN THE SOUTHWEST ¼ OF SAID SECTION 19 - BEING WITHIN THE PLAT OF "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING WEST OF THE RIGHT-OF-WAY VACATED AND CLOSED BY SAID RESOLUTION NO. 11-124; AND ALL OF THAT PLATTED RIGHT-OF-WAY, BEING 15.00 FEET IN WIDTH, LYING NORTH OF TRACTS 4 AND 5, AND LYING SOUTH OF TRACTS 27 AND 28 ALL IN THE SOUTHWEST ¼ OF SAID SECTION 19 - ALL BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT" - ALL LYING WITHIN SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

CONTAINING: 23,656 SQUARE FEET, 0.543 ACRE, MORE OR LESS.



**EXHIBIT C  
MINUTE MAID RAMP ROAD 1  
LEGAL DESCRIPTION  
(NOT A SURVEY)**

EXHIBIT C CONSISTS OF TWO (2) PAGES  
AND IS NOT COMPLETE WITHOUT ALL PAGES



**MINUTE MAID RAMP ROAD 2  
LEGAL DESCRIPTION**

THAT PART OF THAT PLATTED RIGHT-OF-WAY, BEING A TOTAL OF 30.00 FEET IN WIDTH, LYING NORTH OF TRACTS 21 AND 22 IN THE NORTHWEST ¼, AND LYING IN SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, ALSO BEING WITHIN THE PLAT OF THE "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 (INCLUSIVE), OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND THAT PART OF THE 5.00 FOOT ADDITIONAL RIGHT-OF-WAY PREVIOUSLY DEDICATED TO POLK COUNTY, FLORIDA, AS DEPICTED ON THE PLAT OF "NATURES RESERVE PHASE ONE", AS RECORDED IN PLAT BOOK 162, PAGES 47-49 (INCLUSIVE), OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALL BEING MORE PARTICULAR DESCRIBED AS:

COMMENCE AT A 5/8" IRON ROD, WITH NO IDENTIFICATION, STANDING AT THE NORTHEAST CORNER OF SAID TRACT 22, AND RUN THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 22, ALSO BEING THE SOUTH PLATTED RIGHT-OF-WAY OF AN UN-NAMED ROAD (NOW KNOWN AS MINUTE MAID RAMP ROAD 2), S-89°06'00"-W, (BASIS OF BEARINGS), 161.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF SAID TRACT 22, AND THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 21, CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, CONTINUING S-89°06'00"-W, 500.58 FEET TO A 1/2" IRON ROD AND CAP "LB 7768" STANDING AT THE NORTHWEST CORNER OF SAID TRACT 21, SAID POINT LIES ON THE EAST BOUNDARY OF THE 30.00 FEET WIDE PLATTED RIGHT-OF-WAY AS VACATED BY OFFICIAL RECORDS BOOK 8483, PAGE 400, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY AND SAID SOUTH RIGHT-OF-WAY, AND RUN ALONG SAID EAST BOUNDARY, THEN ALONG THE EAST BOUNDARY OF TRACT 13 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN SAID PLAT OF "MAP OF FLORIDA DEVELOPMENT CO. TRACT", N-00°20'10"-W, 35.00 FEET TO THE SOUTHWEST CORNER OF SAID "NATURES RESERVE PHASE ONE"; THENCE DEPARTING THE EAST BOUNDARY OF SAID TRACT 13, AND RUN ALONG THE SOUTH BOUNDARY OF SAID "NATURES RESERVE PHASE ONE", ALSO BEING THE NORTH RIGHT-OF-WAY OF MINUTE MAID RAMP ROAD 2, AS DEPICTED ON THE PLAT OF SAID "NATURES RESERVE PHASE ONE", N-89°06'00"-E, 500.24 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY AND SAID NORTH RIGHT-OF-WAY, RUN S-00°54'00"-E, 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 17,514 SQUARE FEET, 0.402 ACRE MORE, OR LESS.



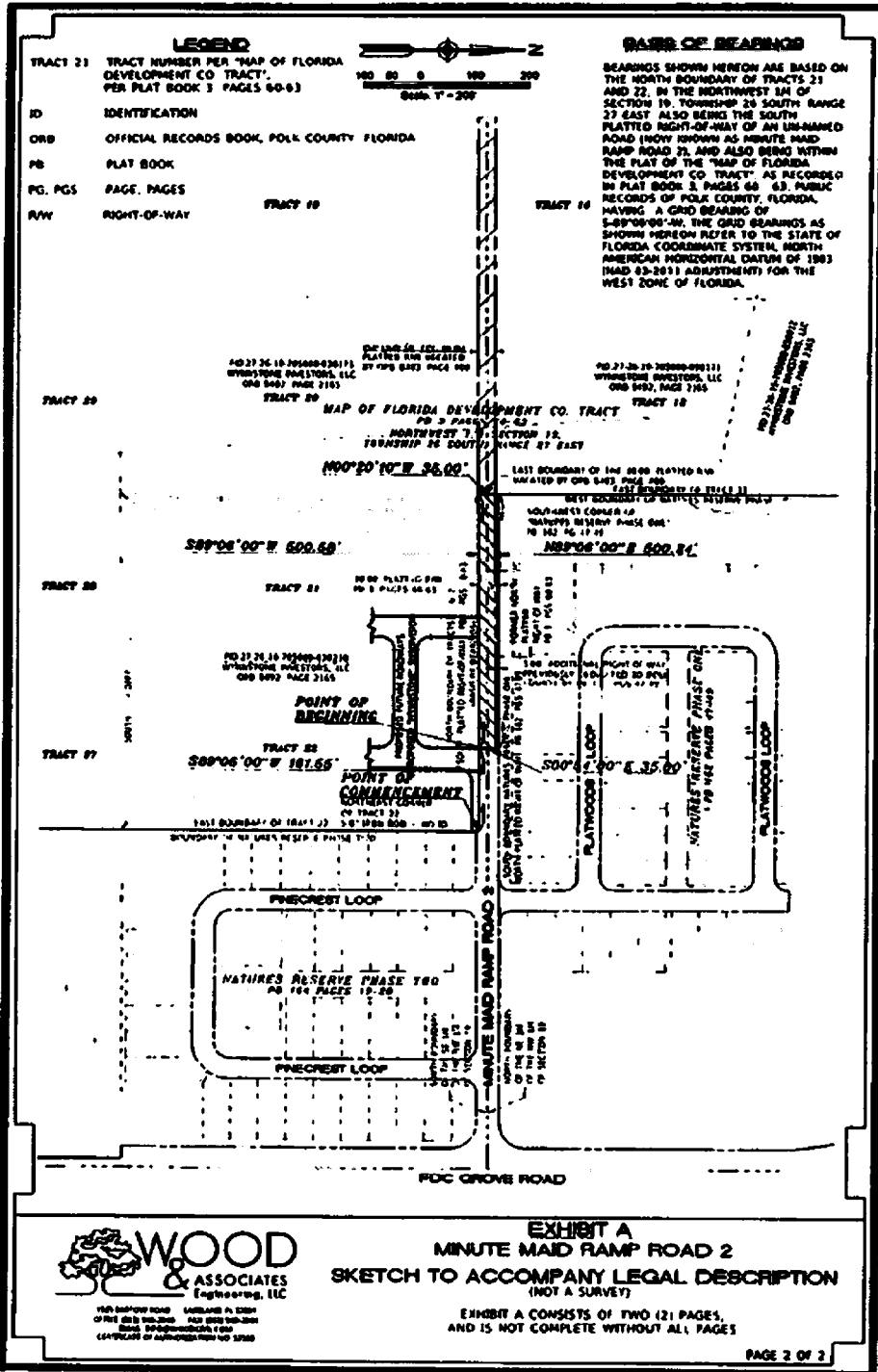
1400 SANDHURST ROAD SUITE 1000, FT. WORTH, TX 76104  
OFFICE 817-342-1000 FAX 817-342-1001  
WWW.WOOD-ASSOCIATES.COM  
CORPORATE OF FLORIDA REGISTERED 1978

