

*Westside Haines City
Community Development District*

Meeting Agenda

February 26, 2025

AGENDA

Westside Haines City

Community Development District

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

February 19, 2025

Board of Supervisors Meeting Westside Haines City Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Westside Haines City Community Development District** will be held on **Wednesday, February 26, 2025 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 (Public Comments are limited to three (3) minutes)
3. Approval of Minutes of the November 20, 2024 Board of Supervisors Meeting
4. Ratification of Conveyance Documents for Cascades Phase 2
 - A. Limited Liability Company Affidavit for Deed (Tracts B & C—GLK Real Estate, LLC)
 - B. Owner's Affidavit (Tracts B & C—GLK Real Estate, LLC)
 - C. Special Warranty Deed (Tracts B & C—Lennar & GLK Real Estate, LLC)
 - D. Quit-Claim Deed (Cascades Phase 2 ROW and Tract A—Lennar & GLK Real Estate, LLC)
5. 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
6. 2025 Contract Agreement with Polk County Property Appraiser
7. Consideration of Resolution 2025-04 Adopting Policies for Use of the Fitness Center
8. Consideration of Proposals from Current Demands for Cascades Phase Amenity Center
 - A. Proposal for Camera Installation at Amenity
 - B. Proposal for Remote Monitoring Service for Cameras
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Cascades Phase Proposals
 - a) Proposal for Quarterly Palm Injections for Entrance Bismarck's (Cascades—Phase 3)
 - b) Proposal from Resort Pool Services for Pool Maintenance Services (2 Service Options)
 - c) Landscaping Proposal to Service Phase 3 Pond Easements
 - d) Landscaping Proposal to Service Amenity Center

- e) Proposal from Massey for Pest Control Services at Amenity
 - f) Proposal from CSS for Janitorial Maintenance Services
 - ii. Brentwood Phase Proposals
 - a) Proposal from Resort Pool Services for Pool Maintenance Services
 - b) Proposal for Aquatic Maintenance Services for 2 Dry Ponds
 - c) Proposal from Massey for Pest Control Services at Amenity
 - d) Proposal from CSS for Janitorial Maintenance Services
 - iii. Consideration of Proposal for Mailbox Lighting at Phase 1A and Phase 2 Mailbox Area
 - iv. Consideration of Proposal for “No Street Parking Allowed” Signs (*to be provided under separate cover*)
- D. District Manager’s Report
- i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Westside Haines City Community Development District was held Wednesday, **November 20, 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
Bobbie Henley	Assistant Secretary
Rob Bonin <i>by Zoom</i>	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry
Marshall Tindall	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:35 a.m. and called the roll. Three Board members were in attendance constituting a quorum. Mr. Bonin joined via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted there was one member of the public present. There were no public members on Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the September 3,
2024 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the September 3, 2024, Board of Supervisors meeting. She asked if there were any questions, comments, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the September 3, 2024 Board of Supervisors Meeting, was approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of Amenity Rules & Rates for the District (Brentwood Phase)

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

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

i. Consideration of Resolution 2025-01 Adopting Amenity Rules & Rates for the District (Brentwood Phase)

Ms. Burns stated these are the same as what the Board saw at the prior meeting when the public hearing was set. There have not been any changes. She suggested setting the annual user rate at \$3,000 as this amenity has a gym. This will allow them to decrease it down the line if needed without having to readvertise. The replacement access card fee is \$25 and insufficient funds fee is \$50. All the other rules are standard in nature that are seen in other communities.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-01 Adopting Amenity Rules & Rates for the District (Brentwood Phase), was approved.

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

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

B. Public Hearing on the Adoption of Amenity Rules & Rates for the District (Cascades Phase)

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

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

i. Consideration of Resolution 2025-02 Adopting Amenity Rules & Rates for the District (Cascades Phase)

Ms. Burns stated these rules and rates are substantially the same. The only difference is one phase has ponds and one does not so there is a lake and ponds policy included in this phase related to catch and release fishing and all of the CDD’s standard pond policies. Other than that, related to the amenity facilities those policies are the same. She suggested the \$3K rate as they have a gym and some upgraded amenities.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-02 Adopting Amenity Rules & Rates for the District (Cascades Phase), was approved.

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

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

FIFTH ORDER OF BUSINESS

Consideration of Audit Services Engagement Letter for Fiscal Year 2024 Audit with McDirmit Davis

Ms. Burns stated this was a previously awarded contract and this is the renewal for this fiscal year. The total is NTE \$4,000. She noted they may come back and request an additional fee once they have reviewed the documents.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2024 Audit with McDirmit Davis NTE \$4,000, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2021 Assessment Area One Project Bonds from AMTEC

Ms. Burns stated the District is required under internal revenue code to demonstrate that they do not earn more interest on the bonds than they pay. There is a negative arbitrage amount on page 4 of the report. She asked for a motion to accept the report.

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

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County

Ms. Burns stated this would allow the District to post some notices on the new Polk County website that they have set up for their notices and piggyback off of that site. An ad will be placed in the newspaper to direct residents that they will no longer use the newspaper for the majority of their notices and instead direct them to the Polk County website.

On MOTION by Ms. Roden, seconded by Mr. Heath, with all in favor, Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

i. Ratification of Work Authorization 2025-1 Dewberry for District Engineering Services

Mr. Malave asked for ratification of work authorization 2025-1 for engineering services. He stated he is working on various requisitions for all the different villages.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, Work Authorization 2025-1 Dewberry for District Engineering Services, was approved.

C. Field Manager's Report

Mr. Tindall presented the Field Managers Report on page 120 of the agenda package.

i. Consideration of Proposal to Remove and Replace Palm Trees in Community from Prince & Sons

Mr. Tindall presented the proposal to remove and replace palm trees in the community for \$2,225. The budget line is \$25K so this is within budget. Ms. Burns asked for a motion to NTE if the trees are not under warranty.

On MOTION by Mr. Heath seconded by Ms. Roden, with all in favor, the Prince & Sons Proposal to Remove and Replace Palm Trees in the Community NTE \$2,225 if Trees are not under Warranty, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register. She asked for any questions; otherwise, she is looking for a motion to approve.

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

ii. Balance Sheet & Income Statement

Ms. Burns stated that financial statements were included in the agenda package for review. She asked if anyone had any questions.

iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24

Ms. Burns reminded the Board to complete the 4 hours of ethics training by 12/31/24.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Heath, seconded by Ms. Roden, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

Prepared By:

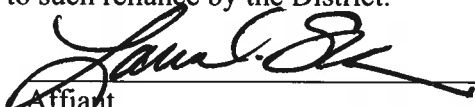
Lauren Gentry, Esq
Kilinski Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED**

STATE OF FLORIDA
COUNTY OF POLK

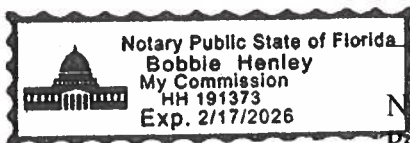
I, **Lauren O. Schwenk** (“Affiant”), on being duly sworn, state:

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



Affiant

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this 11th day of December 2024 by Lauren O. Schwenk, as Manager of GLK Real Estate, LLC, a Florida limited liability company, on behalf of company.



[notary seal]



(Official Notary-Signature)

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

EXHIBIT "A"
(Legal Description of Property)

Tracts B and C as depicted on the Plat titled "Cascades Phase 2" recorded at Book 196, Page 23 et seq. of the Official Records of Polk County, Florida.

SECTION B

OWNER'S AFFIDAVIT


STATE OF FLORIDA
COUNTY OF POLK

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

1. That Affiant knows of her own knowledge that GLK Real Estate, LLC is the owner of the fee simple title in and to certain lands located in Polk County, Florida described on the attached Exhibit "A".
2. That the above-described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.
3. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.
4. That there are no mechanic's or materialman's or laborer's liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.
5. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above-described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.
6. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.
7. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.
8. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

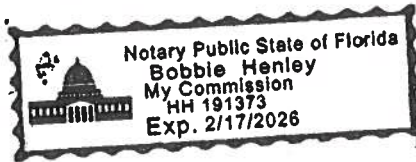
9. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that she has read the full facts set forth in this Affidavit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

FURTHER AFFIANT SAYETH NOT.

By: 
Name: Lauren O. Schwenk
Title: Manager

Date: 12/11/24

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this 11th day of December 2024 by Lauren O. Schwenk, as Manager of GLK Real Estate, LLC, a Florida limited liability company, on behalf of company, and who is personally known to me or produced _____ as identification.



[notary seal]



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

EXHIBIT "A"
(Legal Description of Property)

Tracts B and C as depicted on the Plat titled "Cascades Phase 2" recorded at Book 196, Page 23 et seq. of the Official Records of Polk County, Florida.

SECTION C

PREPARED BY AND RETURN TO:

Lauren Gentry, Esq
Kilinski Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301

Parcel Nos.: 272630708005016140; a portion of 272630708005016132

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 20th day of December 2024, by **GLK REAL ESTATE, LLC**, a Florida limited liability company, with a mailing address of 346 E. Central Ave., Winter Haven, FL 33880 (hereinafter called the “grantor”), in favor of **WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “grantee”).

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

WITNESSETH:

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

Tracts B and C as depicted on the Plat titled “Cascades Phase 2” recorded at Book 196, Page 23 et seq. of the Official Records of Polk County, Florida.

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

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

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

[Continued on following page]

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

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

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

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property and Easement areas, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for any drainage, hardscaping, landscaping, irrigation, wetland and related improvements, as applicable, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property and Easement areas; provided, however, that grantor's reservation of rights hereunder shall not be deemed to impose any obligations on grantor to maintain, repair or replace any part of the Property or Easement areas or improvements located thereon.

[Signatures on following page]

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

GRANTOR:

Signed, sealed and delivered
in the presence of:

GLK REAL ESTATE, LLC
a Florida limited liability company

Joe D. Brady
Print Name: Joe D. Brady
Address: 346 E. Central Ave.
Winter Haven, FL 33880

Lauren O. Schwenk
By: Lauren O. Schwenk
Its: Manager
Address: 346 E. Central Ave.
Winter Haven, FL 33880

Lindsey E Roden
Print Name: Lindsey E Roden
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 20th day of December, 2024, by Lauren O. Schwenk, on behalf of GLK Real Estate, LLC, a Florida limited liability company.

[notary seal]

Lindsey E Roden
(Official Notary Signature)
Name: Lindsey E Roden
Personally Known
OR Produced Identification _____
Type of Identification _____



ACCEPTANCE BY GRANTEE

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

Dated this 20th day of December 2024.

Signed, sealed and delivered in the presence of:

Witnesses:

Lauren Durham

Name: Lauren Durham
Address:
346 East Central Ave.
Winter Haven, FL 33880

Jessica Spencer

Name: Jessica Spencer
Address:
346 East Central Ave.
Winter Haven, FL 33880

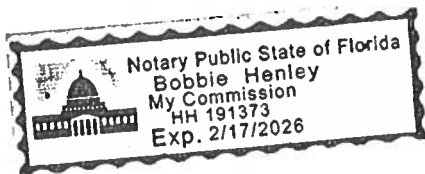
WESTSIDE HAINES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established under Chapter 190 of the Florida Statutes

By: Warren K. "Rennie" Heath, II

Warren K. "Rennie" Heath, II
Chairperson, Board of Supervisors
Address:
346 East 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 20th day of December 2024, by Warren K. "Rennie" Heath II as Chairperson of the Board of Supervisors of the Westside Haines Community Development District.



