

*Westside Haines City
Community Development District*

Meeting Agenda

May 7, 2024

AGENDA

Westside Haines City

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 30, 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 **Tuesday, May 7, 2024 at 9:30 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 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 (¹Speakers 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 April 17, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-12 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 6, 2024), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments (*budget to be provided under separate cover*)
5. Consideration of Resolution 2024-13 Ratifying Series 2024 Bonds
6. Consideration of Amended and Restated Disclosure of Public Financing
7. Discussion Regarding Mailbox Parking
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Landscape Proposals from Prince & Sons
 - a) Proposal to Trim and Clean-Up All Palms and Remove Debris
 - b) Proposal to Inject Sylvester Palms to Prevent Decline
 - c) Proposal to Replace 2 Dead Sylvester Palms
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—118
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

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

The regular meeting of the Board of Supervisors of the Westside Haines City Community Development District was held Wednesday, **April 17, 2024**, at 2:40 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Bobbie Henley	Assistant Secretary
Eric Lavoie	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk Law
Rey Malave <i>via Zoom</i>	District Engineer, Dewberry
Clayton Smith	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 there were no members of the public present in person nor joining via Zoom.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 18, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes from the March 18, 2024, Board of Supervisors meeting. She asked if there were any questions, comments, or changes. Hearing no changes, she asked for a motion to approve.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the Minutes of the March 18, 2024 Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Imposition of Amended Master Special Assessments

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

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

Ms. Burns stated the mailed notice was sent to all property members for Assessment Area Two and there were no members of the public present at the meeting. She asked for a motion to close the public hearing.

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

i. Presentation of Second Amended and Restated Engineer’s Report dated March 18, 2024

Mr. Mauve presented the restated Engineer’s Report dated March 18, 2024. He stated the details include the total land use of 165 acres. He added the total units are included on the tables for a total cost of \$103,654.755. He noted these costs are reasonable and sufficient to build the infrastructure as proposed. He noted there is no reason the project could not be constructed.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the Second Amended and Restated Engineer’s Report Dated March 18, 2024, was approved.

ii. Presentation of Master Assessment Methodology Report for Assessment Area Two dated March 18, 2024

Ms. Burns presented the Master Assessment Methodology Report for Assessment Area Two dated March 18, 2024. She noted this report allocates the debt that will be incurred by the district to the properties that benefit from Assessment Area Two. She presented each table to include Table 1 reflecting two product types of single family 40 and single family 50 with a total of 1,406 units. Table 2 outlines the cost estimates for the capital improvement area for Assessment Area Two for a total of \$64,893,640. Table 3 shows bond sizing of \$85,935,000. Table 4 breaks down the improvement cost per unit. Table 5 shows a par debt per are townhomes at \$47,165, and

single-family 40 units at \$62,887, and the single family 50 at \$78,609. Table 6 breaks down net and gross and annual per unit. The townhomes for \$3,829.75, the single family 40 for \$5,106.37 and the single family 50 at \$6,382.92. Table 7 shows the preliminary rolls with all parcels for a total of 342.68 acres.

Ms. Burns noted the assessments are reasonable apportioned across the product types for the district and the benefit is equal to or greater than the burden.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Master Assessment Methodology Report for Assessment Area Two, was approved.

iii. Consideration of Resolution 2024-10 Levying Amended Master Special Assessments

Ms. Burns this resolution will levy assessments across assessment area 2 with the specifics from the Master Methodology Report.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, Resolution 2024-10 Levying Amended Master Special Assessments, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Updated Ancillary Documents for Series 2024 Assessment Area Two Bonds

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

Mr. Van Wyk reviewed the documents for the Series 2024 Assessment area to include a True-up Agreement with two different developers. He noted these are standard agreements. He asked for a motion to approve all documents.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Updated Ancillary Documents for Series 2024 Assessment Area Two Bonds, were approved in substantial form.

SIXTH ORDER OF BUSINESS

Presentation of Updated Supplemental Assessment Methodology Report for Assessment Area Two with Final Numbers dated April 16, 2024

Ms. Burns presented the updated Supplemental Assessment Report dated April 16, 2024. She added these are final number for the bond issuances on April 29th. She noted she will ask for approval in substantial form so that other noted can be added.

She reviewed the tables for the report to include total area of 1,406 units, cost estimate \$64,893,640., and total bond sizing is \$35,500,000. The par debt is listed different for the different builders. The gross annual and preliminary assessment roll were listed.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Updated Supplemental Assessment Methodology Report for Assessment Area Two with Final Numbers Dated April 16, 2024, was approved as amended.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-11 Supplemental Assessment Resolution (Series 2024, Assessment Area Two Project)

Ms. Burns noted this resolution includes the numbers for the final pricing and sets bond issuance dated for April 29th.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, Resolution 2024-11 Supplemental Assessment Resolution (Series 2024, Assessment Area Two Project), was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Acknowledgement and Acceptance of Assignment of Developer Agreements for Assessment Area Two Bonds

Mr. Van Wyk stated this assigns permission to the agreements.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Assignment of Developer Agreements for Assessment Area Two Bonds, was approved.

NINTH ORDER OF BUSINESS

**Ratification of Brentwood Phase 4/5
Construction Documents:**

- A. Notice of Proceed**
- B. Notice of Commencement**
- C. Temporary Construction Access and Easement Agreement**
- D. Construction Funding Agreement**

Ms. Burns noted these documents have already been signed and only need ratification.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Brentwood Phase 4/5 Construction Documents, were ratified.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Van Wyk had nothing further to report.

