

*Westside Haines City
Community Development District*

Meeting Agenda

April 23, 2025

AGENDA

Westside Haines City

Community Development District

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

April 16, 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, April 23, 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 each)
3. Approval of Minutes of the March 26, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-05 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 23, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
5. Consideration and Approval of RFP for Construction Services for Wynnstone Phase 2
6. Consideration of Proposals for Vending Machines at Amenity Facilities
 - A. Brentwood Amenity Proposal
 - B. Cascades Amenity Proposal
7. Consideration of Proposals for Security Services from Current Demands
 - A. Cascades Phase Amenity
 - B. Brentwood Amenity (*to be provided under separate cover*)
8. Discussion Pertaining to Resident Concerns Regarding City Ordinance for Street Parking
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposals to Add Chair Lift to Amenity Pools
 - a) Brentwood Amenity Proposal
 - b) Cascades Amenity Proposal
 - 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, March 26, 2025**, 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
Lindsey Roden	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:30 a.m. and called the roll. Three Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted there were no members of the public present however there were people on the Zoom line.

- Resident (Rafeal) – stated regarding Cascade and the amenity, the homeowners have a WhatsApp group chat and is trying to monitor people who trespass into the amenities. Ms. Burns noted the Board has hired security that will be in place when the amenity facility is open.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 26,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 26, 2025, Board of Supervisors meeting and asked if there were any questions, comments, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Minutes of the February 26, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Quit-Claim Deed (Cascades Phase 2 ROW and Tract A – Lennar & GLK Real Estate, LLC)

Ms. Burns stated this Quit Claim Deed had already been executed and just needed to be ratified by the Board.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the Quit-Claim Deed (Cascades Phase 2 ROW and Tract A – Lennar & GLK Real Estate, LLC), were ratified.

FIFTH ORDER OF BUSINESS

Consideration of Proposals from Nation Security Services for Guard Services at Amenity

A. Brentwood Amenity Center

B. Cascades Amenity Center

Ms. Burns noted the Board awarded a contract at the last meeting for overnight monitoring to help with people trespassing at the facility after hours. This proposal is for a live guard at the pool during peak hours. It's 16 hours per week and provides a per weekend cost. This vendor allows them to schedule seasonally. Their rate per weekend is \$447.20. For the seasonal for 15 weeks is \$6,728.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Proposals from Nation Security Services for Guard Services at Amenity, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk noted some clean up items such as property deeds and conveyances that he is working on. He will be looking at all amenities coming online making sure those are covered in the upcoming budget. He would like to follow up with the Engineer on some of the washouts noted in the field report. He recommended accepting the 4 Quit Claim deeds for Wynnstone Phase 1 and authorizing staff to record them.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the 4 Quit Claim Deeds and Authorizing Staff to Record, was approved.

B. Engineer

Mr. Arrington noted Joel has pictures of the wall washout in his report so they will cover that at that time.

C. Field Manager's Report

Mr. Blanco reviewed the Field Managers Report. Mr. Van Wyk asked if he has the irrigation plans just to make sure the irrigation work wasn't omitted by the contractor. Mr. Blanco will follow up. He brought missing trees to the attention of the Board and will follow up with QBD.

Mr. Blanco provided an update on the washout areas at the perimeter tract on FDC Grove Rd. Mr. Heath suggested looking at this to determine if its an engineering mess up or a contractor mess up before fixing it. Mr. Arrington noted on the original plans for the masonry wall there were supposed to be weep holes to allow water to drain through it, however, he has not observed any weep holes. Mr. Blanco and Mr. Arrington will get with QGS.

i. Consideration of Revised Proposals for Pest Control Maintenance Services

a) Brentwood Amenity

b) Cascades Amenity

Mr. Blanco presented proposals for pest control maintenance services for Brentwood and Cascade amenities. The tax and rodent stations were removed from Cascades bringing the monthly cost to \$101 with the annual being \$1,210. For Brentwood its \$130 per month including rodent stations with an annual cost of \$1,555. Both are within budget.

On MOTION by Mr. Heath seconded by Ms. Roden, with all in favor, the Revised Proposals for Pest Control Maintenance Services for Brentwood and Cascades Amenities, was approved.

- ii. **Consideration of Proposal for Installation of Irrigation on Common Area Tracts along Draintree Street (Brentwood)**
- iii. **Consideration of Proposal for Installation of Trees on Common Area Tracts along Draintree Street (Brentwood) *(to be provided under separate cover)***

Items ii. and iii. were tabled to a future meeting agenda. No action was taken.

- iv. **Consideration of Proposal to Disc Dry Ponds (Brentwood) *(to be provided under separate cover)***

Mr. Blanco reviewed a proposal to disc the dry ponds at Brentwood Phase 1 for \$800 monthly with an annual cost of \$9,600. Mr. Heath recommended cutting out pond discing from November through February.

On MOTION by Mr. Heath seconded by Ms. Roden, with all in favor, the Proposal to Disc Dry Ponds (Brentwood) Amended Scope to be March through October, was approved.

D. District Manager's Report

- i. **Approval of Check Register**

Ms. Burns presented the check register for Board review. She offered to answer any questions.

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

- ii. **Balance Sheet & Income Statement**

Ms. Burns noted financial statements through February were included in the agenda package for review. These are for informational purposes only.

SEVENTH ORDER OF BUSINESS

Other Business

Ms. Burns noted the meeting in April will be the preliminary budget meeting.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

- Resident (Rafael) – commented on livestock crossing the fence behind Angel Falls property, gators crossing the roads, speeding on Waterfall Blvd & people parking on the roadway. Ms. Burns noted the cow issue is on the property/livestock owner – reach out to police or animal control. The no overnight on street parking is a Haines City Ordinance. Only the local police dept can enforce traffic laws within the community.
- Resident (Andrew) – stated the trappers should be there today to capture the gator. He tried to mend the fence but someone needs to follow up. People using the gym and pool area. Ms. Burns noted the gators can be reported to Florida Fish & Wildlife.

NINTH 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

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2025, prepared and submitted to the Board of Supervisors (“**Board**”) of the Westside Haines City Community Development District (“**District**”) proposed budgets (together, “**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Wednesday, July 23, 2025
HOUR:	9:15 AM
LOCATION:	Prime HOA Offices 375 Avenue A S.E. Winter Haven, Florida 33880

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF APRIL 2025.