[notary seal]

Bobbie Henley
(Official Notary Signature)

Name: Bobbie Henley
Personally Known X
OR Produced Identification _____
Type of Identification _____

SECTION D

This instrument was prepared by:

Lauren Gentry, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Ave.
Tallahassee, Florida 32301

Parcel ID: 272630708005016172; 272630708005016171; a portion of 272630708005016132

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED is made as of the 11th day of December 2024, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 5505 Waterford District Drive, Miami, FL 33126, and **GLK REAL ESTATE, LLC**, a Florida limited liability company, whose mailing address is 346 E. Central Ave., Winter Haven, Florida 33880 (together, “**Grantor**”) and **WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida (“**Grantee**”), whose mailing address is c/o Governmental Management Services, 219 E. Livingston St., Orlando, Florida 32801.

(Wherever used herein, the terms “Grantor(s)” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH

THAT GRANTOR(S), for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the respective Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Polk, State of Florida, and more particularly described below (“**Property**”), to the extent of their respective interests therein:

Tract A and those certain Streets, Roads and Rights-of-Way designated as Golden Trout Way, Big Sur Road, Gentle Rain Drive on the plat entitled “Cascades Phase 2” recorded at Book 196, Page 23 et seq. of the Official Records of Polk County, Florida.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, including but not necessarily limited to all 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.

GRANT OF EASEMENTS

AND FURTHER WITNESS THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights which the Grantor has, if any, as more particularly described below (“**Easements**”):

Those certain private drainage easements and private landscape and wall easements, as identified on the Plat titled “Cascades Phase 2” recorded at Book 196, Page 23 et seq. of the Official Records of Polk County, Florida;

And with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easement Areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing public utilities, stormwater, landscaping, irrigation, wetland and/or other District improvements that comprise the District’s capital improvement plan.

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

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

[Remainder of page intentionally left blank]

[Signature page to quitclaim deed]

WITNESS

LENNAR HOMES, LLC
a Florida limited liability company

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____
Address: _____
5505 Waterford District Drive
Miami, FL 33126

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of December, 2024, by _____, as _____ of Lennar Homes, LLC, a Florida limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

[Signature page to quitclaim deed]

WITNESS

GLK REAL ESTATE, LLC, a Florida limited liability company

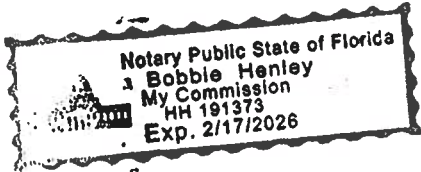
By: Lauren Durham
Name: Lauren Durham
Address:
346 E. Central Ave.
Winter Haven, FL 33880

By: [Signature]
Name: Lauren O. Schwenk
Title: Manager
Address:
346 E. Central Ave.
Winter Haven, FL 33880

By: Kristin Cassidy
Name: Kristin Cassidy
Address:
346 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 11th day of December, 2024, by Lauren O. Schwenk, as Manager of GLK Real Estate, LLC, a Florida limited liability company, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF Florida

Name: Bobbie Henley
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

SECTION V



POLK COUNTY PROPERTY APPRAISER

Revised 01/2025
ADA Compliant

2025 Data Sharing and Usage Agreement

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

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

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

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

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

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

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VI

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Westside Haines City Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Westside Haines City Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION VII

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES FOR FITNESS CENTER USE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District wishes to facilitate enjoyment of the District’s amenity facilities by setting out terms for use of the District’s fitness center facilities; and

WHEREAS, the Board of Supervisors of the District (“Board”) accordingly finds that it is in the best interest of the District to establish by resolution the policies relating to fitness center use as attached at **Exhibit A** (“Policies”), as may be amended or updated from time to time, for immediate use and application.

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

SECTION 1. The Policies attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Policies shall remain in full force and effect until such time as the Board may amend or replace them.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 26th day of February 2025.

ATTEST:

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fitness Center Policies

Exhibit A

FITNESS CENTER POLICIES

All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard for or violation of the District's policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Amenity privileges.

Please note that the Fitness Center is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Fitness Center are presumed to have consulted with a physician prior to commencing a fitness program and assume the risks inherent with exercise.

- (1) Hours and Maximum Occupancy.** Fitness Center hours will be posted at the facility. No use is permitted outside of the posted hours. The maximum occupancy of __ people shall not be exceeded at any time.
- (2) Emergencies.** For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the District Manager and, if present, Amenity Staff.
- (3) Eligible Users.** Patrons fourteen (14) years of age and older may use the Fitness Center. No children (13) years of age or younger are permitted in the Fitness Center. Guests (18) years of age or older may use the Fitness Center if accompanied by an adult Patron aged eighteen (18) years of age or older. Each Patron eighteen (18) years of age or older may bring a maximum of one (1) guest to the Fitness Center.
- (4) Proper Attire.** Appropriate clothing (shirts, shorts or pants) and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing choices include t-shirts, tank tops, shorts (no jeans), leotards, and sweat suits. Swimsuits (wet or dry) are not allowed in the Fitness Center.
- (5) Food and Beverage.** Food (including chewing gum) and alcoholic beverages are not permitted within the Fitness Center. Nonalcoholic beverages are permitted in the Fitness Center if contained in non-breakable containers with screw-top or sealed lids.
- (6) Personal Training.** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited. For purposes of this section, "personal training" shall mean provision of one-on-one or group fitness or exercise instruction by a person for a fee.
- (7) General Policies.**

- Each individual is responsible for wiping off fitness equipment after use.
- Hand chalk is not permitted to be used in the Fitness Center.
- Personal music devices are permitted only if they are personal units equipped with headphones.
- No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
- Please return weights to their proper location after use. Weights or other fitness equipment may not be removed from the Fitness Center. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if others are waiting.
- Any fitness program operated by the District may have priority over other users of the Fitness Center.

SECTION VIII

SECTION A

Current Demands Electrical & Security Services, In

2315 Commerce Point Drive, Suite 100
Lakeland, FL 33801
+18635834443
service@currentdemands.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS10379
GMS - CASCADES	GMS - CASCADES	DATE	02/24/2025
6200 LEE VISTA BLVD, SUITE 300	2617 Angel Falls Drive	EXPIRATION	03/24/2025
ORLANDO, FL 32822	Davenport, FL 33837	DATE	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
CKB-312v2 12-Ch	CKB-312v2 12-Channel Visual Security Bridge	1	745.50	745.50T
CKIP4MPT-12VDI	CKIPC4MPT-12vDI: 4MP IP Turret (IR Lens) - AI, Alarm Input, 12v Output & White Lights	8	299.50	2,396.00T
U2 UTILIT RACKSHELF	MIDDLE ATLANTIC UTILITY RACKSHELF	1	98.02	98.02T
MINUTEMAN EN350 STANDBY UPS 350VA/200W	MINUTEMAN EN350 POWER SUPPLY ENSPIRE SERIES: STANDBY UPS, 350VA/200W	1	117.67	117.67T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PARTS,ZIPTIES,SCREWS ETC.	1	300.00	300.00T
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	1	1,800.00	1,800.00
NOTE	ESTIMATE TO WIRE,INSTALL AND PROGRAM 1) 12CH CHEKT BRIDGE WITH 8) 4MP IP CAMERAS COVERING THE POOL AND GYM AREAS.	1	0.00	0.00T

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	5,457.19
	TAX	256.00
	TOTAL	\$5,713.19

Accepted By

Accepted Date

SECTION B

Current Demands Electrical & Security Services, In

2315 Commerce Point Drive, Suite 100
Lakeland, FL 33801
+18635834443
service@currentdemands.com



CURRENT DEMANDS

Estimate

ADDRESS
GMS - CASCADES
6200 LEE VISTA BLVD, SUITE 300
ORLANDO, FL 32822

SHIP TO
GMS - CASCADES
2617 Angel Falls Drive
Davenport, FL 33837

ESTIMATE GMS10380
DATE 02/24/2025

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
VIDEO VERIFICATION ALARM SERVICE	VIDEO VERIFICATION ALARM SERVICE PROVIDES REMOTE REAL-TIME AND PROACTIVE VIDEO MONITORING	1	40.00	40.00T
VIDEO VERIFICATION EXTERIOR SECURE SETUP	VIDEO VERIFICATION EXTERIOR SECURE SETUP MONITORING PER CAMERA	8	20.00	160.00T
NOTE	ESTIMATE TO PROVIDE REMOTE MONITORING/VIDEO VERIFICATION ALARM SERVICES TO COVER 8) CAMERAS	1	0.00	0.00T

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	200.00
	TAX	14.00
	TOTAL	\$214.00

Accepted By

Accepted Date

SECTION IX

SECTION C



Westside Haines City CDD

Field Management Report



February 26th, 2025

Joel Blanco

Field Manager

GMS

Site Review

Landscaping Review

- Field Staff conducted landscaping reviews throughout the district.
- Field Staff has been monitoring the Sylvester Palms at both Masee Rd. and Waterfall Dr. entrance, as they appeared to be declining in the winter months but have been declining at a rapid rate. Vendor confirmed that (5) palms were found dying including the (2) that were purchase a couple months back—both palms are covered under warranty. All (5) palms have been removed and dressed with cocoa brown mulch. Vendor is in the process of identify if the disease is soil or airborne.
- Gopher mounts were flattened with gopher scam installed at the Masee Rd, entrance. All entrances were freshly dressed with cocoa brown mulch.
- (3) Bismark palms have been installed at Phase 4 entrance. Attached is a proposal to add quarterly injections to existing agreement.
- Common area on Cumberland Ave. was noted having patchy areas in need of grass. Vendor will seed at the beginning of the rain season.
- Landscaping throughout the district has been detailed and serviced at satisfactory standards—neat and tidy.



Site Item

Pond Review

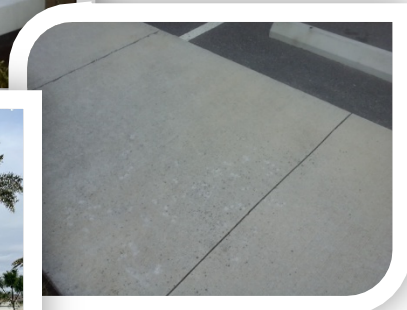
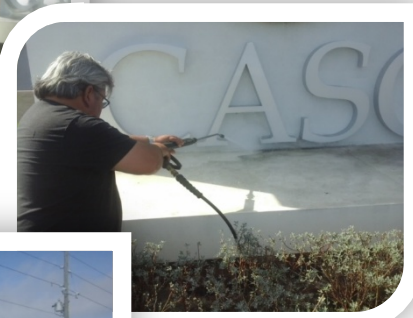
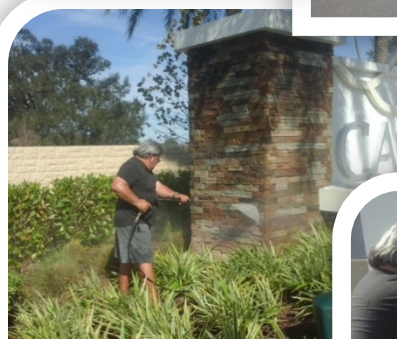
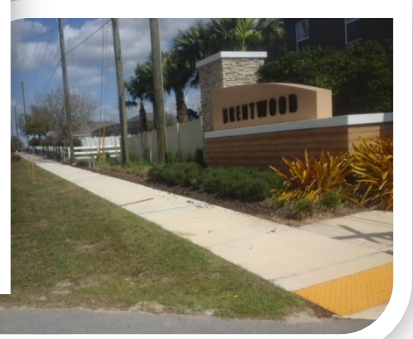


- ✚ GMS staff has continued to review the district ponds.
- ✚ All pond tract landscaping remains in satisfactory standards—neat and tidy.
- ✚ Maintenance staff removed trash in several ponds both wet and dry throughout the district.
- ✚ Wet ponds appear to have been treated for algae and nuisance grasses
- ✚ Dry ponds appear to have nuisance weeds treated.
- ✚ (2) Dry pond outlets were identified with excessive vegetation. Maintenance staff has been scheduled to remove the vegetation in time for the start of the rainy season.

