

Westside Haines City
Community Development District

Proposed Budget
FY2026



Table of Contents

1-4	<u>General Fund</u>
5-6	<u>General Fund Assesments</u>
7-11	<u>General Fund Narrative</u>
12	<u>Capital Reserve Fund</u>
13	<u>Series 2021 Debt Service Fund</u>
14	<u>Series 2021 Amortization Schedule</u>
15	<u>Series 2024 Debt Service Fund</u>
16	<u>Series 2024 Amortization Schedule</u>

Westside Haines City
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 1,976,931	\$ 1,613,876	\$ 295,905	\$ 1,909,781	\$ 1,976,931
Special Assessments - Lot Closings	\$ -	\$ 67,150	\$ -	\$ 67,150	\$ -
Developer Contributions	\$ -	\$ 10,120	\$ -	\$ 10,120	\$ -
Boundary Amendment Contributions	\$ -	\$ 119	\$ -	\$ 119	\$ -
Total Revenues	\$ 1,976,931	\$ 1,691,264	\$ 295,905	\$ 1,987,169	\$ 1,976,931
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 6,000	\$ 8,000	\$ 12,000
FICA Expenditures	\$ -	\$ 107	\$ 459	\$ 566	\$ 918
Engineering	\$ 15,000	\$ 930	\$ 7,500	\$ 8,430	\$ 15,000
Attorney	\$ 35,000	\$ 6,845	\$ 17,500	\$ 24,345	\$ 28,000
Annual Audit	\$ 5,000	\$ -	\$ 4,000	\$ 4,000	\$ 5,000
Assessment Administration	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ 7,725
Arbitrage	\$ 1,350	\$ -	\$ 900	\$ 900	\$ 1,350
Dissemination	\$ 7,000	\$ 9,500	\$ 3,500	\$ 13,000	\$ 7,210
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ 500
Trustee Fees	\$ 12,123	\$ 3,704	\$ 4,377	\$ 8,081	\$ 13,335
Management Fees	\$ 55,000	\$ 27,500	\$ 27,500	\$ 55,000	\$ 56,650
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 1,375	\$ 500	\$ 1,875	\$ 1,000
Insurance	\$ 5,913	\$ 5,751	\$ -	\$ 5,751	\$ 7,820
Copies	\$ 500	\$ 11	\$ 250	\$ 261	\$ 500
Legal Advertising	\$ 7,250	\$ 915	\$ 3,625	\$ 4,540	\$ 2,500
Other Current Charges	\$ 2,100	\$ 1,153	\$ 240	\$ 1,393	\$ 2,135
Boundary Amendment Expenditures	\$ -	\$ 119	\$ -	\$ 119	\$ -
Property Taxes	\$ -	\$ 10,120	\$ -	\$ 10,120	\$ -
Office Supplies	\$ 402	\$ 7	\$ 201	\$ 208	\$ 400
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative	\$ 170,463	\$ 79,286	\$ 78,127	\$ 157,413	\$ 170,463