ATTEST:

**WESTSIDE HAINES CITY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Westside Haines City
Community Development District

Proposed Budget
FY2026



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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						
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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						
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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
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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
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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
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Other Financing Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (46,935)	\$ -	\$ (46,935)	\$ -
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Total Other Financing Sources/(Uses)	\$ -	\$ (46,935)	\$ -	\$ (46,935)	\$ -
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Net Change in Fund Balance	\$ 1,051,941	\$ 1,546,784	\$ (488,810)	\$ 1,057,974	\$ 1,611,830
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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

SECTION V

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

CONSTRUCTION SERVICES FOR WYNNSTONE PHASE 2 MASTER PROJECT CONSTRUCTION POLK COUNTY, FLORIDA

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

CONSTRUCTION SERVICES FOR WYNNSTONE PHASE 2 MASTER PROJECT CONSTRUCTION (“PROJECT”)

The Project Manual will be available beginning **Thursday, May 1, 2025 at 8:00 AM EST** at the offices of the Design Engineer, Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602, or by calling (813) 221-1516, or emailing heatherw@absoluteng.com. The Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications.

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

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

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

Any and all questions relative to this project shall be directed in email only to heatherw@absoluteng.com, no later than **12:00 PM EST, Monday, May 19, 2025**.

Firms desiring to provide services for this project must submit one (1) original and (1) electronic copy in PDF included with the submittal package of the required proposal no later than **3:00 PM EST, Monday, June 2, 2025**, at the offices of **Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602**. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be opened at a public meeting to be held at **3:00 PM EST, Monday, June 2, 2025, at the offices of Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602**. No official action will be taken at the meeting. Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

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

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

Westside Haines City Community Development District
District Manager

Run Date: Thursday, May 1, 2025

SECTION VI

SECTION A



Wilson's Collective LLC

2132 Cartgate Lane

Winter Haven, FL 33884

305-299-8812

Wilsonscollectivellc@gmail.com

Community Board

Brentwood Community

2079 Montverde Avenue

Davenport, FL 33837

Dear Brentwood Community Board,

I hope this message finds you well. My name is James Wilson, and I represent Wilson's Collective LLC, a locally owned and operated vending services provider committed to delivering convenient, accessible, and reliable refreshment solutions to residential communities. We have clients in Miami and throughout South Florida. Most notable clients we've worked with being, the Miami Dolphins.

I'm writing to propose a partnership opportunity that would provide added value and convenience for your residents through the installation of modern, fully-stocked vending machines within The Brentwood Community. Our machines can offer a range of snack options, beverages, and even healthy alternatives tailored to your residents' preferences.

What We Offer:



- No Cost to You: We handle all setup, stocking, and maintenance-completely free of charge.
- Custom Product Selection: We'll work with you to stock items that suit your community's preferences.
- 24/7 Service & Maintenance: Machines are monitored for inventory and functionality with rapid response for any issues.
- Revenue Sharing Options: We offer commission opportunities that could benefit your community fund or amenities.

Our goal is to enhance the convenience and satisfaction of your residents while fostering a long-term, professional relationship with your management team.

I would love the opportunity to discuss this proposal further and assess ideal placement areas within the community, such as near the leasing office, clubhouse, gym or mail areas. Please feel free to contact me directly at 305-299-8812 or Wilsonscollectivelc@gmail.com to schedule a brief meeting or walkthrough.

Thank you for considering this opportunity. We look forward to the possibility of serving your community.

Warm regards,

James Wilson Jr

Founder & Operator

Wilson's Collective LLC



Luxury Amenities Vending Service for The Brentwood Community -

2079 Montverde Avenue

Davenport, FL 33837

Wilson's Collective LLC

April 7, 2025

1. Executive Summary

This proposal outlines a plan to install and operate vending machines within The Brentwood Community, providing residents with convenient access to snacks, beverages, and essential items. By strategically placing machines in high-traffic areas, this initiative will enhance community convenience while generating consistent revenue.

2. Business Overview

Our luxury amenities vending services will offer a selection of snacks, drinks, and daily essentials tailored to the preferences of the residents. The machines will be modern, cashless-enabled, and stocked with high-demand items.

3. Objectives

- Provide residents with 24/7 access to refreshments and essential goods.
- Offer a seamless, cashless payment system for easy transactions.



- Generate additional income while enhancing community convenience.
- Maintain well-stocked and serviced machines to ensure optimal operation.

4. Target Location & Placement

The vending machines will be placed in high-traffic areas, such as:

- Community clubhouse or recreation center
- Laundry rooms
- Gym/fitness center
- Near apartment building entrances or mail areas

5. Product Selection

Our vending machines will include:

- Snacks: Healthy options (granola bars, nuts), chips, and candy
- Beverages: Water, soda, energy drinks, and coffee
- Essentials: Over-the-counter medicine, phone chargers, personal care items (OPTIONAL)

6. Revenue Model

The business will generate income through direct product sales. Revenue estimates will depend on:

- Foot traffic and demand
- Pricing strategy
- Product selection optimization



Potential revenue projections based on a conservative estimate:

- Average sales per day per machine: \$50-\$100
- Number of machines: 1-3
- Estimated monthly revenue: \$2,500-\$9,000

7. Community Benefits

- Convenience: Residents save time by accessing products on-site.
- Security: Well-lit, secure vending locations for safe transactions.
- Revenue Share Option: A percentage of profits can be allocated to the community's maintenance fund.

8. Maintenance & Support

- Regular restocking and cleaning of machines.
- 24/7 customer service for machine issues.
- Data-driven inventory management for optimized product selection.

9. Conclusion & Next Steps

This proposal presents a mutually beneficial opportunity for The Brentwood Community to enhance convenience while generating additional revenue. We seek approval to install vending machines at the proposed locations and are open to discussing revenue-sharing opportunities with the



community management.

We look forward to collaborating and bringing this value-added service to the residents of Brentwood.

SECTION B



Wilson's Collective LLC

2132 Cartgate Lane

Winter Haven, FL 33884

305-299-8812

Wilsonscollectivellc@gmail.com

Community Board

Cascades Community

2671 Angel Falls Drive

Haines City, FL 33844

Dear Cascades Community Board,

I hope this message finds you well. My name is James Wilson, and I represent Wilson's Collective LLC, a locally owned and operated vending services provider committed to delivering convenient, accessible, and reliable refreshment solutions to residential communities. We have clients in Miami and throughout South Florida. Most notable clients we've worked with being, the Miami Dolphins.

I'm writing to propose a partnership opportunity that would provide added value and convenience for your residents through the installation of modern, fully-stocked vending machines within The Cascades Community. Our machines can offer a range of snack options, beverages, and even healthy alternatives tailored to your residents' preferences.