Completed

Maintenance Items

- Field Staff identified several maintenance items that have been completed.
- All (11) monuments—in both Cascades and Brentwood have been pressure washed.
- Tar and cement stains in several areas in Brentwood were removed.
- Silt fence along the Draitree St. entrance of Brentwood was removed.
- Field Staff identified (5) entrances in Cascades both Phase 1A and 2 in need of entrance lighting. Material has been ordered with Maintenance scheduled to install lighting (x2 fixtures per monument.)
- Per the last meeting, attached is a proposal to install “No Street Parking” signs at additional entrances, as well as, within the district similar to existing signs.
- Also attached is a proposal to add mailbox lighting at both Phase 1A and 2. Fixtures are solar powered and installed on 12 ft. posts.



In Progress

Amenity Review (Cascades & Brentwood)



- Field staff has continued to review the progress of the amenity area for both Cascades and Brentwood.
- Cascades amenity has had the pool and gym area completed with playground area prepped.
- Landscaping is close to completion with only the left side missing sod.
- Internet has been installed at Cascades with Brentwood pending completion.
- Amenity signs to be ordered for installation prior to amenity opening.
- In preparation for the amenity opening, attached are proposals for pool maintenance, pest control, and janitorial.
- “Amenity Opening Soon” sign has been installed at the Minute Maid Ramp entrance.
- Brentwood pool is further along than the amenity.
- We will continue to track progress and report back to the board.

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: February 6, 2025

SUBMITTED TO:

GMS Services
219 E Livingston St.
Orlando, FL 32801
Joel Blanco
Phone: (407)-841-5524
Email: jblanco@gmscfl.com

Job Name / Location:

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

PROPOSAL FOR QUATERLY INJECTIONS FOR BISMARK PALMS

	Qty	Unit	Unit Cost	TOTAL
2 Bismark Palm Trees To Be Injected (Quarterly)	12	2	\$50.00	\$600.00
			TOTAL	\$600.00

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: Brian Bubendorf

Accepted by: _____

Date Submitted: February 6, 2025

Date Accepted: _____

SECTION (b)



POOL SERVICE PROPOSAL FOR CASCADES

3x week pool service including chemicals. \$3000 per month.

3x week winter service and 6x Memorial Day to Labor Day. \$3500 per month.

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer, giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level, they have set the pumps at. The computer removes guesswork from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required.
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required.
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the manager and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers.
- ✓ Blow off pool deck.
- ✓ Pick up trash within the pool area.

Thank you,

Simon McDonnell

Operations Manager

SECTION (c)

SECTION (d)

West Haines City CDD Community Development District Landscape Fee Summary

Contractor: Prince and Sons, Inc.
Address: 200 south F St.
 Haines City, FL 33844
Phone: 863-422-5207
Contact: Lucas Martin
Email: lmartin@princeandsonsinc.com

Property: Cascades AMENITY
Address: 4530 Eagle Falls Pl.
 Tampa, Florida, 33619
Phone: 813- 502-0585
Contact: Joel Blanco
Email: jblanco@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$680.00	\$680.00	\$680.00	\$680.00	\$680.00	\$680.00	\$680.00	\$680.00	\$680.00	\$680.00	\$680.00	\$680.00	\$8,160.00
TURF CARE													
(Component B) <i>Bahia/St Augustine/Zoysia</i>	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$240.00
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$360.00
IRRIGATION MAINT.													
(Component D) <i>Irrigation Inspections</i>	\$90.00	\$90.00	y	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$990.00
ANNUAL CHANGES - NA													
(Component E.1) <i>Per Annual Pricing:</i>	[COUNT]			[COUNT]			[COUNT]			[COUNT]			\$0.00
BED DRESSING - Estimate mulch yds													
(Component E.2) <i>Per Yard Pricing: \$60</i>	\$134.00	\$134.00	\$134.00	\$134.00	\$134.00	\$134.00	\$134.00	\$134.00	\$134.00	\$134.00	\$134.00	\$134.00	\$1,608.00
					20 Yards						10 Yards		
PALM TRIMMING 2x Per Year NA													
(Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>													\$0.00
TOTAL FEE PER MONTH:	\$954.00	\$954.00	\$864.00	\$954.00	\$954.00	\$954.00	\$954.00	\$954.00	\$954.00	\$954.00	\$954.00	\$954.00	\$11,358
Flat Fee Schedule	\$946.50	\$946.50	\$946.50	\$946.50	\$946.50	\$946.50	\$946.50	\$946.50	\$946.50	\$946.50	\$946.50	\$946.50	\$11,358

Essential Services	\$9,750.00
Mowing/Detailing/Irrigation/Fert and Pest	
Extra Services	\$1,608.00
Annual Changes, Palm Pruning, Mulch	
TOTAL	\$11,358.00

SECTION (e)



MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com
 Website: MasseyServices.com
 Phone: 1-888-2MASSEY (262-7739)

SERVICE ADDRESS

BILLING ADDRESS

Business Name	() Phone
Property Address	Mailing Address
City State County Zip	City State Zip
() Phone (Extension)	Email

Business Type: _____ Service Frequency: _____ Grid #: _____

1. **SCOPE OF WORK**
 Massey will provide pest prevention services for Roaches Ants Mice Rats Pantry Pests Fruit Flies Drain Flies
 _____ _____

2. **AREAS TO BE SERVICED**

3. **SERVICE SCHEDULE**
 A. Initial Service Schedule _____ Follow-Up Service on Initial _____
 B. Regular Service Schedule _____

4. **CUSTOMER COOPERATION**
 Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:
 A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.
 B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. **INSURANCE**
 Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.

6. **TERMS OF AGREEMENTS**
 A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
 B. If THE COMPANY is at any time dissatisfied with Massey's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. **GUARANTEED SATISFACTION**
 See reverse side of this agreement for explanation of Massey's Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	\$	Monthly Service Charge	\$	# ____ of _____ x \$ _____ EA	\$
Follow Up (as required)	\$	2nd Year Annual Service Amount	\$	# ____ of _____ x \$ _____ EA	\$
Monthly Service Charge x11	\$	5% Discount for Advance Payment	\$	# ____ of _____ x \$ _____ EA	\$
1st Year Annual Service Amount	\$	Discounted Annual Amount	\$	# ____ of _____ x \$ _____ EA	\$
5% Discount for Advance Payment	\$	Applicable Sales Tax	\$	Applicable Sales Tax	\$
Discounted Annual Amount	\$	2nd Year Annual Total	\$	Equipment Total:	\$
Applicable Sales Tax		Note: Massey Services reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	\$				

First Month Service & Equipment Total:	\$
---	-----------

9. **PAYMENT TERMS**
 A. Method of payment Year in Advance Payment less 5% discount Upon Receipt of Monthly Invoice Remit to Service Technician
 B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
 C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

Massey Address _____ Accepted for: _____ Date _____
THE COMPANY

City State Zip _____ Given by: _____ Date _____
Massey Services

Phone _____
 Approved by: Massey General Manager _____ Date _____

GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

1. We GUARANTEE to perform a corrective service within 24 hours.
2. We also GUARANTEE to provide this corrective service at *no additional cost to you*.
3. If your pest problem persists and an infestation can be found in the physical structure after 30 days, a **Massey** Manager will verify the infestation and *refund your last regular service charge*.*

For the Hospitality Industry, **Massey** further GUARANTEES that if a guest refuses to pay for a night's lodging or a meal charge due to a pest problem, **Massey** will:

- Verify the problem and take corrective measures immediately.
- Reimburse the Company for the lost lodging and/or meal charge(s).**
- Send a letter of apology to the guest, with a copy sent to the Company Manager.

* A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.

** Reimbursement under the terms of the Money Back Guarantee for lost lodging and meal charges will be provided only when The Company Manager notifies a **Massey** Manager within 24 hours and provides the **Massey** Manager with specific details of the problem, lodging and/or meal receipts, guest's name and address. Reimbursement is restricted to one night's lodging charge and one meal charge per occurrence.

GENERAL TERMS AND CONDITIONS

A. CHANGE IN LAW. BY MASSEY SERVICES, INC. (**Massey**) performs its services in accordance with the requirements of Federal, State and local laws. In the event of a change in existing law as it pertains to the services promised herein, **Massey** reserves the right to adjust the monthly service charge or terminate this agreement by giving THE COMPANY 60 days notice.

B. DISCLAIMER. **Massey** liability under this agreement will be terminated if **Massey** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of **Massey**.

This agreement does not cover and **Massey** will not be responsible for:

1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
2. Damage or loss of personal property resulting from lack of security or acts of third parties.
3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
4. **Massey** disclaims any liability for special incidental or consequential damages. The Guarantee stated in this

agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.

C. NON-PAYMENT DEFAULT. In case of non-payment or default by THE COMPANY, **Massey** has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.

D. ARBITRATION. THE COMPANY and **Massey** agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

E. ENTIRE AGREEMENT. It is understood and agreed between the parties that this agreement constitutes the complete agreement between **Massey** and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **Massey** unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

PRIVACY POLICY FOR EMAIL ADDRESSES

By providing an email address on this agreement, the Customer is consenting to receive emails regarding service alerts, new services and special promotions. Email addresses are kept confidential and used solely for communication from Massey Services.



Go Paperless!

SECTION (f)



February 7, 2025

Cascades CDD
Governmental Management Services
Joel Blanco
Field Manager
2617 Angel Falls Dr.
Davenport, FL 33837

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. CSS has completed a thorough inspection of the Clubhouse amenities, and after careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 28th year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, clubhouses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to continue developing a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338



CSS CLEANING SPECIFICATIONS

1. RESTROOMS

- Remove all trash and change can liners.
- Clean and sanitize all restroom fixtures, clean mirrors, wipe all counters, damp mop floors with germicidal detergent
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Spot clean tile walls and toilet partitions
- Wash all restroom partitions on both sides
- Polish all metal and clean mirrors
- Dust and clean all return air vents
- Restock all paper products and hand soap, provided by CSS
- Report any malfunctions to the building manager

2. FLOORS MAINTENANCE, CARPET AND TILE.

- Vacuum all carpets, including edges, and entrance mats as needed
- Sweep and mop all hard surface floors with treated dust and damp mop

3. GYM

- Clean and disinfect all surfaces and the fitness equipment as needed,
- Vacuum all carpets and entrance mats
- Make sure all the windows, doors and mirrors are clean
- Dust all blinds, if any

4. DRINKING FOUNTAINS AND GLASS SURFACES

- Clean and polish all drinking fountains.
- Clean all glass doors and mirrors that are inside the building.

