Westside Haines City Community Development District

Meeting Agenda

June 12, 2025

AGENDA

Westside Haines City Community Development District

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

June 5, 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 Thursday, June 12, 2025 at 10:30 AM at the Holiday Inn Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.

Zoom Video Link: <u>https://us06web.zoom.us/j/84591475035</u> 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 April 23, 2025 Board of Supervisors Meeting
- 4. Review and Ranking of Proposals Received for Wynnstone Phase 2 Project RFP and Authorization of Staff to Send Notice of Intent to Award
- 5. Ratification of Conveyance Documents for:
 - A. Brentwood Phase 2/3 and Cascades Phase 3
 - B. Wynnstone Phase 1
- 6. Consideration of License Agreement Regarding the Use of Certain District Property for Vending Machines
- 7. Presentation of Arbitrage Rebate Report for Series 2024 AA2 Project Bonds
- 8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal to Trim Sabal Palms throughout Cascades Phases 1-3
 - ii. Consideration of Proposal for Monthly Fitness Equipment Maintenance (Cascades Phase)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters-511
 - iv. Reminder to Board to File Form 1's by the July 1, 2025 Deadline
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 11. 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**, **April 23**, **2025**, at 9:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairman
Lindsey Roden	Assistant Secretary
Bobbie Henley	Assistant Secretary
Rob Bonin by phone	Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk
Meredith Hammock by Zoom
Joel Blanco
Chace Arrington by Zoom
Joey Duncan by Zoom

District Manager, GMS District Counsel, Kilinski Van Wyk District Counsel, Kilinski Van Wyk Field Manager, GMS Dewberry, District Engineer Dewberry, District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:48 a.m. and called the roll. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSNESS

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

on the Zoom line.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 26, 2025 Board of Supervisors Meeting

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

Public Comment Period

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

FOURTH ORDER OF BUSINESS

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

Ms. Burns stated the suggested date they have to set the public hearing for adoption is on July 23, 2025. This is the regular scheduled July meeting. She noted they are not proposing any increases to the phases and the budget contemplates keeping the assessment amounts the same. The meeting time will be moved to 9:15 a.m. to allow residents more time to attend.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, Resolution 2025-05 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing for July 23, 2025 on the Adoption of the Fiscal Year 2025/2026 Budget, was approved.

FIFTH ORDER OF BUSINESS

Consideration and Approval of RFP for Construction Services for Wynnstone Phase 2

Ms. Burns stated they will start the ad on May 1st, they have questions due by May 19th, and the proposals will be ready by June 2nd.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the RFP for Construction Services for Wynnstone Phase 2, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Vending Machines at Amenity Facilities

A. Brentwood Amenity Proposal

B. Cascades Amenity Proposal

Ms. Burns stated they received a proposal for add vending machines to the amenity centers. She noted the company will share any revenue they make with the CDD. Mr. Van Wyk noted they will need to have insurance for any accidents the machines may cause. Ms. Burns noted the machines will be good to have in the gym. Mr. Heath stated he would like to see a complete agreement with the company before approving. The Board agreed to table this item for a later date.

SEVENTH ORDER OF BUSINESS

A. Brentwood Amenity Proposal

Ms. Burns stated there are two options for Security at the Brentwood Amenity facility: one will be an overnight monitoring system that includes the cameras, and the second option is an overnight monitoring system that will allow the District to have differing hours for each amenity. For example, if they would like the gym to be open at 6:00 a.m., but the pool will not open until 10:00 a.m., they will be able to have the cameras set at the correct opening time. Ms. Buns noted there is only a \$40/a month difference between the options. She added for Brentwood, they will need to think about fencing in the bathrooms.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, the Proposal from Current Demands for Security Services for Brentwood Amenity, was approved.

B. Cascades Amenity Proposal

Ms. Burns stated the Board already approved this; however, this will allow them to have different hours for the amenities at a one-time cost.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Proposal from Current Demands for Security Services for Cascades Amenity, was approved.

EIGHTH ORDER OF BUSINESS

Discussion Pertaining to Resident Concerns Regarding City Ordinance for Street Parking

Ms. Burns stated there is an ordinance in place at Westside Haines City that allows for no street parking at any time, however they are receiving calls from residents stating there are cars parked in the street. Because this ordinance is with the city, Ms. Burns noted this is a police issue and residents should be calling the city. She adds if they would like the CDD to adopt the same ordinance, the CDD will be allowed to tow.

Consideration of Proposals for Security Services from Current Demands

Mr. Heath noted if they would like to add this, they would need to add "towing" signs across the community. No action was taken, and this item was tabled to a future meeting agenda.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Van Wyk did not have anything for the board.

B. Engineer

Mr. Arrington had noting additional to report.

C. Field Manager's Report

Mr. Blanco reviewed the Field Managers Report. He stated they have been conducting Amenity Reviews with Brentwood and Cascades. He noted "CDD" signage have been added to each front entrance gate. He added the pools are clean and the surveillance cameras have been installed in the gym and outside areas. He stated he was made aware of pending construction with Rogers, but he made sure it was completed last week.

Mr. Blanco noted Brentwood is currently behind Cascades, with the dog park and playground area remaining under construction. He added they have finishing filling in the sidewalk at Reservoir Place and the conservation areas have been cleaned up. He made the board aware of the issue with residents throwing trash in the ponds. He stated him and his team have to clean trash out of the ponds at least once a month and he believes this is too often.

Mr. Blanco stated they have been keeping up with the construction of the new phases in each neighborhood. He added the areas in Brentwood have now been sodded, with one area remaining, due to construction of a monument happening. He noted the paper walkway will be finished this week.

i. Consideration of Revised Proposals to Add Chair Lift to Amenity Poolsa) Brentwood Amenity Proposal

b) Cascades Amenity Proposal

Mr. Blanco presented the proposals to the board. He stated these chairs will allow for everyone to be able to enjoy the pool. Ms. Burns stated this will come out of the Reserve Fund.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, the Revised Proposals to Add Chair Lift to Amenity Pools, 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 were included in the agenda package for review.

Other Business

These are for informational purposes only.

TENTH ORDER OF BUSINESS

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESSSupervisorsRequestsandAudienceComments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Wynnstone Single Family Ph 2 Bid Ranking Results BID OPENING 6/2/2025

Wynnstone SF - Ph 2 Mass Grading (210)																	
Bidder	dder Opening Price		Opening Price w/ Proper Comps		Substantial Completion Days	Final Completion Days	Price Rank (Based on Adjusted Price)		40 Price	25 Schedule	10 Financial Capability	10 Understanding of Work	10 Experience	5 Personnel	100 Total	Overall Rank	Cost/Lot
QGS	ś	2,381,872.48	Ś	2,381,872.48	205	235	2	4	37.3	9.0	10	10	10	5	81.3	4	\$11,342.25
KEARNEY	Ş	2,233,445.55		2,233,361.08	125	161	1	1	40.0	25.0	10	10	10	5	100.0	1	\$10,635.05
TUCKER PAVING	\$	2,508,291.60	\$	2,508,291.60	183	217	3	2	35.1	13.4	10	10	10	5	83.5	2	\$11,944.25
TIGER	\$	2,960,551.85	\$	2,960,551.85	200	230	4	3	27.0	10.0	10	10	10	5	72.0	3	\$14,097.87

Adjustments:

QGS	
	Survey Alternate Cost - \$
	(Tax Included)
KEARNEY	Sciverner's Error when totaling "Clearning & Earthwork" Column in Bid - Was \$355,382.63 & should be \$355,298.16 - DOES NOT AFFECT RESULTS
	RESULTS
	Survey Alternate Cost - \$
	(Tax Included)
TUCKER	
	Survey Alternate Cost - \$
	(Tax Included)
TIGER	
	Survey Alternate Cost - \$
	Survey Alternate Cost - 5 (Tax Included)
	(rux included)

SECTION V

SECTION A

INSTR # 2025134507 BK 13579 Pgs 0535-0539 PG(s)5 06/10/2025 10:45:37 AM STACY M. BUTTERFIELD, CLERK OF COURT POLK COUNTY RECORDING FEES 44.00

PREPARED BY AND RETURN TO:

Roy Van Wyk, Esquire Kilinski | Van Wyk, PLLC 517 E. College Avenue Tallahassee, Florida 32301

Parcel ID Nos.

27-26-30-708006-020130; 27-26-30-708006-001120; 27-26-30-708006-005350; 27-26-30-708006-007290; 27-26-30-708006-009240; 27-26-30-708006-011110; 27-26-30-708006-017240; 27-26-30-708006-017250; 27-26-30-708006-010180; 27-26-19-705016-015270; 27-26-19-705016-007770; 27-26-19-705016-008770; 27-26-19-705016-011210; 27-26-19-705016-009330; 27-26-19-705016-009340; 27-26-19-705016-008780; 27-26-19-705016-007780; 27-26-19-705016-015250

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this ^{30th} day of April 2025, by GLK **REAL ESTATE, LLC**, a Florida limited liability company, with a mailing address of 346 E. Central Avenue, Winter Haven, FL 33880, (hereinafter called the "grantor"), in favor of **WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Governmental Management Services Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 (hereinafter called the "grantee").

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

<u>WITNESSETH</u>:

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

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

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

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

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

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

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

GRANT OF EASEMENTS

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

Those certain Private Drainage Easements, Private Drainage and Wall Easements, and Private Retaining Wall Easements as identified on the Plat of *Cascades Phase 3*, as recorded in Plat Book 208, Page 9, of the Public Records of Polk County, Florida.

Those certain Private Drainage Easements and Private Landscape Buffer Easements as identified on the Plat of *Brentwood Townhomes Phases 2 & 3*, as recorded in Plat Book 207, Page 50, of the Public Records of Polk County, Florida.

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

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

[Signature pages follow]

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

GRANTOR:

Signed, sealed and delivered in the presence of:

ender Print Name: UPU

Male -

a Florida limited liability company

Fauren O. Schwenk, Manager

GLK REAL ESTATE, LLC

Address: 346 E. Central Avenue Winter Haven, FL 33880

346 E. Central Avenue Winter Haven, FL 33880

Address:

Balli Hurly Print Name: Bobby Henly Address: 346 E. Central Avenue

STATE OF FLORIDA COUNTY OF POLK

Winter Haven, FL 33880

SWORN TO AND SUBSCRIBED before me by means of \triangle physical presence or \Box online notarization this <u>day</u> of \triangle day of \triangle by Lauren O. Schwenk, as Manager of GLK Real Estate, LLC, a Florida limited liability company, on behalf of company.

Under s Notar<u>y Signat</u> Name: UI 145er Personally Known OR Produced Identification Type of Identification _

[notary seal]

Notary Public State of Florida Lindsey E Roden Commission HH 303599 Expites 8/22/2026

ACCEPTANCE BY GRANTEE

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

Dated this ^{30th} day of April 2025.

Signed, sealed and delivered in the presence of:

Witnesses:

Name: Address: 346 E. Central Avenue Winter Haven, Florida 33880

Name: Address: 346 E. Central Avenue Winter Haven, Florida 33880

STATE OF FLORIDA COUNTY OF POLK

THE OWNER WHEN

The foregoing instrument was acknowledged before me by means of A physical presence or \Box online notarization this 1^{-1} day of April 2025, by Warren K. "Rennie" Heath II, as Chairman of the Board of Supervisors of the Westside Haines City Community Development District.

Under EPDEr Official Notary Signature Name: UNDSEY EPDER

Personally Known OR Produced Identification Type of Identification ____

[notary seal] Notary Public State of Florida Lindsey E Roden My Commission HH 303599 Expires 8/22/2026

4

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

Chair/Vice Chairman, Board of Supervisors

Address: 219 E. Livingston Street Orlando, Florida 32801

EXHIBIT A

Cascades Phase 3:

The road rights-of-way designated as Point Sur Court, Limeklin Falls Loop, Bixby Bridge Place, Molera Beach Street, Partington Boulevard, Pfeiffer Falls Place, McWay Falls Court, Monterey Bay Street, Point Lobos Court, and Moulin Road, as well as Tracts A, B, C, D, E, F, G, and J all as depicted on the plat of *Cascades Phase 3*, recorded at Plat Book 208, Page 9, of the Public Records of Polk County, Florida.

Brentwood Townhomes Phases 2 & 3:

The road rights-of-way designated as Gifford Drive, Ozark Avenue, Olympic Court, Monteverde Avenue, Wooden Street, Tongass Bend, Pike Place, and Thicket Avenue, as well as Tracts C-1, C-2, C-3, C-4, C-5, C-6, C-7, and D-1 all as depicted on the plat of *Brentwood Townhomes Phases 2 & 3*, recorded at Plat Book 207, Page 50, of the Public Records of Polk County, Florida.

INSTR # 2025134506 BK 13579 Pgs 0533-0534 PG(s)2 06/10/2025 10:45:37 AM STACY M. BUTTERFIELD, CLERK OF COURT POLK COUNTY RECORDING FEES 18.50

Prepared by:

Roy Van Wyk, Esq. KILINSKI VAN WYK, PLLC 517 E. College Avenue Tallahassee, Florida 32301

LIMITED LIABILITY COMPANY AFFIDAVIT FOR DEED

STATE OF FLORIDA COUNTY OF POLK

I, Lauren O. Schwenk ("Affiant"), on being duly sworn, state:

1. I am the Manager of GLK Real Estate, LLC, a Florida limited liability company, (the "Company").

2. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.