What We Offer:



- No Cost to You: We handle all setup, stocking, and maintenance-completely free of charge.
- Custom Product Selection: We'll work with you to stock items that suit your community's preferences.
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Our goal is to enhance the convenience and satisfaction of your residents while fostering a long-term, professional relationship with your management team.

I would love the opportunity to discuss this proposal further and assess ideal placement areas within the community, such as near the leasing office, clubhouse, gym or mail areas. Please feel free to contact me directly at 305-299-8812 or Wilsonscollectivelc@gmail.com to schedule a brief meeting or walkthrough.

Thank you for considering this opportunity. We look forward to the possibility of serving your community.

Warm regards,

James Wilson Jr

Founder & Operator

Wilson's Collective LLC



Luxury Amenities Vending Service for The Cascades Community -

2671 Angel Falls Drive

Haines City, FL 33844

Wilson's Collective LLC

April 7, 2025

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- Laundry rooms
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9. Conclusion & Next Steps

This proposal presents a mutually beneficial opportunity for The Cascades Community to enhance convenience while generating additional revenue. We seek approval to install vending machines at the proposed locations and are open to discussing revenue-sharing opportunities with the



community management.

We look forward to collaborating and bringing this value-added service to the residents of Cascades.

SECTION VII

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	GMS10380R1
GMS - CASCADES	GMS - CASCADES	DATE	04/21/2025
6200 LEE VISTA BLVD, SUITE 300	2617 Angel Falls Drive	EXPIRATION	05/21/2025
ORLANDO, FL 32822	Davenport, FL 33837	DATE	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
VIDEO VERIFICATION ALARM SERVICE	VIDEO VERIFICATION ALARM SERVICE PROVIDES REMOTE REAL-TIME AND PROACTIVE VIDEO MONITORING	2	40.00	80.00T
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 BOTH THE GYM AND POOL AREAS SEPERATELY USING 8) CAMERAS	1	0.00	0.00T

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	240.00
	TAX	0.00
	TOTAL	\$240.00

Accepted By

Accepted Date

SECTION B

*Item will be
provided under
separate cover.*

SECTION IX

SECTION C



Westside Haines City CDD

Field Management Report



April 23rd, 2025

Joel Blanco

Field Manager

GMS

Site Review

Amenity Review - Cascades

- Field Staff has continued to conduct reviews of the amenity areas in Cascades, as we prepare for opening.
- CDD specific signage has been installed on the main entrance gate.
- Playground rules signage has also been installed on the playground area to the right of the main amenity.
- Pool remains in satisfactory conditions—free of insects and consistently clean.
- Surveillance cameras have been installed through the amenity including the inside of the gym.
- Gym equipment disinfecting wipes holder and trash bin were installed by the main gym entrance.
- Construction is pending installation of bike rack on concrete slab, playground paver walkway, and final cleaning of the amenity prior to final walk-through.



Site Review

Amenity Review – Brentwood



- Field Staff has continued to conduct reviews of the amenity areas in Brentwood, as we prepare for opening.
- CDD specific signage has been installed on the main entrance gate.
- Gym equipment disinfecting wipes holder and trash bin were installed by the main gym entrance.
- Pool remains in satisfactory conditions—free of insects and consistently clean.
- Playground and dog park area remains under construction as several items—playground equipment, dog park equipment, benches, pet waste stations remain set aside pending installation.
- Shade structures for the pool and playground have been installed.
- Missing sod to be installed after completion of areas.

Completed/In Progress

Maintenance Items – Cascades

- Field Staff identified several maintenance items that have been completed.
- Maintenance staff filled an open sidewalk on Reservoir Pl.
- Staff also removed silt fencing surrounding the conservation area in the pond on Cumberland and conservation area by Moulin Rd.
- Several ponds—pond by Cumberland, Park Place Rd., and (2) ponds by Ribbon Fall Ave. were found with trash. Maintenance remove trash on Park Place Rd. and (1) pond on Ribbon Fall Ave. with remaining ponds scheduled for completion.



In Progress

Conveyance – Brentwood Ph. 4-5 & Cascades Ph. 3



- Field staff has continued to review the progress of Brentwood Ph. 4-5 and Cascades Ph. 3 for the purpose of conveyance.
- Tract D-3 for Brentwood Ph. 4-5 had sod installed in areas with exposed areas with visible sand.
- Sod was placed around the cluster of palms along the walking path.
- Sod installation is still pending in Tracts D-1 and C-1.
- Monument is currently being constructed at the phase's entrance.
- Cascades Phase 3 was walked. Phase is ready for conveyance with several sections noted for sod installation.

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)



BRENTWOOD

Supply and install water activated lift at Brentwood pool. Remove pavers run water lines under deck install concrete pad and bond anchor per code. Pull permits and obtain inspections from the state. Total cost \$13,500.

Simon McDonnell

Operations Manager

Resort Pool Services

SECTION (b)



CASCADES

Supply and install water activated lift at Cascades pool. Remove pavers run water lines under deck install concrete pad and bond anchor per code. Pull permits and obtain inspections from the state. Total cost \$13,500.

Simon McDonnell

Operations Manager

Resort Pool Services

SECTION D

SECTION 1

Westside Haines City

Community Development District

Summary of Check Register

March 18, 2025 to April 15, 2025

Bank	Date	Check No.'s	Amount
General Fund #4367			
	3/18/25	298-300	\$ 257,727.89
	3/20/25	301	\$ 3,487.75
	3/24/25	302-306	\$ 1,627,362.69
	3/27/25	307-309	\$ 131,135.33
	3/31/25	310-311	\$ 17,224.00
	4/1/25	312-318	\$ 355,469.07
	4/8/25	319-320	\$ 4,074.03
	4/15/25	321-323	\$ 150,564.51
		Total:	\$ 2,545,845.27
Supervisors			
	February 2025		
	Lauren O Schwenk	50003	\$ 184.70
	March 2025		
	Warren K Heath II	50004	\$ 184.70
	Bobbie J Henley	50005	\$ 184.70
	Lindsey E Roden	50006	\$ 184.70
		Total:	\$ 738.80
Total Amount			\$ 2,546,584.07