**EXHIBIT A  
MINUTE MAID RAMP ROAD 2  
SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
(NOT A SURVEY)**

EXHIBIT A CONSISTS OF TWO (2) PAGES,  
AND IS NOT COMPLETE WITHOUT ALL PAGES

PAGE 1 OF 2





# SECTION XI

**AMENDMENT TO CONSTRUCTION FUNDING AGREEMENT BETWEEN  
WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT  
DISTRICT AND GLK REAL ESTATE, LLC  
(BRENTWOOD PHASE 4 AND 5)**

THIS AMENDMENT (“Amendment”) is made and entered into and effective as of \_\_\_\_ day of March 2024, by and between:

**WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Polk County, Florida, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (“District”), and

**GLK REAL ESTATE, LLC**, a Florida limited liability company, an owner of certain lands within the District, with a mailing address of 346 E. Central Avenue, Winter Haven, Florida 33880, and its successors and assigns (“Developer” and together with the District, the “Parties”)

**RECITALS**

**WHEREAS**, the District was established by an ordinance, as amended from time to time, adopted by the Board of County Commissioners of Polk County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the District and the Developer previously entered into that certain *Construction Funding Agreement between the Westside Haines City Community Development District and GLK Real Estate, LLC (Brentwood Phase 4 and 5)*, dated January 23, 2024 (“Agreement”) providing for the Developer’s obligation to provide funding for the construction of certain anticipated master improvements and facilities for the area known as Brentwood Phases 4 and 5 (collectively, the “Improvements”) to the extent such Improvements are not financed by amounts available in the construction fund of anticipated future bonds, and providing for reimbursement of such advance funding under certain circumstances; and

**WHEREAS**, the District and Developer wish to amend the Agreement to provide that the Developer shall be solely responsible for funding all costs related to private lot grading as described at **Exhibit A** (together, the “Private Lot Improvements”), and that funding for such Private Lot Improvements shall not be subject to payment or reimbursement from the proceeds of any future tax-exempt bonds.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

**2. FUNDING OF PRIVATE IMPROVEMENTS.** Developer agrees to make available to the District such monies as are necessary to proceed with the Private Lot Improvements identified in **Exhibit A**. Developer will make such funds available on a monthly basis, within fifteen (15) days of a written request by the District. The funds shall be placed in the District's construction account with such depository as determined by the District. Such funds shall not be reimbursable or otherwise subject to payment from the proceeds of any tax-exempt bonds or other public funds.

**3. AFFIRMATION OF AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement.

**4. AUTHORIZATION.** The execution of this Amendment has been duly authorized by the appropriate body or official of the District and Developer, both the District and Developer have complied with all the requirements of law, and both the District and Developer have full power and authority to comply with the terms and provisions of this Amendment.

**5. EXECUTION IN COUNTERPARTS.** This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

*[Signatures on next page]*

IN WITNESS WHEREOF, the parties execute this Amendment to be effective the day and year first written above.

ATTEST:

**WESTSIDE HAINES CITY  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Warren K. (Rennie) Heath II  
Chairperson, Board of Supervisors

WITNESS:

**GLK REAL ESTATE, LLC**

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

\_\_\_\_\_  
By: Lauren O. Schwenk  
Its: Manager

**Exhibit A: Private Lot Improvements**

**EXHIBIT A**  
**Private Lot Improvements**

# SECTION XII

# SECTION C





# Westside Haines City CDD

## Field Management Report



March 18<sup>th</sup>, 2024

Joel Blanco

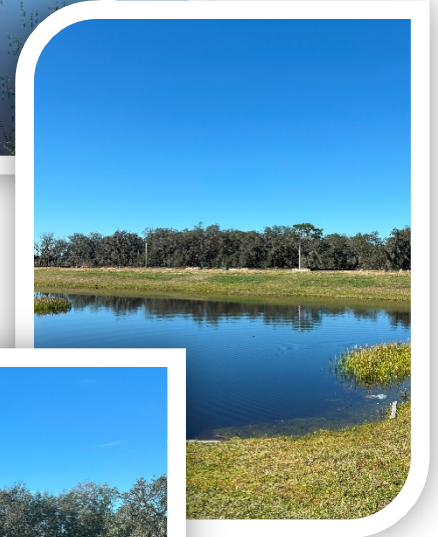
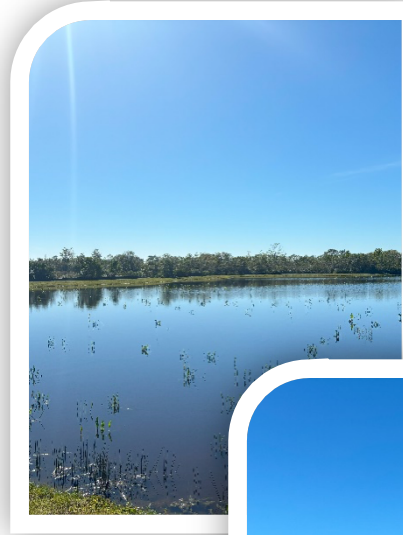
Field Manager

GMS

# Completed

## Pond Review

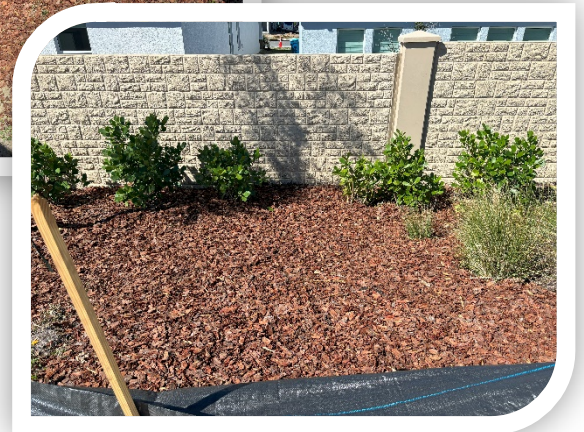
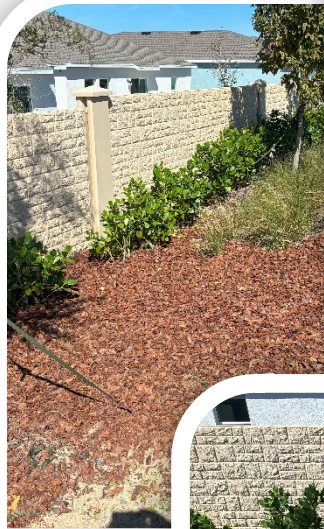
- ✚ GMS staff has continued performing pond reviews throughout the district.
- ✚ Ponds are free of various forms of algae blooms.
- ✚ Several ponds with active construction sites nearby continue to have large amounts of loose construction debris present.
- ✚ Maintenance has been scheduled for debris removal on each occurrence.
- ✚ Landscaping surrounding the ponds and at dry ponds continues to look neat and tidy.