3. On behalf of the Company, Affiant is authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached <u>Exhibit "A"</u> (the "Property") or any interests therein.

4. On behalf of the Company, Affiant is authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.

5. On behalf of the Company, I acknowledge this affidavit may be relied upon by the Westside Haines City Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District.

Affant

SWORN TO AND SUBSCRIBED before me by means of Aphysical presence or \Box online notarization this \underline{T} day of April 2025 by Lauren O. Schwenk, as Manager of GLK Real Estate, LLC, a Florida limited liability company, on behalf of company.

Undrun E ROO (Official Notary Signature) Name: UNGSEY E ROCCH

Personally Known '

OR Produced Identification Type of Identification

[notary seal]



EXHIBIT A

Cascades Phase 3:

The road rights-of-way designated as Point Sur Court, Limeklin Falls Loop, Bixby Bridge Place, Molera Beach Street, Partington Boulevard, Pfeiffer Falls Place, McWay Falls Court, Monterey Bay Street, Point Lobos Court, and Moulin Road, as well as Tracts A, B, C, D, E, F, G, and J all as depicted on the plat of *Cascades Phase 3*, recorded at Plat Book 208, Page 9, of the Public Records of Polk County, Florida.

Brentwood Townhomes Phases 2 & 3:

The road rights-of-way designated as Gifford Drive, Ozark Avenue, Olympic Court, Monteverde Avenue, Wooden Street, Tongass Bend, Pike Place, and Thicket Avenue, as well as Tracts C-1, C-2, C-3, C-4, C-5, C-6, C-7, and D-1 all as depicted on the plat of *Brentwood Townhomes Phases 2 & 3*, recorded at Plat Book 207, Page 50, of the Public Records of Polk County, Florida.

SECTION B

This instrument was prepared by:

KILINSKI | VAN WYK PLLC 517 East Collage Avenue Tallahassee, Florida 32301

Parcel Numbers shown on Exhibit "A"

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made to be effective as of the <u>24th</u> day of <u>March</u>, 2025, by and between **WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of specialpurpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 ("**Grantor**"), and **STANLEY MARTIN HOMES**, LLC, a Florida limited liability company, with a mailing address of 4700 Millenia Blvd, Suite 290, Orlando, Florida 32839 ("**Grantee**").

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

WITNESSETH

THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby remises, releases and quit-claims to Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Polk, State of Florida, and more particularly below ("**Property**"):

"SEE ATTACHED EXHIBIT A"

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights in the easement areas that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

RESERVATION OF EASEMENT

GRANTOR(S) hereby reserves unto itself and its successors and assigns, and grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, the Public Drainage Easements, Private Wall Easements, and Private Landscape Buffer, (the "Easements") as described in that plat titled "Wynnstone Phase 1" as recorded in the public records of Polk County Florida in O.R. Book 213, Pages 16-33 together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for any drainage, hardscaping, landscaping, irrigation, and related improvements, as applicable, and the right to maintain, repair and replace and improve any improvements now or hereafter located within the Easements; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Easements or improvements located thereon. **IN WITNESS WHEREOF,** Grantor has caused these presents to be executed to be effective as of the day and year first above written.

Signed, sealed and delivered

in the presence of:

Print Name:

Address: 346 East Central Avenue Winter Haven, Florida 33880

AM Son menel Print Name:

Address: 346 East Central Avenue Winter Haven, Florida 33880

STATE OF FLORIDA COUNTY OF ________

The foregoing instrument was acknowledged before me by means of $Approx presence or <math>\Box$ online notarization, this $Approx presence or <math>\Box$ online $Approx presence or <math>\Box$ online $Approx presence or <math>\Box$ online notarization, this $Approx presence or <math>\Box$ online $Approx presence or <math>\Box$ online notarization, this $Approx presence or \Box$, 2025, by Warren K. Heath II, as Chairman of the Board of Supervisors of the Westside Haines City Community Development District on its behalf. He $[Approx presence or \Box]$ produced _______ as identification.

Undfur E Pod-Notary Public, State of LINOSCH E PODE Florida



WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT

Name: <u>Warren K, Heath II</u> Title: <u>Chairman</u>

EXHIBIT "A"

Lots 16 through 18, inclusive, Block 9, Lots 8 through 13, Inclusive, Block 12, Lots 41 through 52, inclusive Block 13, Lots 1 through 4, inclusive Block 15, Lots 1 through 15, inclusive, Block 18, Lots 6 through 15, inclusive, Block 19, Lots 1 through 30, inclusive Block 21, Lots 1 through 15, inclusive, Block 22, Lots 15 through 40, inclusive, Block 31, WYNNSTONE PHASE 1, according to the map of plat thereof as recorded in Plat Book 213, Pages 16 through 33, inclusive, of the Public Records of Polk County, Florida.

This instrument was prepared by:

KILINSKI | VAN WYK PLLC 517 East Collage Avenue Tallahassee, Florida 32301 INSTR # 2025091497 BK 13515 Pgs 0686-0688 PG(s)3 04/21/2025 03:23:36 PM STACY M. BUTTERFIELD, CLERK OF COURT POLK COUNTY RECORDING FEES 27.00

Parcel Numbers shown on Exhibit "A"

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made to be effective as of the <u>24th</u> day of <u>March</u>, 2025, by and between **WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of specialpurpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 ("**Grantor**"), and **CASA FRESCA-COOL HOUSE, LLC**, a Florida limited liability company, with a mailing address of 4065 Cresent Park Drive, Riverview, Florida 33578 ("**Grantee**").

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

WITNESSETH

THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby remises, releases and quit-claims to Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Polk, State of Florida, and more particularly below ("**Property**"):

"SEE ATTACHED EXHIBIT A"

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights in the easement areas that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

RESERVATION OF EASEMENT

GRANTOR(S) hereby reserves unto itself and its successors and assigns, and grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, the Public Drainage Easements, Private Wall Easements, and Private Landscape Buffer, (the "Easements") as described in that plat titled "Wynnstone Phase 1" as recorded in the public records of Polk County Florida in O.R. Book 213, Pages 16-33 together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for any drainage, hardscaping, landscaping, irrigation, and related improvements, as applicable, and the right to maintain, repair and replace and improve any improvements now or hereafter located within the Easements; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Easements or improvements located thereon. IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

Signed, sealed and delivered

in the presence of:

Print Name: Daw

Address: 346 East Central Avenue Winter Haven, Florida 33880

Print Name: JC39 LQ Spencer_____

346 East Central Avenue Winter Haven, Florida 33880

STATE OF FLORIDA

Notary Public State of Florida Lindsey E Roden My Commission HH 303599 Expires 8/22/2026

The foregoing instrument was acknowledged before me by means of A physical presence or \Box online notarization, this A day of A day of A of A day day of A day of A day of A day day of A day day of A d

What E Podr Notary Public, State of - 10 1 100

elivered WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT

Name: <u>Warren K, Heath II</u> Title: <u>Chairman</u>

EXHIBIT "A"

Lots 44 through 54, inclusive, Block 5, Lots 62 through 68, inclusive, Block 6, Lots 1 through 9, inclusive, and Lots 19 through 23, inclusive, Block 9, Lots 1 through 23, inclusive, Block 11, Lots 1 through 7, inclusive, Block 12, Lots 1 through 9, inclusive, Block 13, Lots 1 through 19, inclusive, Block 16, Lots 1 through 30, inclusive, Block 20, WYNNSTONE PHASE 1, according to the map of plat thereof as recorded in Plat Book 213, Pages 16 through 33, inclusive, of the Public Records of Polk County, Florida.

This instrument was prepared by:

KILINSKI | VAN WYK PLLC 517 East Collage Avenue Tallahassee, Florida 32301 INSTR # 2025091499 BK 13515 Pgs 0692-0694 PG(s)3 04/21/2025 03:23:36 PM STACY M. BUTTERFIELD, CLERK OF COURT POLK COUNTY RECORDING FEES 27.00

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made to be effective as of the <u>24th</u> day of <u>March</u>, 2025, by and between **WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of specialpurpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 ("Grantor"), and **LENNAR HOMES, LLC**< a Florida limited liability company, with a mailing address of 6675 Westwood Blvd,, 5th Floor, Orlando, Florida 32821 ("Grantee").

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

WITNESSETH

THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby remises, releases and quit-claims to Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Polk, State of Florida, and more particularly below ("**Property**"):

"SEE ATTACHED EXHIBIT A"

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights in the easement areas that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

RESERVATION OF EASEMENT

GRANTOR(S) hereby reserves unto itself and its successors and assigns, and grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, the Public Drainage Easements, Private Wall Easements, and Private Landscape Buffer, (the "Easements") as described in that plat titled "Wynnstone Phase 1" as recorded in the public records of Polk County Florida in O.R. Book 213, Pages 16-33 together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for any drainage, hardscaping, landscaping, irrigation, and related improvements, as applicable, and the right to maintain, repair and replace and improve any improvements now or hereafter located within the Easements; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Easements or improvements located thereon. **IN WITNESS WHEREOF**, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

Signed, sealed and delivered

in the presence of:

Print Name:

Address: 346 East Central Avenue Winter Haven, Florida 33880

DXA SOUM? Print Mame: Spinier Address:

346 East Central Avenue Winter Haven, Florida 33880

STATE OF FLORIDA

1 molth 11 1 ~ 8. 1600 Notary Public, State of

Notary Public State of Florida Lindsey E Roden Commission HH 303599 000 M 100 Expires 8/22/2026

WESTSIDE HAINES CITY COMMUNITY **DEVELOPMENT DISTRICT**

Bv: Name: Warren K, Heath II

Title: <u>Chairman</u>

EXHIBIT "A"

Lots 13 through 15, inclusive Block 9, Lots 14 through 28, inclusive, Block 12, Lots 29 through 40, inclusive, Block 13, Lots 1 through 9, inclusive, Block 17, Lots 16 through 20, inclusive, Block 18, Lots 1 through 5, inclusive, Block 19, Lots 16 through 30, inclusive, Block 22, Lots 5 through 25, inclusive, Block 23, Lots 1 through 8, inclusive Block 26, Lots 1 through 14, inclusive, Block 31, Lots 41 through 54, inclusive, Block 31, WYNNSTONE PHASE 1, according to the map of plat thereof as recorded in Plat Book 213, Pages 16 through 33, inclusive, of the Public Records of Polk County, Florida.

This instrument was prepared by:

KILINSKI | VAN WYK PLLC 517 East Collage Avenue Tallahassee, Florida 32301 INSTR # 2025091498 BK 13515 Pgs 0689-0691 PG(s)3 04/21/2025 03:23:36 PM STACY M. BUTTERFIELD, CLERK OF COURT POLK COUNTY RECORDING FEES 27.00

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made to be effective as of the <u>24th</u> day of <u>March</u>, 2025, by and between **WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of specialpurpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 ("**Grantor**"), and **MERITAGE HOMES OF FLORIDA, INC**, a Florida corporation, with a mailing address of 5337 Millenia Lakes Blvd. #125, Orlando, Florida 32839 ("**Grantee**").

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

WITNESSETH

THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby remises, releases and quit-claims to Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Polk, State of Florida, and more particularly below ("**Property**"):

"SEE ATTACHED EXHIBIT A"

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights in the easement areas that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

RESERVATION OF EASEMENT

GRANTOR(S) hereby reserves unto itself and its successors and assigns, and grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, the Public Drainage Easements, Private Wall Easements, and Private Landscape Buffer, (the "Easements") as described in that plat titled "Wynnstone Phase 1" as recorded in the public records of Polk County Florida in O.R. Book 213, Pages 16-33 together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for any drainage, hardscaping, landscaping, irrigation, and related improvements, as applicable, and the right to maintain, repair and replace and improve any improvements now or hereafter located within the Easements; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Easements or improvements located thereon. IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

Signed, sealed and delivered

in the presence of:

Un drup Port

Address: 346 East Central Avenue Winter Haven, Florida 33880

Print Name <u>JCSSICA Spencer</u> Address: 346 East Central Avenue Winter Haven, Florida 33880 WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT

B Name: Warren K, Heath II

Title: <u>Chairman</u>

STATE OF FLORIDA

The foregoing instrument was acknowledged before me by means of A physical presence or \Box online notarization, this A day of MA C 2025, by Warren K. Heath II, as Chairman of the Board of Supervisors of the Westside Haines City Community Development District on its behalf. He A is personally known to me or [produced ______ as identification.