B. Engineer

- i. Consideration of Work Order 2024-2 for Annual Consulting Engineering Services from Dewberry**

Ms. Burns noted that an Annual Engineer’s Report will need to be submitted on behalf of bond holders for the bond agreements for this year. This work order will review the storm water systems.

On MOTION by Ms. Henley, seconded by Mr. Lavoie, with all in favor, the Work Order 2024-2 Annual Consulting Engineering Services from Dewberry, was approved.

C. Field Manager’s Report

Mr. Smith presented the Field Manager’s Report to include updates on ponds, landscaping, plantings, and the filtration system installation.

D. District Manager’s Report

- i. Approval of Check Register**

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

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

ii. Balance Sheet & Income Statement

Ms. Burns stated that financial statements were included in the Board’s package for review.

No action needed.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Westside Haines City Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

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

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the

Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

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

DATE: Tuesday, August 6, 2024
HOUR: 9:30 AM
LOCATION: Holiday Inn—Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, FL 33880

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

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

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

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

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

PASSED AND ADOPTED THIS 7TH DAY OF MAY 2024.

ATTEST:

**WESTSIDE HAINES CITY
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

*Budget will be
provided under
separate cover.*

SECTION V

RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$35,500,000 WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA TWO PROJECT); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted Resolution Nos. 2021-35, 2024-03, and 2024-05 on March 29, 2021, November 7, 2023, and March 18, 2024, respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of its Westside Haines City Community Development District \$35,500,000 Special Assessment Bonds, Series 2024 (Assessment Area Two Project) (the “**Assessment Area Two Bonds**”), for the purpose of financing the acquisition and/or construction of all or a portion of the public infrastructure necessary for 870 single-family lots and 536 townhomes, in Brentwood Phases 2 – 5, Cascades Phase 3, and Wynnstone Phases 1A and 1B of the District (together, the “**Assessment Area Two Project**”), as described in the *Westside Haines City Community Development District Engineer’s Report*, dated March 29, 2021, as amended by the *Second Amended and Restated Engineer’s Report*, dated March 18, 2024 (together, the “**Engineer’s Report**”); and

WHEREAS, the District closed on the issuance of the Assessment Area Two Bonds on April 29, 2024; and

WHEREAS, as prerequisites to the issuance of the Assessment Area Two Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Assessment Consultant, District Counsel and Bond Counsel (the “**District Staff**”) were required to execute and deliver various documents (the “**Closing Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Assessment Area Two Bonds.

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

SECTION 1. The issuance of the Assessment Area Two Bonds, the adoption of resolutions relating to such Bonds, and all actions taken in the furtherance of the closing on such Bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Assessment Area Two Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Assessment Area Two Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

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

PASSED AND ADOPTED this 7th day of May 2024.

ATTEST:

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairperson, Board of Supervisors

SECTION VI

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Westside Haines City Community Development District
c/o Governmental Management Services –
Central Florida, LLC
219 E. Livingston St.
Orlando, Florida 32801

**AMENDED AND RESTATED
DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT¹**

Board of Supervisors²

Westside Haines City Community Development District

Warren K. (Rennie) Heath, II
Chairperson

Bobbie Henley
Assistant Secretary

Lauren Schwenk
Vice Chairperson

Rob Bonin
Assistant Secretary

Eric Lavoie
Assistant Secretary

Governmental Management Services – Central Florida, LLC
District Manager
219 E. Livingston St.
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of Governmental Management Services – Central Florida, LLC, located at 219 E. Livingston St., Orlando, Florida 32801, and at the District’s local records office at 346 East Central Avenue, Winter Haven, Florida 33880, and are available for public inspection upon request during normal business hours.

¹ This amends, supplements, and restates the *Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Westside Haines City Community Development District*, recorded in the Official Records Book 11967, Pages 0742-0756, inclusive, of the Public Records of Polk County, Florida.

² This list reflects the composition of the Board of Supervisors as of April 29, 2024. For a current list of Board Members, please contact the District Manager’s office.

TABLE OF CONTENTS

Introduction 3

What is the District and how is it governed?..... 4

**What infrastructure improvements does the District provide
and how are the improvements paid for? 5**

Assessments, Fees and Charges 7

Method of Collection 8

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The Westside Haines City Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Westside Haines City Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the "Act"), and established by Ordinance No. 21-017 duly enacted by the Board of County Commissioners for Polk County, Florida, on March 16, 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 (collectively, the "Ordinance"). The District encompasses approximately 595.10 acres of land, more or less, located within the city limits of Haines City, Florida (the "City") and unincorporated Polk County (the "County"). As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating, and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 595.10 acres of land located within Haines City and unincorporated Polk County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A.” The public infrastructure necessary to support the District’s development program includes, but is not limited to, roadways, stormwater management system facilities, off-site improvements; water and wastewater facilities, recreational facilities, entry feature, landscaping, hardscaping and irrigation, and street lighting. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted the *Westside Haines City Community Development District Engineer’s Report*, March 29, 2021, as amended by that *Second Amended and Restated Engineer’s Report*, dated March 18, 2024 (collectively, the “Engineer’s Report”), which details all of the improvements contemplated for the completion of the infrastructure of the District (the “Capital Improvement Plan”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On June 7, 2021, the Circuit Court for the Tenth Judicial Circuit, in and for Polk County, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$110,000,000 in Special Assessment Bonds for infrastructure needs of the District.

On July 17, 2021, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District associated with the development of Assessment Area One (the “Series 2021 Project”) of the District. On that date, the District issued its Westside Haines City Community Development District Special Assessment Bonds, Series 2021, in the principal amount of \$19,810,000 (the “Series 2021 Bonds”). The Series 2021 Project is more specifically set forth in the Engineer’s Report. Proceeds of the Series 2021 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2021 Project.