5. EXTERIOR COVERED PATIO

- Wipe down tables under covered patio
- Remove cobwebs on regular basis
- All tables and surfaces will be wipe down and cleaned.
- Blow area of any debris
- Collect all trash and dispose at dumpster on site



PRICING FOR SERVICES

- Club house Cleaning Services three (3) days a week → \$ 1,450/mo
- Club house Cleaning Services four (4) days a week → \$ 1,890/mo
- Club house Cleaning Services seven (7) days a week → \$ 2,990/mo
- Trash and pet collection, twice a week, → \$ 50.00/ea
Price per container
- Doggie bags, count of 200, replaced when needed → \$10.00each
- Post Party clean up, if needed → \$ 150.00/ea
- Window Cleaning (Exterior), once a year
recommended → \$ 250.00/ea
- Disinfecting gym wet wipes service, 1200ct → \$ 80.00each

Paper and soap supplies, chemicals and equipment will be provided by CSS Clean Star Services. Products used to Disinfect for the Covid19 are CDC certified and approved.



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: sdilollo@starcss.com Mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the costumer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date:**

IN WITNESS WHEREOF, The parts have duly executed and sealed this agreement as of the day and year first above written

Printed Name CUSTOMER
 Cascades CDD

Printed Name CONTRACTOR
 CSS Clean Star Services of
 Central Florida Inc.

By: _____
 Date: _____

By: _____
 Date: _____

SECTION 2

SECTION (a)



POOL SERVICE PROPOSAL FOR BRENTWOOD HOA

3x week pool service including chemicals.

\$1800 per month.

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer, giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level, they have set the pumps at. The computer removes guesswork from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required.
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required.
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the manager and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers.
- ✓ Blow off pool deck.
- ✓ Pick up trash within the pool area.

Thank you,

Simon McDonnell

Operations Manager

SECTION (b)

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919



Westside Haines City CDD - Brentwood

Bill to

Westside Haines City - Brentwood
GMS - CF, LLC 6200 Lee Vista Blvd., Suite
300
Orlando, FL 32822

Estimate details

Estimate no.: 1542
Estimate date: 01/28/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Scope of Work	Monthly pond herbicide maintenance on 2 dry ponds. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	12	\$125.00	\$1,500.00
					Total	\$1,500.00

Note to customer

Thank you for your business!

Accepted date

Accepted by

SECTION (c)



MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com
 Website: MasseyServices.com
 Phone: 1-888-2MASSEY (262-7739)

SERVICE ADDRESS

BILLING ADDRESS

Business Name _____				Contact Name (Agent) _____		Phone () _____	
Property Address _____				Mailing Address _____			
City _____	State _____	County _____	Zip _____	City _____	State _____	City _____	Zip _____
() _____		Phone _____		(Extension) _____		Email _____	

Business Type: _____ Service Frequency _____ Grid # _____

1. **SCOPE OF WORK**
 Massey will provide pest prevention services for Roaches Ants Mice Rats Pantry Pests Fruit Flies Drain Flies
 _____ _____ _____

2. **AREAS TO BE SERVICED**

3. **SERVICE SCHEDULE**
 A. Initial Service Schedule _____ Follow-Up Service on Initial _____
 B. Regular Service Schedule _____

4. **CUSTOMER COOPERATION**
 Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:
 A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.
 B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. **INSURANCE**
 Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.

6. **TERMS OF AGREEMENTS**
 A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
 B. If THE COMPANY is at any time dissatisfied with Massey's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. **GUARANTEED SATISFACTION**
 See reverse side of this agreement for explanation of Massey's Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	\$ _____	Monthly Service Charge	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
Follow Up (as required)	\$ _____	2nd Year Annual Service Amount	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
Monthly Service Charge x11	\$ _____	5% Discount for Advance Payment	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
1st Year Annual Service Amount	\$ _____	Discounted Annual Amount	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
5% Discount for Advance Payment	\$ _____	Applicable Sales Tax	\$ _____	Applicable Sales Tax	\$ _____
Discounted Annual Amount	\$ _____	2nd Year Annual Total	\$ _____	Equipment Total:	\$ _____
Applicable Sales Tax		Note: Massey Services reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	\$ _____				

First Month Service & Equipment Total: \$ _____

9. **PAYMENT TERMS**
 A. Method of payment Year in Advance Payment less 5% discount Upon Receipt of Monthly Invoice Remit to Service Technician
 B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
 C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

Massey Address _____ Accepted for: _____ Date _____
THE COMPANY

City _____ State _____ Zip _____ Given by: _____ Date _____
Massey Services

Phone _____

Approved by: Massey General Manager _____ Date _____

GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

1. We GUARANTEE to perform a corrective service within 24 hours.
2. We also GUARANTEE to provide this corrective service at *no additional cost to you*.
3. If your pest problem persists and an infestation can be found in the physical structure after 30 days, a **Massey** Manager will verify the infestation and *refund your last regular service charge*.*

For the Hospitality Industry, **Massey** further GUARANTEES that if a guest refuses to pay for a night's lodging or a meal charge due to a pest problem, **Massey** will:

- Verify the problem and take corrective measures immediately.
- Reimburse the Company for the lost lodging and/or meal charge(s).**
- Send a letter of apology to the guest, with a copy sent to the Company Manager.

* A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.

** Reimbursement under the terms of the Money Back Guarantee for lost lodging and meal charges will be provided only when The Company Manager notifies a **Massey** Manager within 24 hours and provides the **Massey** Manager with specific details of the problem, lodging and/or meal receipts, guest's name and address. Reimbursement is restricted to one night's lodging charge and one meal charge per occurrence.

GENERAL TERMS AND CONDITIONS

A. CHANGE IN LAW. BY MASSEY SERVICES, INC. (**Massey**) performs its services in accordance with the requirements of Federal, State and local laws. In the event of a change in existing law as it pertains to the services promised herein, **Massey** reserves the right to adjust the monthly service charge or terminate this agreement by giving THE COMPANY 60 days notice.

B. DISCLAIMER. **Massey** liability under this agreement will be terminated if **Massey** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of **Massey**.

This agreement does not cover and **Massey** will not be responsible for:

1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
2. Damage or loss of personal property resulting from lack of security or acts of third parties.
3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
4. **Massey** disclaims any liability for special incidental or consequential damages. The Guarantee stated in this

agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.

C. NON-PAYMENT DEFAULT. In case of non-payment or default by THE COMPANY, **Massey** has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.

D. ARBITRATION. THE COMPANY and **Massey** agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

E. ENTIRE AGREEMENT. It is understood and agreed between the parties that this agreement constitutes the complete agreement between **Massey** and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **Massey** unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

PRIVACY POLICY FOR EMAIL ADDRESSES

By providing an email address on this agreement, the Customer is consenting to receive emails regarding service alerts, new services and special promotions. Email addresses are kept confidential and used solely for communication from Massey Services.



Go Paperless!

SECTION (d)



February 7, 2025

Brentwood CDD
Governmental Management Services
Joel Blanco
Field Manager
2079 Monteverde Av.
Davenport, FL 33837

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. CSS has completed a thorough inspection of the Clubhouse amenities, and after careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 28th year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, clubhouses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to continue developing a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338



CSS CLEANING SPECIFICATIONS

1. RESTROOMS

- Remove all trash and change can liners.
- Clean and sanitize all restroom fixtures, clean mirrors, wipe all counters, damp mop floors with germicidal detergent
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Spot clean tile walls and toilet partitions
- Wash all restroom partitions on both sides
- Polish all metal and clean mirrors
- Dust and clean all return air vents
- Restock all paper products and hand soap, provided by CSS
- Report any malfunctions to the building manager

2. FLOORS MAINTENANCE, CARPET AND TILE.

- Vacuum all carpets, including edges, and entrance mats as needed
- Sweep and mop all hard surface floors with treated dust and damp mop

3. GYM

- Clean and disinfect all surfaces and the fitness equipment as needed,
- Vacuum all carpets and entrance mats
- Make sure all the windows, doors and mirrors are clean
- Dust all blinds, if any

4. DRINKING FOUNTAINS AND GLASS SURFACES

- Clean and polish all drinking fountains.
- Clean all glass doors and mirrors that are inside the building.

5. EXTERIOR COVERED PATIO

- Wipe down tables under covered patio
- Remove cobwebs on regular basis
- All tables and surfaces will be wipe down and cleaned.
- Blow area of any debris
- Collect all trash and dispose at dumpster on site



PRICING FOR SERVICES

- Club house Cleaning Services three (3) days a week → \$ 1,150/mo
- Club house Cleaning Services four (4) days a week → \$ 1,450/mo
- Club house Cleaning Services seven (7) days a week → \$ 2,390/mo
- Trash and pet collection, twice a week, → \$ 50.00/ea
Price per container
- Doggie bags, count of 200, replaced when needed → \$10.00each
- Post Party clean up, if needed → \$ 150.00/ea
- Window Cleaning (Exterior), once a year
recommended → \$ 250.00/ea
- Disinfecting gym wet wipes service, 1200ct → \$ 80.00each

Paper and soap supplies, chemicals and equipment will be provided by CSS Clean Star Services. Products used to Disinfect for the Covid19 are CDC certified and approved.



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: sdilollo@starcss.com Mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the costumer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date:**

IN WITNESS WHEREOF, The parts have duly executed and sealed this agreement as of the day and year first above written

Printed Name CUSTOMER
Brentwood CDD

Printed Name CONTRACTOR
CSS Clean Star Services of
Central Florida Inc.

By: _____
Date: _____

By: _____
Date: _____

SECTION 3

Proposal # :

391

Proposal Date: 01/22/25



Governmental Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Csmith@gmscfl.com

Bill To/District Westside Haines City CDD - Cascades	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Job Name: Installation of Solar Lights at Mailbox Area for Phase 1A & 2 Description: Installation of (2) 12 ft. aluminum post behind the mailbox areas per area (2 areas in total) with solar powered lighting (fixtures will have solar panel integrated in the fixture) installed on the top of the post. Posts will be reinforced with concrete at the base.	