Notary Public, State of

Notary Public State of Florida Lindsey E Roden My Commission HH 303599 Expires 8/22/2026

EXHIBIT "A"

Lots 55 through 65, inclusive, and Lots 83-91, inclusive, Block 5, Lots 10 through 12, inclusive, Block 9, Lots 10 through 28, inclusive, Block 13, Lots 1 through 4, inclusive, Block 23, Lots 1 through 11, inclusive, Block 25, Lots 9 through 16, inclusive, Block 26, Lots 1 through 16, inclusive, Block 27, Lots 1 through 5, inclusive, Block 28, Lots 1 through 19, inclusive, Block 29, Lots 1 through 8, inclusive and Lots 17 through 23, Inclusive, Block 30, WYNNSTONE PHASE 1, according to the map of plat thereof as recorded in Plat Book 213, Pages 16 through 33, inclusive, of the Public Records of Polk County, Florida.

SECTION VI

LICENSE AGREEMENT BETWEEN WESTSIDE HAINES CITY COMMUNITY DISTRICT AND WILSON'S COLLECTIVE, LLC, REGARDING THE USE OF CERTAIN DISTRICT PROPERTY FOR VENDING MACHINES

THIS LICENSE AGREEMENT (the "License Agreement") is made and entered into this _____day of May 2025, by and between:

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in City of Haines City, Florida, whose address is c/o Governmental Management Services-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801 (the "District"), and

WILSON"S COLLECTIVE, LLC, a Florida limited liability company, with an address of 2132 Cartgate Lane, Winter Haven FL 33884 (the "Licensee").

RECITALS

WHEREAS, the Licensee desires to place and maintain ____() vending machines (together, the "Vending Machines") on property which is owned and maintained by the District; and

WHEREAS, the District agrees to grant the Licensee a non-exclusive license for the access and use of property within the District for the purpose of installing, operating, and maintaining the Vending Machines; and

WHEREAS, the District and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the property.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

1. **INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

2. GRANT OF LICENSE. The District hereby grants to the Licensee a non-exclusive license to place and maintain _____() Vending Machines at the location identified in Exhibit A, attached hereto and incorporated herein by reference (the "License Property"), in full compliance with this License Agreement, and other laws, regulations and codes.

3. CONDITIONS ON THE LICENSE. The License granted in Paragraph 2, above, is subject to the following terms and conditions:

A. The Licensee's access to and use of District property for the purposes contemplated by this License Agreement is limited to the License Property and reasonable ingress and egress thereto.

B. The Licensee shall be fully responsible for the installation of the Vending Machines and any maintenance, damage, removal, or other incidentals associated with installation, maintenance, ongoing use, and removal thereof. In particular, and without intending to limit the foregoing, Licensee agrees to maintain the Vending Machines in good working order and good aesthetic condition, as may be acceptable to the District in its sole discretion. Licensee further agrees that it shall be solely responsible for all security, maintenance, and stocking of the Vending Machines, and that the District shall have no responsibility to ensure that the Vending Machines are safe, secure, stocked, or otherwise maintained.

C. The District makes no representations that the License Property is suitable for the Licensee's purposes or that any revenues will be generated.

D. Licensee shall remit ten percent (10%) of all revenues generated by the Vending Machines ("Payment") to the District and shall submit sufficient accounting records or other backup to support revenue calculations. Payments shall be received by the District on a quarterly basis, (every three months) within 15 days of the end of each quarter.

4. ACCESS. The District hereby grants the Licensee and its members, agents, subcontractors, assigns, and tenants or subtenants the limited right to access the License Property for the purposes described in this License Agreement. The Licensee shall use all due care to accomplish the installation, maintenance, and removal of the Vending Machines without damage to the property of the District, its residents and landowners, or any District improvements. The Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's use of the License Property under this License Agreement, including any damage caused by the installation, maintenance, or removal of the Vending Machines. The Licensee shall be responsible for returning the License Property to its original conditions upon the removal of the Vending Machines. Any such repairs shall be at the Licensee's sole expense, unless otherwise agreed, in writing, by the District. The provisions of this Paragraph 4 shall survive termination of this License Agreement.

5. EFFECTIVE DATE; TERM. This License Agreement shall become effective on the date first written above and shall continue in full force and effect for a period of one (1) year from such date, unless revoked or terminated earlier in accordance with Paragraph 6, below. This License Agreement will automatically renew for one (1)-year periods thereafter until terminated in accordance with Paragraph 6, below.

6. **TERMINATION.** The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege. Notwithstanding, the parties agree that each party shall be provided with ten (10) days written notice and opportunity to cure any breach of an obligation under this Agreement prior to termination. Any failure to cure such breach shall result in immediate termination of this Agreement. Either party may also cancel this agreement with or

without cause upon thirty (30) days written notice to the other party. Upon termination of this Agreement resulting from a continued breach of any provision of this Agreement, or pursuant to any notice of termination, Licensee shall remove the Vending Machines, at its sole cost, within ten (10) days of the effective date of any termination. The Licensee shall not be entitled to any compensation, off-sets, incidental costs or any other payment under this License Agreement. The provisions of this Paragraph 6 shall survive any termination of this License Agreement.

7. COMPLIANCE WITH LAWS, RULES AND POLICIES. The Licensee shall comply at all times with relevant statutes and regulations applicable to the purposes contemplated by this License Agreement and shall, upon request of the District, provide proof of such compliance. The Licensee shall comply in all material respects with the District's Rules and Policies.

8. INSURANCE. Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its staff, employees, agents, guests, or invitees. The District and its supervisors, officers, professional staff, amenity management staff and agents shall be named as additional insured parties on such policy. Licensee shall provide continuous proof of such insurance coverage to the District.

9. INDEMNIFICATION.

A. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. The Licensee will defend, indemnify, save and hold the District, and its supervisors, officers, staff, and assigns ("District Indemnitees") harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensee, its members, managers, agents, subcontractors or assigns in connection with the purposes of this License Agreement.

C. For purposes of this section, "acts or omissions" on the part of the Licensee and its members, managers, agents, assigns or subcontractors, includes, but is not limited to, installation of the Vending Machines in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency having jurisdiction, unless such permit, license, certification, consent, or other approval is first obtained.

D. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this License Agreement, at law, or in equity. The provisions of this Paragraph 8 shall survive the termination or expiration of this License Agreement.

10. SOVEREIGN IMMUNITY. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this License Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. The provisions of this Paragraph 9 shall survive the termination or expiration of this License Agreement.

11. ENFORCEMENT OF LICENSE AGREEMENT; CONTROLLING LAW AND VENUE. In the event that the District or the Licensee seeks to enforce this License Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. This License Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Polk County, Florida. The provisions of this Paragraph 10 shall survive the termination or expiration of this License Agreement.

12. DEFAULT. In the event Licensee shall fail to perform any covenant, term, or provision of this License Agreement, then the District shall have the right to immediately terminate this License Agreement and Licensee shall remove all Vending Machines from District property.

13. ENTIRE LICENSE AGREEMENT; AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement. Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

14. **PUBLIC RECORDS.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records and are to be treated as public records in accordance with Florida law.

15. ASSIGNMENT; THIRD PARTIES. Neither the District nor the Licensee may assign their rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void. This License Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this License Agreement. Nothing in this License expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this License Agreement or any of the provisions or conditions hereof. This License Agreement may not be assigned to any party whatsoever without the prior written consent by another party.

16. INDEPENDENT CONTRACTOR. In all matters relating to this License Agreement, the Licensee shall act as an independent contractor. Neither the Licensee nor any individual employed by the Licensee in connection with the use of the License Property are employees of the District under the meaning or application of any federal or state laws. The Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its

employees in the use of the License Property. The Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and the Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

17. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A .	If to the District:	Westside Haines City Community Development District c/o Governmental Management Services 219 E. Livingston Street, Orlando, FL 32381 Attn: District Manager
	With a copy to:	Kilinski Van Wyk PLLC 517 East Collage Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	If to the Licensee:	Wilson's Collective, LLC 2132Cartgate Lane Winter Haven, FL 33884 Attn: James Wilson Jr.

Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

18. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization statute of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. **ANTI-HUMAN TRAFFICKING.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor has executed an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit should it be necessary in the future, the District may terminate this Agreement immediately.

[Signatures on following page]

IN WITNESS WHEREOF, the parties execute this License Agreement the day and year first written above.

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT

Chairperson, Board of Supervisors

WILSON"S COLLECTIVE, LLC,

a Florida limited liability company

Sign:	
Print:	
Title:	

Exhibit A: Property Location

Exhibit A: Property Location

SECTION VII

REBATE REPORT

\$35,500,000

Westside Haines City Community Development District

(Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project)

> Dated: April 29, 2024 Delivered: April 29, 2024

Rebate Report to the Computation Date April 29, 2029 Reflecting Activity To April 30, 2025



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90 Avon Meadow Lane Avon, CT 06001 (T) 860-321-7521 (F) 860-321-7581

www.amteccorp.com

May 20, 2025

Westside Haines City Community Development District c/o Ms. Katie Costa Director of Operations – Accounting Division Government Management Services – CF, LLC 6200 Lee Vista Boulevard, Suite 300 Orlando, FL 32822

Re: \$35,500,000 Westside Haines City Community Development District (Polk County, Florida), Special Assessment Bonds, Series 2024 (Assessment Area Two Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Westside Haines City Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of April 30, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo Senior Vice President

frong ha

Trong M. Tran Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

Fund	Taxable	Net	Rebatable
Description	Inv Yield	Income	Arbitrage
Brentwood 2/3 Project Fund	4.723019%	52,273.34	(16,523.06)
Brentwood 4/5 Project Fund	4.937630%	23,028.36	(5,758.80)
Cascades 3 Project Fund	5.037294%	77,949.08	(16,994.14)
Wynnstone 1A Project Fund	4.910868%	210,709.95	(54,166.48)
Wynnstone 1B Project Fund	4.577200%	27,464.55	(10,039.38)
Reserve Fund	4.526661%	102,590.99	(39,312.85)
Cost of Issuance Fund	4.853576%	17.06	(4.73)
Totals	4.807715%	\$494,033.33	\$(142,799.44)
Bond Yield	5.880315%		
Rebate Computation Credit	(2,673.10)		
	\$(145,472.54)		

For the April 29, 2029 Computation Date Reflecting Activity from April 29, 2024 through April 30, 2025

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

- 1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from April 29, 2024, the delivery date of the Bonds, to April 30, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 29, 2029.
- 2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
- 3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
- 4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
- 5. During the period between April 29, 2024 and April 30, 2025, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or $1/12^{th}$ of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

April 29, 2029.

7. Computation Period

The period beginning on April 29, 2024, the delivery date of the Bonds, and ending on April 30, 2025.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of issuance, or the final maturity date of the Bonds.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal, interest and qualified guarantee fees with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report and identified in the Trust Indenture was received from records provided by U.S. Bank, Trustee, as follows:

Fund Name	Account Number
Revenue	230891000
Interest	230891001
Sinking	230891002
Reserve	230891004
Prepayment	230891003
Brentwood 2/3 Project	230891005
Brentwood 4/5 Project	230891006
Cascades 3 Project	230891007
Wynnstone 1A Project	230891008
Wynnstone 1B Project	230891009
Cost of Issuance	230891010

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage as of April 30, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 29, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 29, 2029, is the Rebatable Arbitrage.

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project) Delivered: April 29, 2024

Sources of Funds			
Par Amount		<u>\$35,500,000.00</u>	
	Total	\$35,500,000,00	

Uses of Funds

Brentwood 2/3 Project Fund	\$ 4,680,511.22
Brentwood 4/5 Project Fund	4,227,748.20
Cascades 3 Project Fund	10,395,833.25
Wynnstone 1A Project Fund	11,915,024.10
Wynnstone 1B Project Fund	753,008.23
Reserve Fund	2,522,100.00
Cost of Issuance Fund	295,475.00
Underwriter's Discount	710,300.00
Total	\$35,500,000.00

PROOF OF ARBITRAGE YIELD

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project)

		Present Value
Date	Debt Service	to 04/29/2024 @ 5.8803147837%
11/01/2024	1,038,752.37	1,008,758.87
05/01/2025	1,502,337.50	1,417,287.71
11/01/2025	1,015,759.38	930,886.06
05/01/2026	1,515,759.38	1,349,432.36
11/01/2026	1,003,571.88	867,929.63
05/01/2027	1,528,571.88	1,284,213.01
11/01/2027	990,775.00	808,614.29
05/01/2028	1,540,775.00	1,221,576.78
11/01/2028	977,368.75	752,757.63
05/01/2029	1,557,368.75	1,165,207.70
11/01/2029	963,231.25	700,096.05
05/01/2030	1,573,231.25	1,110,797.25
11/01/2030	948,362.50	650,476.75
05/01/2031	1,588,362.50	1,058,332.67
11/01/2031	932,762.50	603,752.34
05/01/2032	1,607,762.50	1,010,938.69
11/01/2032	913,356.25	557,902.49
05/01/2033	1,628,356.25	966,234.84
11/01/2033	892,800.00	514,638.91
05/01/2034	1,647,800.00	922,716.12
11/01/2034	871,093.75	473,853.05
05/01/2035	1,671,093.75	883,069.26
11/01/2035	848,093.75	435,364.48
05/01/2036	1,698,093.75	846,809.97
11/01/2036	823,656.25	399,011.55
05/01/2037	1,723,656.25	811,157.71
11/01/2037	797,781.25	364,715.01
05/01/2038	1,747,781.25	776,197.18
11/01/2038	770,468.75	332,395.54
05/01/2039	1,780,468.75	746,190.45
11/01/2039	741,431.25	301,857.10
05/01/2040	1,811,431.25	716,419.72
11/01/2040 05/01/2041	710,668.75 1,840,668.75	273,041.13 686,991.97
11/01/2041	678,181.25	245,887.79
05/01/2042	1,878,181.25	661,521.35
11/01/2042	643,681.25	220,238.07
05/01/2043	1,913,681.25	636,072.04
11/01/2043	607,168.75	196,047.49
05/01/2044	1,952,168.75	612,328.41
11/01/2044	568,500.00	173,225.85
05/01/2045	1,993,500.00	590,083.72
11/01/2045	525,750.00	151,179.13
05/01/2046	2,040,750.00	570,056.03
11/01/2046	480,300.00	130,333.33
05/01/2047	2,085,300.00	549,701.13
11/01/2047	432,150.00	110,664.36
05/01/2048	2,137,150.00	531,647.08
11/01/2048	381,000.00	92,072.21
05/01/2049	2,191,000.00	514,352.85
11/01/2049	326,700.00	74,504.60
05/01/2050	2,251,700.00	498,838.13
11/01/2050	268,950.00	57,880.97
05/01/2051	2,313,950.00	483,763.87
11/01/2051	207,600.00	42,162.08
05/01/2052	2,377,600.00	469,081.81