Westside Haines City
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Operations & Maintenance</u>					
Cascades Expenditures					
<u>Field Expenditures</u>					
Property Insurance	\$ 25,000	\$ 6,569	\$ -	\$ 6,569	\$ 30,000
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ 15,000	\$ 15,450
Landscape Maintenance	\$ 185,000	\$ 60,274	\$ 97,494	\$ 157,768	\$ 194,988
Landscape Replacement	\$ 25,000	\$ 6,950	\$ 12,500	\$ 19,450	\$ 25,000
Lake Maintenance	\$ 12,500	\$ 5,850	\$ 5,850	\$ 11,700	\$ 18,000
Streetlights	\$ 45,000	\$ 17,382	\$ 18,360	\$ 35,742	\$ 45,000
Electric	\$ 11,000	\$ 4,882	\$ 7,200	\$ 12,082	\$ 11,000
Water & Sewer	\$ 55,000	\$ 61,511	\$ 6,000	\$ 67,511	\$ 96,000
Well Iron Filtration Services	\$ -	\$ -	\$ -	\$ -	\$ 3,174
Irrigation Repairs	\$ 10,000	\$ 12,066	\$ 5,000	\$ 17,066	\$ 12,000
General Repairs & Maintenance	\$ 17,000	\$ 2,445	\$ 8,500	\$ 10,945	\$ 17,000
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Field Contingency	\$ 12,500	\$ 7,365	\$ 6,250	\$ 13,615	\$ 12,500
<u>Amenity Expenditures</u>					
Amenity Staff	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Amenity - Water	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Patio & Fitness Equipment Lease	\$ 23,664	\$ 11,832	\$ 11,832	\$ 23,664	\$ 23,664
Propane Gas	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ -
Internet	\$ 4,000	\$ -	\$ 2,000	\$ 2,000	\$ 2,000
Pest Control	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,210
Janitorial Service	\$ 35,000	\$ -	\$ 17,500	\$ 17,500	\$ 25,090
Security Services	\$ 35,000	\$ -	\$ 25,000	\$ 25,000	\$ 50,000
Pool Maintenance	\$ 36,000	\$ -	\$ 18,000	\$ 18,000	\$ 42,000
Amenity Repairs & Maintenance	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Amenity Access Management	\$ 15,000	\$ 1,250	\$ 7,500	\$ 8,750	\$ 15,000
Amenity Contingency	\$ 12,000	\$ 1,590	\$ 6,000	\$ 7,590	\$ 12,000
Capital Reserve	\$ 163,495	\$ 163,495	\$ -	\$ 163,495	\$ 84,083
Subtotal Cascades Expenditures	\$ 790,159	\$ 370,961	\$ 288,986	\$ 659,947	\$ 790,159

Westside Haines City
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Brentwood Expenditures					
<u>Field Expenditures</u>					
Property Insurance	\$ 50,000	\$ -	\$ -	\$ -	\$ 55,000
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ 15,000	\$ 15,450
Landscape Maintenance	\$ 50,000	\$ -	\$ 25,000	\$ 25,000	\$ 100,000
Landscape Replacement	\$ 7,500	\$ 1,669	\$ 3,750	\$ 5,419	\$ 10,000
Streetlights	\$ 22,000	\$ 4,984	\$ 6,720	\$ 11,704	\$ 23,760
Electric	\$ 2,000	\$ 229	\$ 240	\$ 469	\$ 2,000
Water & Sewer	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Irrigation Repairs	\$ 5,000	\$ 112	\$ 2,500	\$ 2,612	\$ 7,000
General Repairs & Maintenance	\$ 12,500	\$ 3,488	\$ 6,250	\$ 9,738	\$ 15,000
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Contingency	\$ 7,500	\$ 3,855	\$ 3,750	\$ 7,605	\$ 10,000
<u>Amenity Expenditures</u>					
Amenity Staff	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ 40,000
Amenity - Water	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 30,000
Patio & Fitness Equipment Lease	\$ 25,224	\$ 12,612	\$ 12,612	\$ 25,224	\$ 25,224
Internet	\$ 4,000	\$ -	\$ 2,000	\$ 2,000	\$ 4,000
Amenity Landscaping	\$ 35,000	\$ -	\$ 17,500	\$ 17,500	\$ 70,000
Amenity Landscape Replacement	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Amenity Irrigation Repairs	\$ 3,500	\$ -	\$ 1,750	\$ 1,750	\$ 5,000
Pest Control	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 3,110
Janitorial Service	\$ 35,000	\$ -	\$ 10,500	\$ 10,500	\$ 38,600
Security Services	\$ 50,000	\$ -	\$ 25,000	\$ 25,000	\$ 30,000
Pool Maintenance	\$ 40,000	\$ -	\$ 10,800	\$ 10,800	\$ 43,200
Amenity Repairs & Maintenance	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ 20,000
Amenity Access Management	\$ 12,500	\$ 1,250	\$ 7,500	\$ 8,750	\$ 15,000
Amenity Contingency	\$ 15,000	\$ 1,590	\$ 7,500	\$ 9,090	\$ 15,000
Capital Reserve	\$ 148,104	\$ 148,104	\$ -	\$ 148,104	\$ 1,984
Subtotal Brentwood Expenditures	\$ 606,828	\$ 185,392	\$ 184,372	\$ 369,764	\$ 606,828