On April 29, 2024, the District issued a series of bonds for the purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District associated with the development of Assessment Area Two (the “Series 2024 Project”) of the District. On that date, the District issued its Westside Haines City Community Development District Special Assessments Bonds, Series 2024, in the principal amount of \$35,500,000 (the “Series 2024 Bonds”). The Series 2024 Project is more specifically set forth in the Engineer’s Report. Proceeds of the Series 2024 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2024 Project.

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 that will be

preserved in their existing condition and will accept stormwater discharges from the District's ponds. There is not a requirement for an Army Corps of Engineer (ACOE) Permit.

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 development will impact existing depressions. The 100-year flood volumes will be compensated as 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 Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections are to be 50' rights-of-way with 22' of asphalt and Miami curb or Type F curb and gutters on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' 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 within the development.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the development. The water service provider will be Polk County Public Utilities for Brentwood Phases 1 through 5, Cascades Phases 2 and 3, Wynnstone Phases 1A and 1B, and most of Cascades Phase 1. Within Cascades Phase 1, Haines City will provide water services for 54 out of 597 lots. 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 District's public rights-of-way and will provide the potable (domestic) and fire protection services which will serve the lands within the 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 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this development. Flow from the lift station shall be connected to a proposed force main that will interconnect the District's three (3) lift stations. The lift stations will discharge to

a master lift station that will pump through a force main which connects to the City's 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 District. 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.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the development are anticipated for completion by villages and phases based on the estimated schedule for each village and phase. Upon completion of each phase within each village, the required inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County, respectively.

Amenities and Parks

The District will provide funding for an amenity center to include the following: parking area, pavilion with restroom facilities, pool, all-purpose playfields, and walking trails between the phases and villages to provide connectivity to the various amenity centers within the District. In addition, there will be passive parks throughout the development which will include benches and walking trails. All paths, parks, etc. discussed in this paragraph are available to the general public.

Electric and Lighting

The electric distribution system serving the development is currently planned to be underground. The District presently intends to fund the cost of the electric conduit, transformer/cabinet pads, and electric manholes required by Duke Energy ("Duke"). Electric facilities will be maintained by Duke after the dedication, with Duke providing underground electrical service to the District. The District presently intends to purchase and install the street lighting along the internal roadways within the District. These lights will be operated and maintained by Duke after completion, with the District funding maintenance costs.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, entry features, and walls at the entrances and along the outside boundary of the development will be provided by the District. The City requires the walls as a buffer for the development. The irrigation system will use reclaimed water or an irrigation well. The well and irrigation watermain to the various phases of the development will be constructed or acquired by the District with District funds and operated and maintained by the District. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover, and trees for the internal roadways within the development. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the District.

Assessments, Fees and Charges

A portion of the master infrastructure improvements of the Series 2021 Project and the Series 2024 Project (together, the “Projects”), identified in the District’s Capital Improvement Plan, will be financed by the District from the proceeds of the sale of its Series 2021 Bonds and Series 2024 Bonds (together, the Bonds). The amortization schedules for the Series 2021 Bonds and the Series 2024 Bonds are available in the District’s public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District’s *Master Assessment Methodology* dated March 29, 2021, as supplemented by that *Supplemental Assessment Methodology – Assessment Area One*, dated July 7, 2021, as further supplanted by that *Supplemental Assessment Methodology – Assessment Area Two*, dated April 16, 2024 (collectively, the “Assessment Report”), are available for review in the District’s public records.

The Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District’s Projects (collectively, the “Special Assessments”, and separately the “Series 2021 Special Assessments” and the “Series 2024 Special Assessments”). The Series 2021 Special Assessments have been levied on a portion of the lands currently located within the District consisting of three (3) phases within two (2) villages. The Series 2021 Project is anticipated to have 226 townhomes in Brentwood Phase 1, 597 single-family homes Cascades Phase 1, and 74 single-family homes in Cascades Phase 2. The Series 2024 Special Assessments have been levied on a portion of the lands currently located within the District consisting of seven (7) phases in three (3) villages. The Series 2024 Project is anticipated to have 124 townhomes in Brentwood Phase 2, 122 townhomes in Brentwood Phase 3, 290 townhomes in Brentwood Phases 4 and 5, 344 single-family homes in Cascades Phase 3, 482 single-family homes in Wynnstone Phase 1A, and 44 single-family homes in Wynnstone Phase 1B. The Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Special Assessments are levied in accordance with the District’s Assessment Report and represent an allocation of the costs of the Projects to those lands within the District benefiting from the Projects.

The Special Assessments described above exclude any operations and maintenance assessments (“O&M Assessments”), which may be determined and calculated annually by the District’s Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District’s current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

Method of Collection

The District’s Special Assessments and/or O&M Assessments may appear on that portion of the annual Polk County Tax Notice entitled “non-ad valorem assessments,” and will be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice,**

if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the Westside Haines City Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Westside Haines City Community Development District, 219 E. Livingston St., Orlando, Florida 32801, or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been approved and executed as of the 7th day of May, 2024, and recorded in the Official Records of Polk County, Florida.

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT DISTRICT**

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

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of May, 2024, by Warren K. (Rennie) Heath II, as Chairperson of the Board of Supervisors of the Westside Haines City Community Development District.