Qty	Description	Unit Price	Line Total
32	Labor	\$50.00	\$1,600
2	Mobilization	\$65.00	\$130
	Equipment		\$290
	Materials		\$1,022.63
			Total Due: \$3,042.63

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION 4

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Westside Haines City Community Development District

Summary of Check Register

November 11, 2024 to February 17, 2025

Bank	Date	Check No.'s	Amount
General Fund #4367			
	11/14/24	200-202	\$ 18,388.35
	11/15/24	203-206	\$ 18,052.93
	11/21/24	207-208	\$ 133,043.23
	11/22/24	209-210	\$ 279,021.50
	12/2/24	211-214	\$ 856.50
	12/3/24	215-217	\$ 4,074.04
	12/6/24	218-219	\$ 38,380.88
	12/9/24	220-221	\$ 872,368.80
	12/17/24	222-224	\$ 136,544.13
	12/18/24	225	\$ 3,350.00
	12/19/24	226-229	\$ 26,097.25
	1/3/25	230-232	\$ 1,485,260.20
	1/14/25	233	\$ 4,435.10
	1/16/25	234-241	\$ 56,853.70
	1/22/25	242-246	\$ 1,002,979.27
	1/23/25	247-249	\$ 1,541.00
	1/29/25	250-257	\$ 689,238.83
	1/30/25	258	\$ 500.00
	2/13/25	259-268	\$ 88,168.81
Total Amount			\$ 4,859,154.52

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/14/24	00053	5/20/24 4336	202405 320-53800-49000	LIFT STAT MAINT-05.14.24	*	200.00		
		7/19/24 5179	202407 320-53800-49000	LIFT STAT MAINT-07.19.24	*	200.00		
		8/13/24 5503	202408 320-53800-49000	LIFT STAT MAINT-08.13.24	*	200.00		
		9/24/24 5987	202409 320-53800-49000	LIFT STAT MAINT-09.24.24	*	200.00		
							CONSTA FLOW INC	800.00 000200
11/14/24	00007	11/01/24 106	202411 310-51300-34000	MANAGEMENT FEES-NOV24	*	4,583.33		
		11/01/24 106	202411 310-51300-35200	WEBSITE ADMIN-NOV24	*	105.00		
		11/01/24 106	202411 310-51300-35100	INFORMATION TECH-NOV24	*	157.50		
		11/01/24 106	202411 310-51300-31300	DISSEMINATION SVCS-NOV24	*	583.33		
		11/01/24 106	202411 310-51300-51000	OFFICE SUPPLIES-NOV24	*	.12		
		11/01/24 106	202411 310-51300-42000	POSTAGE-NOV24	*	65.01		
		11/01/24 107	202411 330-53800-12000	FIELD MGMT BRENT-NOV24	*	1,250.00		
		11/01/24 108	202411 320-53800-12000	FIELD MGMT CASC-NOV24	*	1,250.00		
							GOVERNMENTAL MANAGEMENT SERVICES-CF	7,994.29 000201
11/14/24	00049	1/03/24 11311	202401 320-53800-47300	RPLC HEADS/NOZZLES	*	265.75		
		7/01/24 13330	202407 320-53800-47300	FIX HEADS/LINES/BREAKS	*	523.31		
		11/01/24 15132	202411 320-53800-46200	LANDSCAP MAINT CASC-NOV24	*	8,805.00		
							PRINCE & SONS INC.	9,594.06 000202
11/15/24	00022	8/28/24 181347-0	202411 300-20700-10100	033 FDC FR#12	*	7,200.00		
							COUNTY MATERIALS CORP	7,200.00 000203
11/15/24	00033	7/25/24 3744889	202411 300-20700-10100	031 CAS FR#42	*	2,987.00		
							HUB INTERNATIONAL	2,987.00 000204
11/15/24	00017	9/10/24 10424	202411 300-20700-10100	033 FDC FR#11	*	116.50		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/16/24 10640	202411 300-20700-10100			*	97.50	
		033 FDC FR#11			KILINSKI VAN WYK PLLC			214.00 000205
11/15/24 00038		9/25/24 873391	202411 300-20700-10100			*	7,651.93	
		033 FDC FR#11			TUCKER PAVING INC			7,651.93 000206
11/21/24 00008		11/20/24 22428217	202410 310-51300-31100			*	320.00	
		ENGINEERING SVCS-OCT24			DEWBERRY ENGINEERS, INC			320.00 000207
11/21/24 00067		11/20/24 8763	202411 300-53800-61000			*	62,093.07	
		FITNESS EQUIP MATERIALS						
		11/20/24 8764	202411 300-53800-60000			*	70,630.16	
		FITNESS EQUIP MATERIALS			THE ROGERS GROUP			132,723.23 000208
11/22/24 00020		9/30/24 022316	202411 300-20700-10100			*	46,272.50	
		032BW PH4&5 FR#5			ABSOLUTE ENGINEERING INC			46,272.50 000209
11/22/24 00018		10/31/24 CHANGEOR	202411 300-20700-10100			*	232,749.00	
		032 WS PH1A FR#1			FORTILINE WATERWORKS INC			232,749.00 000210
12/02/24 00023		11/20/24 BH112020	202411 310-51300-11000			*	200.00	
		SUPERVISOR FEES-11/20/24			BOBBIE HENLEY			200.00 000211
12/02/24 00017		11/17/24 10709	202410 310-51300-31500			*	456.50	
		ATTORNEY SVCS-OCT24			KILINSKI VAN WYK PLLC			456.50 000212
12/02/24 00069		11/20/24 LR112020	202411 310-51300-11000			*	200.00	
		SUPERVISOR FEES-11/20/24			LINDSEY RODEN			200.00 000213
12/02/24 00003		11/20/24 RH112020	202411 310-51300-11000			*	200.00	
		SUPERVISOR FEES-11/20/24						
		11/20/24 RH112020	202411 310-51300-11000			V	200.00-	
		SUPERVISOR FEES-11/20/24			RENNIE HEATH			.00 000214
12/03/24 00070		1/01/25 01012025	202412 300-15500-10000			*	2,102.00	
		FURNITURE LEASE-JAN25			HEIDI BONNETT DBA HNB PROPERTY, LLC			2,102.00 000215

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/08/24		PAYAPP#6	202411	300-20700-10100						*	369,408.56		
		031 CAS FR#43							THE ROGERS GROUP			746,936.68	000221
12/17/24	00020	8/31/24	022293	202412	300-20700-10100					*	525.00		
		033 FDC FR#14											
		10/31/24	022323	202412	300-20700-10100					*	865.00		
		033 FDC FR#13							ABSOLUTE ENGINEERING INC			1,390.00	000222
12/17/24	00017	11/17/24	10870	202412	300-20700-10100					*	283.95		
		031 CAS FR#44							KILINSKI VAN WYK PLLC			283.95	000223
12/17/24	00038	11/25/24	873460	202412	300-20700-10100					*	134,870.18		
		033 FDC FR#15							TUCKER PAVING INC			134,870.18	000224
12/18/24	00019	12/09/24	12092024	202412	300-20700-10100					*	3,350.00		
		HUB CREDIT BW PH1 FR#56							GLK REAL ESTATE LLC			3,350.00	000225
12/19/24	00057	11/27/24	18743	202411	320-53800-47000					*	975.00		
		LAKE MAINTENANCE-NOV24							AQUATIC WEED MANAGEMENT, INC.			975.00	000226
12/19/24	00007	12/01/24	112	202412	310-51300-34000					*	4,583.33		
		MANAGEMENT FEES-DEC24											
		12/01/24	112	202412	310-51300-35200					*	105.00		
		WEBSITE ADMIN-DEC24											
		12/01/24	112	202412	310-51300-35100					*	157.50		
		INFORMATION TECH-DEC24											
		12/01/24	112	202412	310-51300-31300					*	583.33		
		DISSEMINATION SVCS-DEC24											
		12/01/24	112	202412	310-51300-51000					*	2.83		
		OFFICE SUPPLIES-DEC24											
		12/01/24	112	202412	310-51300-42000					*	153.44		
		POSTAGE-DEC24											
		12/01/24	113	202412	330-53800-12000					*	1,250.00		
		FIELD MGMT BRENT-DEC24											
		12/01/24	114	202412	320-53800-12000					*	1,250.00		
		FIELD MGMT CASC-DEC24							GOVERNMENTAL MANAGEMENT SERVICES-CF			8,085.43	000227
12/19/24	00017	12/07/24	11010	202411	310-51300-31500					*	1,481.82		
		ATTORNEY SVCS-NOV24							KILINSKI VAN WYK PLLC			1,481.82	000228

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	....CHECK.... #
12/19/24	00049	11/18/24	15374	202411 320-53800-49000		TREE STAKING MILTON-CASC	*	5,625.00		
		11/18/24	15375	202411 330-53800-49000		TREE STAKING MILTON-BRENT	*	1,125.00		
		12/01/24	15553	202412 320-53800-46200		LANDSCAPE MAINT-DEC24	*	8,805.00		
									15,555.00	000229

1/03/25	00021	11/30/24	CHANGEOR	202412 300-20700-10100		032 WS PH1A FR#2	*	60,098.00		
									60,098.00	000230

1/03/25	00075	11/30/24	PAYMENTR	202412 300-20700-10100		032 WS PH1A FR#2	*	1,305,500.79		
									1,305,500.79	000231

1/03/25	00067	12/13/24	PAYAPP#6	202412 300-20700-10100		031 BW FR#63	*	119,661.41		
									119,661.41	000232

1/14/25	00020	9/30/24	022297	202410 300-20700-10100		033 FDC FR#10	*	980.00		
		9/30/24	022300	202410 300-20700-10100		031 BW FR#61	*	2,055.10		
		9/30/24	022318	202410 300-20700-10100		033 FDC FR#10	*	1,400.00		
									4,435.10	000233

1/16/25	00057	12/23/24	18888	202412 320-53800-47000		LAKE MAINTENANCE DEC24	*	975.00		
									975.00	000234

1/16/25	00008	12/12/24	22430304	202411 310-51300-31100		ENGINEERING SVCS NOV24	*	610.00		
									610.00	000235

1/16/25	00007	1/01/25	115	202501 310-51300-34000		MANAGEMENT FEES JAN25	*	4,583.33		
		1/01/25	115	202501 310-51300-35200		WEBSITE ADMIN JAN25	*	105.00		
		1/01/25	115	202501 310-51300-35100		INFORMATION TECH JAN25	*	157.50		
		1/01/25	115	202501 310-51300-31300		DISSEMINATION SVCS JAN25	*	583.33		
		1/01/25	115	202501 310-51300-51000		OFFICE SUPPLIES JAN25	*	.15		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/25		115	POSTAGE JAN25	202501 310-51300-42000		*	198.39		
1/01/25		116	BRENT FIELD MGMT JAN25	202501 330-53800-12000		*	1,250.00		
1/01/25		117	CASC FIELD MGMT JAN25	202501 320-53800-12000		*	1,250.00		
								8,127.70	000236
1/16/25	00070	1/15/25	01152025 FURNITURE LEASE FEB25	202501 300-15500-10000	HEIDI BONNETT DBA HNB PROPERTY, LLC	*	2,101.99	2,101.99	000237
1/16/25	00058	11/01/24	272619-7 PROPERTY TAXES 2024	202411 310-51300-49200	JOE G. TEDDER, TAX COLLECTOR	*	10,119.57	10,119.57	000238
1/16/25	00052	10/15/24	4652189 1% ADMIN FEE-DEBT	202410 300-20700-10000		*	11,808.56		
		10/15/24	4652190 1% ADMIN FEE-MAINT	202410 300-32500-10000	POLK COUNTY PROPERTY APPRAISER	*	8,198.40	20,006.96	000239
1/16/25	00049	12/05/24	15627 REPLACE BUBBLER VALVE	202412 320-53800-47300		*	1,500.00		
		12/23/24	15780 INSP/REP DRIP BREAKS	202412 320-53800-47300		*	201.86		
		1/01/25	15930 LANDSCAPE MAINT JAN25	202501 320-53800-46200		*	8,805.00		
		1/08/25	16051 TREE REMOVAL/SABAL PALM	202501 320-53800-46300		*	2,225.00		
		1/08/25	16060 REPS ROTOR/SPRAYS/DRIP BR	202501 320-53800-47300	PRINCE & SONS INC.	*	208.58	12,940.44	000240
1/16/25	00071	1/15/25	01152025 PLAYGROUND LEASE FEB24	202501 300-15500-10000	THM LEASING, LLC	*	1,972.04	1,972.04	000241
1/22/25	00017	1/13/25	11240 GENERAL COUNSEL DEC24	202412 310-51300-31500	KILINSKI VAN WYK PLLC	*	1,610.00	1,610.00	000242
1/22/25	00076	1/15/25	62 REIMBURSEMENT OF POSTAGE	202501 310-51300-42000	POLK COUNTY TAX COLLECTOR	*	293.70	293.70	000243