AP300R
*** CHECK NOS. 000298-000323

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
WESTSIDE HAINES GENERAL FUND
BANK B GENERAL FUND-#4367

RUN 4/18/25

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/18/25	00028	2/13/25 220278 031 CAS FR#49	202503 300-20700-10100	HORNER ENVIRONMENTAL PROFESSIONAL	*	1,462.50	1,462.50 000298
3/18/25	00047	1/31/25 4-541100 033 FDC FR#20	202503 300-20700-10100	RAYSOR TRANSPORTATION CONSULTING	*	2,000.00	2,000.00 000299
3/18/25	00075	2/28/25 PAYREQ#1 032 WS PH1A FR#8	202503 300-20700-10100	THE KEARNEY COMPANIES , LLC	*	253,065.39	253,065.39 000300
3/20/25	00007	1/31/25 128 GENERAL MAINTENANCE JAN25	202501 330-53800-48000	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	2,377.75	3,487.75 000301
		1/31/25 129 REMOVED SITE TRASH/TAR	202501 330-53800-48000		*	1,110.00	
3/24/25	00017	3/19/25 11727 GENERAL COUNSEL FEB25	202502 310-51300-31500	KILINSKI VAN WYK PLLC	*	2,781.69	2,781.69 000302
3/24/25	00083	3/24/25 03242025 TXFER EXCES TO BANK UNITD	202503 300-10100-10200	WESTSIDE HAINES CITY C/O BANK	*	1,300,000.00	1,300,000.00 000303
3/24/25	00083	3/24/25 03242025 CASCADES CAP RESRV TXFER	202503 300-58100-10000	WESTSIDE HAINES CITY C/O BANK	*	163,495.00	163,495.00 000304
3/24/25	00083	3/24/25 03242025 BRENTWOOD CAP RESRV TXFER	202503 300-58100-10100	WESTSIDE HAINES CITY C/O BANK	*	148,104.00	148,104.00 000305
3/24/25	00083	3/24/25 03242025 WYNNSTONE CAP RESRV TXFER	202503 300-58100-10200	WESTSIDE HAINES CITY C/O BANK	*	12,982.00	12,982.00 000306
3/27/25	00018	2/28/25 CHANGEOR 032 PH1A FR#9	202503 300-20700-10100	FORTILINE WATERWORKS INC	*	72,666.00	72,666.00 000307
3/27/25	00047	3/07/25 10-54106 032 PH1A FR#9	202503 300-20700-10100		*	461.63	
		3/07/25 10-54106 031 BW FR#67	202503 300-20700-10100	RAYSOR TRANSPORTATION CONSULTING	*	216.50	678.13 000308
				WHCD WESTSIDE HAINE KCOSTA			

AP300R
*** CHECK NOS. 000298-000323

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
WESTSIDE HAINES GENERAL FUND
BANK B GENERAL FUND-#4367

RUN 4/18/25

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/27/25	00067	1/13/25 PAYAPP#8 031 CAS FR#50	202503 300-20700-10100	THE ROGERS GROUP	*	57,791.20	57,791.20 000309
3/31/25	00057	3/28/25 19326 LAKE MAINTENANCE MAR25	202503 320-53800-47000	AQUATIC WEED MANAGEMENT, INC.	*	975.00	975.00 000310
3/31/25	00049	3/01/25 16749 LANDSCAPE MAINT MAR25	202503 320-53800-46200	PRINCE & SONS INC.	*	16,249.00	16,249.00 000311
4/01/25	00020	2/28/25 022425 032 PH1A FR#10	202503 300-20700-10100	ABSOLUTE ENGINEERING INC	*	6,364.91	6,364.91 000312
4/01/25	00078	2/28/25 CHANGEOR 032 PH1A FR#10	202503 300-20700-10100	FLORIDA SOIL CEMENT	*	29,209.13	29,209.13 000313
4/01/25	00084	2/27/25 25HAM004 032 PH1A FR#10	202503 300-20700-10100	HAMILTON ENGINEERING SURVEYING LLC	*	10,417.38	10,417.38 000314
4/01/25	00067	3/12/25 PAYAPP#8 031 BW FR#68	202503 300-20700-10100	THE ROGERS GROUP	*	111,988.21	111,988.21 000315
4/01/25	00038	2/25/25 8734823 033 FDC FR#21	202503 300-20700-10100	TUCKER PAVING INC	*	89,905.44	89,905.44 000316
4/01/25	00079	2/14/25 00902818 032 PH4&5 FR#12	202503 300-20700-10100	UNIVERSAL ENGINEERING SCIENCES	*	44,400.00	44,400.00 000317
		3/14/25 00911404 032 PH1A FR#10	202503 300-20700-10100		*	51,824.00	51,824.00 000317
4/01/25	00045	3/13/25 1302 031 BW FR#68	202503 300-20700-10100	WILDMON CONSTRUCTION LLC	*	11,360.00	11,360.00 000318
4/08/25	00070	4/07/25 04072025 FURNITURE LEASE MAY25	202504 300-15500-10000	HEIDI BONNETT DBA HNB PROPERTY, LLC	*	2,101.99	2,101.99 000319