PROOF OF ARBITRAGE YIELD

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project)

Date	Debt Service	Present Value to 04/29/2024 @ 5.8803147837%
11/01/2052	142,500.00	27,311.14
05/01/2053	2,447,500.00	455,683.02
11/01/2053	73,350.00	13,266.47
05/01/2054	2,518,350.00	442,472.80
	76,640,114.89	35,500,000.00

Proceeds Summary

Delivery date Par Value 04/29/2024 35,500,000.00 35,500,000.00

Target for yield calculation

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BOND DEBT SERVICE

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/29/2024					
11/01/2024			1,038,752.37	1,038,752.37	
05/01/2025	475,000	4.875%	1,027,337.50	1,502,337.50	2,541,089.87
11/01/2025	475,000	4.07570	1,015,759.38	1,015,759.38	2,541,005.07
05/01/2026	500,000	4.875%	1,015,759.38	1,515,759.38	2,531,518.76
11/01/2026	200,000	1107070	1,003,571.88	1,003,571.88	2,001,010170
05/01/2027	525,000	4.875%	1,003,571.88	1,528,571.88	2,532,143.76
11/01/2027	,		990,775.00	990,775.00	_,,
05/01/2028	550,000	4.875%	990,775.00	1,540,775.00	2,531,550.00
11/01/2028			977,368.75	977,368.75	,,
05/01/2029	580,000	4.875%	977,368.75	1,557,368.75	2,534,737.50
11/01/2029			963,231.25	963,231.25	
05/01/2030	610,000	4.875%	963,231.25	1,573,231.25	2,536,462.50
11/01/2030			948,362.50	948,362.50	
05/01/2031	640,000	4.875%	948,362.50	1,588,362.50	2,536,725.00
11/01/2031			932,762.50	932,762.50	
05/01/2032	675,000	5.750%	932,762.50	1,607,762.50	2,540,525.00
11/01/2032			913,356.25	913,356.25	
05/01/2033	715,000	5.750%	913,356.25	1,628,356.25	2,541,712.50
11/01/2033			892,800.00	892,800.00	
05/01/2034	755,000	5.750%	892,800.00	1,647,800.00	2,540,600.00
11/01/2034			871,093.75	871,093.75	
05/01/2035	800,000	5.750%	871,093.75	1,671,093.75	2,542,187.50
11/01/2035			848,093.75	848,093.75	
05/01/2036	850,000	5.750%	848,093.75	1,698,093.75	2,546,187.50
11/01/2036			823,656.25	823,656.25	
05/01/2037	900,000	5.750%	823,656.25	1,723,656.25	2,547,312.50
11/01/2037			797,781.25	797,781.25	
05/01/2038	950,000	5.750%	797,781.25	1,747,781.25	2,545,562.50
11/01/2038			770,468.75	770,468.75	
05/01/2039	1,010,000	5.750%	770,468.75	1,780,468.75	2,550,937.50
11/01/2039	4 0 5 0 0 0 0		741,431.25	741,431.25	
05/01/2040	1,070,000	5.750%	741,431.25	1,811,431.25	2,552,862.50
11/01/2040	1 120 000	5 5 5 0 0 /	710,668.75	710,668.75	2 551 225 50
05/01/2041	1,130,000	5.750%	710,668.75	1,840,668.75	2,551,337.50
11/01/2041	1 200 000	5 7500/	678,181.25	678,181.25	2 556 262 50
05/01/2042	1,200,000	5.750%	678,181.25	1,878,181.25	2,556,362.50
11/01/2042 05/01/2043	1 270 000	5.750%	643,681.25	643,681.25	2 557 262 50
11/01/2043	1,270,000	5.750%	643,681.25 607,168.75	1,913,681.25 607,168.75	2,557,362.50
05/01/2044	1,345,000	5.750%	607,168.75	1,952,168.75	2,559,337.50
11/01/2044	1,545,000	5.75070	568,500.00	568,500.00	2,339,337.30
05/01/2045	1,425,000	6.000%	568,500.00	1,993,500.00	2,562,000.00
11/01/2045	1,425,000	0.00070	525,750.00	525,750.00	2,502,000.00
05/01/2046	1,515,000	6.000%	525,750.00	2,040,750.00	2,566,500.00
11/01/2046	1,515,000	0.00070	480,300.00	480,300.00	2,000,00000
05/01/2047	1,605,000	6.000%	480,300.00	2,085,300.00	2,565,600.00
11/01/2047	1,000,000	0.00070	432,150.00	432,150.00	2,000,000100
05/01/2048	1,705,000	6.000%	432,150.00	2,137,150.00	2,569,300.00
11/01/2048	,,		381,000.00	381,000.00	, ,
05/01/2049	1,810,000	6.000%	381,000.00	2,191,000.00	2,572,000.00
11/01/2049	, .,		326,700.00	326,700.00	
05/01/2050	1,925,000	6.000%	326,700.00	2,251,700.00	2,578,400.00
11/01/2050			268,950.00	268,950.00	
05/01/2051	2,045,000	6.000%	268,950.00	2,313,950.00	2,582,900.00
11/01/2051			207,600.00	207,600.00	
05/01/2052	2,170,000	6.000%	207,600.00	2,377,600.00	2,585,200.00

BOND DEBT SERVICE

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2052			142,500.00	142,500.00	
05/01/2053	2,305,000	6.000%	142,500.00	2,447,500.00	2,590,000.00
11/01/2053			73,350.00	73,350.00	
05/01/2054	2,445,000	6.000%	73,350.00	2,518,350.00	2,591,700.00
	35,500,000		41,140,114.89	76,640,114.89	76,640,114.89

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project) Brentwood 2/3 Project Fund

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.880315%)
04/29/24	Beg Bal	-4,680,811.22	-6,254,166.02
05/14/24		2,051,100.50	2,733,924.29
05/14/24		621,807.79	828,811.37
05/21/24		23,306.26	31,065.06
05/21/24		2,365.00	3,148.77
05/21/24		615.00	818.81
05/22/24		2,460.00	3,275.26
05/28/24		3,759.00	4,999.11
05/28/24		2,778.40	3,695.01
05/28/24		20,017.08	26,620.82
06/05/24		-2,012.21	-2,673.03
06/06/24		440,706.10	585,343.04
06/06/24		915.00	1,215.30
06/10/24		15,992.00	21,226.80
06/10/24		8,052.81	10,688.81
06/10/24		335,191.98	444,913.26
07/03/24		-1,828.59	-2,418.19
07/17/24		2,440.00	3,219.47
07/17/24		19,746.00	26,053.97
07/31/24		36,646.64	48,252.53
08/05/24		-1,886.82	-2,482.37
08/06/24		2,938.30	3,865.12
08/16/24 08/16/24 08/16/24 09/05/24 10/02/24 10/03/24 10/07/24 10/09/24 11/05/24		2, 938.30 320.00 4, 958.67 370.50 -1, 879.61 2, 174.28 -1, 756.94 1, 346.00 1, 017.50 -1, 713.91	420.26 6,512.27 486.58 -2,460.97 2,834.44 -2,290.01 1,753.26 1,324.94 -2,222.45
11/06/24		267.50	346.81
11/06/24		755.00	978.86
11/19/24		217.50	281.94
11/19/24		129,654.46	167,746.16
11/19/24		75.00	97.03
11/19/24		58,458.26	75,632.95
11/21/24		-17,488.00	-22,618.59
12/09/24		1,485.00	1,915.11
12/12/24		62,311.00	80,319.65
12/224/24		2,326.93	2,993.65
01/06/25		-2,633.99	-3,382.15
01/16/25		426,121.75	546,277.92
01/24/25		640.00	819.41
02/05/25		-1,268.52	-1,621.25
02/14/25		640.00	816.77
03/05/25		-1,104.92	-1,405.35

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project) Brentwood 2/3 Project Fund

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.880315%)
03/27/25 04/03/25 04/23/25 04/25/25 04/30/25 04/30/25	Bal Acc	164.00 -1,209.95 11,500.00 187.50 470,484.22 1,555.09	207.85 -1,532.02 14,514.30 236.57 593,135.30 1,960.49
04/29/29	TOTALS:	52,273.34	-16,523.06
ISSUE DAT	E: 04/29/24	REBATABLE ARBITRAGE:	-16,523.06

ISSUE DATE:	04/29/24	REBATABLE ARBITRAGE:	-16,523.06
COMP DATE:	04/29/29	NET INCOME:	52,273.34
BOND YIELD:	5.880315%	TAX INV YIELD:	4.723019%

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project) Brentwood 4/5 Project Fund

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.880315%)
04/29/24 05/09/24 05/13/24 05/13/24 05/13/24 05/13/24 05/14/24 05/21/24 05/21/24 05/21/24 05/22/24 05/28/24 05/28/24	Beg Bal	-4,227,748.20 349,073.03 129,964.22 55,456.00 55,569.60 316,470.69 6,541.75 143,405.52 20,327.00 74,970.90 492,183.60 29,288.72 69,408.00 50,362.00	-5,648,815.53 465,656.23 173,369.59 73,929.54 74,080.98 421,893.62 8,719.54 191,146.09 27,063.47 99,816.62 655,295.63 38,951.22 92,306.07 66,976.69
05/28/24 05/28/24 06/05/24 06/06/24 06/06/24 06/10/24 06/10/24 06/10/24 06/21/24 06/25/24		19,719.25 152.00 -2,347.58 834,561.90 1,640.00 6,530.00 5,760.00 7,351.00 39,868.00 39,375.00	26,224.74 202.15 -3,118.54 1,108,459.81 2,178.24 8,667.52 7,645.47 9,757.27 52,824.71 52,137.90
06/25/24 07/02/24 07/02/24 07/03/24 07/31/24 07/31/24 08/05/24 08/06/24 08/06/24		1,111,476.77 2,306.00 16,435.00 10,686.00 -2,133.35 3,900.00 11,799.00 -2,201.29 2,580.70 15,500.00	1,471,747.78 3,050.02 21,737.69 14,133.79 -2,821.21 5,135.12 15,535.71 -2,896.10 3,394.72 20,389.10
08/16/24 08/16/24 08/16/24 09/05/24 10/03/24 10/07/24 10/16/24 11/05/24 11/06/24 11/07/24 11/19/24 11/21/24		39,375.00 1,760.00 6,425.00 287,149.02 -2,192.88 -2,049.76 266.00 505.00 -1,999.56 725.00 57.50 2,886.75 -184.92	51,711.59 2,311.43 8,438.02 377,115.72 -2,871.14 -2,671.68 346.48 656.85 -2,592.86 939.97 74.54 3,734.86 -239.17

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project) Brentwood 4/5 Project Fund

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.880315%)
11/21/24 12/09/24 01/06/25 02/05/25 03/05/25 03/06/25 03/27/25 03/27/25 04/03/25 04/03/25 04/25/25 04/25/25 04/25/25	Bal	-16,291.43 18,292.29 -3,072.99 -1,479.94 -1,289.08 1,093.13 158.00 140.00 -1,411.61 145.00 1,542.08 2,000.00 2,234.10	-21,070.97 23,590.38 -3,945.85 -1,891.45 -1,639.59 1,390.13 200.25 177.44 -1,787.36 182.95 1,945.65 2,523.41 2,816.51
04/30/25 04/29/29	ACC TOTALS:	15.43 23,028.36	19.45
ISSUE DAT	··	REBATABLE ARBITRAGE:	-5,758.80

ISSUE DATE:	04/29/24	REBATABLE ARBITRAGE:	-5,758.80
COMP DATE:	04/29/29	NET INCOME:	23,028.36
BOND YIELD:	5.880315%	TAX INV YIELD:	4.937630%

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project) Cascades 3 Project Fund