# Completed

## Erosion at Frontage FDC Grove Rd.

- ✚ Vendor has completed repair and restoration of the frontage area at FDC Grove Rd.
- ✚ Landscaping fabric was installed at the back portion of the area with fill dirt and mulch applied on top towards the middle and front of area to match existing frontage.
- ✚ Area has been reviewed after scattered showers and the area remains unaffected.
- ✚ We will continue to monitor area as we head into the rainy season.



# Completed

## Treating and Restoring Front Entrance on Masee Rd.



- ✚ Maintenance staff completed restoration of the entrance area on Masee Rd.
- ✚ Several mounds were cleared and leveled with gopher scam applied.
- ✚ 2 treatments of gopher scam have been applied at 2 week intervals.
- ✚ Maintenance staff will continue to apply gopher scam and clear any new mounts until the start of the rainy season.

# Completed

## Repairing Hole at Dry Pond



- ✚ Maintenance staff completed repair of the open hole at the dry pond behind Angels Fall Dr.
- ✚ Maintenance filled in and compacted the hole.
- ✚ Staff has reviewed the effected area after scattered showers with the hole remaining unaffected.
- ✚ Staff will continue to monitor as we head into the rainy season.

## Amenity Review



- ✚ Amenity area progression remains to be monitored.
- ✚ Preparation for standard amenity opening processes remains ongoing.

# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at [jblanco@gmscfl.com](mailto:jblanco@gmscfl.com). Thank you.

Respectfully,

Joel Blanco

# SECTION D

# SECTION 1



# Westside Haines City Community Development District

## Summary of Check Register

January 24, 2024 to February 23, 2024

| Bank                | Date    | Check No.'s | Amount               |
|---------------------|---------|-------------|----------------------|
| General Fund #4367  |         |             |                      |
|                     | 1/30/24 | 5-6         | \$ 1,212.50          |
|                     | 2/1/24  | 7-8         | \$ 16,005.00         |
|                     | 2/2/24  | 9           | \$ 90,306.29         |
|                     | 2/8/24  | 10          | \$ 426.00            |
|                     | 2/13/24 | 11-19       | \$ 13,710.00         |
|                     | 2/16/24 | 20          | \$ 3,000.00          |
|                     | 2/20/24 | 21-27       | \$ 15,343.94         |
| <b>Total Amount</b> |         |             | <b>\$ 140,003.73</b> |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE  | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME   | STATUS | AMOUNT    | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|---|--------|-----------|--------------|---------|
| 1/30/24    | 00053 | 1/18/24      | 2951     | 202401           | 320 | 53800 | 49000 |          | LIFT STATION MAINT-JAN24<br>CONSTA FLOW INC   | *      | 200.00    | 200.00       | 000005  |
| 1/30/24    | 00008 | 1/17/24      | 2385997- | 202312           | 310 | 51300 | 31100 |          | ENGINEERING SVCS-DEC23<br>DEWBERRY ENGINEERS, INC   | *      | 1,012.50  | 1,012.50     | 000006  |
| 2/01/24    | 00020 | 11/30/23     | 021895   | 202401           | 300 | 20700 | 10100 |          | 031 BW FR#52<br>ABSOLUTE ENGINEERING INC  | *      | 7,200.00  | 7,200.00     | 000007  |
| 2/01/24    | 00049 | 1/01/24      | 11223    | 202401           | 320 | 53800 | 46200 |          | LANDSCAPE MAINT CAS-JAN24<br>PRINCE & SONS INC.   | *      | 8,805.00  | 8,805.00     | 000008  |
| 2/02/24    | 00038 | 11/30/23     | 87217    | 202401           | 300 | 20700 | 10100 |          | 031 CAS FR#35<br>TUCKER PAVING INC  | *      | 90,306.29 | 90,306.29    | 000009  |
| 2/08/24    | 00017 | 1/08/24      | 8486     | 202402           | 300 | 20700 | 10100 |          | 031 BW FR#53<br>KILINSKI / VAN WYK, PLLC  | *      | 426.00    | 426.00       | 000010  |
| 2/13/24    | 00057 | 12/29/23     | 17087    | 202312           | 320 | 53800 | 47000 |          | POND MAINTENANCE-DEC23<br>1/31/24 17175 202401 320-53800-47000<br>POND MAINTENANCE-JAN24<br>AQUATIC WEED MANAGEMENT, INC. | *      | 175.00    | 350.00       | 000011  |
| 2/13/24    | 00023 | 2/06/24      | BH020620 | 202402           | 310 | 51300 | 11000 |          | SUPERVISOR FEES-02/06/24<br>BOBBIE HENLEY   | *      | 200.00    | 200.00       | 000012  |
| 2/13/24    | 00053 | 2/08/24      | 3202     | 202402           | 320 | 53800 | 49000 |          | LIFT STAT MAINT-FEB24<br>CONSTA FLOW INC  | *      | 200.00    | 200.00       | 000013  |
| 2/13/24    | 00034 | 2/06/24      | EL020620 | 202402           | 310 | 51300 | 11000 |          | SUPERVISOR FEES-02/06/24<br>ERIC LAVOIE   | *      | 200.00    | 200.00       | 000014  |
| 2/13/24    | 00004 | 2/07/24      | 21080    | 202402           | 320 | 53800 | 45000 |          | FY24 POLICY CHANGE<br>EGIS INSURANCE ADVISORS, LLC  | *      | 3,355.00  | 3,355.00     | 000015  |