(Official Notary Signature)

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[notary seal]

Exhibit A
Legal Description

SECTION VII



SECTION VIII

SECTION C



Westside Haines City CDD

Field Management Report



May 7th, 2024

Joel Blanco

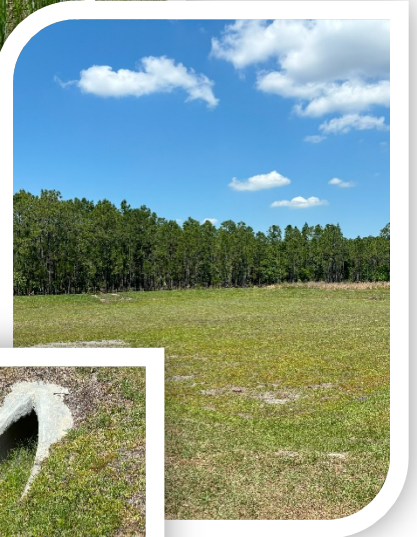
Field Manager

GMS

Completed

Pond Review

- ✚ GMS staff has performed pond reviews throughout the district.
- ✚ Ponds remain free of algae blooms or spotted with treated algae blooms.
- ✚ Dry pond previously holding water by the Masee Rd. entrance, has dried.
- ✚ Landscaping surrounding the ponds and at dry ponds continue to remain in satisfactory conditions.
- ✚ Maintenance has been scheduled to remove present vegetation at dry pond outlet on Cascades Ave.



Completed

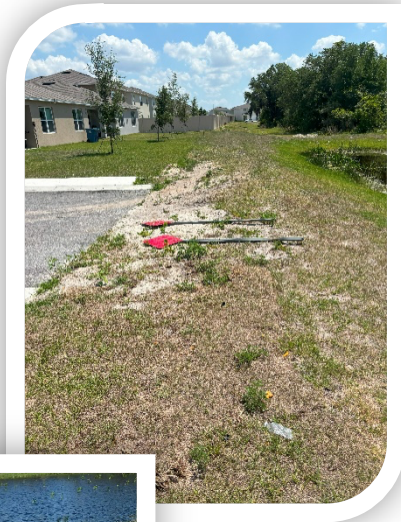
Landscaping Review

- ✚ GMS staff has reviewed the landscaping throughout the district.
- ✚ Quality By Design, who installed the Sylvester palms at the district, inspected the trees and determined that the palms would not be covered under warranty.
- ✚ Proposals for palm replacement, palm trimming at the entrances (including Phase 2 palms), and palm injections were requested and attached to the Field Manager's report.
- ✚ Overall, landscaping throughout the district remains in satisfactory conditions (neat, trimmed, and healthy.)



In Progress

Reinstallation of End of Roadway Signs



- ✚ During site review, GMS staff identified several end of roadway signs detached from the ground with some missing.
- ✚ 2 End of Roadway signs have been purchased.
- ✚ Maintenance has been scheduled to repair signs on site and install new signs, once delivered.

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. Thank you.

Respectfully,

Joel Blanco

SECTION 1

SECTION (a)



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: April 29,2024

SUBMITTED TO:

GMS Services
135 W. Central Blvd
Orlando, FL 32801
Clayton Smith
Phone: 407-201-1514
Email: csmith@gmscf.com

Job Name / Location:

Haines City West CDD (Cascades)
Haines City, FL 33844

Proposal to trim and clean up all palms and remove debris

	Qty	Unit	Unit Cost	TOTAL
Sabal Palms (Mainly seed POD's)	47	Ea	\$45.00	\$2,115.00
Sylvester Palms (Full trim)	14	Ea	\$65.00	\$910.00
				\$3,025.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: **Craig Bramblett**

Date Submitted: April 29, 2024

Accepted by: _____

Date Accepted: _____

SECTION (b)

SECTION (c)



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: April 23, 2024

SUBMITTED TO:
Joel Blanco / GMS
Field Manager
GMS Services

Phone: (407)841-5524
Email: jblanco@gmscfl.com

Job Name / Location:
Cascades
Entrance by Models

Replace Two Dead Sylvester Palms

Labor is Included in Total :	Qty	Unit	Unit Cost	TOTAL
<i>Sylvester Palms</i>	2	ct	\$8,775.00	\$17,550.00
Total				\$17,550.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc. Plywood will be in pla

Accepted by: _____
Date Accepted: _____

Submitted by: **Craig Bramblett**
Date Submitted: April 23, 2024

SECTION D

SECTION 1

Westside Haines City Community Development District

Summary of Check Register

March 23, 2024 to April 30, 2024

Bank	Date	Check No.'s	Amount
General Fund #4367			
	3/26/24	51-55	\$ 3,396.00
	4/5/24	56-58	\$ 155,818.68
	4/9/24	59-62	\$ 12,012.31
	4/11/24	63-67	\$ 738,787.62
	4/18/24	68-70	\$ 124,055.41
	4/19/24	71-76	\$ 1,650,065.52
	4/30/24	77-80	\$ 800.00
		Total Amount	\$ 2,684,935.54