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.880315%)
DATE 04/29/24 05/09/24 05/09/24 05/09/24 05/09/24 05/09/24 05/09/24 05/09/24 06/05/24 06/05/24 06/10/24 06/10/24 06/10/24 06/10/24 06/10/24 06/25/24 07/02/24 07/02/24 07/03/24 08/06/24 08/06/24 08/06/24 08/06/24 08/16/24 08/16/24 08/16/24 08/16/24 08/16/24 08/16/24 08/16/24 08/16/24 08/16/24 08/16/24 08/16/24 08/16/24 08/16/24 00/11/24 10/03/24 10/09/24 10/09/24 10/30/24 10/30/24 10/30/24 10/30/24	DESCRIPTION Beg Bal		BOND YIELD OF
11/06/24 11/06/24 11/07/24 11/19/24		3,488.00 30,300.00 275.00 75,888.26	4,522.21 39,284.09 356.48
11/19/24 11/19/24 11/21/24 11/21/24 12/05/24 12/05/24 12/10/24		3,000.20 385,403.45 2,084.06 28,010.00 44,469.50 785.00 7,107.50 21,000.00	98,183.78 498,632.68 2,696.34 36,227.50 57,515.85 1,013.02 9,171.99 27,077.98

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project) Cascades 3 Project Fund

ISSUE DAI	TE: 04/29/24	REBATABLE ARBITRAGE:	-16,994.14
04/29/29	TOTALS:	77,949.08	-16,994.14
04/30/25	Acc	17.05	21.49
04/30/25	Bal	6,157.99	7,763.32
04/03/25		-1,613.27	-2,042.69
03/27/25		425.00	538.65
03/27/25		637.50	807.97
03/05/25		-1,473.23	-1,873.81
03/03/25		422.50	537.55
02/14/25		415.00	529.63
02/14/25		1,120.00	1,429.36
02/05/25		-1,691.36	-2,161.66
01/28/25		1,202.25	1,538.28
01/24/25		1,546.44	1,979.95
01/24/25		149,575.83	191,505.85
01/24/25		116,078.72	148,618.62
01/16/25		97,309.00	124,747.82
01/16/25		4,600.00	5,897.09
01/06/25		-3,511.99	-4,509.54
12/24/24		1,689.60	2,173.71
12/24/24		2,122.50	2,730.65
DATE	DESCRIPTION	(PAYMENTS)	(5.880315%)
		RECEIPTS	BOND YIELD OF
			FUTURE VALUE @
			FIITIRE VALUE

TODOD DAID.	04/20/24		10, 774.14
COMP DATE:	04/29/29	NET INCOME:	77,949.08
BOND YIELD:	5.880315%	TAX INV YIELD:	5.037294%

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project) Wynnstone 1A Project Fund

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.880315%)
04/29/24 05/09/24 05/10/24 05/13/24 05/13/24 05/20/24 06/05/24 06/05/24 06/25/24 06/25/24 06/25/24 06/25/24 07/02/24 07/02/24 07/03/24 07/03/24 07/17/24 08/06/24 08/06/24 08/06/24 08/05/24 08/15/24 08/15/24 09/13/24 09/13/24 09/13/24 09/13/24 09/13/24 10/02/24 10/03/24 10/03/24 10/17/24	DESCRIPTION Beg Bal	(PAYMENTS) -11,915,024.10 1,472.50 470.00 23,500.00 401,227.02 748,141.04 544,489.82 -3,800.84 892.00 15,166.36 133,613.00 4,583.44 117,714.32 39,682.51 1,315.50 -3,454.01 296,290.14 -3,563.99 69,725.64 1,450.00 476.25 874.00 85,166.00 683,258.32 -3,550.38 -118,739.91 3,407,031.54 38,853.55 188,105.00 1,336,205.88 24,946.74 12,037.64 -3,318.67 259,877.90 869,473.66 164,241.00	BOND YIELD OF (5.880315%) -15,920,005.17 1,964.28 626.97 31,343.47 534,884.03 997,362.28 725,053.10 -5,049.06 1,184.75 20,130.90 176,921.95 6,069.10 155,869.91 52,485.91 1,739.94 -4,567.70 390,941.75 -4,688.92 91,718.93 1,907.37 626.47 1,148.02 111,867.38 897,474.55 -4,648.51 -155,340.98 4,455,082.27 50,805.45 245,968.74 1,747,241.57 32,620.71 15,692.51 -4,325.59 337,965.05 1,130,729.88 213,591.53
10/18/24 10/30/24 10/31/24 11/05/24 11/06/24 11/06/24 11/07/24		778,168.74 22,408.48 1,452.50 -352,300.00 -3,237.39 640.00 228.00 697.50	1,011,827.09 29,080.77 1,884.99 -457,199.95 -4,197.97 829.76 295.60 904.17
11/21/24 11/21/24 11/21/24		87,296.62 23,870.00 10,281.77	112,907.49 30,872.92 13,298.21

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project) Wynnstone 1A Project Fund

		RECEIPTS	FUTURE VALUE @ BOND YIELD OF
DATE	DESCRIPTION	(PAYMENTS)	(5.880315%)
11/21/24		14,346.00	18,554.79
11/21/24		2,136,297.07	2,763,038.59
12/05/24		145.00	187.12
12/10/24		-21,000.00	-27,077.98
12/19/24		18,698.00	24,074.81
12/19/24		45,836.60	59,017.40
12/24/24		4,054.51	5,216.23
01/06/25		-4,975.32	-6,388.52
01/24/25		20,532.02	26,287.68
01/24/25		2,809.64	3,597.26
02/05/25		-2,396.09	-3,062.35
02/14/25		480.00	612.58
02/19/25		-118,739.91	-151,415.19
03/03/25		8,965.32	11,406.69
03/05/25		-2,087.08	-2,654.56
03/18/25		118,976.43	151,010.14
04/03/25		-2,285.46	-2,893.81
04/30/25	Bal	2,505.34	3,158.46
04/30/25	Acc	212.79	268.26
04/29/29	TOTALS:	210,709.95	-54,166.48
ISSUE DAI	E: 04/29/24	REBATABLE ARBITRAGE:	-54,166.48

ISSUE DALE.	04/20/24	REDATADLE ARDITRAGE.	J4,100.40
COMP DATE:	04/29/29	NET INCOME:	210,709.95
BOND YIELD:	5.880315%	TAX INV YIELD:	4.910868%

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project) Wynnstone 1B Project Fund

DATE	DESCRIPTION	RECEIPTS	FUTURE VALUE @ BOND YIELD OF (5.880315%)
DATE	DESCRIPTION	(PAYMENTS)	(2.880312%)
04/29/24	Beg Bal	-753,008.23	-1,006,115.88
06/05/24		-335.36	-445.49
07/02/24		-304.76	-403.09
08/05/24		-314.46	-413.72
09/05/24		-313.26	-410.15
09/23/24		141,484.47	184,709.48
10/03/24		-292.82	-381.66
10/17/24		32,289.23	41,991.38
11/05/24		-285.65	-370.41
11/20/24		100,645.95	130,194.17
12/19/24		21,263.28	27,377.76
01/06/25		-439.00	-563.69
01/24/25		21,263.28	27,223.93
02/05/25		-211.42	-270.21
02/14/25		21,263.28	27,136.42
03/03/25		-184.15	-234.30
04/03/25		-201.66	-255.34
04/30/25	Bal	443,711.90	559,383.67
04/30/25	Acc	1,433.93	1,807.74
04/29/29	TOTALS:	27,464.55	-10,039.38
ISSUE DAT	'E: 04/29/24	REBATABLE ARBITRAGE:	-10,039.38

ISSUE DATE:	04/29/24	REBATABLE ARBITRAGE:	-IU,U39.38
COMP DATE:	04/29/29	NET INCOME:	27,464.55
BOND YIELD:	5.880315%	TAX INV YIELD:	4.577200%

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project) Reserve Fund

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.880315%)
04/29/24 06/05/24 06/05/24 06/05/24 07/03/24 07/03/24 07/03/24 07/03/24 07/03/24 07/03/24 08/05/24 08/05/24 08/05/24 08/05/24 09/05/24 09/05/24 09/05/24 09/05/24 09/05/24 10/03/24 10/03/24 10/03/24 10/03/24 10/03/24 11/05/24 11/05/24 11/05/24 11/05/24 11/05/24 11/05/24 11/05/24 11/05/24 01/06/25 01/06/25 01/06/25 01/06/25 02/03/25	DESCRIPTION Beg Bal	(PAYMENTS) -2,522,100.00 2,012.21 2,347.58 2,682.95 3,800.84 335.36 1,828.59 2,133.35 2,438.12 3,454.01 304.76 1,886.82 2,201.29 2,515.76 3,563.99 314.46 1,879.61 2,192.88 2,506.15 3,550.38 313.26 1,756.94 2,049.76 2,342.59 3,318.67 292.82 451,275.00 1,713.91 1,999.56 2,285.21 3,237.39 285.65 2,633.99 439.00 3,072.99 3,511.99 4,975.32 66,456.24 1,691.36	BOND YIELD OF (5.880315%) -3,369,850.09 2,673.47 3,118.54 3,564.05 5,049.06 445.49 2,418.19 2,821.21 3,224.25 4,567.70 403.02 2,482.37 2,896.10 3,309.83 4,688.92 413.72 2,460.97 2,871.14 3,281.30 4,648.51 410.15 2,290.01 2,671.68 3,053.36 4,325.59 381.66 585,551.23 2,222.45 2,592.86 2,963.26 4,197.97 370.41 3,382.15 563.69 3,945.85 4,509.54 6,388.52 84,962.47 2,161.66
02/05/25		1,479.94	1,891.45
02/05/25		1,268.52	1,621.25
02/05/25		211.42	270.21
02/05/25		2,396.09	3,062.35
03/05/25		184.15	234.22
03/05/25		2,087.08	2,654.56
03/05/25		1,104.92	1,405.35
03/05/25		1,289.08	1,639.59

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project) Reserve Fund

			FUTURE VALUE @
		RECEIPTS	BOND YIELD OF
DATE	DESCRIPTION	(PAYMENTS)	(5.880315%)
03/05/25		1,473.23	1,873.81
04/03/25		1,411.61	1,787.36
04/03/25		1,613.27	2,042.69
04/03/25		2,285.46	2,893.81
04/03/25		1,209.95	1,532.02
04/03/25		201.66	255.34
04/30/25	Bal	2,004,368.75	2,526,889.97
04/30/25	Acc	6,505.10	8,200.92
04/29/29	TOTALS:	102,590.99	-39,312.85
		· · · · · · · · · · · · · · · · · · ·	·
ISSUE DAT	E: 04/29/24	REBATABLE ARBITRAGE:	-39,312.85

ISSUE DALE.	04/29/24	REDAIADLE ARDIIRAGE.	-39,312.03
COMP DATE:	04/29/29	NET INCOME:	102,590.99
BOND YIELD:	5.880315%	TAX INV YIELD:	4.526661%

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project) Cost of Issuance Fund

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.880315%)
04/29/24 04/29/24 04/29/24 04/29/24 04/29/24 04/29/24 04/29/24 04/29/24 04/29/24 04/30/24 05/08/24 11/25/24	Beg Bal	-295,475.00 98,000.00 75,000.00 60,000.00 30,000.00 11,000.00 6,000.00 1,750.00 3,500.00 10,075.00 167.06	-394,792.62 130,940.61 100,209.65 80,167.72 40,083.86 14,697.42 8,016.77 2,338.23 4,675.70 13,442.01 215.93
04/29/29 		17.06 REBATABLE ARBITRAGE:	-4.73
COMP DATE: BOND YIELI		NET INCOME: TAX INV YIELD:	17.06 4.853576%

\$35,500,000 Westside Haines City Community Development District (Polk County, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Two Project) Rebate Computation Credit

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.880315%)
04/29/25		-2,120.00	-2,673.10
04/29/29	TOTALS:	-2,120.00	-2,673.10

ISSUE DATE: 04/29/24 REBATABLE ARBITRAGE: -2,673.10 COMP DATE: 04/29/29 BOND YIELD: 5.880315%

SECTION VIII

SECTION C

Westside Haines City CDD Field Management Report



June 12th, 2025 Joel Blanco Field Manager GMS

Site Review

Amenity Review - Cascades

- Field Staff has continued to conduct reviews of the amenity areas in Cascades prior and during opening.
- Playground paver walkway was completed with field staff laying pine bark mulch on the sides prior to opening day.
- Pool remains in satisfactory conditions—free of insects and consistently clean.
- Gym, bathrooms, and covered lanai were serviced prior to opening day.
- Previously approved mailbox solar lights were installed at both mailbox locations of Cascades.
- Both main gate and exit pool gate were reinforced with aluminum angles to prevent force entry with aluminum angles also utilized to cover gate door gap.
- Field staff was present opening day to assist resident with proper use of card access.