WHCD WESTSIDE HAINES KCOSTA

WHCD WESTSIDE HAINE KCOSTA

SECTION 2

Westside Haines City
Community Development District

Unaudited Financial Reporting
March 31, 2025



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7	<u>Series 2024 Debt Service Fund</u>
8	<u>Series 2021 Capital Projects Fund</u>
9	<u>Series 2024 Capital Projects Fund</u>
10	<u>FDC Grove Capital Projects Fund</u>
11	<u>Amenity Capital Projects Fund</u>
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Westside Haines City
Community Development District
Combined Balance Sheet
March 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserves Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 979,782	\$ -	\$ -	\$ -	\$ 979,782
Operating Account Reserves	\$ 1,299,985	\$ -	\$ -	\$ -	\$ 1,299,985
Cascades Reserves	\$ -	\$ -	\$ -	\$ 163,480	\$ 163,480
Brentwood Reserves	\$ -	\$ -	\$ -	\$ 148,089	\$ 148,089
Wynnstone Reserves	\$ -	\$ -	\$ -	\$ 12,967	\$ 12,967
Capital Projects Account	\$ -	\$ -	\$ 3,309,677	\$ -	\$ 3,309,677
Investments:					
Series 2021					
Reserve	\$ -	\$ 548,975	\$ -	\$ -	\$ 548,975
Revenue	\$ -	\$ 1,195,425	\$ -	\$ -	\$ 1,195,425
Construction - Cascades Phase 1 & 2	\$ -	\$ -	\$ 22,730	\$ -	\$ 22,730
Construction - Brentwood Phase 1	\$ -	\$ -	\$ 126	\$ -	\$ 126
Series 2024					
Prepayment	\$ -	\$ 8,035	\$ -	\$ -	\$ 8,035
Reserve	\$ -	\$ 2,004,369	\$ -	\$ -	\$ 2,004,369
Revenue	\$ -	\$ 1,399,004	\$ -	\$ -	\$ 1,399,004
Construction - Brentwood Phase 2/3	\$ -	\$ -	\$ 479,355	\$ -	\$ 479,355
Construction - Brentwood Phase 4/5	\$ -	\$ -	\$ 4,494	\$ -	\$ 4,494
Construction - Cascades	\$ -	\$ -	\$ 4,527	\$ -	\$ 4,527
Construction - Wynnstone 1B	\$ -	\$ -	\$ 442,029	\$ -	\$ 442,029
Due From Developer	\$ 119	\$ -	\$ -	\$ -	\$ 119
Due From General Fund	\$ -	\$ 155,695	\$ -	\$ -	\$ 155,695
Prepaid Expenses	\$ 4,074	\$ -	\$ -	\$ -	\$ 4,074
Total Assets	\$ 2,283,960	\$ 5,311,504	\$ 4,262,937	\$ 324,536	\$ 12,182,936
Liabilities:					
Accounts Payable	\$ 356,355	\$ -	\$ -	\$ -	\$ 356,355
Retainage Payable	\$ -	\$ -	\$ 1,201,781	\$ -	\$ 1,201,781
Due to Debt Service	\$ 155,695	\$ -	\$ -	\$ -	\$ 155,695
Employee FICA	\$ 122	\$ -	\$ -	\$ -	\$ 122
Total Liabilities	\$ 512,173	\$ -	\$ 1,201,781	\$ -	\$ 1,713,954
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 4,074	\$ -	\$ -	\$ -	\$ 4,074
Restricted for:					
Debt Service - Series 2021	\$ -	\$ 1,760,350	\$ -	\$ -	\$ 1,760,350
Debt Service - Series 2024	\$ -	\$ 3,551,153	\$ -	\$ -	\$ 3,551,153
Capital Projects - Series 2021	\$ -	\$ -	\$ (202,179)	\$ -	\$ (202,179)
Capital Projects - Series 2024	\$ -	\$ -	\$ (46,342)	\$ -	\$ (46,342)
Capital Projects - FDC Grove	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Projects - Amenity	\$ -	\$ -	\$ 3,309,677	\$ -	\$ 3,309,677
Assigned:					
Cascades Reserves	\$ -	\$ -	\$ -	\$ 163,480	\$ 163,480
Brentwood Reserves	\$ -	\$ -	\$ -	\$ 148,089	\$ 148,089
Wynnstone Reserves	\$ -	\$ -	\$ -	\$ 12,967	\$ 12,967
Unassigned	\$ 1,767,713	\$ -	\$ -	\$ -	\$ 1,767,713
Total Fund Balances	\$ 1,771,787	\$ 5,311,504	\$ 3,061,156	\$ 324,536	\$ 10,468,982
Total Liabilities & Fund Balance	\$ 2,283,960	\$ 5,311,504	\$ 4,262,937	\$ 324,536	\$ 12,182,936

Westside Haines City

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 762,450	\$ 735,826	\$ 735,826	\$ -
Assessments - Direct Bill	\$ 1,214,481	\$ 878,050	\$ 878,050	\$ -
Assessments - Lot Closing	\$ -	\$ -	\$ 67,150	\$ 67,150
Developer Contributions	\$ -	\$ -	\$ 10,120	\$ 10,120
Boundary Amendment Contributions	\$ -	\$ -	\$ 119	\$ 119
Total Revenues	\$ 1,976,931	\$ 1,613,876	\$ 1,691,264	\$ 77,388
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,000	\$ 4,000
FICA Expenditures	\$ -	\$ -	\$ 107	\$ (107)
Engineering	\$ 15,000	\$ 7,500	\$ 930	\$ 6,570
Attorney	\$ 35,000	\$ 17,500	\$ 6,845	\$ 10,655
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 9,500	\$ 9,500	\$ -
Trustee Fees	\$ 12,123	\$ 3,704	\$ 3,704	\$ -
Management Fees	\$ 55,000	\$ 27,500	\$ 27,500	\$ 0
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ -
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 1,375	\$ (875)
Insurance	\$ 5,913	\$ 5,913	\$ 5,751	\$ 162
Copies	\$ 500	\$ 250	\$ 11	\$ 239
Legal Advertising	\$ 7,250	\$ 3,625	\$ 915	\$ 2,710
Other Current Charges	\$ 2,100	\$ 1,050	\$ 1,153	\$ (103)
Boundary Amendment	\$ -	\$ -	\$ 119	\$ (119)
Property Taxes	\$ -	\$ -	\$ 10,120	\$ (10,120)
Office Supplies	\$ 402	\$ 201	\$ 7	\$ 195
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 170,463	\$ 92,493	\$ 79,286	\$ 13,207

Westside Haines City

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Operations & Maintenance</u>				
Cascades Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 25,000	\$ 25,000	\$ 6,569	\$ 18,431
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ -
Landscape Maintenance	\$ 185,000	\$ 92,500	\$ 60,274	\$ 32,226
Landscape Replacement	\$ 25,000	\$ 12,500	\$ 6,950	\$ 5,550
Lake Maintenance	\$ 12,500	\$ 6,250	\$ 5,850	\$ 400
Streetlights	\$ 45,000	\$ 22,500	\$ 17,382	\$ 5,118
Electric	\$ 11,000	\$ 5,500	\$ 4,882	\$ 618
Water & Sewer	\$ 55,000	\$ 27,500	\$ 61,511	\$ (34,011)
Irrigation Repairs	\$ 10,000	\$ 5,000	\$ 12,066	\$ (7,066)
General Repairs & Maintenance	\$ 17,000	\$ 8,500	\$ 2,445	\$ 6,055
Field Contingency	\$ 12,500	\$ 6,250	\$ 7,365	\$ (1,115)
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Amenity - Water	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Patio & Fitness Equipment Lease	\$ 23,664	\$ 11,832	\$ 11,832	\$ -
Propane Gas	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
Internet	\$ 4,000	\$ 2,000	\$ -	\$ 2,000
Pest Control	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Janitorial Service	\$ 35,000	\$ 17,500	\$ -	\$ 17,500
Security Services	\$ 35,000	\$ 17,500	\$ -	\$ 17,500
Pool Maintenance	\$ 36,000	\$ 18,000	\$ -	\$ 18,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Amenity Access Management	\$ 15,000	\$ 7,500	\$ 1,250	\$ 6,250
Amenity Contingency	\$ 12,000	\$ 6,000	\$ 1,590	\$ 4,410
Capital Reserve	\$ 163,495	\$ 163,495	\$ 163,495	\$ (0)
Subtotal Cascades Expenditures	\$ 790,159	\$ 489,327	\$ 370,961	\$ 118,366