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/26/24	00023	3/18/24	BH031820	202403	310	51300	11000		SUPERVISOR FEES-03/18/24	*	200.00		
									BOBBIE HENLEY			200.00	000051
3/26/24	00034	3/18/24	EL031820	202403	310	51300	11000		SUPERVISOR FEES-03/18/24	*	200.00		
									ERIC LAVOIE			200.00	000052
3/26/24	00002	3/18/24	LS031820	202403	310	51300	11000		SUPERVISOR FEES-03/18/24	*	200.00		
									LAUREN SCHWENK			200.00	000053
3/26/24	00003	3/18/24	RH031820	202403	310	51300	11000		SUPERVISOR FEES-03/18/24	*	200.00		
									RENNIE HEATH			200.00	000054
3/26/24	00060	1/24/24	320206	202401	330	53800	49000		INITIAL SHRUB START	*	1,135.00		
		1/24/24	320207	202401	330	53800	49000		INITIAL LAWN START	*	1,461.00		
									TOTAL PEST SOLUTIONS INC.			2,596.00	000055
4/05/24	00020	2/29/24	022063	202404	300	20700	10100		032 BW FR#6	*	11,149.93		
									ABSOLUTE ENGINEERING INC			11,149.93	000056
4/05/24	00018	3/07/24	CHANGEOR	202404	300	20700	10100		032 BW FR#6	*	143,806.00		
									FORTILINE WATERWORKS INC			143,806.00	000057
4/05/24	00017	3/08/24	8998	202404	300	20700	10100		032 CAS FR#1	*	862.75		
									KILINSKI / VAN WYK, PLLC			862.75	000058
4/09/24	00008	3/29/24	22402786	202402	310	51300	31100		ENGINEERING SVCS-FEB24	*	7,565.00		
		3/29/24	22402856	202402	310	51300	31100		SKETCH/LEGAL DESC-FEB24	*	1,127.50		
									DEWBERRY ENGINEERS, INC			8,692.50	000059
4/09/24	00055	3/31/24	00063331	202403	310	51300	48000		NOT OF SPECIAL ASSESS	*	2,300.80		
		3/31/24	00063331	202403	310	51300	48000		NOT OF BOS MEETING	*	330.51		
									GANNETT MEDIA CORP DBA			2,631.31	000060

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/24	00017	1/08/24	8480	202312	310	51300	49100		BRENTWOOD PH4/5 BAL-20 KILINSKI / VAN WYK, PLLC	*	353.50	353.50	000061
4/09/24	00061	3/01/24	1350	202403	330	53800	47300		REPLACE 1" VALVE	*	185.00		
		3/01/24	1351	202403	330	53800	47300		IRRIGATION INSPECTION RABALAC LANDSCAPE SOLUTIONS	*	150.00	335.00	000062
4/11/24	00053	3/19/24	3544	202403	320	53800	49000		LIFT STAT MAINT-MAR24 CONSTA FLOW INC	*	200.00	200.00	000063
4/11/24	00007	4/01/24	70	202404	310	51300	34000		MANAGEMENT FEES-APR24	*	3,246.25		
		4/01/24	70	202404	310	51300	35200		WEBSITE MANAGEMENT-APR24	*	100.00		
		4/01/24	70	202404	310	51300	35100		INFORMATION TECH-APR24	*	150.00		
		4/01/24	70	202404	310	51300	31300		DISSEMINATION SVCS-APR24	*	416.67		
		4/01/24	70	202404	310	51300	51000		OFFICE SUPPLIES-APR24	*	5.60		
		4/01/24	70	202404	310	51300	42000		POSTAGE-APR24	*	125.59		
		4/01/24	70	202404	310	51300	42500		COPIES-APR24	*	28.65		
		4/01/24	71	202404	330	53800	12000		FIELD MGMT BRNTWOOD-APR24	*	625.00		
		4/01/24	72	202404	320	53800	12000		FIELD MGMT CASCADES-APR24 GOVERNMENTAL MANAGEMENT SERVICES	*	833.33	5,531.09	000064
4/11/24	00054	3/19/24	224168FE	202402	320	53800	43200		PTBLE IR BIG SUR-FEB24 POLK COUNTY UTILITIES DIVISION	*	6,410.36	6,410.36	000065
4/11/24	00018	3/19/24	DEDMATCO	202404	300	20700	10100		032 BW FR#7 FORTILINE WATERWORKS INC	*	205,268.68	205,268.68	000066
4/11/24	00038	2/25/24	87324	202404	300	20700	10100		032 CAS FR#2 TUCKER PAVING INC	*	521,377.49	521,377.49	000067

WHCD WESTSIDE HAINES AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/18/24	00057	3/25/24 17438	202303 320-53800-47000	LAKE MAINTENANCE-MAR24 AQUATIC WEED MANAGEMENT, INC.	*	175.00	175.00 000068
4/18/24	00049	4/01/24 12225	202304 320-53800-46200	LANDSCAPE MAIN CASC-APR24 PRINCE & SONS INC.	*	8,805.00	8,805.00 000069
4/18/24	00042	4/18/24 04182024	202404 300-20700-10000	ASSESSMENT TRANSFER S2021 WESTSIDE HAINES CITY C/O US BANK	*	115,075.41	115,075.41 000070
4/19/24	00021	3/18/24 03182024	202404 300-20700-10100	032 CAS FR#3 ATLANTIC TNG, LLC	*	135,001.00	135,001.00 000071
4/19/24	00008	2/12/24 2397660-	202404 300-20700-10100	032 CAS FR#3 2/12/24 2397660- 032 BW FR#8 2/12/24 2397660- 032 BW FR#8	*	57.50 305.00 972.50	1,335.00 000072
4/19/24	00062	3/18/24 03182024	202404 300-20700-10100	032 CAS FR#3 EMPIRE PIPE & SUPPLY, INC.	*	790,648.50	790,648.50 000073
4/19/24	00018	3/28/24 CHANGEOR	202404 300-20700-10100	032 CAS FR#8 FORTILINE WATERWORKS INC	*	63,383.40	63,383.40 000074
4/19/24	00025	12/18/23 24728100	202404 300-20700-10100	032 BW FR#8 QGS DEVELOPMENT, INC.	*	642,848.62	642,848.62 000075
4/19/24	00059	3/29/24 6050	202404 300-20700-10100	032 BW FR#8 3/29/24 6051 032 BW FR#8	*	5,627.00 11,222.00	16,849.00 000076
4/30/24	00023	4/17/24 BH041720	202404 310-51300-11000	SUPERVISOR FEES-04/17/24 BOBBIE HENLEY	*	200.00	200.00 000077