WHCD WESTSIDE HAINES AGUZMAN

| CHECK DATE | VEND# | INVOICE DATE | INVOICE  | EXPENSED YRMO | TO DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME  | STATUS | AMOUNT   | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|---------------|--------|-------|-------|----------|--|--------|----------|--------------|---------|
| 2/13/24    | 00002 | 2/06/24      | LS020620 | 202402        | 310    | 51300 | 11000 |          | SUPERVISOR FEES-02/06/24<br>LAUREN SCHWENK         | *      | 200.00   | 200.00       | 000016  |
| 2/13/24    | 00049 | 2/01/24      | 11660    | 202402        | 320    | 53800 | 46200 |          | LANDSCAPE MAINT-FEB24<br>PRINCE & SONS INC.        | *      | 8,805.00 | 8,805.00     | 000017  |
| 2/13/24    | 00016 | 2/06/24      | RB020620 | 202402        | 310    | 51300 | 11000 |          | SUPERVISOR FEES-02/06/24<br>PATRICK ROBERT BONIN   | *      | 200.00   | 200.00       | 000018  |
| 2/13/24    | 00003 | 2/06/24      | RH020620 | 202402        | 310    | 51300 | 11000 |          | SUPERVISOR FEES-02/06/24<br>RENNIE HEATH           | *      | 200.00   | 200.00       | 000019  |
| 2/16/24    | 00019 | 12/16/23     | 1479     | 202402        | 300    | 20700 | 10100 |          | 031 BW FR#54<br>GLK REAL ESTATE LLC                | *      | 3,000.00 | 3,000.00     | 000020  |
| 2/20/24    | 00023 | 2/14/24      | BH021420 | 202402        | 310    | 51300 | 11000 |          | SUPERVISOR FEES-02/14/24<br>BOBBIE HENLEY          | *      | 200.00   | 200.00       | 000021  |
| 2/20/24    | 00008 | 2/12/24      | 2397660- | 202401        | 310    | 51300 | 31100 |          | SURVEY/SKETCH/LEGAL DESC<br>ENGINEERING SVCS-JAN24 | *      | 562.50   |              |         |
|            |       | 2/12/24      | 2397660- | 202401        | 310    | 51300 | 31100 |          | DEWBERRY ENGINEERS, INC                            | *      | 172.50   | 735.00       | 000022  |
| 2/20/24    | 00034 | 2/14/24      | EL021420 | 202402        | 310    | 51300 | 11000 |          | SUPERVISOR FEES-02/14/24<br>ERIC LAVOIE            | *      | 200.00   | 200.00       | 000023  |
| 2/20/24    | 00007 | 2/01/24      | 59       | 202402        | 310    | 51300 | 34000 |          | MANAGEMENT FEES-FEB24                              | *      | 3,246.25 |              |         |
|            |       | 2/01/24      | 59       | 202402        | 310    | 51300 | 35200 |          | WEBSITE MANAGEMENT-FEB24                           | *      | 100.00   |              |         |
|            |       | 2/01/24      | 59       | 202402        | 310    | 51300 | 35100 |          | INFORMATION TECH-FEB24                             | *      | 150.00   |              |         |
|            |       | 2/01/24      | 59       | 202402        | 310    | 51300 | 31300 |          | DISSEMINATION SVCS-FEB24                           | *      | 416.67   |              |         |
|            |       | 2/01/24      | 59       | 202402        | 310    | 51300 | 51000 |          | OFFICE SUPPLIES-FEB24                              | *      | .45      |              |         |
|            |       | 2/01/24      | 59       | 202402        | 310    | 51300 | 42000 |          | POSTAGE-FEB24                                      | *      | 15.70    |              |         |

| CHECK DATE                       | VEND# | INVOICE DATE | INVOICE                   | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME | STATUS | AMOUNT     | CHECK AMOUNT | CHECK # |
|----------------------------------|-------|--------------|---------------------------|------------------|-----|-------|-------|----------|-------------|--------|------------|--------------|---------|
| 2/01/24                          | 60    |              |                           | 202402           | 330 | 53800 | 12000 |          |             | *      | 625.00     |              |         |
|                                  |       |              | FIELD MGMT BRNTWOOD-FEB24 |                  |     |       |       |          |             |        |            |              |         |
| 2/01/24                          | 61    |              |                           | 202402           | 320 | 53800 | 12000 |          |             | *      | 833.33     |              |         |
|                                  |       |              | FIELD MGMT CASCADES-FEB24 |                  |     |       |       |          |             |        |            |              |         |
| GOVERNMENTAL MANAGEMENT SERVICES |       |              |                           |                  |     |       |       |          |             |        | 5,387.40   | 000024       |         |
| 2/20/24                          | 00017 | 11/16/23     | 8048                      | 202310           | 310 | 51300 | 49100 |          |             | *      | 1,904.70   |              |         |
|                                  |       |              | BRENTWOOD PH4/5 BA-18     |                  |     |       |       |          |             |        |            |              |         |
| 12/16/23                         | 8271  |              |                           | 202311           | 310 | 51300 | 49100 |          |             | *      | 271.00     |              |         |
|                                  |       |              | BRENTWOOD PH4/5 BA1-19    |                  |     |       |       |          |             |        |            |              |         |
| 2/09/24                          | 8746  |              |                           | 202401           | 310 | 51300 | 31500 |          |             | *      | 1,240.00   |              |         |
|                                  |       |              | ATTORNEY SVCS-JAN24       |                  |     |       |       |          |             |        |            |              |         |
| KILINSKI / VAN WYK, PLLC         |       |              |                           |                  |     |       |       |          |             |        | 3,415.70   | 000025       |         |
| 2/20/24                          | 00002 | 2/14/24      | LS021420                  | 202402           | 310 | 51300 | 11000 |          |             | *      | 200.00     |              |         |
|                                  |       |              | SUPERVISOR FEES-02/14/24  |                  |     |       |       |          |             |        |            |              |         |
| LAUREN SCHWENK                   |       |              |                           |                  |     |       |       |          |             |        | 200.00     | 000026       |         |
| 2/20/24                          | 00054 | 1/18/24      | 224168-D                  | 202312           | 320 | 53800 | 43200 |          |             | *      | 5,205.84   |              |         |
|                                  |       |              | PTBLE IR BIG SUR RD-DEC23 |                  |     |       |       |          |             |        |            |              |         |
| POLK COUNTY UTILITIES DIVISION   |       |              |                           |                  |     |       |       |          |             |        | 5,205.84   | 000027       |         |
| TOTAL FOR BANK B                 |       |              |                           |                  |     |       |       |          |             |        | 140,003.73 |              |         |
| TOTAL FOR REGISTER               |       |              |                           |                  |     |       |       |          |             |        | 140,003.73 |              |         |

# SECTION 2

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

***Unaudited Financial Reporting***  
***January 31, 2024***



# Table of Contents

|      |       |                                   |
|------|-------|-----------------------------------|
| 1    | <hr/> | Balance Sheet                     |
| 2-4  | <hr/> | General Fund                      |
| 5    | <hr/> | Capital Reserve Fund              |
| 6    | <hr/> | Series 2021 Debt Service Fund     |
| 7    | <hr/> | Series 2021 Capital Projects Fund |
| 8-10 | <hr/> | Month to Month                    |
| 11   | <hr/> | Long Term Debt Report             |
| 12   | <hr/> | Assessment Receipt Schedule       |