Westside Haines City

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Brentwood Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 50,000	\$ 50,000	\$ -	\$ 50,000
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ -
Landscape Replacement & Repair	\$ 7,500	\$ 3,750	\$ 1,669	\$ 2,081
Streetlights	\$ 22,000	\$ 11,000	\$ 4,984	\$ 6,016
Electric	\$ 2,000	\$ 1,000	\$ 229	\$ 771
Water & Sewer	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Landscape Maintenance	\$ 50,000	\$ 25,000	\$ -	\$ 25,000
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ 112	\$ 2,388
General Repairs & Maintenance	\$ 12,500	\$ 6,250	\$ 3,488	\$ 2,762
Field Contingency	\$ 7,500	\$ 3,750	\$ 3,855	\$ (105)
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 20,000	\$ 10,000	\$ -	\$ 10,000
Amenity - Water	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Patio & Fitness Equipment Lease	\$ 25,224	\$ 12,612	\$ 12,612	\$ 0
Internet	\$ 4,000	\$ 2,000	\$ -	\$ 2,000
Amenity Landscaping	\$ 35,000	\$ 17,500	\$ -	\$ 17,500
Amenity Landscape Replacement	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Amenity Irrigation Repairs	\$ 3,500	\$ 1,750	\$ -	\$ 1,750
Pest Control	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Janitorial Service	\$ 35,000	\$ 17,500	\$ -	\$ 17,500
Security Services	\$ 50,000	\$ 25,000	\$ -	\$ 25,000
Pool Maintenance	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Amenity Repairs & Maintenance	\$ 20,000	\$ 10,000	\$ -	\$ 10,000
Amenity Access Management	\$ 12,500	\$ 6,250	\$ 1,250	\$ 5,000
Amenity Contingency	\$ 15,000	\$ 7,500	\$ 1,590	\$ 5,910
Capital Reserve	\$ 148,104	\$ 148,104	\$ 148,104	\$ (1)
Subtotal Brentwood Expenditures	\$ 606,828	\$ 402,466	\$ 185,392	\$ 217,074

Westside Haines City

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Wynnstone Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Field Management	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Landscape Maintenance	\$ 75,000	\$ 37,500	\$ -	\$ 37,500
Landscape Replacement	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Streetlights	\$ 30,000	\$ 15,000	\$ -	\$ 15,000
Electric	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Water & Sewer	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Irrigation Repairs	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
General Repairs & Maintenance	\$ 12,500	\$ 6,250	\$ -	\$ 6,250
Field Contingency	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
<u>Amenity Expenditures</u>				
Amenity Staff	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Amenity - Water	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Equipment Lease	\$ 35,000	\$ 17,500	\$ -	\$ 17,500
Propane Gas	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
Internet	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Amenity Landscaping	\$ 20,000	\$ 10,000	\$ -	\$ 10,000
Amenity Landscape Replacement	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Amenity Irrigation Repairs	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Pest Control	\$ 1,500	\$ 750	\$ -	\$ 750
Janitorial Service	\$ 21,000	\$ 10,500	\$ -	\$ 10,500
Security Services	\$ 35,000	\$ 17,500	\$ -	\$ 17,500
Pool Maintenance	\$ 25,000	\$ 12,500	\$ -	\$ 12,500
Amenity Repairs & Maintenance	\$ 12,500	\$ 6,250	\$ -	\$ 6,250
Amenity Access Management	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Amenity Contingency	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Capital Reserve	\$ 12,982	\$ 12,982	\$ 12,982	\$ (0)
Subtotal Wynnstone Expenditures	\$ 409,482	\$ 218,732	\$ 12,982	\$ 205,750
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	\$ 1,110,524	\$ 702,058	\$ 408,466
Total Expenditures	\$ 1,976,931	\$ 1,203,017	\$ 781,343	\$ 421,674
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 909,921	
Fund Balance - Beginning	\$ -		\$ 861,866	
Fund Balance - Ending	\$ -		\$ 1,771,787	

Westside Haines City

Community Development District

Debt Service Fund Series 2021

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,097,950	\$ 1,059,847	\$ 1,059,847	\$ -
Interest	\$ -	\$ -	\$ 20,278	\$ 20,278
Total Revenues	\$ 1,097,950	\$ 1,059,847	\$1,080,125	\$ 20,278
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	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (5,313)		\$ 740,994	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (5,313)		\$ 740,994	
Fund Balance - Beginning	\$ 466,009		\$ 1,019,357	
Fund Balance - Ending	\$ 460,696		\$ 1,760,350	

Westside Haines City

Community Development District

Debt Service Fund Series 2024

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Assessments - Direct Bill	\$ 2,522,100	\$ 1,445,583	\$ 1,445,583	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 98,264	\$ 98,264
Assessments - Prepayments	\$ -	\$ -	\$ 827,651	\$ 827,651
Interest	\$ -	\$ -	\$ 90,549	\$ 90,549
Total Revenues	\$ 2,522,100	\$ 1,445,583	\$ 2,462,046	\$ 1,016,463
Expenditures:				
Interest - 11/1	\$ 1,038,752	\$ 1,038,752	\$ 1,038,752	\$ 0
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	\$ -	\$ -	\$ -
Interest - 5/1	\$ 1,027,338	\$ -	\$ -	\$ -
Total Expenditures	\$ 2,541,090	\$ 1,038,752	\$ 8,342,162	\$ (7,303,409)
Excess (Deficiency) of Revenues over Expenditures	\$ (18,990)		\$ (5,880,116)	
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	\$ (18,990)		\$ (5,927,051)	
Fund Balance - Beginning	\$ 1,070,931		\$ 9,478,204	
Fund Balance - Ending	\$ 1,051,941		\$ 3,551,153	