Westside Haines City
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Wynnstone Expenditures					
<u>Field Expenditures</u>					
Property Insurance	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 16,500
Field Management	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,450
Landscape Maintenance	\$ 75,000	\$ -	\$ 37,500	\$ 37,500	\$ 95,000
Landscape Replacement	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 13,000
Streetlights	\$ 30,000	\$ -	\$ 15,000	\$ 15,000	\$ 30,000
Electric	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Water & Sewer	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Irrigation Repairs	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
General Repairs & Maintenance	\$ 12,500	\$ -	\$ 6,250	\$ 6,250	\$ 12,500
Field Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
<u>Amenity Expenditures</u>					
Amenity Staff	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ 10,000	\$ -	\$ -	\$ -	\$ 18,000
Amenity - Water	\$ 10,000	\$ -	\$ -	\$ -	\$ 20,000
Equipment Lease	\$ 35,000	\$ -	\$ -	\$ -	\$ 35,000
Propane Gas	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Internet	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000
Amenity Landscaping	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Amenity Landscape Replacement	\$ 3,000	\$ -	\$ -	\$ -	\$ -
Amenity Irrigation Repairs	\$ 3,000	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,555
Janitorial Service	\$ 21,000	\$ -	\$ -	\$ -	\$ 18,250
Security Services	\$ 35,000	\$ -	\$ -	\$ -	\$ 35,000
Pool Maintenance	\$ 25,000	\$ -	\$ -	\$ -	\$ 21,600
Amenity Repairs & Maintenance	\$ 12,500	\$ -	\$ -	\$ -	\$ 12,500
Amenity Access Management	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Amenity Contingency	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Capital Reserve	\$ 12,982	\$ 12,982	\$ -	\$ 12,982	\$ 8,127
Subtotal Wynnstone Expenditures	\$ 409,482	\$ 12,982	\$ 96,250	\$ 109,232	\$ 409,482
Total Operations & Maintenance	\$ 1,806,468	\$ 569,335	\$ 569,608	\$ 1,138,943	\$ 1,806,468
Other Expenditures					
Capital Outlay - Cascades	\$ -	\$ 70,630	\$ -	\$ 70,630	\$ -
Capital Outlay - Brentwood	\$ -	\$ 62,093	\$ -	\$ 62,093	\$ -
Total Other Financing Uses	\$ -	\$ 132,723	\$ -	\$ 132,723	\$ -
Total Expenditures	\$ 1,976,931	\$ 781,343	\$ 647,736	\$ 1,429,079	\$ 1,976,931
Excess Revenues/(Expenditures)	\$ -	\$ 909,921	\$ (351,831)	\$ 558,090	\$ -

Westside Haines City
Community Development District
Proposed Budget
General Fund

Assessments Administrative

Product	Assessable Units	ERU/ FACTOR	ERU/UNITS	Net Assessment	Net Per Unit	Gross Per Unit
Assessment Area 1&2						
Phase 1-3 - Cascades						
Single Family	1,015	1.00	1015	\$ 72,590.70	\$ 71.52	\$ 76.90
Assessment Area 1&2						
Phase 1-5 Brentwood						
Townhome	762	0.75	572	\$ 40,872.50	\$ 53.64	\$ 57.68
Phase 1 - Wynnstone						
Single Family	526	1.00	526	\$ 37,618.43	\$ 71.52	\$ 76.90
Phase 2 - Wynnstone (Not Platted)						
Single Family	271	1.00	271	\$ 19,381.36	\$ 71.52	\$ 76.90
	2574		2384	\$170,463.00		

Assessments Cascade Subdivision

Product	Assessable Units	ERU/ FACTOR	ERU/UNITS	Net Assessment	Net Per Unit	Gross Per Unit
Assessment Area 1&2						
Phase 1-3 - Cascades						
Single Family	1,015	1.00	1015	\$ 790,159.30	\$ 778.48	\$ 837.08
	1015		1015	\$790,159.30		