**Westside Haines City**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2024**

|   | <i>General<br/>Fund</i> | <i>Debt Service<br/>Fund</i> | <i>Capital<br/>Fund</i> | <i>Totals<br/>Governmental Funds</i> |
|---|-------------------------|------------------------------|-------------------------|--------------------------------------|
| <b>Assets:</b>                              |                         |                              |                         |                                      |
| <b>Cash:</b>                                |                         |                              |                         |                                      |
| Operating Account - #27                     | \$ 330,589              | \$ -                         | \$ -                    | \$ 330,589                           |
| Operating Account - #43                     | \$ 984,651              | \$ -                         | \$ -                    | \$ 984,651                           |
| <b>Investments:</b>                         |                         |                              |                         |                                      |
| <b>Series 2021</b>                          |                         |                              |                         |                                      |
| Reserve                                     | \$ -                    | \$ 548,975                   | \$ -                    | \$ 548,975                           |
| Revenue                                     | \$ -                    | \$ 943,063                   | \$ -                    | \$ 943,063                           |
| Construction - Cascades Phase 1 & 2         | \$ -                    | \$ -                         | \$ 58,512               | \$ 58,512                            |
| Construction - Brentwood Phase 1            | \$ -                    | \$ -                         | \$ 157                  | \$ 157                               |
| Due From Developer                          | \$ 271                  | \$ -                         | \$ 426                  | \$ 697                               |
| Due From General Fund                       | \$ -                    | \$ 8,970                     | \$ -                    | \$ 8,970                             |
| <b>Total Assets</b>                         | <b>\$ 1,315,511</b>     | <b>\$ 1,501,008</b>          | <b>\$ 59,095</b>        | <b>\$ 2,875,614</b>                  |
| <b>Liabilities:</b>                         |                         |                              |                         |                                      |
| Accounts Payable                            | \$ 116,018              | \$ -                         | \$ -                    | \$ 116,018                           |
| Contracts Payable                           | \$ -                    | \$ -                         | \$ 1,810                | \$ 1,810                             |
| Due to Debt Service                         | \$ 8,970                | \$ -                         | \$ -                    | \$ 8,970                             |
| <b>Total Liabilities</b>                    | <b>\$ 124,988</b>       | <b>\$ -</b>                  | <b>\$ 1,810</b>         | <b>\$ 126,798</b>                    |
| <b>Fund Balance:</b>                        |                         |                              |                         |                                      |
| Restricted for:                             |                         |                              |                         |                                      |
| Debt Service - Series 2021                  | \$ -                    | \$ 1,501,008                 | \$ -                    | \$ 1,501,008                         |
| Capital Projects - Series 2021              | \$ -                    | \$ -                         | \$ 57,285               | \$ 57,285                            |
| Unassigned                                  | \$ 1,190,523            | \$ -                         | \$ -                    | \$ 1,190,523                         |
| <b>Total Fund Balances</b>                  | <b>\$ 1,190,523</b>     | <b>\$ 1,501,008</b>          | <b>\$ 57,285</b>        | <b>\$ 2,748,816</b>                  |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 1,315,511</b>     | <b>\$ 1,501,008</b>          | <b>\$ 59,095</b>        | <b>\$ 2,875,614</b>                  |



# Westside Haines City

## Community Development District

### General Fund

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

For The Period Ending January 31, 2024

|   | Adopted           | Prorated Budget   | Actual            |                   |
|---|-------------------|-------------------|-------------------|-------------------|
|   | Budget            | Thru 01/31/24     | Thru 01/31/24     | Variance          |
| <b>Revenues:</b>                          |                   |                   |                   |                   |
| Assessments - Tax Roll                    | \$ 762,450        | \$ 608,527        | \$ 608,527        | \$ -              |
| Developer Contributions                   | \$ 230,836        | \$ 2,975          | \$ 2,975          | \$ -              |
| Boundary Amendment Contributions          | \$ -              | \$ -              | \$ 5,351          | \$ 5,351          |
| <b>Total Revenues</b>                     | <b>\$ 993,286</b> | <b>\$ 611,502</b> | <b>\$ 616,852</b> | <b>\$ 5,351</b>   |
| <b>Expenditures:</b>                      |                   |                   |                   |                   |
| <i>General &amp; Administrative:</i>      |                   |                   |                   |                   |
| Supervisor Fees                           | \$ 12,000         | \$ 4,000          | \$ 3,400          | \$ 600            |
| Engineering                               | \$ 15,000         | \$ 5,000          | \$ 10,620         | \$ (5,620)        |
| Attorney                                  | \$ 25,000         | \$ 8,333          | \$ 13,447         | \$ (5,114)        |
| Annual Audit                              | \$ 5,500          | \$ -              | \$ -              | \$ -              |
| Assessment Administration                 | \$ 5,000          | \$ 5,000          | \$ 5,000          | \$ -              |
| Arbitrage                                 | \$ 1,350          | \$ -              | \$ -              | \$ -              |
| Dissemination                             | \$ 7,000          | \$ 2,333          | \$ 1,667          | \$ 667            |
| Trustee Fees                              | \$ 12,000         | \$ -              | \$ -              | \$ -              |
| Management Fees                           | \$ 38,955         | \$ 12,985         | \$ 12,985         | \$ -              |
| Information Technology                    | \$ 1,800          | \$ 600            | \$ 600            | \$ -              |
| Website Maintenance                       | \$ 1,200          | \$ 400            | \$ 400            | \$ -              |
| Postage & Delivery                        | \$ 1,000          | \$ 333            | \$ 240            | \$ 94             |
| Insurance                                 | \$ 5,913          | \$ 5,913          | \$ 5,785          | \$ 128            |
| Copies                                    | \$ 1,000          | \$ 333            | \$ -              | \$ 333            |
| Legal Advertising                         | \$ 10,000         | \$ 3,333          | \$ 2,479          | \$ 854            |
| Other Current Charges                     | \$ 5,268          | \$ 1,756          | \$ 242            | \$ 1,514          |
| Boundary Amendment                        | \$ -              | \$ -              | \$ 2,176          | \$ (2,176)        |
| Office Supplies                           | \$ 625            | \$ 208            | \$ 18             | \$ 191            |
| Dues, Licenses & Subscriptions            | \$ 175            | \$ 175            | \$ 175            | \$ -              |
| <b>Total General &amp; Administrative</b> | <b>\$ 148,786</b> | <b>\$ 50,704</b>  | <b>\$ 59,233</b>  | <b>\$ (8,529)</b> |