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/22/25	00049	1/20/25 16120	202501 320-53800-47300	PRINCE & SONS INC.	*	450.00	450.00 000244

1/22/25	00042	1/22/25 01222025	202501 300-20700-10000	WESTSIDE HAINES CITY C/O US BANK	*	2,430.80	2,430.80 000245

1/22/25	00042	1/22/25 01222025	202501 300-20700-10000	WESTSIDE HAINES CITY C/O US BANK	*	998,194.77	998,194.77 000246

1/23/25	00020	11/30/24 022347	202501 300-20700-10100	ABSOLUTE ENGINEERING INC	*	192.50	192.50 000247

1/23/25	00008	11/20/24 22428224	202501 300-20700-10100	DEWBERRY ENGINEERS, INC	*	1,020.00	1,020.00 000248

1/23/25	00017	12/15/24 11071	202501 300-20700-10100	KILINSKI VAN WYK PLLC	*	328.50	328.50 000249

1/29/25	00020	12/31/24 022375	202501 300-20700-10100	ABSOLUTE ENGINEERING INC	*	2,521.81	2,521.81 000250

1/29/25	00021	12/31/24 CHANGEOR	202501 300-20700-10100	ATLANTIC TNG, LLC	*	9,318.00	9,318.00 000251

1/29/25	00078	12/31/24 CHANGEOR	202501 300-20700-10100	FLORIDA SOIL CEMENT	*	156,844.86	156,844.86 000252

1/29/25	00018	12/31/24 CHANGEOR	202501 300-20700-10100	FORTILINE WATERWORKS INC	*	180,881.40	180,881.40 000253

1/29/25	00027	12/23/24 35570	202501 300-20700-10100	INNOVATIONS DESIGN GROUP	*	1,200.00	1,200.00 000254

1/29/25	00077	1/02/25 11426	202501 300-20700-10100		*	8,500.00	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/02/25		11427	032 CAS	202501	300	20700	10100			*	8,286.17		
									STEWART & ASSOCIATES PROPERTY SVCS			16,786.17	000255
1/29/25	00075	12/31/24	PAYMENTR 032 PH1A	202501	300	20700	10100			*	34,992.78		
									THE KEARNEY COMPANIES , LLC			34,992.78	000256
1/29/25	00038	12/25/24	873497 033 FDC	202501	300	20700	10100			*	286,693.81		
									TUCKER PAVING INC			286,693.81	000257
1/30/25	00073	1/22/25	2 AMORT SER	202501	310	51300	31300			*	500.00		
									DISCLOSURE SERVICES LLC			500.00	000258
2/13/25	00057	1/31/25	19108 LAKE MAINTENANCE	202501	320	53800	47000			*	975.00		
									AQUATIC WEED MANAGEMENT, INC.			975.00	000259
2/13/25	00007	2/01/25	121 MANAGEMENT FEES	202502	310	51300	34000			*	4,583.33		
		2/01/25	121 WEBSITE ADMIN	202502	310	51300	35200			*	105.00		
		2/01/25	121 INFORMATION TECH	202502	310	51300	35100			*	157.50		
		2/01/25	121 DISSEMINATION SVCS	202502	310	51300	31300			*	583.33		
		2/01/25	121 OFFICE SUPPLIES	202502	310	51300	51000			*	.48		
		2/01/25	121 POSTAGE	202502	310	51300	42000			*	210.93		
		2/01/25	122 BRENT FIELD MGMT	202502	330	53800	12000			*	1,250.00		
		2/01/25	123 CASC FIELD MGMT	202502	320	53800	12000			*	1,250.00		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			8,140.57	000260
2/13/25	00070	2/10/25	02102025 FURNITURE LEASE	202502	300	15500	10000			*	2,102.00		
									HEIDI BONNETT DBA HNB PROPERTY, LLC			2,102.00	000261
2/13/25	00049	1/28/25	16204 IRRI SVC CALL	202501	320	53800	47300			*	65.00		
		2/01/25	16323 LANDSCAPE MAINT	202502	320	53800	46200			*	8,805.00		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/08/25 16407	202502 320-53800-47300		*	166.28	
			REPLC ROTORS & DRIP LINE				
		2/10/25 16421	202502 330-53800-49000		*	1,410.00	
			PROP/FIX WASH OUT & SOD				
				PRINCE & SONS INC.			10,446.28 000262
2/13/25 00071		2/10/25 02102025	202502 300-15500-10000		*	1,972.04	
			PLAYGROUND LEASE MAR25				
				THM LEASING, LLC			1,972.04 000263
2/13/25 00020		12/31/24 022392	202502 300-20700-10100		*	1,313.92	
			032 BW PH4&5 FR#10				
				ABSOLUTE ENGINEERING INC			1,313.92 000264
2/13/25 00008		12/10/24 22430305	202502 300-20700-10100		*	320.00	
			031 CAS FR#46				
		12/12/24 22430308	202502 300-20700-10100		*	1,280.00	
			032 CAS FR#5				
		12/12/24 22430309	202502 300-20700-10100		*	1,440.00	
			032 WS PH1A FR#6				
				DEWBERRY ENGINEERS, INC			3,040.00 000265
2/13/25 00033		1/22/25 3976412	202502 300-20700-10100		*	1,870.00	
			032 CAS FR#5				
				HUB INTERNATIONAL			1,870.00 000266
2/13/25 00017		1/13/25 11241	202502 300-20700-10100		*	570.00	
			031 CAS FR#47				
				KILINSKI VAN WYK PLLC			570.00 000267
2/13/25 00079		12/17/24 00885535	202502 300-20700-10100		*	54,239.00	
			032 BW PH4&5 FR#8				
		12/17/24 00885542	202502 300-20700-10100		*	3,500.00	
			032 BW PH4&5 FR#8				
				UNIVERSAL ENGINEERING SCIENCES			57,739.00 000268
				TOTAL FOR BANK B		4,859,154.52	
				TOTAL FOR REGISTER		4,859,154.52	

SECTION 2

Westside Haines City
Community Development District

Unaudited Financial Reporting
January 31, 2025



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Westside Haines City
Community Development District
Combined Balance Sheet
January 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 2,599,980	\$ -	\$ -	\$ 2,599,980
Capital Account	\$ -	\$ -	\$ 3,380,000	\$ 3,380,000
Investments:				
Series 2021				
Reserve	\$ -	\$ 548,975	\$ -	\$ 548,975
Revenue	\$ -	\$ 1,142,075	\$ -	\$ 1,142,075
Construction - Cascades Phase 1 & 2	\$ -	\$ -	\$ 38	\$ 38
Construction - Brentwood Phase 1	\$ -	\$ -	\$ 125	\$ 125
Series 2024				
Interest	\$ -	\$ 167	\$ -	\$ 167
Prepayment	\$ -	\$ 863,432	\$ -	\$ 863,432
Reserve	\$ -	\$ 2,070,825	\$ -	\$ 2,070,825
Revenue	\$ -	\$ 105,405	\$ -	\$ 105,405
Construction - Brentwood Phase 2/3	\$ -	\$ -	\$ 474,015	\$ 474,015
Construction - Brentwood Phase 4/5	\$ -	\$ -	\$ 3,094	\$ 3,094
Construction - Cascades	\$ -	\$ -	\$ 3,512	\$ 3,512
Construction - Wynnstone 1A	\$ -	\$ -	\$ 4,975	\$ 4,975
Construction - Wynnstone 1B	\$ -	\$ -	\$ 459,904	\$ 459,904
Due From Developer	\$ -	\$ -	\$ 320	\$ 320
Due From General Fund	\$ -	\$ 612,450	\$ -	\$ 612,450
Prepaid Expenses	\$ 8,148	\$ -	\$ -	\$ 8,148
Total Assets	\$ 2,608,128	\$ 5,343,329	\$ 4,325,984	\$ 12,277,441
Liabilities:				
Accounts Payable	\$ 3,485	\$ -	\$ -	\$ 3,485
Contracts Payable	\$ -	\$ -	\$ 1,704	\$ 1,704
Due to Debt Service	\$ 612,450	\$ -	\$ -	\$ 612,450
Total Liabilities	\$ 615,935	\$ -	\$ 1,704	\$ 617,638
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 8,148	\$ -	\$ -	\$ 8,148
Restricted for:				
Debt Service - Series 2021	\$ -	\$ 1,712,649	\$ -	\$ 1,712,649
Debt Service - Series 2024	\$ -	\$ 3,630,680	\$ -	\$ 3,630,680
Capital Projects - Series 2021	\$ -	\$ -	\$ (1,220)	\$ (1,220)
Capital Projects - Series 2024	\$ -	\$ -	\$ 945,500	\$ 945,500
Capital Projects - FDC Grove	\$ -	\$ -	\$ -	\$ -
Capital Projects - Amenity	\$ -	\$ -	\$ 3,380,000	\$ 3,380,000
Unassigned	\$ 1,984,046	\$ -	\$ -	\$ 1,984,046
Total Fund Balances	\$ 1,992,194	\$ 5,343,329	\$ 4,324,280	\$ 11,659,803
Total Liabilities & Fund Balance	\$ 2,608,128	\$ 5,343,329	\$ 4,325,984	\$ 12,277,441

Westside Haines City

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 762,450	\$ 708,019	\$ 708,019	\$ -
Assessments - Direct Bill	\$ 1,214,481	\$ 563,975	\$ 679,150	\$ 115,175
Assessments - Lot Closing	\$ -	\$ -	\$ 67,150	\$ 67,150
Developer Contributions	\$ -	\$ -	\$ 10,120	\$ 10,120
Total Revenues	\$ 1,976,931	\$ 1,271,994	\$ 1,464,438	\$ 192,445

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 600	\$ 3,400
Engineering	\$ 15,000	\$ 5,000	\$ 930	\$ 4,070
Attorney	\$ 35,000	\$ 11,667	\$ 3,548	\$ 8,118
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 3,333	\$ 3,333	\$ -
Trustee Fees	\$ 12,123	\$ 3,704	\$ 3,704	\$ -
Management Fees	\$ 55,000	\$ 18,333	\$ 18,333	\$ 0
Information Technology	\$ 1,890	\$ 630	\$ 630	\$ -
Website Maintenance	\$ 1,260	\$ 420	\$ 420	\$ -
Postage & Delivery	\$ 1,000	\$ 333	\$ 956	\$ (622)
Insurance	\$ 5,913	\$ 5,913	\$ 5,751	\$ 162
Copies	\$ 500	\$ 167	\$ -	\$ 167
Legal Advertising	\$ 7,250	\$ 2,417	\$ 915	\$ 1,502
Other Current Charges	\$ 2,100	\$ 700	\$ 725	\$ (25)
Property Appraiser Fees	\$ -	\$ -	\$ 10,120	\$ (10,120)
Office Supplies	\$ 402	\$ 134	\$ 3	\$ 131
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 170,463	\$ 64,426	\$ 57,644	\$ 6,782