WHCD WESTSIDE HAINES AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/30/24	00034	4/17/24 EL041720	202404 310-51300-11000	SUPERVISOR FEES-04/17/24 ERIC LAVOIE	*	200.00	200.00 000078
4/30/24	00016	4/17/24 RB041720	202404 310-51300-11000	SUPERVISOR FEES-04/17/24 PATRICK ROBERT BONIN	*	200.00	200.00 000079
4/30/24	00003	4/17/24 RH041720	202404 310-51300-11000	SUPERVISOR FEES-04/17/24 RENNIE HEATH	*	200.00	200.00 000080
TOTAL FOR BANK B						2,684,935.54	
TOTAL FOR REGISTER						2,684,935.54	

WHCD WESTSIDE HAINES AGUZMAN

SECTION 2

Westside Haines City
Community Development District

Unaudited Financial Reporting
March 31, 2024



Table of Contents

1	<u>Balance Sheet</u>
2-4	<u>General Fund</u>
5	<u>Capital Reserve Fund</u>
6	<u>Series 2021 Debt Service Fund</u>
7	<u>Series 2021 Capital Projects Fund</u>
8	<u>Series 2024 Capital Projects Fund</u>
9-11	<u>Month to Month</u>
12	<u>Long Term Debt Report</u>
13	<u>Assessment Receipt Schedule</u>

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account - #27	\$ 705,848	\$ -	\$ -	\$ 705,848
Operating Account - #43	\$ 708,558	\$ -	\$ -	\$ 708,558
Investments:				
Series 2021				
Reserve	\$ -	\$ 548,975	\$ -	\$ 548,975
Revenue	\$ -	\$ 1,070,616	\$ -	\$ 1,070,616
Construction - Cascades Phase 1 & 2	\$ -	\$ -	\$ 31,686	\$ 31,686
Construction - Brentwood Phase 1	\$ -	\$ -	\$ 158	\$ 158
Due From General Fund	\$ -	\$ 113,707	\$ -	\$ 113,707
Total Assets	\$ 1,414,406	\$ 1,733,298	\$ 31,843	\$ 3,179,548
Liabilities:				
Accounts Payable	\$ 32,541	\$ -	\$ -	\$ 32,541
Contracts Payable	\$ -	\$ -	\$ 1,384	\$ 1,384
Due to Debt Service	\$ 113,707	\$ -	\$ -	\$ 113,707
Total Liabilities	\$ 146,248	\$ -	\$ 1,384	\$ 147,631
Fund Balance:				
Nonspendable:				
Debt Service - Series 2021	\$ -	\$ 1,733,298	\$ -	\$ 1,733,298
Capital Projects - Series 2021	\$ -	\$ -	\$ 30,460	\$ 30,460
Assigned:				
Unassigned	\$ 1,268,159	\$ -	\$ -	\$ 1,268,159
Total Fund Balances	\$ 1,268,159	\$ 1,733,298	\$ 30,460	\$ 3,031,916
Total Liabilities & Fund Balance	\$ 1,414,406	\$ 1,733,298	\$ 31,843	\$ 3,179,548

Westside Haines City
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 762,450	\$ 762,450	\$ 762,617	\$ 167
Assessments - Lot Closing	\$ -	\$ -	\$ 36,088	\$ 36,088
Developer Contributions	\$ 230,836	\$ 2,975	\$ 2,975	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 5,704	\$ 5,704
Total Revenues	\$ 993,286	\$ 765,425	\$ 807,384	\$ 41,959

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,800	\$ 200
Engineering	\$ 15,000	\$ 15,000	\$ 19,313	\$ (4,313)
Attorney	\$ 25,000	\$ 12,500	\$ 23,529	\$ (11,029)
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 3,500	\$ 2,500	\$ 1,000
Trustee Fees	\$ 12,000	\$ -	\$ -	\$ -
Management Fees	\$ 38,955	\$ 19,478	\$ 19,478	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 646	\$ (146)
Insurance	\$ 5,913	\$ 5,913	\$ 5,785	\$ 128
Copies	\$ 1,000	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 10,000	\$ 5,000	\$ 5,110	\$ (110)
Other Current Charges	\$ 5,268	\$ 2,634	\$ 544	\$ 2,090
Boundary Amendment	\$ -	\$ -	\$ 2,529	\$ (2,529)
Office Supplies	\$ 625	\$ 313	\$ 24	\$ 289
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 148,786	\$ 78,012	\$ 91,934	\$ (13,922)