# Westside Haines City

## Community Development District

### General Fund

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

For The Period Ending January 31, 2024

|                                       | Adopted           | Prorated Budget   | Actual           |                   |
|---------------------------------------|-------------------|-------------------|------------------|-------------------|
|                                       | Budget            | Thru 01/31/24     | Thru 01/31/24    | Variance          |
| <u>Operations &amp; Maintenance</u>   |                   |                   |                  |                   |
| <b>Cascades Expenditures</b>          |                   |                   |                  |                   |
| <u>Field Expenditures</u>             |                   |                   |                  |                   |
| Property Insurance                    | \$ 10,000         | \$ -              | \$ -             | -                 |
| Field Management                      | \$ 10,000         | \$ 3,333          | \$ 3,333         | -                 |
| Landscape Maintenance                 | \$ 185,000        | \$ 61,667         | \$ 38,195        | 23,472            |
| Landscape Replacement                 | \$ 25,000         | \$ 8,333          | \$ 2,415         | 5,918             |
| Lake Maintenance                      | \$ 18,500         | \$ 6,167          | \$ 350           | 5,817             |
| Streetlights                          | \$ 15,000         | \$ 5,000          | \$ 10,604        | (5,604)           |
| Electric                              | \$ 5,500          | \$ 1,833          | \$ 3,300         | (1,467)           |
| Water & Sewer                         | \$ 8,000          | \$ 2,667          | \$ 12,701        | (10,034)          |
| Sidewalk & Asphalt Maintenance        | \$ 2,500          | \$ 833            | \$ -             | 833               |
| Irrigation Repairs                    | \$ 10,000         | \$ 3,333          | \$ 2,493         | 840               |
| General Repairs & Maintenance         | \$ 17,000         | \$ 5,667          | \$ 4,671         | 996               |
| Field Contingency                     | \$ 10,000         | \$ 3,333          | \$ 200           | 3,133             |
| <u>Amenity Expenditures</u>           |                   |                   |                  |                   |
| Amenity Staff                         | \$ 30,000         | \$ 10,000         | \$ -             | 10,000            |
| Amenity - Electric                    | \$ 12,000         | \$ 4,000          | \$ -             | 4,000             |
| Amenity - Water                       | \$ 10,000         | \$ 3,333          | \$ -             | 3,333             |
| Playground Lease                      | \$ 35,000         | \$ 11,667         | \$ -             | 11,667            |
| Fitness Equipment Lease               | \$ 35,000         | \$ 11,667         | \$ -             | 11,667            |
| Internet                              | \$ 3,000          | \$ 1,000          | \$ -             | 1,000             |
| Pest Control                          | \$ 1,500          | \$ 500            | \$ -             | 500               |
| Janitorial Service                    | \$ 20,500         | \$ 6,833          | \$ -             | 6,833             |
| Security Services                     | \$ 25,000         | \$ 8,333          | \$ -             | 8,333             |
| Pool Maintenance                      | \$ 36,000         | \$ 12,000         | \$ -             | 12,000            |
| Amenity Repairs & Maintenance         | \$ 15,000         | \$ 5,000          | \$ -             | 5,000             |
| Amenity Access Management             | \$ 2,500          | \$ 833            | \$ -             | 833               |
| Amenity Contingency                   | \$ 12,000         | \$ 4,000          | \$ -             | 4,000             |
| Capital Reserve                       | \$ 5,000          | \$ 1,667          | \$ -             | 1,667             |
| <b>Subtotal Cascades Expenditures</b> | <b>\$ 559,000</b> | <b>\$ 183,000</b> | <b>\$ 78,262</b> | <b>\$ 104,738</b> |

# Westside Haines City

## Community Development District

### General Fund

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

For The Period Ending January 31, 2024

|   | Adopted           | Prorated Budget   | Actual              |                   |
|---|-------------------|-------------------|---------------------|-------------------|
|   | Budget            | Thru 01/31/24     | Thru 01/31/24       | Variance          |
| <b>Brentwood Expenditures</b>             |                   |                   |                     |                   |
| <u>Field Expenditures</u>                 |                   |                   |                     |                   |
| Property Insurance                        | \$ 8,000          | \$ -              | \$ -                | \$ -              |
| Field Management                          | \$ 7,500          | \$ 2,500          | \$ 2,500            | \$ -              |
| Landscape Replacement & Repair            | \$ 7,500          | \$ 2,500          | \$ -                | \$ 2,500          |
| Streetlights                              | \$ 10,000         | \$ 3,333          | \$ 2,609            | \$ 724            |
| Electric                                  | \$ 2,000          | \$ 667            | \$ 292              | \$ 375            |
| Water & Sewer                             | \$ 5,000          | \$ 1,667          | \$ -                | \$ 1,667          |
| Irrigation Repairs                        | \$ 3,000          | \$ 1,000          | \$ -                | \$ 1,000          |
| General Repairs & Maintenance             | \$ 7,500          | \$ 2,500          | \$ -                | \$ 2,500          |
| Field Contingency                         | \$ 5,000          | \$ 1,667          | \$ -                | \$ 1,667          |
| <u>Amenity Expenditures</u>               |                   |                   |                     |                   |
| Amenity Staff                             | \$ 30,000         | \$ 10,000         | \$ -                | \$ 10,000         |
| Amenity - Electric                        | \$ 7,500          | \$ 2,500          | \$ -                | \$ 2,500          |
| Amenity - Water                           | \$ 10,000         | \$ 3,333          | \$ -                | \$ 3,333          |
| Playground Lease                          | \$ 35,000         | \$ 11,667         | \$ -                | \$ 11,667         |
| Fitness Equipment Lease                   | \$ 35,000         | \$ 11,667         | \$ -                | \$ 11,667         |
| Internet                                  | \$ 3,000          | \$ 1,000          | \$ -                | \$ 1,000          |
| Amenity Landscaping                       | \$ 12,000         | \$ 4,000          | \$ 7,720            | \$ (3,720)        |
| Amenity Landscape Replacement             | \$ 3,000          | \$ 1,000          | \$ -                | \$ 1,000          |
| Amenity Irrigation Repairs                | \$ 3,000          | \$ 1,000          | \$ -                | \$ 1,000          |
| Pest Control                              | \$ 1,500          | \$ 500            | \$ -                | \$ 500            |
| Janitorial Service                        | \$ 15,000         | \$ 5,000          | \$ -                | \$ 5,000          |
| Security Services                         | \$ 25,000         | \$ 8,333          | \$ -                | \$ 8,333          |
| Pool Maintenance                          | \$ 25,000         | \$ 8,333          | \$ -                | \$ 8,333          |
| Amenity Repairs & Maintenance             | \$ 10,000         | \$ 3,333          | \$ -                | \$ 3,333          |
| Amenity Access Management                 | \$ 2,500          | \$ 833            | \$ -                | \$ 833            |
| Amenity Contingency                       | \$ 7,500          | \$ 2,500          | \$ -                | \$ 2,500          |
| Capital Reserve                           | \$ 5,000          | \$ 1,667          | \$ -                | \$ 1,667          |
| <b>Subtotal Brentwood Expenditures</b>    | <b>\$ 285,500</b> | <b>\$ 92,500</b>  | <b>\$ 13,121</b>    | <b>\$ 79,379</b>  |
| <b>Total Operations &amp; Maintenance</b> | <b>\$ 844,500</b> | <b>\$ 275,500</b> | <b>\$ 91,383</b>    | <b>\$ 184,117</b> |
| <b>Total Expenditures</b>                 | <b>\$ 993,286</b> | <b>\$ 326,204</b> | <b>\$ 150,617</b>   | <b>\$ 175,587</b> |
| <b>Net Change in Fund Balance</b>         | <b>\$ -</b>       |                   | <b>\$ 466,236</b>   |                   |
| <b>Fund Balance - Beginning</b>           | <b>\$ -</b>       |                   | <b>\$ 724,287</b>   |                   |
| <b>Fund Balance - Ending</b>              | <b>\$ -</b>       |                   | <b>\$ 1,190,523</b> |                   |