Westside Haines City CDD Field Management Report | GMS 2025

Site Review

Amenity Review – Brentwood



- Field Staff has continued to conduct reviews of the amenity areas in Brentwood, in preparation for opening.
- Plantings have been completed on the left side of the tract and on the perimeter of the pool fence.
- Pool remains in satisfactory conditions—free of insects and consistently clean.
- Playground area has been completed with only sod installation pending in area where previously installed dog park equipment was.
- Gym equipment has been accounted for.
- During review, it was noted that builder materials—stacks of cinder block, wood beams were placed on the amenity parking lot.
- Field Staff will continue to monitor final items in preparation for the amenity opening.

Site Review

Landscaping Review – Cascades & Brentwood

- Field Staff has continued to review the landscaping and entrances of both Cascades and Brentwood.
- Landscaping throughout the community continues to be found in satisfactory conditions—landscaping beds detailed, hedges at appropriate heights, and common areas neat and tidy.
- Both Cascades entrances on Cascades Ave. and Waterfall, as well dog park palms have scheduled to be trimmed.
- All (5) Cascades entrances had solar lights installed.
- Phase 3 monument for Cascades and Phase 4 & 5 monument for Brentwood have been completed.
- Walking trail for Phase 4 & 5 of Brentwood had additional sod installed.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at <u>jblanco@gmscfl.com</u>. Thank you.

Respectfully,

Joel Blanco

SECTION 1



200 S. F. Street Haines City, Florida 33844

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

Polk County License # 214815

Date: <u>June 4, 2025</u>	
SUBMITTED TO:	Job Name / Location:
GMS Services	Haines City West CDD (Cascades)
219 E Livingston St.	Haines City, FL 33844
Orlando, FL 32801	
Joel Blanco	
Phone: (407)-841-5524	
Email: jblanco@gmscfl.com	

PROPOSAL TO TRIM ALL SABAL PALMS AROUND PROPERTY

	Qty	Unit	Unit Cost	TOTAL
Trimming of Sabal Palms	65	EA	\$50.00	\$ 3,250.00
			TOTAL	\$3,250.00

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

Submitted by: Brian Bubendorf Date Submitted: June 4, 2025

Accepted by:_____ Date Accepted: _____

SECTION 2



Fitness Machine Technicians of East Central Florida eventive Maintenance Service

Preventive Maintenance service includes

- General maintenance on equipment itemized in the Equipment Covered section according to the contracted frequency
- Inspect, test, adjust, lubricate, calibrate, and clean equipment
- Minor diagnostics and repairs (lengthy diagnostics, repairs and parts installations may require a separate visit at preferred service rates)
- Complementary check of benches
- Upholstery inspections

The value we provide

- Our PM plans include:
 - o Priority scheduling
 - o Preferred pricing for diagnostic & repair services and emergency visits
 - o No parts deposits required*
- What you get with FMT
 - Proactive scheduling so you always know when we'll be there no guessing or surprise visits
 - All parts and repairs are quoted in advance and require your approval
 - Detailed reports from each service visit, highlighting:
 - o Work performed
 - o Repair needs/suggestions with priority coding
 - o Technician's notes and photos
 - Technicians trained in our best-in-class national Certified Fitness Equipment Technicians program
 - Warranty service providers for Life Fitness and other brands

*Potential exceptions for large parts orders exceeding \$2,000



Fitness Machine Technicians of East Central Florida

Service Items Covered

Bikes	Test ride, check: pedals/crank arms, display, key pad, and chain tightness. Lubricate (if needed), safety check which includes tightness of all exterior bolts.
Treadmills	Test run, check: treadmill belt/deck wear, lubricate deck when necessary, wax reservoir, wax motor, power cord, alignment of belt, display panel, safety key, key pad, elevation, diagnostics, front and rear rollers, and drive belt. Remove motor cover and remove dirt/dust from the motor compartment area. Calibrate if necessary.
Ellipticals:	Test ride, check: pedals/crank arms, display, key pad, wheels, ramp, and drive belts. Lubricate (if needed), safety check which includes tightness of all exterior bolts.
Steppers:	Inspect frame for any rust/bubbling due to perspiration. Inspect belts/chains and adjust if needed. Lubricate the chains, degrease if needed. Check pedal arms and connections. Check/lubricate springs. Check overall function of machine.
Rowers:	Clean monorail. Check/lubricate chain. Check/adjust bottom seat rollers. Check shock cord, handle connections and monitor. Check overall function of machine.
Weight Machines:	Test each mode. Check cables, bolts/nuts, weight stacks, upholstery. Lubricate guide rods if needed.
Outdoor Equipment:	Check functionality of pivot joints and other movement points. Inspect hardware for tightness. Remove excess dirt or debris. Inspect for corrosion. Inspect for bearing/hardware failure.



Fitness Machine Technicians of East Central Florida

Proposal Date:6/9/2025This proposal is good for 30 days from the date of creation

Equipment Covered

- 1 stairmaster
- 3 treadmills
- 2 elliptical bikes
- 2 stationary bikes
- 1 row machine
- 1 shoulder press machine
- 1 leg extension machine
- 1 arm curl machine
- 1 lat pulldown machine
- 1 leg press machine
- 1 smith machine
- 1 squat rack
- 3 benches

Monthly Maintenance Plan:

Cost per PM visit: \$197.00

Preferred Rates for Repair Hours and Emergency Visits

First hour: \$149 Additional hours: \$99

*Our normal commercial rates without a service plan are \$165 first hour, \$120 additional hours

SECTION D

SECTION 1

Westside Haines City Community Development District

Summary of Check Register

April 16, 2025 to May 19,2025

Bank	Date	Check No.'s	Amount
General Fund #4367			
	4/21/25	324-327	\$ 19,836.28
	4/25/25	328-337	\$ 1,051,802.15
	5/6/25	338-341	\$ 5,508.50
	5/12/25	342-345	\$ 410,583.49
	5/16/25	346-350	\$ 39,331.76
		Total:	\$ 1,527,062.18
		Total Amount	\$ 1,527,062.18

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER 04/16/2025 - 05/19/2025 *** WESTSIDE HAINES GENERAL FUND BANK B GENERAL FUND-#4367	RUN 5/21/25	PAGE 1
CHECK VEND# DATE	INVOICE EXPENSED TO VENDOR NAME STATUS DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
4/21/25 00057	5/30/24 17754 202410 320-53800-47000 *	175.00	
	LAKE MAINTENANCE MAY24 AQUATIC WEED MANAGEMENT, INC.		175.00 000324
4/21/25 00073	4/15/25 3 202504 310-51300-31300 * AMORT SERIES 2024 5-1-25	100.00	100.00 000325
4/21/25 00007	2/28/25 130 202502 330-53800-48000 *	400.00	
_,,	REMOVED 500FT SILT FENCE 2/28/25 131 202502 320-53800-48000 *	900.00	
	LEVELED GOPHER MOUNDS ENT 2/28/25 132 202502 320-53800-48000 *	445.00	
	TRASH REMOVAL IN POND GOVERNMENTAL MANAGEMENT SERVICES-CF	110.00	1,745.00 000326
4/21/25 00049	3/31/25 17000 202503 320-53800-47300 *		
1/21/20 00019	MOVED A HEAD/REPLC ROTOR 4/01/25 17149 202504 320-53800-46200 *	16,249.00	
	LANDSCAPE MAINT APR25 4/04/25 17199 202504 320-53800-46300 *	800.00	
	BAHTA SOD INSTALLED		17 016 20 000227
	PRINCE & SONS INC. 4/22/25 04222025 202504 300-20700-10000 *	139.745.45	
4/25/25 00042	4/22/25 04222025 202504 500-20700-10000 ASSESS TRANSFER S2024		
	ASSESS TRANSFER S2021	34,486.96	1 - 4 4
	WESTSIDE HAINES CITY C/O US BANK		174,232.41 000328
4/25/25 00020	3/31/25 022436 202504 300-20700-10100 * 033 FDC FR#23	2,917.50	
	3/31/25 022442 202504 300-20700-10100 * 032 WS PH1A FR#11	93,082.21	
	ABSOLUTE ENGINEERING INC		95,999.71 000329
4/25/25 00086	3/26/25 \$7728 202504 300-20700-10100 *	43,306.52	
	031 BW FR#70 3/27/25 S7732 202504 300-20700-10100 *	3,643.02	
	031 BW FR#70 CEPRA LANDSCAPE		46,949.54 000330
4/25/25 00078	3/31/25 CHNAGEOR 202504 300-20700-10100 *	33,466.69	
	032 WS PH1A FR#11 FLORIDA SOIL CEMENT		33,466.69 000331

AP300R *** CHECK DATES	YEAR-TO-DATE # 04/16/2025 - 05/19/2025 *** WH B#	ACCOUNTS PAYABLE PREPAID/COMPUTER CH ESTSIDE HAINES GENERAL FUND ANK B GENERAL FUND-#4367	ECK REGISTER	RUN 5/21/25	PAGE 2
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/25/25 00018	3/31/25 CHANGEOR 202504 300-20700-1 032 WS PH1A FR#11	10100	*	14,615.76	
	032 WS PHIA FRHII	FORTILINE WATERWORKS INC			14,615.76 000332
4/25/25 00037	3/27/25 220571 202504 300-20700-1 032 WS PH1A FR#11		*	2,000.00	
		GREENLAND SERVICES, LLC			2,000.00 000333
4/25/25 00084	3/26/25 25HAM004 202504 300-20700-1 032 WS PH1A FR#11		*	12,804.05	
		HAMILTON ENGINEERING SURVEYING LLC			12,804.05 000334
4/25/25 00075	3/31/25 PAYREQ#1 202504 300-20700-1 032 WS PH1A FR#11			515,144.02	
		THE KEARNEY COMPANIES , LLC			515,144.02 000335
4/25/25 00067	4/16/25 PAYAPP#1 202504 300-20700-1 031 BW FR#71	L0100	*	20,365.18	
		THE ROGERS GROUP			20,365.18 000336
4/25/25 00038	3/25/25 8734867 202504 300-20700-1 033 FDC FR#22	L0100	*	136,224.79	
		TUCKER PAVING INC			136,224.79 000337
5/06/25 00057	4/25/25 19566 202504 320-53800-4 LAKE MAINTENANCE APR25	17000	*	975.00	
		AQUATIC WEED MANAGEMENT, INC.			975.00 000338
5/06/25 00063	4/22/25 43389 202501 320-53800-4 IRON FILTERS SVC JAN25		*	209.00	
	4/22/25 43390 202504 320-53800-4 IRON FILTERS SVC APR25	19000	*	152.00	
		DUNHAM WELL DRILLING, INC.			361.00 000339
5/06/25 00017	3/19/25 11730 202502 310-51300-4 BOUNDARY AMENDMENT FEB25		*	118.50	
	4/25/25 11989 202503 310-51300-3 GENERAL COUNSEL MAR25		*	2,554.00	
		KILINSKI VAN WYK PLLC			2,672.50 000340
5/06/25 00087	4/22/25 27188 202504 320-57200-4 POOL MAINTENANCE APR25		*	1,500.00	
		MCDONNELL CORPORATION DBA RESORT			1,500.00 000341
5/12/25 00027	4/18/25 35707 202505 300-20700-1 032 PH1A FR#12	10100	*	5,200.00	
		INNOVATIONS DESIGN GROUP			5,200.00 000342

AP300R YEAR-TO-DATE A *** CHECK DATES 04/16/2025 - 05/19/2025 *** WE BA	CCOUNTS PAYABLE PREPAID/COMPUTER CHECK STSIDE HAINES GENERAL FUND IK B GENERAL FUND-#4367	(REGISTER	RUN 5/21/25	PAGE 3
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME S JB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/12/25 00067 3/24/25 PAYAPP#0 202505 300-20700-1	0100	*	200,098.50	
031 BW FR#72	THE ROGERS GROUP			200,098.50 000343
5/12/25 00067 3/24/25 PAYAPP#0 202505 300-20700-1	D100	 *	191,846.78	
031 CAS FR#52	THE ROGERS GROUP			191,846.78 000344
5/12/25 00067 3/24/25 PAYAPP#1 202505 300-20700-1		*	13,438.21	
032 CAS FR#10	THE ROGERS GROUP			13,438.21 000345
5/16/25 00007 5/01/25 139 202505 310-51300-3	THE ROGERS GROUP 	*	4,583.33	
MANAGEMENT FEES MAY 25 5/01/25 139 202505 310-51300-3	5200	*	105.00	
WEBSITE ADMIN MAY 25 5/01/25 139 202505 310-51300-3	5100	*	157.50	
INFO TECHNOLOGY MAY 25 5/01/25 139 202505 310-51300-3	L300	*	583.33	
DISEMINATION SVCS MAY 25 5/01/25 139 202505 310-51300-5		*	2.62	
OFFICE SUPPLIES 5/01/25 139 202505 310-51300-4		*	328.81	
POSTAGE 5/01/25 140 202505 330-53800-1		*	1,250.00	
BRENTWD FLD MGMT MAY 25 5/01/25 140 202505 330-57200-4		*	1,250.00	
BRENTWD AMENITY ACC MAY25 5/01/25 141 202505 320-53800-1	2000	*	1,250.00	
CASCADES FLD MGMT MAY 25 5/01/25 141 202505 320-57200-4	3300	*	1,250.00	
CASCADES AMNTY ACC MAY 25	GOVERNMENTAL MANAGEMENT SERVICES-CF			10,760.59 000346
5/16/25 00070 5/16/25 05162025 202505 300-15500-1	0000	*	2,102.00	
FURNITURE LEASE JUNE 25	HEIDI BONNETT DBA HNB PROPERTY, LLC			2,102.00 000347
5/16/25 00049 5/01/25 17774 202505 320-53800-4	5200	 *	16,249.00	
LANDSCAPE MAINT MAY 2025	PRINCE & SONS INC.			16,249.00 000348
5/16/25 00071 5/16/25 05162025 202505 300-15500-1		*	1,972.04	
PLAYGROUND LEASE JUNE 25	THM LEASING, LLC			1,972.04 000349