Westside Haines City
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 1,104,783	\$ 1,104,783
Interest	\$ -	\$ -	\$ 7	\$ 7
Total Revenues	\$ -	\$ -	\$ 1,104,791	\$ 1,104,791
Expenditures:				
Capital Outlay - Cascades	\$ -	\$ -	\$ 408,505	\$ (408,505)
Capital Outlay - Brentwood	\$ -	\$ -	\$ 673,587	\$ (673,587)
Total Expenditures	\$ -	\$ -	\$ 1,082,092	\$ (1,082,092)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 22,699	
Fund Balance - Beginning	\$ -		\$ (224,878)	
Fund Balance - Ending	\$ -		\$ (202,179)	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Revenues:</u>				
Developer Contributions	\$ -	\$ -	\$ 4,027,033	\$ 4,027,033
Interest	\$ -	\$ -	\$ 85,808	\$ 85,808
Total Revenues	\$ -	\$ -	\$ 4,112,841	\$ 4,112,841
<u>Expenditures:</u>				
Capital Outlay - Brentwood Phase 2/3	\$ -	\$ -	\$ 664,388	\$ (664,388)
Capital Outlay - Brentwood Phase 4/5	\$ -	\$ -	\$ 246,744	\$ (246,744)
Capital Outlay - Cascades	\$ -	\$ -	\$ 1,038,418	\$ (1,038,418)
Capital Outlay - Wynnstone 1A	\$ -	\$ -	\$ 5,724,194	\$ (5,724,194)
Capital Outlay - Wynnstone 1B	\$ -	\$ -	\$ 164,436	\$ (164,436)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 7,838,180	\$ (7,838,180)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,725,339)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 46,935	\$ 46,935
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 46,935	\$ 46,935
Net Change in Fund Balance	\$ -	\$ -	\$ (3,678,405)	
Fund Balance - Beginning	\$ -	\$ -	\$ 3,632,062	
Fund Balance - Ending	\$ -	\$ -	\$ (46,342)	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 880,236	\$ (880,236)
Total Expenditures	\$ -	\$ -	\$ 880,236	\$ (880,236)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (880,236)	
<u>Other Financing Sources/(Uses)</u>				
Developer Advances	\$ -	\$ -	\$ 880,236	\$ 880,236
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 880,236	\$ 880,236
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 March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 34,868	\$ 34,868
Total Revenues	\$ -	\$ -	\$ 34,868	\$ 34,868
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 130,365	\$ (130,365)
Miscellaneous	\$ -	\$ -	\$ 234	\$ (234)
Total Expenditures	\$ -	\$ -	\$ 130,599	\$ (130,599)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (95,731)	
Fund Balance - Beginning	\$ -	\$ -	\$ 3,405,409	
Fund Balance - Ending	\$ -	\$ -	\$ 3,309,677	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Transfer In - Cascades	\$ 163,495	\$ 163,495	\$ 163,495	\$ 0
Total Revenues	\$ 163,495	\$ 163,495	\$ 163,495	\$ 0
Expenditures:				
Contingency	\$ -	\$ -	\$ 15	\$ (15)
Total Expenditures	\$ -	\$ -	\$ 15	\$ (15)
Net Change in Fund Balance	\$ 163,495		\$ 163,480	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 163,495		\$ 163,480	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Transfer In - Brentwood	\$ 148,104	\$ 148,104	\$ 148,104	\$ 1
Total Revenues	\$ 148,104	\$ 148,104	\$ 148,104	\$ 1
Expenditures:				
Contingency	\$ -	\$ -	\$ 15	\$ (15)
Total Expenditures	\$ -	\$ -	\$ 15	\$ (15)
Net Change in Fund Balance	\$ 148,104		\$ 148,089	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 148,104		\$ 148,089	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Revenues:</u>				
Transfer In - Wynnstone	\$ 12,982	\$ 12,982	\$ 12,982	\$ 0
Total Revenues	\$ 12,982	\$ 12,982	\$ 12,982	\$ 0
<u>Expenditures:</u>				
Contingency	\$ -	\$ -	\$ 15	\$ (15)
Total Expenditures	\$ -	\$ -	\$ 15	\$ (15)
Net Change in Fund Balance	\$ 12,982		\$ 12,967	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 12,982		\$ 12,967	

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Assessments - Tax Roll	\$ (8,198)	\$ 51,492	\$ 649,729	\$ 14,996	\$ 16,734	\$ 11,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 735,826
Assessments - Direct Bill	\$ 244,800	\$ -	\$ -	\$ 434,350	\$ 122,400	\$ 76,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 878,050
Assessments - Lot Closing	\$ -	\$ 67,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,150
Developer Contributions	\$ -	\$ -	\$ -	\$ 10,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,120
Total Revenues	\$ 236,602	\$ 118,642	\$ 649,729	\$ 459,466	\$ 139,134	\$ 87,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,691,264
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107
Engineering	\$ 320	\$ 610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930
Attorney	\$ 457	\$ 1,482	\$ 1,610	\$ 515	\$ 2,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,845
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 6,083	\$ 583	\$ 583	\$ 1,083	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,500
Trustee Fees	\$ 3,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,704
Management Fees	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,500
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Postage & Delivery	\$ 245	\$ 65	\$ 153	\$ 492	\$ 211	\$ 209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,375
Insurance	\$ 5,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,751
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11
Legal Advertising	\$ 915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 915
Other Current Charges	\$ 129	\$ 195	\$ 208	\$ 194	\$ 235	\$ 193	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,153
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119
Property Taxes	\$ -	\$ 10,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,120
Office Supplies	\$ 0	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 30,124	\$ 18,501	\$ 7,403	\$ 7,131	\$ 8,776	\$ 7,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,286

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	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Landscape Maintenance	\$ 8,805	\$ 8,805	\$ 8,805	\$ 8,805	\$ 8,805	\$ 16,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60,274
Landscape Replacement	\$ -	\$ -	\$ -	\$ 2,225	\$ 4,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,950
Lake Maintenance	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,850
Streetlights	\$ 2,691	\$ 2,691	\$ 2,875	\$ 3,016	\$ 308	\$ 5,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,382
Electric	\$ 642	\$ 691	\$ 739	\$ 789	\$ 830	\$ 1,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,882
Water & Sewer	\$ 6,704	\$ 7,372	\$ 9,090	\$ 19,836	\$ 10,614	\$ 7,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61,511
Irrigation Repairs	\$ 7,532	\$ -	\$ 1,702	\$ 724	\$ 1,341	\$ 767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,066
General Repairs & Maintenance	\$ -	\$ -	\$ 2,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,445
Field Contingency	\$ 200	\$ 6,945	\$ -	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,365
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Patio & Fitness Equipment Lease	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,832
Propane Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,250
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,590
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	163,495
Subtotal Cascades Expenditures	\$ 37,339	\$ 30,700	\$ 29,853	\$ 39,592	\$ 32,631	\$ 200,846	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 370,961

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	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Landscape Replacement	\$ 1,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,669
Streetlights	\$ 990	\$ 559	\$ 991	\$ 559	\$ 781	\$ 1,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,984
Electric	\$ 36	\$ 37	\$ 37	\$ 38	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	229
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	112
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 3,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,488
Field Contingency	\$ -	\$ 2,445	\$ -	\$ -	\$ 1,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,855
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Patio & Fitness Equipment Lease	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,612
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,250
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,590
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	148,104
Subtotal Brentwood Expenditures	\$ 6,159	\$ 6,393	\$ 4,381	\$ 7,436	\$ 7,173	\$ 153,851	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,392