# Westside Haines City

## Community Development District

### Capital Reserve Fund

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

For The Period Ending January 31, 2024

|                                   | Adopted          | Prorated Budget | Actual        |          |
|-----------------------------------|------------------|-----------------|---------------|----------|
|                                   | Budget           | Thru 01/31/24   | Thru 01/31/24 | Variance |
| <b>Revenues:</b>                  |                  |                 |               |          |
| Transfer In - Cascades            | \$ 5,000         | \$ -            | \$ -          | -        |
| Transfer In - Brentwood           | \$ 5,000         | \$ -            | \$ -          | -        |
| <b>Total Revenues</b>             | <b>\$ 10,000</b> | <b>\$ -</b>     | <b>\$ -</b>   | <b>-</b> |
| <b>Expenditures:</b>              |                  |                 |               |          |
| Capital Expenditures - Cascades   | \$ -             | \$ -            | \$ -          | -        |
| Capital Expenditures - Brentwood  | \$ -             | \$ -            | \$ -          | -        |
| <b>Total Expenditures</b>         | <b>\$ -</b>      | <b>\$ -</b>     | <b>\$ -</b>   | <b>-</b> |
| <b>Net Change in Fund Balance</b> | <b>\$ 10,000</b> |                 | <b>\$ -</b>   |          |
| <b>Fund Balance - Beginning</b>   | <b>\$ -</b>      |                 | <b>\$ -</b>   |          |
| <b>Fund Balance - Ending</b>      | <b>\$ 10,000</b> |                 | <b>\$ -</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 January 31, 2024

|  | Adopted<br>Budget   | Prorated Budget<br>Thru 01/31/24 | Actual<br>Thru 01/31/24 | Variance         |
|--|---------------------|----------------------------------|-------------------------|------------------|
| <b>Revenues:</b>   |                     |                                  |                         |                  |
| Assessments - Tax Roll                                   | \$ 1,097,950        | \$ 876,491                       | \$ 876,491              | \$ -             |
| Interest   | \$ -                | \$ -                             | \$ 13,068               | \$ 13,068        |
| <b>Total Revenues</b>                                    | <b>\$ 1,097,950</b> | <b>\$ 876,491</b>                | <b>\$ 889,559</b>       | <b>\$ 13,068</b> |
| <b>Expenditures:</b>                                     |                     |                                  |                         |                  |
| Interest - 11/1  | \$ 344,256          | \$ 344,256                       | \$ 344,256              | \$ -             |
| Principal - 5/1  | \$ 410,000          | \$ -                             | \$ -                    | \$ -             |
| Interest - 5/1   | \$ 344,256          | \$ -                             | \$ -                    | \$ -             |
| <b>Total Expenditures</b>                                | <b>\$ 1,098,513</b> | <b>\$ 344,256</b>                | <b>\$ 344,256</b>       | <b>\$ -</b>      |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (563)</b>     |                                  | <b>\$ 545,302</b>       |                  |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 406,549</b>   |                                  | <b>\$ 955,706</b>       |                  |
| <b>Fund Balance - Ending</b>                             | <b>\$ 405,987</b>   |                                  | <b>\$ 1,501,008</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 January 31, 2024

|  | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/24 | Actual<br>Thru 01/31/24 | Variance            |
|--|-------------------|----------------------------------|-------------------------|---------------------|
| <b>Revenues:</b>   |                   |                                  |                         |                     |
| Developer Contributions - Cascades                       | \$ -              | \$ -                             | \$ 90,306               | \$ 90,306           |
| Developer Contributions - Brentwood                      | \$ -              | \$ -                             | \$ 38,800               | \$ 38,800           |
| Interest   | \$ -              | \$ -                             | \$ 1,685                | \$ 1,685            |
| <b>Total Revenues</b>                                    | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 130,791</b>       | <b>\$ 130,791</b>   |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                     |
| Capital Outlay - Cascades                                | \$ -              | \$ -                             | \$ 117,552              | \$ (117,552)        |
| Capital Outlay - Brentwood                               | \$ -              | \$ -                             | \$ 38,914               | \$ (38,914)         |
| <b>Total Expenditures</b>                                | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 156,465</b>       | <b>\$ (156,465)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ (25,675)</b>      |                     |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 82,960</b>        |                     |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 57,285</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 - Tax Roll                    | \$ -             | \$ 1,824         | \$ 600,475        | \$ 6,228        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 608,527        |
| Developer Contributions                   | \$ -             | \$ -             | \$ 2,975          | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,975          |
| Boundary Amendment Contributions          | \$ -             | \$ 3,175         | \$ -              | \$ 2,176        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,351          |
| <b>Total Revenues</b>                     | <b>\$ -</b>      | <b>\$ 4,999</b>  | <b>\$ 603,450</b> | <b>\$ 8,403</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 616,852</b> |
| <b>Expenditures:</b>                      |                  |                  |                   |                 |             |             |             |             |             |             |             |             |                   |
| <b>General &amp; Administrative:</b>      |                  |                  |                   |                 |             |             |             |             |             |             |             |             |                   |
| Supervisor Fees                           | \$ 2,000         | \$ 800           | \$ 600            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 3,400          |
| Engineering                               | \$ 4,500         | \$ 4,373         | \$ 1,013          | \$ 735          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 10,620         |
| Attorney                                  | \$ 3,887         | \$ 4,573         | \$ 3,748          | \$ 1,240        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 13,447         |
| Annual Audit                              | \$ -             | \$ -             | \$ -              | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Assessment Administration                 | \$ 5,000         | \$ -             | \$ -              | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,000          |
| Arbitrage                                 | \$ -             | \$ -             | \$ -              | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Dissemination                             | \$ 417           | \$ 417           | \$ 417            | \$ 417          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,667          |
| Trustee Fees                              | \$ -             | \$ -             | \$ -              | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Management Fees                           | \$ 3,246         | \$ 3,246         | \$ 3,246          | \$ 3,246        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 12,985         |
| Information Technology                    | \$ 150           | \$ 150           | \$ 150            | \$ 150          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 600            |
| Website Maintenance                       | \$ 100           | \$ 100           | \$ 100            | \$ 100          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 400            |
| Postage & Delivery                        | \$ 8             | \$ 69            | \$ 44             | \$ 119          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 240            |
| Insurance                                 | \$ 5,785         | \$ -             | \$ -              | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,785          |
| Printing & Binding                        | \$ -             | \$ -             | \$ -              | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Legal Advertising                         | \$ 1,780         | \$ 699           | \$ -              | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,479          |
| Other Current Charges                     | \$ 47            | \$ 39            | \$ 117            | \$ 39           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 242            |
| Boundary Amendment                        | \$ 1,905         | \$ 271           | \$ -              | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,176          |
| Office Supplies                           | \$ 0             | \$ 9             | \$ 5              | \$ 3            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 18             |
| Dues, Licenses & Subscriptions            | \$ 175           | \$ -             | \$ -              | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 175            |
| <b>Total General &amp; Administrative</b> | <b>\$ 28,999</b> | <b>\$ 14,746</b> | <b>\$ 9,440</b>   | <b>\$ 6,049</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 59,233</b>  |