Westside Haines City

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<i><u>Operations & Maintenance</u></i>				
Cascades Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 25,000	\$ 25,000	\$ 6,569	\$ 18,431
Field Management	\$ 15,000	\$ 5,000	\$ 5,000	-
Landscape Maintenance	\$ 185,000	\$ 61,667	\$ 35,220	\$ 26,447
Landscape Replacement	\$ 25,000	\$ 8,333	\$ 2,225	\$ 6,108
Lake Maintenance	\$ 12,500	\$ 4,167	\$ 3,900	\$ 267
Streetlights	\$ 45,000	\$ 15,000	\$ 11,272	\$ 3,728
Electric	\$ 11,000	\$ 3,667	\$ 2,861	\$ 806
Water & Sewer	\$ 55,000	\$ 18,333	\$ 32,455	\$ (14,121)
Irrigation Repairs	\$ 10,000	\$ 3,333	\$ 9,958	\$ (6,624)
General Repairs & Maintenance	\$ 17,000	\$ 5,667	\$ 2,445	\$ 3,222
Field Contingency	\$ 12,500	\$ 4,167	\$ 7,145	\$ (2,978)
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 15,000	\$ 5,000	-	\$ 5,000
Amenity - Water	\$ 15,000	\$ 5,000	-	\$ 5,000
Patio & Fitness Equipment Lease	\$ 23,664	\$ 7,888	\$ 5,916	\$ 1,972
Propane Gas	\$ 6,000	\$ 2,000	-	\$ 2,000
Internet	\$ 4,000	\$ 1,333	-	\$ 1,333
Pest Control	\$ 2,000	\$ 667	-	\$ 667
Janitorial Service	\$ 35,000	\$ 11,667	-	\$ 11,667
Security Services	\$ 35,000	\$ 11,667	-	\$ 11,667
Pool Maintenance	\$ 36,000	\$ 12,000	-	\$ 12,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 5,000	-	\$ 5,000
Amenity Access Management	\$ 15,000	\$ 5,000	-	\$ 5,000
Amenity Contingency	\$ 12,000	\$ 4,000	-	\$ 4,000
Capital Reserve	\$ 163,495	-	-	-
Subtotal Cascades Expenditures	\$ 790,159	\$ 225,555	\$ 124,965	\$ 100,589

Westside Haines City
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Brentwood Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 50,000	\$ 50,000	\$ -	\$ 50,000
Field Management	\$ 15,000	\$ 5,000	\$ 5,000	\$ -
Landscape Replacement & Repair	\$ 7,500	\$ 2,500	\$ 1,669	\$ 831
Streetlights	\$ 22,000	\$ 7,333	\$ 3,098	\$ 4,235
Electric	\$ 2,000	\$ 667	\$ 148	\$ 518
Water & Sewer	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Landscape Maintenance	\$ 50,000	\$ 16,667	\$ -	\$ 16,667
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ 112	\$ 1,555
General Repairs & Maintenance	\$ 12,500	\$ 4,167	\$ -	\$ 4,167
Field Contingency	\$ 7,500	\$ 2,500	\$ 2,445	\$ 55
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 20,000	\$ 6,667	\$ -	\$ 6,667
Amenity - Water	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Patio & Fitness Equipment Lease	\$ 25,224	\$ 8,408	\$ 6,306	\$ 2,102
Internet	\$ 4,000	\$ 1,333	\$ -	\$ 1,333
Amenity Landscaping	\$ 35,000	\$ 11,667	\$ -	\$ 11,667
Amenity Landscape Replacement	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Amenity Irrigation Repairs	\$ 3,500	\$ 1,167	\$ -	\$ 1,167
Pest Control	\$ 2,000	\$ 667	\$ -	\$ 667
Janitorial Service	\$ 35,000	\$ 11,667	\$ -	\$ 11,667
Security Services	\$ 50,000	\$ 16,667	\$ -	\$ 16,667
Pool Maintenance	\$ 40,000	\$ 13,333	\$ -	\$ 13,333
Amenity Repairs & Maintenance	\$ 20,000	\$ 6,667	\$ -	\$ 6,667
Amenity Access Management	\$ 12,500	\$ 4,167	\$ -	\$ 4,167
Amenity Contingency	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Capital Reserve	\$ 148,104	\$ -	\$ -	\$ -
Subtotal Brentwood Expenditures	\$ 606,828	\$ 186,241	\$ 18,778	\$ 167,463

Westside Haines City
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Wynnstone Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Field Management	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Landscape Maintenance	\$ 75,000	\$ 25,000	\$ -	\$ 25,000
Landscape Replacement	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Streetlights	\$ 30,000	\$ 10,000	\$ -	\$ 10,000
Electric	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Water & Sewer	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Irrigation Repairs	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
General Repairs & Maintenance	\$ 12,500	\$ 4,167	\$ -	\$ 4,167
Field Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Amenity - Water	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Equipment Lease	\$ 35,000	\$ 11,667	\$ -	\$ 11,667
Propane Gas	\$ 6,000	\$ 2,000	\$ -	\$ 2,000
Internet	\$ 2,000	\$ 667	\$ -	\$ 667
Amenity Landscaping	\$ 20,000	\$ 6,667	\$ -	\$ 6,667
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	\$ 21,000	\$ 7,000	\$ -	\$ 7,000
Security Services	\$ 35,000	\$ 11,667	\$ -	\$ 11,667
Pool Maintenance	\$ 25,000	\$ 8,333	\$ -	\$ 8,333
Amenity Repairs & Maintenance	\$ 12,500	\$ 4,167	\$ -	\$ 4,167
Amenity Access Management	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Amenity Contingency	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Capital Reserve	\$ 12,982	\$ -	\$ -	\$ -
Subtotal Wynnstone Expenditures	\$ 409,482	\$ 142,167	\$ -	\$ 142,167
Other Expenditures				
Capital Outlay - Cascades	\$ -	\$ -	\$ 70,630	\$ (70,630)
Capital Outlay - Brentwood	\$ -	\$ -	\$ 62,093	\$ (62,093)
Subtotal Other Expenditures	\$ -	\$ -	\$ 132,723	\$ (132,723)
Total Operations & Maintenance	\$ 1,806,468	\$ 553,963	\$ 276,467	\$ 277,496
Total Expenditures	\$ 1,976,931	\$ 618,389	\$ 334,111	\$ 284,278
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,130,328	
Fund Balance - Beginning	\$ -	\$ -	\$ 861,866	
Fund Balance - Ending	\$ -	\$ -	\$ 1,992,194	

Westside Haines City
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Transfer In - Cascades	\$ 163,495	\$ -	\$ -	-
Transfer In - Brentwood	\$ 148,104	\$ -	\$ -	-
Transfer In - Wynnstone	\$ 12,982	\$ -	\$ -	-
Total Revenues	\$ 324,580	\$ -	\$ -	-
Expenditures:				
Capital Expenditures - Cascades	\$ -	\$ -	\$ -	-
Capital Expenditures - Brentwood	\$ -	\$ -	\$ -	-
Capital Expenditures - Wynnstone	\$ -	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ 324,580		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 324,580		\$ -	

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, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,097,950	\$ 1,019,794	\$ 1,019,794	\$ -
Interest	\$ -	\$ -	\$ 12,629	\$ 12,629
Total Revenues	\$ 1,097,950	\$ 1,019,794	\$ 1,032,424	\$ 12,629
Expenditures:				
Interest - 11/1	\$ 339,131	\$ 339,131	\$ 339,131	\$ -
Principal - 5/1	\$ 425,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 339,131	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,103,263	\$ 339,131	\$ 339,131	\$ -
Net Change in Fund Balance	\$ (5,313)		\$ 693,293	
Fund Balance - Beginning	\$ 466,009		\$ 1,019,357	
Fund Balance - Ending	\$ 460,696		\$ 1,712,649	

Westside Haines City
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments - Direct Bill	\$ 2,522,100	\$ 590,850	\$ 590,850	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 98,264	\$ 98,264
Assessments - Prepayments	\$ -	\$ -	\$ 827,651	\$ 827,651
Interest	\$ -	\$ -	\$ 73,212	\$ 73,212
Total Revenues	\$ 2,522,100	\$ 590,850	\$ 1,589,977	\$ 999,127
Expenditures:				
Interest - 11/1	\$ 1,038,752	\$ 1,038,752	\$ 1,038,752	\$ 0
Special Call - 11/1	\$ -	\$ -	\$ 6,365,000	\$ (6,365,000)
Principal - 5/1	\$ 475,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 1,027,338	\$ -	\$ -	\$ -
Total Expenditures	\$ 2,541,090	\$ 1,038,752	\$ 7,403,752	\$ (6,365,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (18,990)		\$ (5,813,775)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (33,749)	\$ (33,749)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (33,749)	\$ (33,749)
Net Change in Fund Balance	\$ (18,990)		\$ (5,847,524)	
Fund Balance - Beginning	\$ 1,070,931		\$ 9,478,204	
Fund Balance - Ending	\$ 1,051,941		\$ 3,630,680	

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, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 868,402	\$ 868,402
Interest	\$ -	\$ -	\$ 6	\$ 6
Total Revenues	\$ -	\$ -	\$ 868,408	\$ 868,408
Expenditures:				
Capital Outlay - Cascades	\$ -	\$ -	\$ 371,888	\$ (371,888)
Capital Outlay - Brentwood	\$ -	\$ -	\$ 497,229	\$ (497,229)
Total Expenditures	\$ -	\$ -	\$ 869,116	\$ (869,116)
Net Change in Fund Balance	\$ -	\$ -	\$ (708)	
Fund Balance - Beginning	\$ -	\$ -	\$ (513)	
Fund Balance - Ending	\$ -	\$ -	\$ (1,220)	

Westside Haines City
Community Development District
Capital Projects Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 2,154,785	\$ 2,154,785
Interest	\$ -	\$ -	\$ 77,930	\$ 77,930
Total Revenues	\$ -	\$ -	\$ 2,232,715	\$ 2,232,715
Expenditures:				
Capital Outlay - Brentwood Phase 2/3	\$ -	\$ -	\$ 669,362	\$ (669,362)
Capital Outlay - Brentwood Phase 4/5	\$ -	\$ -	\$ 200,261	\$ (200,261)
Capital Outlay - Cascades	\$ -	\$ -	\$ 1,159,661	\$ (1,159,661)
Capital Outlay - Wynnstone 1A	\$ -	\$ -	\$ 6,070,436	\$ (6,070,436)
Capital Outlay - Wynnstone 1B	\$ -	\$ -	\$ 175,462	\$ (175,462)
Total Expenditures	\$ -	\$ -	\$ 8,275,183	\$ (8,275,183)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (6,042,468)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 33,749	\$ 33,749
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 33,749	\$ 33,749
Net Change in Fund Balance	\$ -	\$ -	\$ (6,008,720)	
Fund Balance - Beginning	\$ -	\$ -	\$ 6,954,220	
Fund Balance - Ending	\$ -	\$ -	\$ 945,500	

Westside Haines City
Community Development District
Capital Projects Fund - FDC Grove
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	425,997	\$ (425,997)
Total Expenditures	\$ -	\$ -	425,997	\$ (425,997)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	425,997	\$ (425,997)
Other Financing Sources/(Uses)				
Developer Advances	\$ -	\$ -	425,997	\$ 425,997
Total Other Financing Sources (Uses)	\$ -	\$ -	425,997	\$ 425,997
Net Change in Fund Balance	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -

Westside Haines City
Community Development District
Capital Projects Fund - Amenity
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Contributions	\$ -	\$ -	\$ -	-
Total Revenues	\$ -	\$ -	\$ -	-
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ -	\$ -	\$ 3,380,000	
Fund Balance - Ending	\$ -	\$ -	\$ 3,380,000	