Assessments Brentwood Subdivision

Product	Assessable Units	ERU/ FACTOR	ERU/UNITS	Net Assessment	Net Per Unit	Gross Per Unit
Assessment Area 1&2						
Phase 1-5 - Brentwood						
Townhome	762	0.75	572	\$ 606,827.50	\$ 796.36	\$ 856.30
	762		572	\$606,827.50		

Assessment - Wynnstone Subdivision

Product	Assessable Units	ERU/ FACTOR	ERU/UNITS	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1 - Wynnstone - Single Family	526	1.00	526	\$409,481.57	\$778.48	\$837.08
Phase 2 - Wynnstone (Not Platted) Single Family	271	1.00	0	\$0.00	\$0.00	\$0.00
	797		526	\$409,481.57		

Assessment - Total

Product	Assessable Units	ERU/ FACTOR	ERU/UNITS	Net Assessment	Net Per Unit	Gross Per Unit
Assessment Area 1&2 Phase 1-3 - Cascades Single Family 40"	1,015	1.00	1015	\$ 862,750.00	\$ 850.00	\$ 913.98
Assessment Area 1&2 Phase 1-5 - Brentwood Townhome	762	0.75	572	\$ 647,700.00	\$ 850.00	\$ 913.98
Phase 1 - Wynnstone Single Family	526	1.00	526	\$ 447,100.00	\$ 850.00	\$ 913.98
Phase 2 - Wynnstone Single Family	271	1.00	271	\$ 19,381.36	\$ 71.52	\$ 76.90
	2574		2384	\$1,976,931.37		

Westside Haines City Community Development District General Fund Budget

Revenues:

Assessments

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

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

The District has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on its Series 2021 & 2024 bond issuances as well as one anticipated bond issuance.

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

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This service is contracted with Governmental Management Services – Central FL LLC for its current Series 2021 & 2024 bond issuance as well as one anticipated bond issuance.

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

Reamortization Schedules

Represents the cost of having revised amortization schedules issued on the District's bonds when extraordinary redemptions are made.

Trustee Fees

The District will incur trustee related costs with the issuance of its Series 2021 & 2024 bonds and anticipated issuances with US Bank.

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Westside Haines City Community Development District General Fund Budget

Copies

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's estimated property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Lake Maintenance

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

Westside Haines City Community Development District General Fund Budget

Streetlights

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

Electric

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

Water & Sewer

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

Well Iron Filtration Services

Represents the costs of a filtration system utilized to filter out the iron from the well water used to water the common areas in Cascades Phase 1A.

Irrigation Repairs

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

General Repairs & Maintenance

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

Holiday Décor

Represents the estimated costs of adding holiday décor to the districts monuments.

Field Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Patio & Fitness Equipment Lease

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

Internet

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

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

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Amenity Access Management

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

Amenity Contingency

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

Capital Reserves

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

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

Description	Adopted Budget FY2025	Actual Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 324,536
Transfer In - Cascades	\$ 163,495	\$ 163,495	\$ -	\$ 163,495	\$ 84,083
Transfer In - Brentwood	\$ 148,104	\$ 148,104	\$ -	\$ 148,104	\$ 1,984
Transfer In - Wynnstone	\$ 12,982	\$ 12,982	\$ -	\$ 12,982	\$ 8,127
Total Revenues	\$ 324,580	\$ 324,581	\$ -	\$ 324,581	\$ 418,729
Expenditures					
Capital Expenditures - Cascades	\$ -	\$ 15	\$ -	\$ 15	\$ -
Capital Expenditures - Brentwood	\$ -	\$ 15	\$ -	\$ 15	\$ -
Capital Expenditures - Wynnstone	\$ -	\$ 15	\$ -	\$ 15	\$ -
Total Expenditures	\$ -	\$ 45	\$ -	\$ 45	\$ -
Net Change in Fund Balance	\$ 324,580	\$ 324,536	\$ -	\$ 324,536	\$ 418,729