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

|  | Oct              | Nov              | Dec              | Jan              | Feb         | March       | April       | May         | June        | July        | Aug         | Sept        | Total            |
|--|------------------|------------------|------------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| <b><u>Operations &amp; Maintenance</u></b> |                  |                  |                  |                  |             |             |             |             |             |             |             |             |                  |
| <b>Cascades Expenditures</b>               |                  |                  |                  |                  |             |             |             |             |             |             |             |             |                  |
| <b><u>Field Expenditures</u></b>           |                  |                  |                  |                  |             |             |             |             |             |             |             |             |                  |
| Property Insurance                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Field Management                           | \$ 833           | \$ 833           | \$ 833           | \$ 833           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 3,333         |
| Landscape Maintenance                      | \$ 8,805         | \$ 8,805         | \$ 11,780        | \$ 8,805         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 38,195        |
| Landscape Replacement                      | \$ 2,415         | \$ -             | \$ -             | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,415         |
| Lake Maintenance                           | \$ -             | \$ -             | \$ 175           | \$ 175           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 350           |
| Streetlights                               | \$ 2,722         | \$ 1,573         | \$ 3,283         | \$ 3,027         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 10,604        |
| Electric                                   | \$ 859           | \$ 636           | \$ 985           | \$ 820           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 3,300         |
| Water & Sewer                              | \$ 5,055         | \$ 894           | \$ 5,986         | \$ 765           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 12,701        |
| Sidewalk & Asphalt Maintenance             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Irrigation Repairs                         | \$ 1,701         | \$ 200           | \$ 593           | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,493         |
| General Repairs & Maintenance              | \$ 3,835         | \$ 836           | \$ -             | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 4,671         |
| Field Contingency                          | \$ -             | \$ -             | \$ -             | \$ 200           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 200           |
| <b><u>Amenity Expenditures</u></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                  | \$ -             | \$ -             | \$ -             | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Amenity Contingency                        | \$ -             | \$ -             | \$ -             | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Capital Reserve                            | \$ -             | \$ -             | \$ -             | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| <b>Subtotal Cascades Expenditures</b>      | <b>\$ 26,224</b> | <b>\$ 13,777</b> | <b>\$ 23,635</b> | <b>\$ 14,626</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 78,262</b> |



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

|   | Oct                | Nov                | Dec               | Jan                | Feb         | March       | April       | May         | June        | July        | Aug         | Sept        | Total             |
|---|--------------------|--------------------|-------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| <b>Brentwood Expenditures</b>             |                    |                    |                   |                    |             |             |             |             |             |             |             |             |                   |
| <u>Field Expenditures</u>                 |                    |                    |                   |                    |             |             |             |             |             |             |             |             |                   |
| Property Insurance                        | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Field Management                          | \$ 625             | \$ 625             | \$ 625            | \$ 625             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,500          |
| Landscape Replacement & Repair            | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Streetlights                              | \$ 911             | \$ 702             | \$ 218            | \$ 778             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,609          |
| Electric                                  | \$ 110             | \$ 31              | \$ 31             | \$ 120             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 292            |
| Water & Sewer                             | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Irrigation Repairs                        | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| General Repairs & Maintenance             | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Field Contingency                         | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| <u>Amenity Expenditures</u>               |                    |                    |                   |                    |             |             |             |             |             |             |             |             |                   |
| Amenity Staff                             | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Amenity - Electric                        | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Amenity - Water                           | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Playground Lease                          | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Fitness Equipment Lease                   | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Internet                                  | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Amenity Landscaping                       | \$ 3,860           | \$ 3,860           | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 7,720          |
| Amenity Landscape Replacement             | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Amenity Irrigation Repairs                | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Pest Control                              | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Janitorial Service                        | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Security Services                         | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Pool Maintenance                          | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Amenity Repairs & Maintenance             | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Amenity Access Management                 | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Amenity Contingency                       | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Capital Reserve                           | \$ -               | \$ -               | \$ -              | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| <b>Subtotal Brentwood Expenditures</b>    | <b>\$ 5,507</b>    | <b>\$ 5,218</b>    | <b>\$ 874</b>     | <b>\$ 1,522</b>    | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 13,121</b>  |
| <b>Total Operations &amp; Maintenance</b> | <b>\$ 31,731</b>   | <b>\$ 18,995</b>   | <b>\$ 24,509</b>  | <b>\$ 16,149</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 91,383</b>  |
| <b>Total Expenditures</b>                 | <b>\$ 60,730</b>   | <b>\$ 33,741</b>   | <b>\$ 33,948</b>  | <b>\$ 22,197</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 150,617</b> |
| <b>Net Change in Fund Balance</b>         | <b>\$ (60,730)</b> | <b>\$ (28,742)</b> | <b>\$ 569,501</b> | <b>\$ (13,794)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 466,236</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> |

**Westside Haines City**  
**Community Development District**  
**Special Assessment Receipt Schedule**  
**Fiscal Year 2024**

Gross Assessments \$ 819,840.06 \$ 1,180,856.00 \$ 2,000,696.06  
Net Assessments \$ 762,451.26 \$ 1,098,196.08 \$ 1,860,647.34

**ON ROLL ASSESSMENTS**

| Date         | Distribution | Distribution Period | Gross Amount           | Commissions           | Discount/Penalty      | Interest           | Net Receipts           | 40.98%               | 59.02%                   | 100.00%                |
|--------------|--------------|---------------------|------------------------|-----------------------|-----------------------|--------------------|------------------------|----------------------|--------------------------|------------------------|
|              |              |                     |                        |                       |                       |                    |                        | O&M Portion          | Series 2021 Debt Service | Total                  |
| 11/24/23     | ACH          | 11/06/23 - 11/12/23 | \$4,731.96             | (\$90.85)             | (\$189.28)            | \$0.00             | \$4,451.83             | \$1,824.26           | \$2,627.57               | \$4,451.83             |
| 12/1/23      | INV#4652078  | 1% Annual Fee       | (\$20,006.96)          | \$0.00                | \$0.00                | \$0.00             | (\$20,006.96)          | (\$8,198.40)         | (\$11,808.56)            | (\$20,006.96)          |
| 12/08/23     | ACH          | 11/13/23 - 11/22/23 | \$878,848.48           | (\$16,873.88)         | (\$35,154.42)         | \$0.00             | \$826,820.18           | \$338,812.24         | \$488,007.94             | \$826,820.18           |
| 12/21/23     | ACH          | 11/23/23 - 11/30/23 | \$219,064.08           | (\$4,206.03)          | (\$8,762.64)          | \$0.00             | \$206,095.41           | \$84,453.24          | \$121,642.17             | \$206,095.41           |
| 12/29/23     | ACH          | 12/01/23 - 12/15/23 | \$480,887.08           | (\$9,233.87)          | (\$19,193.83)         | \$0.00             | \$452,459.38           | \$185,407.64         | \$267,051.74             | \$452,459.38           |
| 01/10/24     | ACH          | 12/16/23-12/31/23   | \$11,829.90            | (\$354.90)            | (\$229.50)            | \$0.00             | \$11,245.50            | \$4,608.15           | \$6,637.35               | \$11,245.50            |
| 01/16/24     | ACH          | 10/01/23-12/31/23   | \$0.00                 | \$0.00                | \$0.00                | \$3,952.32         | \$3,952.32             | \$1,619.57           | \$2,332.75               | \$3,952.32             |
| <b>TOTAL</b> |              |                     | <b>\$ 1,575,354.54</b> | <b>\$ (30,759.53)</b> | <b>\$ (63,529.67)</b> | <b>\$ 3,952.32</b> | <b>\$ 1,485,017.66</b> | <b>\$ 608,526.70</b> | <b>\$ 876,490.96</b>     | <b>\$ 1,485,017.66</b> |

|                      |                                     |
|----------------------|-------------------------------------|
| <b>80%</b>           | <b>Net Percent Collected</b>        |
| <b>\$ 375,629.68</b> | <b>Balance Remaining to Collect</b> |