Westside Haines City
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<u>Operations & Maintenance</u>				
Cascades Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 10,000	\$ 10,000	\$ 3,355	\$ 6,645
Field Management	\$ 10,000	\$ 5,000	\$ 5,000	-
Landscape Maintenance	\$ 185,000	\$ 92,500	\$ 55,805	\$ 36,695
Landscape Replacement	\$ 25,000	\$ 12,500	\$ 2,415	\$ 10,085
Lake Maintenance	\$ 18,500	\$ 9,250	\$ 525	\$ 8,725
Streetlights	\$ 15,000	\$ 15,000	\$ 15,700	\$ (700)
Electric	\$ 5,500	\$ 2,750	\$ 4,527	\$ (1,777)
Water & Sewer	\$ 8,000	\$ 8,000	\$ 26,613	\$ (18,613)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	-	\$ 1,250
Irrigation Repairs	\$ 10,000	\$ 5,000	\$ 2,944	\$ 2,056
General Repairs & Maintenance	\$ 17,000	\$ 8,500	\$ 4,671	\$ 3,829
Field Contingency	\$ 10,000	\$ 5,000	\$ 3,316	\$ 1,684
<u>Amenity Expenditures</u>				
Amenity Staff	\$ 30,000	\$ 15,000	-	\$ 15,000
Amenity - Electric	\$ 12,000	\$ 6,000	-	\$ 6,000
Amenity - Water	\$ 10,000	\$ 5,000	-	\$ 5,000
Playground Lease	\$ 35,000	\$ 17,500	-	\$ 17,500
Fitness Equipment Lease	\$ 35,000	\$ 17,500	-	\$ 17,500
Internet	\$ 3,000	\$ 1,500	-	\$ 1,500
Pest Control	\$ 1,500	\$ 750	-	\$ 750
Janitorial Service	\$ 20,500	\$ 10,250	-	\$ 10,250
Security Services	\$ 25,000	\$ 12,500	-	\$ 12,500
Pool Maintenance	\$ 36,000	\$ 18,000	-	\$ 18,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 7,500	-	\$ 7,500
Amenity Access Management	\$ 2,500	\$ 1,250	-	\$ 1,250
Amenity Contingency	\$ 12,000	\$ 6,000	-	\$ 6,000
Capital Reserve	\$ 5,000	\$ 2,500	-	\$ 2,500
Subtotal Cascades Expenditures	\$ 559,000	\$ 296,000	\$ 124,871	\$ 171,129

Westside Haines City
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Brentwood Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 8,000	\$ -	\$ -	\$ -
Field Management	\$ 7,500	\$ 3,750	\$ 3,750	\$ -
Landscape Replacement & Repair	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Streetlights	\$ 10,000	\$ 5,000	\$ 3,946	\$ 1,054
Electric	\$ 2,000	\$ 1,000	\$ 384	\$ 616
Water & Sewer	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
General Repairs & Maintenance	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Field Contingency	\$ 5,000	\$ 2,596	\$ 2,596	\$ -
<u>Amenity Expenditures</u>				
Amenity Staff	\$ 30,000	\$ 15,000	\$ -	\$ 15,000
Amenity - Electric	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Amenity - Water	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Playground Lease	\$ 35,000	\$ 17,500	\$ -	\$ 17,500
Fitness Equipment Lease	\$ 35,000	\$ 17,500	\$ -	\$ 17,500
Internet	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Amenity Landscaping	\$ 12,000	\$ 6,000	\$ 26,716	\$ (20,716)
Amenity Landscape Replacement	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Amenity Irrigation Repairs	\$ 3,000	\$ 1,500	\$ 335	\$ 1,165
Pest Control	\$ 1,500	\$ 750	\$ -	\$ 750
Janitorial Service	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Security Services	\$ 25,000	\$ 12,500	\$ -	\$ 12,500
Pool Maintenance	\$ 25,000	\$ 12,500	\$ -	\$ 12,500
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Amenity Access Management	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Amenity Contingency	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Capital Reserve	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Subtotal Brentwood Expenditures	\$ 285,500	\$ 138,846	\$ 37,727	\$ 101,119
Total Operations & Maintenance	\$ 844,500	\$ 434,846	\$ 162,598	\$ 272,248
Total Expenditures	\$ 993,286	\$ 512,858	\$ 254,532	\$ 258,326
Net Change in Fund Balance	\$ -		\$ 552,852	
Fund Balance - Beginning	\$ -		\$ 715,307	
Fund Balance - Ending	\$ -		\$ 1,268,159	

Westside Haines City
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Transfer In - Cascades	\$ 5,000	\$ -	\$ -	-
Transfer In - Brentwood	\$ 5,000	\$ -	\$ -	-
Total Revenues	\$ 10,000	\$ -	\$ -	-
Expenditures:				
Capital Expenditures - Cascades	\$ -	\$ -	\$ -	-
Capital Expenditures - Brentwood	\$ -	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ 10,000		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 10,000		\$ -	

Westside Haines City
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,097,950	\$ 1,097,950	\$ 1,098,435	\$ 485
Interest	\$ -	\$ -	\$ 23,414	\$ 23,414
Total Revenues	\$ 1,097,950	\$ 1,097,950	\$ 1,121,848	\$ 23,898
Expenditures:				
Interest - 11/1	\$ 344,256	\$ 344,256	\$ 344,256	\$ -
Principal - 5/1	\$ 410,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 344,256	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,098,513	\$ 344,256	\$ 344,256	\$ -
Excess (Deficiency) of Revenues over Ex	\$ (563)		\$ 777,592	
Fund Balance - Beginning	\$ 406,549		\$ 955,706	
Fund Balance - Ending	\$ 405,987		\$ 1,733,298	

Westside Haines City
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Developer Contributions - Cascades	\$ -	\$ -	\$ 156,306	\$ 156,306
Developer Contributions - Brentwood	\$ -	\$ -	\$ 44,800	\$ 44,800
Interest	\$ -	\$ -	\$ 2,094	\$ 2,094
Total Revenues	\$ -	\$ -	\$ 203,200	\$ 203,200
Expenditures:				
Capital Outlay - Cascades	\$ -	\$ -	\$ 213,787	\$ (213,787)
Capital Outlay - Brentwood	\$ -	\$ -	\$ 41,914	\$ (41,914)
Total Expenditures	\$ -	\$ -	\$ 255,701	\$ (255,701)
Excess (Deficiency) of Revenues over Ex	\$ -	\$ -	\$ (52,501)	
Fund Balance - Beginning	\$ -	\$ -	\$ 82,960	
Fund Balance - Ending	\$ -	\$ -	\$ 30,460	

Westside Haines City
Community Development District
Capital Projects Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Developer Advances	\$ -	\$ -	\$ -	-
Total Revenues	\$ -	\$ -	\$ -	-
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Ex	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ -	\$ -	\$ -	-
Fund Balance - Ending	\$ -	\$ -	\$ -	-