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

Description	Adopted Budget FY2025	Actual Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 1,097,950	\$ 1,059,847	\$ 38,103	\$ 1,097,950	\$ 1,097,950
Interest Income	\$ -	\$ 20,278	\$ 10,139	\$ 30,417	\$ 15,209
Carryforward Surplus	\$ 466,009	\$ 470,382	\$ -	\$ 470,382	\$ 495,486
Total Revenues	\$ 1,563,959	\$ 1,550,507	\$ 48,242	\$ 1,598,749	\$ 1,608,645
Expenditures					
Interest - 11/1	\$ 339,131	\$ 339,131	\$ -	\$ 339,131	\$ 333,819
Principal - 5/1	\$ 425,000	\$ -	\$ 425,000	\$ 425,000	\$ 435,000
Interest - 5/1	\$ 339,131	\$ -	\$ 339,131	\$ 339,131	\$ 333,819
Total Expenditures	\$ 1,103,263	\$ 339,131	\$ 764,131	\$ 1,103,263	\$ 1,102,638
Net Change in Fund Balance	\$ 460,696	\$ 1,211,375	\$ (715,889)	\$ 495,486	\$ 506,008

Interest Expense 11/1/26 \$ 328,381
Total \$ 328,381

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

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

Date	Balance	Principal	Interest	Total
11/01/25	\$ 18,575,000.00	\$ -	\$ 333,818.75	\$ 1,097,950.00
05/01/26	\$ 18,575,000.00	\$ 435,000.00	\$ 333,818.75	
11/01/26	\$ 18,140,000.00	\$ -	\$ 328,381.25	\$ 1,097,200.00
05/01/27	\$ 18,140,000.00	\$ 445,000.00	\$ 328,381.25	
11/01/27	\$ 15,775,000.00	\$ -	\$ 321,706.25	\$ 1,095,087.50
05/01/28	\$ 17,695,000.00	\$ 460,000.00	\$ 321,706.25	
11/01/28	\$ 17,235,000.00	\$ -	\$ 314,806.25	\$ 1,096,512.50
05/01/29	\$ 17,235,000.00	\$ 475,000.00	\$ 314,806.25	
11/01/29	\$ 16,760,000.00	\$ -	\$ 307,681.25	\$ 1,097,487.50
05/01/30	\$ 16,760,000.00	\$ 485,000.00	\$ 307,681.25	
11/01/30	\$ 16,275,000.00	\$ -	\$ 300,406.25	\$ 1,093,087.50
05/01/31	\$ 16,275,000.00	\$ 500,000.00	\$ 300,406.25	
11/01/31	\$ 15,775,000.00	\$ -	\$ 292,906.25	\$ 1,093,312.50
05/01/32	\$ 15,775,000.00	\$ 520,000.00	\$ 292,906.25	
11/01/32	\$ 15,255,000.00	\$ -	\$ 284,456.25	\$ 1,097,362.50
05/01/33	\$ 15,255,000.00	\$ 535,000.00	\$ 284,456.25	
11/01/33	\$ 14,720,000.00	\$ -	\$ 275,762.50	\$ 1,095,218.75
05/01/34	\$ 14,720,000.00	\$ 555,000.00	\$ 275,762.50	
11/01/34	\$ 14,165,000.00	\$ -	\$ 266,743.75	\$ 1,097,506.25
05/01/35	\$ 14,165,000.00	\$ 570,000.00	\$ 266,743.75	
11/01/35	\$ 13,595,000.00	\$ -	\$ 257,481.25	\$ 1,094,225.00
05/01/36	\$ 13,595,000.00	\$ 590,000.00	\$ 257,481.25	
11/01/36	\$ 13,005,000.00	\$ -	\$ 247,893.75	\$ 1,095,375.00
05/01/37	\$ 13,005,000.00	\$ 610,000.00	\$ 247,893.75	
11/01/37	\$ 12,395,000.00	\$ -	\$ 237,981.25	\$ 1,095,875.00
05/01/38	\$ 12,395,000.00	\$ 630,000.00	\$ 237,981.25	
11/01/38	\$ 11,765,000.00	\$ -	\$ 227,743.75	\$ 1,095,725.00
05/01/39	\$ 11,765,000.00	\$ 650,000.00	\$ 227,743.75	
11/01/39	\$ 11,115,000.00	\$ -	\$ 217,181.25	\$ 1,094,925.00
05/01/40	\$ 11,115,000.00	\$ 670,000.00	\$ 217,181.25	
11/01/40	\$ 10,445,000.00	\$ -	\$ 206,293.75	\$ 1,093,475.00
05/01/41	\$ 10,445,000.00	\$ 695,000.00	\$ 206,293.75	
11/01/41	\$ 9,750,000.00	\$ -	\$ 195,000.00	\$ 1,096,293.75
05/01/42	\$ 9,750,000.00	\$ 720,000.00	\$ 195,000.00	
11/01/42	\$ 9,030,000.00	\$ -	\$ 180,600.00	\$ 1,095,600.00
05/01/43	\$ 9,030,000.00	\$ 750,000.00	\$ 180,600.00	
11/01/43	\$ 8,280,000.00	\$ -	\$ 165,600.00	\$ 1,096,200.00
05/01/44	\$ 8,280,000.00	\$ 780,000.00	\$ 165,600.00	
11/01/44	\$ 7,500,000.00	\$ -	\$ 150,000.00	\$ 1,095,600.00
05/01/45	\$ 7,500,000.00	\$ 810,000.00	\$ 150,000.00	
11/01/45	\$ 6,690,000.00	\$ -	\$ 133,800.00	\$ 1,093,800.00
05/01/46	\$ 6,690,000.00	\$ 845,000.00	\$ 133,800.00	
11/01/46	\$ 5,845,000.00	\$ -	\$ 116,900.00	\$ 1,095,700.00
05/01/47	\$ 5,845,000.00	\$ 880,000.00	\$ 116,900.00	
11/01/47	\$ 4,965,000.00	\$ -	\$ 99,300.00	\$ 1,096,200.00
05/01/48	\$ 4,965,000.00	\$ 915,000.00	\$ 99,300.00	
11/01/48	\$ 4,050,000.00	\$ -	\$ 81,000.00	\$ 1,095,300.00
05/01/49	\$ 4,050,000.00	\$ 955,000.00	\$ 81,000.00	
11/01/49	\$ 3,095,000.00	\$ -	\$ 61,900.00	\$ 1,097,900.00
05/01/50	\$ 3,095,000.00	\$ 990,000.00	\$ 61,900.00	
11/01/50	\$ 2,105,000.00	\$ -	\$ 42,100.00	\$ 1,094,000.00
05/01/51	\$ 2,105,000.00	\$ 1,030,000.00	\$ 42,100.00	
11/01/51	\$ 1,075,000.00	\$ -	\$ 21,500.00	\$ 1,093,600.00
05/01/52	\$ 1,075,000.00	\$ 1,075,000.00	\$ 21,500.00	\$ 1,096,500.00
		\$ 18,575,000.00	\$ 11,337,887.50	\$ 30,677,018.75