AP300R *** CHECK DATES	04/16/2025 - 05/19/2025 *** WESTS	DUNTS PAYABLE PREPAID/COMPUTER SIDE HAINES GENERAL FUND B GENERAL FUND-#4367	CHECK REGISTER	RUN 5/21/25	PAGE 4
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/16/25 00035	4/25/25 7730899 202504 310-51300-3230 TRUSTEE FEES S24 FY25	00	*	4,124.07	
	4/25/25 7730899 202504 300-15500-1000 TRUSTEE FEES S24 FY26	00	*	4,124.06	
		S. BANK			8,248.13 000350
		TOTAL FOR BAN	NK B	1,527,062.18	
		TOTAL FOR REC	TSTER	1,527,062.18	

SECTION 2

Community Development District

Unaudited Financial Reporting

April 30, 2025

GMS

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Westside Haines City Community Development District Combined Balance Sheet April 30, 2025

				April 30, 2025						
		General Fund	D	ebt Service Fund	Ca	pital Projects Fund	Cap	ital Reserves Fund	Conv	Totals ernmental Funds
		Funa		Funa		Funa		Funa	GOVE	ernmental Funas
Assets:										
Cash:										
Operating Account	\$	459,949	\$	-	\$	-	\$	-	\$	459,949
Operating Account Reserves	\$	1,303,924	\$	-	\$	-	\$	-	\$	1,303,924
Cascades Reserves	\$	-	\$	-	\$	-	\$	163,975	\$	163,975
Brentwood Reserves	\$	-	\$	-	\$	-	\$	148,538	\$	148,538
Wynnstone Reserves	\$	-	\$	-	\$	-	\$	13,006	\$	13,006
Capital Projects Account	\$	-	\$	-	\$	3,314,700	\$	-	\$	3,314,700
Investments:										
Series 2021										
Reserve	\$	-	\$	548,975	\$	-	\$	-	\$	548,975
Revenue	\$	-	\$	1,201,273	\$	-	\$	-	\$	1,201,273
Construction - Cascades Phase 1 & 2	\$	-	\$	-	\$	19,453	\$	-	\$	19,453
Construction - Brentwood Phase 1	\$	-	\$	-	\$	126	\$	-	\$	126
Series 2024										
Prepayment	\$	-	\$	8,062	\$	-	\$	-	\$	8,062
Reserve	\$	-	\$	2,004,369	\$	-	\$	-	\$	2,004,369
Revenue	\$	-	\$	1,576,523	\$	-	\$	-	\$	1,576,523
Construction - Brentwood Phase 2/3	\$	-	\$	-	\$	470,484	\$	-	\$	470,484
Construction - Brentwood Phase 4/5	\$	-	\$	-	\$	2,234	\$	-	\$	2,234
Construction - Cascades	\$	-	\$	-	\$	6,158	\$	-	\$	6,158
Construction - Wynnstone 1A	\$	-	\$	-	\$	2,505	\$	-	\$	2,505
Construction - Wynnstone 1B	\$	-	\$	-	\$	443,712	\$	-	\$	443,712
Due From General Fund	\$	-	\$	96	\$	-	\$	-	\$	96
Prepaid Expenses	\$	8,198	\$	-	\$	-	\$	-	\$	8,198
Total Assets	\$	1,772,072	\$	5,339,297	\$	4,259,373	\$	325,519	\$	11,696,261
Liabilities:										
Accounts Payable	\$	13,757	\$	_	\$	_	\$	_	\$	13,757
Retainage Payable	\$	-	\$	-	\$	1,201,781	\$	-	\$	1,201,781
Due to Debt Service	\$	96	\$		\$	1,201,701	\$	-	\$	96
	Ψ	50	Ψ		Ψ		Ψ		Ψ	70
Total Liabilites	\$	13,852	\$	-	\$	1,201,781	\$	-	\$	1,215,633
Fund Balance:										
Nonspendable:										
Prepaid Items	\$	8,198	\$	-	\$	-	\$	-	\$	8,198
Restricted for:							\$	-		
Debt Service - Series 2021	\$	-	\$	1,784,831	\$	-	\$	-	\$	1,784,831
Debt Service - Series 2024	\$	-	\$	3,554,466	\$	-	\$	-	\$	3,554,466
Capital Projects - Series 2021	\$	-	\$	-	\$	(205,455)	\$	-	\$	(205,455)
Capital Projects - Series 2024	\$	-	\$	-	\$	(51,653)	\$	-	\$	(51,653)
Capital Projects - Amenity	\$	-	\$	-	\$	3,314,700	\$	-	\$	3,314,700
Assigned:										
Cascades Reserves	\$	-	\$	-	\$	-	\$	163,975	\$	163,975
Brentwood Reserves	\$	-	\$	-	\$	-	\$	148,538	\$	148,538
Wynnstone Reserves	\$	-	\$	-	\$	-	\$	13,006	\$	13,006
Unassigned	\$	1,750,021	\$	-	\$	-	\$	-	\$	1,750,021
Total Fund Balances	\$	1,758,219	\$	5,339,297	\$	3,057,592	\$	325,519	\$	10,480,628
Total Liabilities & Fund Balance	\$	1,772,072	\$	5,339,297	\$	4,259,373	\$	325,519	\$	11,696,261
Total Babilities & Fully Balance	φ	1,772,072	ψ	7,00,007	Ψ	1,207,070	φ	523,317	Ψ	11,070,201

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Prorated Budget		Actual				
	Budget	Th	1ru 04/30/25	Tł	nru 04/30/25		Variance
Revenues:							
Assessments - Tax Roll	\$ 762,450	\$	762,450	\$	748,763	\$	(13,688)
Assessments - Direct Bill	\$ 1,214,481	\$	903,550	\$	903,550	\$	-
Assessments - Lot Closing	\$ -	\$	-	\$	67,150	\$	67,150
Developer Contributions	\$ -	\$	-	\$	10,120	\$	10,120
Boundary Amendment Contributions	\$ -	\$	-	\$	119	\$	119
Interest Income	\$ -	\$	-	\$	3,939	\$	3,939
Total Revenues	\$ 1,976,931	\$	1,666,000	\$	1,733,640	\$	67,640
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	7,000	\$	2,000	\$	5,000
FICA Expenditures	\$ -	\$	-	\$	107	\$	(107)
Engineering	\$ 15,000	\$	8,750	\$	930	\$	7,820
Attorney	\$ 35,000	\$	20,417	\$	9,399	\$	11,018
Annual Audit	\$ 5,000	\$	-	\$	-	\$	-
Assessment Administration	\$ 7,500	\$	7,500	\$	7,500	\$	-
Arbitrage	\$ 1,350	\$	-	\$	-	\$	-
Dissemination	\$ 7,000	\$	7,000	\$	10,183	\$	(3,183)
Trustee Fees	\$ 12,123	\$	7,828	\$	7,828	\$	-
Management Fees	\$ 55,000	\$	32,083	\$	32,083	\$	0
Information Technology	\$ 1,890	\$	1,103	\$	1,103	\$	-
Website Maintenance	\$ 1,260	\$	735	\$	735	\$	-
Postage & Delivery	\$ 1,000	\$	1,000	\$	1,687	\$	(687)
Insurance	\$ 5,913	\$	5,913	\$	5,751	\$	162
Copies	\$ 500	\$	292	\$	11	\$	281
Legal Advertising	\$ 7,250	\$	4,229	\$	915	\$	3,314
Other Current Charges	\$ 2,100	\$	1,225	\$	1,354	\$	(129)
Boundary Amendment	\$ -	\$	-	\$	119	\$	(119)
Property Taxes	\$ -	\$	-	\$	10,120	\$	(10,120)
Office Supplies	\$ 402	\$	235	\$	9	\$	226
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total General & Administrative	\$ 170,463	\$	105,484	\$	92,008	\$	13,476

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Р	rorated Budget		Actual	
	Budget	Т	'hru 04/30/25	Т	'hru 04/30/25	Variance
Operations & Maintenance						
Cascades Expenditures						
Field Expenditures						
Property Insurance	\$ 25,000	\$	25,000	\$	6,569	\$ 18,431
Field Management	\$ 15,000	\$	8,750	\$	8,750	\$ -
Landscape Maintenance	\$ 185,000	\$	107,917	\$	76,523	\$ 31,394
Landscape Replacement	\$ 25,000	\$	14,583	\$	7,750	\$ 6,833
Lake Maintenance	\$ 12,500	\$	7,292	\$	7,000	\$ 292
Streetlights	\$ 45,000	\$	26,250	\$	20,378	\$ 5,872
Electric	\$ 11,000	\$	6,417	\$	5,485	\$ 932
Water & Sewer	\$ 55,000	\$	55,000	\$	68,338	\$ (13,338)
Irrigation Repairs	\$ 10,000	\$	10,000	\$	12,066	\$ (2,066)
General Repairs & Maintenance	\$ 17,000	\$	9,917	\$	3,790	\$ 6,127
Field Contingency	\$ 12,500	\$	7,292	\$	7,726	\$ (434)
Amenity Expenditures						
Amenity - Electric	\$ 15,000	\$	8,750	\$	-	\$ 8,750
Amenity - Water	\$ 15,000	\$	8,750	\$	-	\$ 8,750
Patio & Fitness Equipment Lease	\$ 23,664	\$	13,804	\$	13,804	\$ (0)
Propane Gas	\$ 6,000	\$	3,500	\$	-	\$ 3,500
Internet	\$ 4,000	\$	2,333	\$	-	\$ 2,333
Pest Control	\$ 2,000	\$	1,167	\$	-	\$ 1,167
Janitorial Service	\$ 35,000	\$	20,417	\$	-	\$ 20,417
Security Services	\$ 35,000	\$	20,417	\$	-	\$ 20,417
Pool Maintenance	\$ 36,000	\$	21,000	\$	1,500	\$ 19,500
Amenity Repairs & Maintenance	\$ 15,000	\$	8,750	\$	-	\$ 8,750
Amenity Access Management	\$ 15,000	\$	8,750	\$	2,500	\$ 6,250
Amenity Contingency	\$ 12,000	\$	7,000	\$	1,590	\$ 5,410
Capital Reserve	\$ 163,495	\$	163,495	\$	163,495	\$ (0)
Subtotal Cascades Expenditures	\$ 790,159	\$	566,549	\$	407,265	\$ 159,284

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Р	rorated Budget		Actual	
	Budget	Т	'hru 04/30/25	Т	'hru 04/30/25	Variance
Brentwood Expenditures						
<u>Field Expenditures</u>						
Property Insurance	\$ 50,000	\$	50,000	\$	-	\$ 50,000
Field Management	\$ 15,000	\$	8,750	\$	8,750	\$ -
Landscape Replacement & Repair	\$ 7,500	\$	4,375	\$	1,669	\$ 2,706
Streetlights	\$ 22,000	\$	12,833	\$	6,777	\$ 6,056
Electric	\$ 2,000	\$	1,167	\$	351	\$ 816
Water & Sewer	\$ 5,000	\$	2,917	\$	-	\$ 2,917
Landscape Maintenance	\$ 50,000	\$	29,167	\$	-	\$ 29,167
Irrigation Repairs	\$ 5,000	\$	2,917	\$	112	\$ 2,805
General Repairs & Maintenance	\$ 12,500	\$	7,292	\$	3,888	\$ 3,404
Field Contingency	\$ 7,500	\$	4,375	\$	3,855	\$ 520
Amenity Expenditures						
Amenity - Electric	\$ 20,000	\$	11,667	\$	-	\$ 11,667
Amenity - Water	\$ 15,000	\$	8,750	\$	-	\$ 8,750
Patio & Fitness Equipment Lease	\$ 25,224	\$	14,714	\$	14,714	\$ 0
Internet	\$ 4,000	\$	2,333	\$	-	\$ 2,333
Amenity Landscaping	\$ 35,000	\$	20,417	\$	-	\$ 20,417
Amenity Landscape Replacement	\$ 5,000	\$	2,917	\$	-	\$ 2,917
Amenity Irrigation Repairs	\$ 3,500	\$	2,042	\$	-	\$ 2,042
Pest Control	\$ 2,000	\$	1,167	\$	-	\$ 1,167
Janitorial Service	\$ 35,000	\$	20,417	\$	-	\$ 20,417
Security Services	\$ 50,000	\$	29,167	\$	-	\$ 29,167
Pool Maintenance	\$ 40,000	\$	23,333	\$	-	\$ 23,333
Amenity Repairs & Maintenance	\$ 20,000	\$	11,667	\$	-	\$ 11,667
Amenity Access Management	\$ 12,500	\$	7,292	\$	2,500	\$ 4,792
Amenity Contingency	\$ 15,000	\$	8,750	\$	1,590	\$ 7,160
Capital Reserve	\$ 148,104	\$	148,104	\$	148,104	\$ (1)
Subtotal Brentwood Expenditures	\$ 606,828	\$	436,526	\$	192,309	\$ 244,217