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	\$ (8,198)	\$ 51,492	\$ 649,729	\$ 14,996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 708,019
Assessments - Direct Bill	\$ 244,800	\$ -	\$ -	\$ 434,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 679,150
Assessments - Lot Closing	\$ -	\$ 67,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,150
Developer Contributions	\$ -	\$ -	\$ -	\$ 10,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,120
Total Revenues	\$ 236,602	\$ 118,642	\$ 649,729	\$ 459,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,464,438
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Engineering	\$ 320	\$ 610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930
Attorney	\$ 457	\$ 1,482	\$ 1,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,548
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 1,083	\$ 583	\$ 583	\$ 1,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Trustee Fees	\$ 3,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,704
Management Fees	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,333
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Postage & Delivery	\$ 245	\$ 65	\$ 153	\$ 492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 956
Insurance	\$ 5,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,751
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 915
Other Current Charges	\$ 129	\$ 195	\$ 208	\$ 194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725
Property Appraiser Fees	\$ -	\$ 10,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,120
Office Supplies	\$ 0	\$ 0	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 25,124	\$ 18,501	\$ 7,403	\$ 6,616	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,644

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	\$ 6,569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,569
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Landscape Maintenance	\$ 8,805	\$ 8,805	\$ 8,805	\$ 8,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,220
Landscape Replacement	\$ -	\$ -	\$ -	\$ 2,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,225
Lake Maintenance	\$ 975	\$ 975	\$ 975	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900
Streetlights	\$ 2,691	\$ 2,691	\$ 2,875	\$ 3,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,272
Electric	\$ 642	\$ 691	\$ 739	\$ 789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,861
Water & Sewer	\$ 6,704	\$ 7,372	\$ 7,455	\$ 10,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,455
Irrigation Repairs	\$ 7,532	\$ -	\$ 1,702	\$ 724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,958
General Repairs & Maintenance	\$ -	\$ -	\$ 2,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,445
Field Contingency	\$ 200	\$ 6,945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,145
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Patio & Fitness Equipment Lease	\$ 1,972	\$ 1,972	\$ 1,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,916
Propane Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Cascades Expenditures	\$ 37,339	\$ 30,700	\$ 28,218	\$ 28,708	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,965

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	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Landscape Replacement	\$ 1,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,669
Streetlights	\$ 990	\$ 559	\$ 991	\$ 559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,098
Electric	\$ 36	\$ 37	\$ 37	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance													
Irrigation Repairs	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ 2,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,445
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Patio & Fitness Equipment Lease	\$ 2,102	\$ 2,102	\$ 2,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,306
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Brentwood Expenditures	\$ 6,159	\$ 6,393	\$ 4,381	\$ 1,846	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,778

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Wynnstone Expenditures													
<u>Field Expenditures</u>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Amenity Expenditures</u>													
Amenity Staff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Propane Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Brentwood Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Expenditures													
Capital Outlay - Cascades	\$ -	\$ 70,630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,630
Capital Outlay - Brentwood	\$ -	\$ 62,093	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,093
Subtotal Other Expenditures	\$ -	\$ 132,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,723
Total Operations & Maintenance	\$ 43,498	\$ 169,816	\$ 32,598	\$ 30,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 276,467
Total Expenditures	\$ 68,623	\$ 188,316	\$ 40,001	\$ 37,170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 334,111
Excess (Deficiency) of Revenues over Expenditures	\$ 167,979	\$ (69,674)	\$ 609,728	\$ 422,295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,130,328

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)
(Less: Principal Payment - 5/1/24)		(\$410,000)
Current Bonds Outstanding		\$19,000,000

Series 2024, Special Assessment Revenue Bonds		
Interest Rate:	4.875%, 5.750%, 6.000%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$2,105,581	
Reserve Fund Balance	\$2,070,825	
Bonds Outstanding - 4/29/24		\$35,500,000
(Less: Special Call - 11/1/24)		(\$6,365,000)
Current Bonds Outstanding		\$29,135,000

Westside Haines City
Community Development District
Special Assessment Receipt Schedule
Fiscal Year 2025

Gross Assessments \$ 819,840.06 \$ 1,180,856.00
Net Assessments \$ 762,451.26 \$ 1,098,196.08

ON ROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Discount/Penalty	Commissions	Interest	Net Receipts	40.98%		59.02%	
								O&M Portion	Debt Service		
11/15/24	ACH	10/01-10/31/24	\$1,452.00	(\$27.88)	(\$58.08)	\$0.00	\$1,366.04	\$559.77	\$806.27		
11/15/24	ACH	10/01-10/31/24	\$913.98	(\$17.55)	(\$36.56)	\$0.00	\$859.87	\$352.36	\$507.51		
11/19/24	ACH	11/01-11/07/24	\$29,040.00	(\$557.57)	(\$1,161.58)	\$0.00	\$27,320.85	\$11,195.47	\$16,125.38		
11/19/24	ACH	11/01-11/07/24	\$18,279.60	(\$350.97)	(\$731.20)	\$0.00	\$17,197.43	\$7,047.12	\$10,150.31		
11/26/24	ACH	11/08-11/15/24	\$47,320.00	(\$908.55)	(\$1,892.58)	\$0.00	\$44,518.87	\$18,242.83	\$26,276.04		
11/26/24	ACH	11/08-11/15/24	\$36,559.20	(\$701.94)	(\$1,462.40)	\$0.00	\$34,394.86	\$14,094.24	\$20,300.62		
12/06/24	ACH	11/16-11/26/24	\$310,276.00	(\$12,410.19)	(\$5,957.32)	\$0.00	\$291,908.49	\$119,617.51	\$172,290.98		
12/06/24	ACH	11/16-11/26/24	\$228,495.00	(\$9,140.01)	(\$4,387.10)	\$0.00	\$214,967.89	\$88,088.99	\$126,878.90		
12/20/24	ACH	11/27-11/30/24	\$443,316.86	(\$17,768.17)	(\$8,510.97)	\$0.00	\$417,037.72	\$170,892.64	\$246,145.08		
12/20/24	ACH	11/27-11/30/24	\$657,472.08	(\$26,354.02)	(\$12,622.36)	\$0.00	\$618,495.70	\$253,445.57	\$365,050.13		
12/27/24	ACH	12/1-12/15/24	\$27,367.92	(\$942.73)	(\$528.50)	\$0.00	\$25,896.69	\$10,611.88	\$15,284.81		
12/27/24	ACH	12/1-12/15/24	\$18,243.04	(\$630.69)	(\$352.25)	\$0.00	\$17,260.10	\$7,072.80	\$10,187.30		
12/31/24	1% Adj	1% Appraiser - Inv# 4652189	(\$11,808.56)	\$0.00	\$0.00	\$0.00	(\$11,808.56)	\$0.00	(\$11,808.56)		
12/31/24	1% Adj	1% Appraiser - Inv# 4652190	(\$8,198.40)	\$0.00	\$0.00	\$0.00	(\$8,198.40)	(\$8,198.40)	\$0.00		
01/13/25	ACH	12/16-12/31/24	\$17,365.62	(\$521.00)	(\$336.89)	\$0.00	\$16,507.73	\$6,764.49	\$9,743.24		
01/13/25	ACH	12/16-12/31/24	\$21,132.00	(\$634.11)	(\$409.96)	\$0.00	\$20,087.93	\$8,231.58	\$11,856.35		
TOTAL			\$ 1,837,226.34	\$ (70,965.38)	\$ (38,447.75)	\$ -	\$ 1,727,813.21	\$ 708,018.85	\$ 1,019,794.36		

93% **Net**
\$ 132,834.13 **Balance Re**

DIRECT ASSESSMENTS

GLK REAL ESTATE 2025-01 (Revised 11/25/24)				Net Assessments	\$ 96,800.00	\$ 37,400.00	\$ 59,400.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt	
10/16/24	10/1/24	2406	\$ 18,700.00	\$ 18,700.00	\$ 18,700.00		
	2/1/25		\$ 9,350.00				
	3/15/25		\$ 35,473.85				
	5/1/25		\$ 9,350.00				
	9/15/25		\$ 23,926.15				
			\$ 96,800.00	\$ 18,700.00	\$ 18,700.00	\$ -	

KL LB BUY 2 LLC 2025-02				Net Assessments	\$ 918,800.00	\$ 349,350.00	\$ 569,450.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt	
10/16/24	10/1/24	2317280	\$ 174,675.00	\$ 174,675.00	\$ 174,675.00		
	2/1/25		\$ 87,337.50				
	3/15/25		\$ 340,077.12				
	5/1/25		\$ 87,337.50				
	9/15/25		\$ 229,372.88				
			\$ 918,800.00	\$ 174,675.00	\$ 174,675.00	\$ -	

DR HORTON INC 2025-03				Net Assessments	\$ 1,025,200.00	\$ 434,350.00	\$ 590,850.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt	
1/29/25	10/1/24	2000278	\$ 217,175.00	\$ 217,175.00	\$ 217,175.00		
1/29/25	2/1/25	2000278	\$ 108,587.50	\$ 108,587.50	\$ 108,587.50		
1/29/25	3/15/25	2000278	\$ 352,857.25	\$ 352,857.25		\$ 352,857.25	
1/29/25	5/1/25	2000278	\$ 108,587.50	\$ 108,587.50	\$ 108,587.50		
1/29/25	9/15/25	2000278	\$ 237,992.75	\$ 237,992.75		\$ 237,992.75	
			\$ 1,025,200.00	\$ 1,025,200.00	\$ 434,350.00	\$ 590,850.00	

MERTIAGE HOMES OF FLORIDA, INC 2025-04				Net Assessments	\$ 336,000.00	\$ 102,000.00	\$ 234,000.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt	
	10/1/24		\$ 51,000.00				
	2/1/25		\$ 25,500.00				
	3/15/25		\$ 139,745.45				
	5/1/25		\$ 25,500.00				
	9/15/25		\$ 94,254.55				
			\$ 336,000.00	\$ -	\$ -	\$ -	

HBWB DEVELOPMENT SERVICES, LLC 2025-05				Net Assessments	\$ 336,000.00	\$ 102,000.00	\$ 234,000.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt	
	10/1/24		\$ 51,000.00				
	2/1/25		\$ 25,500.00				
	3/15/25		\$ 139,745.45				
	5/1/25		\$ 25,500.00				
	9/15/25		\$ 94,254.55				
			\$ 336,000.00	\$ -	\$ -	\$ -	

STANLEY MARTIN HOMES LLC 2025-06				Net Assessments	\$ 338,800.00	\$ 102,850.00	\$ 235,950.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt	
10/2/24	10/1/24	436536	\$ 51,425.00	\$ 51,425.00	\$ 51,425.00		
	2/1/25		\$ 25,712.50				
	3/15/25		\$ 140,909.99				
	5/1/25		\$ 25,712.50				
	9/15/25		\$ 95,040.01				
			\$ 338,800.00	\$ 51,425.00	\$ 51,425.00	\$ -	

\$ 2,000,696.06
\$ 1,860,647.34

100.00%

Total

\$1,366.04
\$859.87
\$27,320.85
\$17,197.43
\$44,518.87
\$34,394.86
\$291,908.49
\$214,967.89
\$417,037.72
\$618,495.70
\$25,896.69
\$17,260.10
(\$11,808.56)
(\$8,198.40)
\$16,507.73
\$20,087.93

\$ 1,727,813.21

Percent Collected
Remaining to Collect