**Westside Haines City
Community Development District
Proposed Budget
Series 2024 Debt Service Fund**

Description	Adopted Budget FY2025	Actual Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 2,522,100	\$ 1,445,583	\$ 978,253	\$ 2,423,836	\$ 2,522,100
Assessments - Lot Closings	\$ -	\$ 98,264	\$ -	\$ 98,264	\$ -
Prepayments	\$ -	\$ 827,651	\$ -	\$ 827,651	\$ -
Interest	\$ -	\$ 90,549	\$ 45,274	\$ 135,823	\$ 45,274
Carry Forward Surplus	\$ 1,070,931	\$ 7,473,835	\$ -	\$ 7,473,835	\$ 1,057,974
Total Revenues	\$ 3,593,031	\$ 9,935,880	\$ 1,023,528	\$ 10,959,408	\$ 3,625,348
Expenditures					
Interest - 11/1	\$ 1,038,752	\$ 1,038,752	\$ -	\$ 1,038,752	\$ 806,759
Special Call - 11/1	\$ -	\$ 6,365,000	\$ -	\$ 6,365,000	\$ -
Special Call - 2/1	\$ -	\$ 925,000	\$ -	\$ 925,000	\$ -
Interest - 2/1	\$ -	\$ 13,409	\$ -	\$ 13,409	\$ -
Principal - 5/1	\$ 475,000	\$ -	\$ 475,000	\$ 475,000	\$ 400,000
Interest - 5/1	\$ 1,027,338	\$ -	\$ 1,027,338	\$ 1,027,338	\$ 806,759
Special Call - 5/1	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -
Total Expenditures	\$ 2,541,090	\$ 8,342,162	\$ 1,512,338	\$ 9,854,499	\$ 2,013,519
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (46,935)	\$ -	\$ (46,935)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (46,935)	\$ -	\$ (46,935)	\$ -
Net Change in Fund Balance	\$ 1,051,941	\$ 1,546,784	\$ (488,810)	\$ 1,057,974	\$ 1,611,830