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 1,824	\$ 600,475	\$ 6,228	\$ 75,146	\$ 78,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 762,617
Assessments - Lot Closing	\$ -	\$ -	\$ -	\$ -	\$ 36,088	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,088
Developer Contributions	\$ -	\$ -	\$ 2,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,975
Boundary Amendment Contributions	\$ -	\$ 3,175	\$ -	\$ 2,176	\$ 354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,704
Total Revenues	\$ -	\$ 4,999	\$ 603,450	\$ 8,403	\$ 111,587	\$ 78,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 807,384

Expenditures:

General & Administrative:

Supervisor Fees	\$ 2,000	\$ 800	\$ 600	\$ -	\$ 1,600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,800
Engineering	\$ 4,500	\$ 4,373	\$ 1,013	\$ 735	\$ 8,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,313
Attorney	\$ 3,887	\$ 4,573	\$ 3,748	\$ 1,240	\$ 10,082	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,529
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,478
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Postage & Delivery	\$ 8	\$ 69	\$ 44	\$ 448	\$ 16	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 646
Insurance	\$ 5,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,785
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,780	\$ 699	\$ -	\$ -	\$ -	\$ 2,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,110
Other Current Charges	\$ 47	\$ 39	\$ 117	\$ 39	\$ 156	\$ 146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 544
Boundary Amendment	\$ 1,905	\$ 271	\$ 354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,529
Office Supplies	\$ 0	\$ 9	\$ 5	\$ 3	\$ 0	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 28,999	\$ 14,746	\$ 9,793	\$ 6,377	\$ 24,459	\$ 7,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,934

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Cascades Expenditures													
<u>Field Expenditures</u>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 3,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,355
Field Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Landscape Maintenance	\$ 8,805	\$ 8,805	\$ 11,780	\$ 8,805	\$ 8,805	\$ 8,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,805
Landscape Replacement	\$ 2,415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,415
Lake Maintenance	\$ -	\$ -	\$ 175	\$ 175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Streetlights	\$ 2,722	\$ 1,573	\$ 3,283	\$ 3,027	\$ 2,395	\$ 2,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,700
Electric	\$ 859	\$ 636	\$ 985	\$ 820	\$ 660	\$ 567	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,527
Water & Sewer	\$ 5,055	\$ 894	\$ 5,986	\$ 6,601	\$ 7,471	\$ 606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,613
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,701	\$ 200	\$ 593	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,944
General Repairs & Maintenance	\$ 3,835	\$ 836	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,671
Field Contingency	\$ -	\$ -	\$ 981	\$ 960	\$ 1,175	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,316
<u>Amenity Expenditures</u>													
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Cascades Expenditures	\$ 26,224	\$ 13,777	\$ 24,616	\$ 21,221	\$ 25,320	\$ 13,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,871

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Brentwood Expenditures													
<u>Field Expenditures</u>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Landscape Replacement & Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 911	\$ 702	\$ 218	\$ 778	\$ 560	\$ 777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,946
Electric	\$ 110	\$ 31	\$ 31	\$ 120	\$ 31	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 384
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,596
<u>Amenity Expenditures</u>													
Amenity Staff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fitness Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Landscaping	\$ 3,860	\$ 3,860	\$ 4,686	\$ 4,686	\$ 4,686	\$ 4,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,716
Amenity Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 335
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Brentwood Expenditures	\$ 5,507	\$ 5,218	\$ 5,560	\$ 6,208	\$ 5,902	\$ 9,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,727
Total Operations & Maintenance	\$ 31,731	\$ 18,995	\$ 30,176	\$ 27,430	\$ 31,222	\$ 23,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162,598
Total Expenditures	\$ 60,730	\$ 33,741	\$ 39,969	\$ 33,807	\$ 55,682	\$ 30,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,532
Net Change in Fund Balance	\$ (60,730)	\$ (28,742)	\$ 563,481	\$ (25,404)	\$ 55,906	\$ 48,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 552,852

Westside Haines City
Community Development District
Long Term Debt Report

Series 2021, Special Assessment Revenue Bonds		
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)
Current Bonds Outstanding		\$19,410,000

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

40.98% 59.02% 100.00%

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	Series 2021		Total
								O&M Portion	Debt Service	
11/24/23	ACH	/06/23 - 11/12/	\$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	/13/23 - 11/22/	\$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	/23/23 - 11/30/	\$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	/01/23 - 12/15/	\$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	/16/23-12/31/	\$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	/01/23-12/31/	\$0.00	\$0.00	\$0.00	\$3,952.32	\$3,952.32	\$1,619.57	\$2,332.75	\$3,952.32
02/09/24	ACH	/01/24-01/31/	\$194,010.36	(\$3,742.51)	(\$6,885.07)	\$0.00	\$183,382.78	\$75,146.12	\$108,236.66	\$183,382.78
03/13/24	ACH	/01/24-02/29/	\$200,570.30	(\$3,987.81)	(\$3,931.65)	\$0.00	\$192,650.84	\$78,943.96	\$113,706.88	\$192,650.84
TOTAL			\$1,969,935.20	\$(38,489.85)	\$(74,346.39)	\$ 3,952.32	\$ 1,861,051.28	\$ 762,616.78	\$ 1,098,434.50	\$ 1,861,051.28

100%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 3



April 19, 2024

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



RE: Westside Haines City Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **118** voters within the Westside Haines City Community Development District. This number of registered voters in said District is as of **April 15, 2024**.

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

Sincerely,

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

Lori Edwards
Supervisor of Elections
Polk County, Florida