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 - 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,982
Subtotal Brentwood Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,982
Other Expenditures													
Capital Outlay - Cascades	\$ -	\$ 70,630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	70,630
Capital Outlay - Brentwood	\$ -	\$ 62,093	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	62,093
Capital Outlay - Wynnstone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Other Expenditures	\$ -	\$ 132,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	132,723
Total Operations & Maintenance	\$ 43,498	\$ 169,816	\$ 34,234	\$ 47,028	\$ 39,804	\$ 354,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	702,058
Total Expenditures	\$ 73,623	\$ 188,316	\$ 41,637	\$ 54,158	\$ 48,580	\$ 362,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	781,343
Excess (Deficiency) of Revenues over Expenditures	\$ 162,979	\$ (69,674)	\$ 608,093	\$ 405,307	\$ 90,554	\$ (274,356)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	909,921
Net Change in Fund Balance	\$ 162,979	\$ (69,674)	\$ 608,093	\$ 405,307	\$ 90,554	\$ (274,356)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	909,921

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	\$2,004,369	
Reserve Fund Balance	\$2,004,369	
Bonds Outstanding - 4/29/24		\$35,500,000
(Less: Special Call - 11/1/24)		(\$6,365,000)
(Less: Special Call - 2/1/25)		(\$925,000)
Current Bonds Outstanding		\$28,210,000

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

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

ON ROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Discount/Penalty	Commissions	Interest	Net Receipts	40.98%	59.02%	100.00%
								O&M Portion	Debt Service	Total
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	\$1,366.04
11/15/24	ACH	10/01-10/31/24	\$913.98	(\$17.55)	(\$36.56)	\$0.00	\$859.87	\$352.36	\$507.51	\$859.87
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	\$27,320.85
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	\$17,197.43
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	\$44,518.87
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	\$34,394.86
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	\$291,908.49
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	\$214,967.89
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	\$417,037.72
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	\$618,495.70
12/27/24	ACH	12/1-12/15/24	\$27,367.92	(\$942.73)	(\$258.50)	\$0.00	\$25,896.69	\$10,611.88	\$15,284.81	\$25,896.69
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	\$17,260.10
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)	(\$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	(\$8,198.40)
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	\$16,507.73
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	\$20,087.93
02/03/25	ACH	10/01-12/31/24	\$0.00	\$0.00	\$0.00	\$1,591.09	\$1,591.09	\$651.99	\$939.10	\$1,591.09
02/03/25	ACH	10/01-12/31/24	\$0.00	\$0.00	\$0.00	\$1,109.92	\$1,109.92	\$454.82	\$655.10	\$1,109.92
02/07/25	ACH	01/01-01/31/25	\$16,451.64	(\$1,215.60)	(\$304.72)	\$0.00	\$14,931.32	\$6,118.52	\$8,812.80	\$14,931.32
02/07/25	ACH	01/01-01/31/25	\$25,598.00	(\$1,920.42)	(\$473.55)	\$0.00	\$23,204.03	\$9,508.49	\$13,695.54	\$23,204.03
03/07/25	ACH	02/01-02/28/25	\$10,967.76	(\$109.68)	(\$217.16)	\$0.00	\$10,640.92	\$4,360.41	\$6,280.51	\$10,640.92
03/07/25	ACH	02/01-02/28/25	\$16,886.00	(\$168.93)	(\$334.34)	\$0.00	\$16,382.73	\$6,713.27	\$9,669.46	\$16,382.73
TOTAL			\$ 1,907,129.74	\$ (74,380.01)	\$ (39,777.52)	\$ 2,701.01	\$ 1,795,673.22	\$ 735,826.35	\$ 1,059,846.87	\$ 1,795,673.22

97%	Net Percent Collected
\$ 64,974.12	Balance Remaining to Collect

GLK REAL ESTATE							
2025-01 (Revised 11/25/24)							
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		
2/12/25	2/1/25	2540	\$ 9,350.00	\$ 9,350.00	\$ 9,350.00		
	3/15/25		\$ 35,473.85				
	5/1/25		\$ 9,350.00				
	9/15/25		\$ 23,926.15				
			\$ 96,800.00	\$ 28,050.00	\$ 28,050.00		\$ -

KL LB BUY 2 LLC							
2025-02							
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		
2/10/25	2/1/25	2383803	\$ 87,337.50	\$ 87,337.50	\$ 87,337.50		
3/26/25	3/15/25	2414133	\$ 340,077.12	\$ 340,077.12		\$ 340,077.12	
	5/1/25		\$ 87,337.50				
	9/15/25		\$ 229,372.88				
			\$ 918,800.00	\$ 602,089.62	\$ 262,012.50		\$ 340,077.12

DR HORTON INC							
2025-03							
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

MERITAGE HOMES OF FLORIDA, INC							
2025-04							
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				
2/12/25	3/15/25	94071904	\$ 139,745.45	\$ 139,745.45		\$ 139,745.45	
	5/1/25		\$ 25,500.00				
2/12/25	9/15/25	94071904	\$ 94,254.55	\$ 94,254.55		\$ 94,254.55	
			\$ 336,000.00	\$ 234,000.00	\$ -		\$ 234,000.00

HBWB DEVELOPMENT SERVICES, LLC							
2025-05							
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt	
3/10/25	10/1/24	WIRED	\$ 51,000.00	\$ 51,000.00	\$ 51,000.00		
3/10/25	2/1/25	WIRED	\$ 25,500.00	\$ 25,500.00	\$ 25,500.00		
3/24/25	3/15/25	WIRED	\$ 139,745.45	\$ 139,745.45		\$ 139,745.45	
	5/1/25		\$ 25,500.00				
	9/15/25		\$ 94,254.55				
			\$ 336,000.00	\$ 216,245.45	\$ 76,500.00		\$ 139,745.45

STANLEY MARTIN HOMES LLC							
2025-06							
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		
2/12/25	2/1/25	455003	\$ 25,712.50	\$ 25,712.50	\$ 25,712.50		
3/13/25	3/15/25	459519	\$ 140,909.99	\$ 140,909.99		\$ 140,909.99	
	5/1/25		\$ 25,712.50				
	9/15/25		\$ 95,040.01				
			\$ 338,800.00	\$ 218,047.49	\$ 77,137.50		\$ 140,909.99