Interest Expense 11/1/26 **\$ 797,009**
Total \$ 797,009

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhome -DR Horton Brentwood 2&3	246	\$ 369,239	\$ 1,501	\$ 1,614
Townhome - Lennar Brentwood 4&5	290	\$ 333,500	\$ 1,150	\$ 1,237
Single Family 40' - DR Horton Cascades 3	219	\$ 522,074	\$ 2,384	\$ 2,563
Single Family 40' - Wynnstone 1A	239	\$ 466,050	\$ 1,950	\$ 2,097
Single Family 40' - DR Horton Wynnstone 1B	34	\$ 45,900	\$ 1,350	\$ 1,452
Single Family 50' - DR Horton Cascades 3	125	\$ 297,987	\$ 2,384	\$ 2,563
Single Family 50' - Wynnstone 1A	243	\$ 473,849	\$ 1,950	\$ 2,097
Single Family 50' - DR Horton Wynnstone 1B	10	\$ 13,500	\$ 1,350	\$ 1,452
	1406	\$ 2,522,100		

Westside Haines City
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/25	\$ 27,820,000.00	\$ -	\$ 806,759.38	\$ 806,759.38
05/01/26	\$ 27,820,000.00	\$ 400,000.00	\$ 806,759.38	
11/01/26	\$ 27,420,000.00	\$ -	\$ 797,009.38	\$ 2,003,768.75
05/01/27	\$ 27,420,000.00	\$ 420,000.00	\$ 797,009.38	
11/01/27	\$ 27,000,000.00	\$ -	\$ 786,771.88	\$ 2,003,781.25
05/01/28	\$ 27,000,000.00	\$ 440,000.00	\$ 786,771.88	
11/01/28	\$ 26,560,000.00	\$ -	\$ 776,046.88	\$ 2,002,818.75
05/01/29	\$ 26,560,000.00	\$ 460,000.00	\$ 776,046.88	
11/01/29	\$ 26,100,000.00	\$ -	\$ 764,834.38	\$ 2,000,881.25
05/01/30	\$ 26,100,000.00	\$ 485,000.00	\$ 764,834.38	
11/01/30	\$ 25,615,000.00	\$ -	\$ 753,012.50	\$ 2,002,846.88
05/01/31	\$ 25,615,000.00	\$ 510,000.00	\$ 753,012.50	
11/01/31	\$ 25,105,000.00	\$ -	\$ 740,581.25	\$ 2,003,593.75
05/01/32	\$ 25,105,000.00	\$ 535,000.00	\$ 740,581.25	
11/01/32	\$ 24,570,000.00	\$ -	\$ 725,200.00	\$ 2,000,781.25
05/01/33	\$ 24,570,000.00	\$ 565,000.00	\$ 725,200.00	
11/01/33	\$ 24,005,000.00	\$ -	\$ 708,956.25	\$ 1,999,156.25
05/01/34	\$ 24,005,000.00	\$ 600,000.00	\$ 708,956.25	
11/01/34	\$ 23,405,000.00	\$ -	\$ 691,706.25	\$ 2,000,662.50
05/01/35	\$ 23,405,000.00	\$ 635,000.00	\$ 691,706.25	
11/01/35	\$ 22,770,000.00	\$ -	\$ 673,450.00	\$ 2,000,156.25
05/01/36	\$ 22,770,000.00	\$ 675,000.00	\$ 673,450.00	
11/01/36	\$ 22,095,000.00	\$ -	\$ 654,043.75	\$ 2,002,493.75
05/01/37	\$ 22,095,000.00	\$ 715,000.00	\$ 654,043.75	
11/01/37	\$ 21,380,000.00	\$ -	\$ 633,487.50	\$ 2,002,531.25
05/01/38	\$ 21,380,000.00	\$ 755,000.00	\$ 633,487.50	
11/01/38	\$ 20,625,000.00	\$ -	\$ 611,781.25	\$ 2,000,268.75
05/01/39	\$ 20,625,000.00	\$ 800,000.00	\$ 611,781.25	
11/01/39	\$ 19,825,000.00	\$ -	\$ 588,781.25	\$ 2,000,562.50
05/01/40	\$ 19,825,000.00	\$ 850,000.00	\$ 588,781.25	
11/01/40	\$ 18,975,000.00	\$ -	\$ 564,343.75	\$ 2,003,125.00
05/01/41	\$ 18,975,000.00	\$ 900,000.00	\$ 564,343.75	
11/01/41	\$ 18,075,000.00	\$ -	\$ 538,468.75	\$ 2,002,812.50
05/01/42	\$ 18,075,000.00	\$ 950,000.00	\$ 538,468.75	
11/01/42	\$ 17,125,000.00	\$ -	\$ 511,156.25	\$ 1,999,625.00
05/01/43	\$ 17,125,000.00	\$ 1,010,000.00	\$ 511,156.25	
11/01/43	\$ 16,115,000.00	\$ -	\$ 482,118.75	\$ 2,003,275.00
05/01/44	\$ 16,115,000.00	\$ 1,065,000.00	\$ 482,118.75	
11/01/44	\$ 15,050,000.00	\$ -	\$ 451,500.00	\$ 1,998,618.75
05/01/45	\$ 15,050,000.00	\$ 1,130,000.00	\$ 451,500.00	
11/01/45	\$ 13,920,000.00	\$ -	\$ 417,600.00	\$ 1,999,100.00
05/01/46	\$ 13,920,000.00	\$ 1,200,000.00	\$ 417,600.00	
11/01/46	\$ 12,720,000.00	\$ -	\$ 381,600.00	\$ 1,999,200.00
05/01/47	\$ 12,720,000.00	\$ 1,275,000.00	\$ 381,600.00	
11/01/47	\$ 11,445,000.00	\$ -	\$ 343,350.00	\$ 1,999,950.00
05/01/48	\$ 11,445,000.00	\$ 1,355,000.00	\$ 343,350.00	
11/01/48	\$ 10,090,000.00	\$ -	\$ 302,700.00	\$ 2,001,050.00
05/01/49	\$ 10,090,000.00	\$ 1,440,000.00	\$ 302,700.00	
11/01/49	\$ 8,650,000.00	\$ -	\$ 259,500.00	\$ 2,002,200.00
05/01/50	\$ 8,650,000.00	\$ 1,530,000.00	\$ 259,500.00	
11/01/50	\$ 7,120,000.00	\$ -	\$ 213,600.00	\$ 2,003,100.00
05/01/51	\$ 7,120,000.00	\$ 1,620,000.00	\$ 213,600.00	
11/01/51	\$ 5,500,000.00	\$ -	\$ 165,000.00	\$ 1,998,600.00
05/01/52	\$ 5,500,000.00	\$ 1,725,000.00	\$ 165,000.00	
11/01/52	\$ 3,775,000.00	\$ -	\$ 113,250.00	\$ 2,003,250.00
05/01/53	\$ 3,775,000.00	\$ 1,830,000.00	\$ 113,250.00	
11/01/53	\$ 1,945,000.00	\$ -	\$ 58,350.00	\$ 2,001,600.00
05/01/54	\$ 1,945,000.00	\$ 1,945,000.00	\$ 58,350.00	\$ 2,003,350.00
		\$ 27,820,000.00	\$ 31,029,918.75	\$ 58,849,918.75