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Р	rorated Budget		Actual	
		Budget	Т	'hru 04/30/25	Th	ru 04/30/25	Variance
Wynnstone Expenditures							
<u>Field Expenditures</u>							
Property Insurance	\$	15,000	\$	15,000	\$	-	\$ 15,000
Field Management	\$	15,000	\$	8,750	\$	-	\$ 8,750
Landscape Maintenance	\$	75,000	\$	43,750	\$	-	\$ 43,750
Landscape Replacement	\$	10,000	\$	5,833	\$	-	\$ 5,833
Streetlights	\$	30,000	\$	17,500	\$	-	\$ 17,500
Electric	\$	5,000	\$	2,917	\$	-	\$ 2,917
Water & Sewer	\$	15,000	\$	8,750	\$	-	\$ 8,750
Irrigation Repairs	\$	7,500	\$	4,375	\$	-	\$ 4,375
General Repairs & Maintenance	\$	12,500	\$	7,292	\$	-	\$ 7,292
Field Contingency	\$	7,500	\$	4,375	\$	-	\$ 4,375
Amenity Expenditures							
Amenity - Electric	\$	10,000	\$	5,833	\$	-	\$ 5,833
Amenity - Water	\$	10,000	\$	5,833	\$	-	\$ 5,833
Equipment Lease	\$	35,000	\$	20,417	\$	-	\$ 20,417
Propane Gas	\$	6,000	\$	3,500	\$	-	\$ 3,500
Internet	\$	2,000	\$	1,167	\$	-	\$ 1,167
Amenity Landscaping	\$	20,000	\$	11,667	\$	-	\$ 11,667
Amenity Landscape Replacement	\$	3,000	\$	1,750	\$	-	\$ 1,750
Amenity Irrigation Repairs	\$	3,000	\$	1,750	\$	-	\$ 1,750
Pest Control	\$	1,500	\$	875	\$	-	\$ 875
Janitorial Service	\$	21,000	\$	12,250	\$	-	\$ 12,250
Security Services	\$	35,000	\$	20,417	\$	-	\$ 20,417
Pool Maintenance	\$	25,000	\$	14,583	\$	-	\$ 14,583
Amenity Repairs & Maintenance	\$	12,500	\$	7,292	\$	-	\$ 7,292
Amenity Access Management	\$	10,000	\$	5,833	\$	-	\$ 5,833
Amenity Contingency	\$	10,000	\$	5,833	\$	-	\$ 5,833
Capital Reserve	\$	12,982	\$	12,982	\$	12,982	\$ (0)
Subtotal Wynnstone Expenditures	\$	409,482	\$	250,523	\$	12,982	\$ 237,541
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	\$	1,253,598	\$	745,279	\$ 508,319
Total Expenditures	\$	1,976,931	\$	1,359,082	\$	837,287	\$ 521,795
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	896,353	
Fund Balance - Beginning	\$	-			\$	861,866	
Fund Balance - Ending	\$	-			\$	1,758,219	
	4				*	_,, 00,217	

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual	
	Budget	Th	ru 04/30/25	Th	ru 04/30/25	Variance
Revenues:						
Assessments - Tax Roll	\$ 1,097,950	\$	1,097,950	\$	1,078,480	\$ (19,470)
Interest	\$ -	\$	-	\$	26,126	\$ 26,126
Total Revenues	\$ 1,097,950	\$	1,097,950		\$1,104,606	\$ 6,656
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)			\$	765,474	
Fund Balance - Beginning	\$ 466,009			\$	1,019,357	
Fund Balance - Ending	\$ 460,696			\$	1,784,831	

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	orated Budget		Actual	
	Budget	Th	ru 04/30/25	Th	ru 04/30/25	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	\$ -	\$	-	\$	100,584	\$ 100,584
Total Revenues	\$ 2,522,100	\$	1,445,583		\$2,472,081	\$ 1,026,498
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)			\$	(5,870,081)	
Other Financing Sources/(Uses):						
Transfer In/(Out)	\$ -	\$	-	\$	(53,656)	\$ (53,656)
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	(53,656)	\$ (53,656)
Net Change in Fund Balance	\$ (18,990)			\$	(5,923,737)	
Fund Balance - Beginning	\$ 1,070,931			\$	9,478,204	
Fund Balance - Ending	\$ 1,051,941			\$	3,554,466	

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopte	ed	Prorated	Budget		Actual	
	Budge	et	Thru 04,	/30/25	Th	ru 04/30/25	Variance
Revenues:							
Developer Contributions	\$	-	\$	-	\$	1,285,298	\$ 1,285,298
Interest	\$	-	\$	-	\$	43	\$ 43
Total Revenues	\$	-	\$	-	\$	1,285,341	\$ 1,285,341
Expenditures:							
Capital Outlay - Cascades	\$	-	\$	-	\$	522,895	\$ (522,895)
Capital Outlay - Brentwood	\$	-	\$	-	\$	743,024	\$ (743,024)
Total Expenditures	\$	-	\$	-	\$	1,265,918	\$ (1,265,918)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	19,423	
Fund Balance - Beginning	\$	-			\$	(224,878)	
Fund Balance - Ending	\$	-			\$	(205,455)	

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget		Actual	
	Budget		Thru 04/30/25	Th	nru 04/30/25	Variance
Revenues:						
Developer Contributions	\$	-	\$-	\$	4,724,767	\$ 4,724,767
Interest	\$	-	\$-	\$	89,150	\$ 89,150
Total Revenues	\$	-	\$-	\$	4,813,918	\$ 4,813,918
Expenditures:						
Capital Outlay - Brentwood Phase 2/3	\$	-	\$-	\$	676,076	\$ (676,076)
Capital Outlay - Brentwood Phase 4/5	\$	-	\$ -	\$	250,431	\$ (250,431)
Capital Outlay - Cascades	\$	-	\$ -	\$	1,065,040	\$ (1,065,040)
Capital Outlay - Wynnstone 1A	\$	-	\$ -	\$	6,395,307	\$ (6,395,307)
Capital Outlay - Wynnstone 1B	\$	-	\$-	\$	164,436	\$ (164,436)
Total Expenditures	\$	-	\$-	\$	8,551,289	\$ (8,551,289)
Excess (Deficiency) of Revenues over Expenditures	\$	-		\$	(3,737,372)	
Other Financing Sources/(Uses)						
Transfer In/(Out)	\$	-	\$-	\$	53,656	\$ 53,656
Total Other Financing Sources (Uses)	\$	-	\$-	\$	53,656	\$ 53,656
Net Change in Fund Balance	\$	-		\$	(3,683,715)	
Fund Balance - Beginning	\$	-		\$	3,632,062	
Fund Balance - Ending	\$	-		\$	(51,653)	

Community Development District

Capital Projects Fund - FDC Grove

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopt	ted	Prora	ted Budget		Actual	
	Budg	get	Thru	04/30/25	Th	ru 04/30/25	Variance
Revenues:							
Interest	\$	-	\$	-	\$	-	\$ -
Total Revenues	\$	-	\$	-	\$	-	\$ -
Expenditures:							
Capital Outlay	\$	-	\$	-	\$	1,019,378	\$ (1,019,378)
Total Expenditures	\$	-	\$	-	\$	1,019,378	\$ (1,019,378)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(1,019,378)	
Other Financing Sources/(Uses)							
Developer Advances	\$	-	\$	-	\$	1,019,378	\$ 1,019,378
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	1,019,378	\$ 1,019,378
Net Change in Fund Balance	\$	-			\$	-	
Fund Balance - Beginning	\$	-			\$	-	
Fund Balance - Ending	\$	-			\$	-	

Community Development District

Capital Projects Fund - Amenity

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget		Actual	
	Budget		Thru 04/30/25	Th	1ru 04/30/25	Variance
Revenues:						
Interest	\$	-	\$ -	\$	39,931	\$ 39,931
Total Revenues	\$	-	\$-	\$	39,931	\$ 39,931
Expenditures:						
Capital Outlay	\$	-	\$-	\$	130,365	\$ (130,365)
Miscellaneous	\$	-	\$-	\$	275	\$ (275)
Total Expenditures	\$	-	\$-	\$	130,640	\$ (130,640)
Excess (Deficiency) of Revenues over Expenditures	\$	-		\$	(90,709)	
Fund Balance - Beginning	\$	-		\$	3,405,409	
Fund Balance - Ending	\$	-		\$	3,314,700	

Community Development District

Capital Reserve Fund - Cascades

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Interest	5 -	\$ -	\$ 495	\$ -
Transfer In - Cascades	\$ 163,495	\$ 163,495	\$ 163,495	\$ 0
Total Revenues	\$ 163,495	\$ 163,495	\$ 163,990	\$0
Expenditures:				
Contingency	5 -	\$ -	\$ 15	\$ (15)
Total Expenditures 5	5 -	\$-	\$ 15	\$ (15)
Net Change in Fund Balance	\$ 163,495		\$ 163,975	
Fund Balance - Beginning	5 -		\$-	
Fund Balance - Ending	\$ 163,495		\$ 163,975	

Community Development District

Capital Reserve Fund - Brentwood

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Interest \$		\$-	\$ 449	\$ 449
Transfer In - Brentwood \$	148,104	\$ 148,104	\$ 148,104	\$ 1
Total Revenues \$	5 148,104	\$ 148,104	\$ 148,553	\$ 449
Expenditures:				
Contingency \$	-	\$ -	\$ 15	\$ (15)
Total Expenditures \$; -	\$-	\$ 15	\$ (15)
Net Change in Fund Balance \$	5 148,104		\$ 148,538	
Fund Balance - Beginning \$; -		\$ -	
Fund Balance - Ending \$	5 148,104		\$ 148,538	

Community Development District

Capital Reserve Fund - Wynnstone

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Interest \$	-	\$ -	\$ 39	\$ 39
Transfer In - Wynnstone \$	12,982	\$ 12,982	\$ 12,982	\$ 0
Total Revenues \$	12,982	\$ 12,982	\$ 13,021	\$ 40
Expenditures:				
Contingency \$	-	\$ -	\$ 15	\$ (15)
Total Expenditures \$	-	\$-	\$15	\$ (15)
Net Change in Fund Balance \$	12,982		\$ 13,006	
Fund Balance - Beginning \$	-		\$-	
Fund Balance - Ending \$	12,982		\$ 13,006	

	Oct	Nov		Dec	Jan	Feb	March	April	May	June		July		Aug		Sept			Total
Revenues:																			
Assessments - Tax Roll	\$ (8,198)	\$ 51,492	\$	649,729	\$ 14,996	\$ 16,734	\$ 11,074	\$ 12,936	\$ -	\$	-	\$	-	\$	-	\$	-	\$	748,763
Assessments - Direct Bill	\$ 244,800	\$ -	\$	-	\$ 434,350	\$ 122,400	\$ 76,500	\$ 25,500	\$ -	\$	-	\$	-	\$	-	\$	-	\$	903,550
Assessments - Lot Closing	\$ -	\$ 67,150	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	67,150
Developer Contributions	\$ -	\$ -	\$	-	\$ 10,120	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	10,120
Boundary Amendment Contributions	\$ -	\$ -	\$	-	\$ -	\$ -	\$ 119	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	119
Interest Income	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	\$ 3,939	\$ -	\$	-	\$	-	\$	-	\$	-	\$	3,939
Total Revenues	\$ 236,602	\$ 118,642	\$ (649,729	\$ 459,466	\$ 139,134	\$ 87,692	\$ 42,376	\$ -	\$	-	\$	-	\$	-	\$	-	\$1	,733,640
Expenditures:																			
<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	\$ 2,554	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	9,399
Annual Audit	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-
Assessment Administration	\$ 7,500	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	7,500
Arbitrage	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-
Dissemination	\$ 6,083	\$ 583	\$	583	\$ 1,083	\$ 583	\$ 583	\$ 683	\$ -	\$	-	\$	-	\$	-	\$	-	\$	10,183
Trustee Fees	\$ 3,704	\$ -	\$	-	\$ -	\$ -	\$ -	\$ 4,124	\$ -	\$	-	\$	-	\$	-	\$	-	\$	7,828
Management Fees	\$ 4,583	\$ 4,583	\$	4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ -	\$	-	\$	-	\$	-	\$	-	\$	32,083
Information Technology	\$ 158	\$ 158	\$	158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$	-	\$	-	\$	-	\$	-	\$	1,103
Website Maintenance	\$ 105	\$ 105	\$	105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$	-	\$	-	\$	-	\$	-	\$	735
Postage & Delivery	\$ 245	\$ 65	\$	153	\$ 492	\$ 211	\$ 209	\$ 312	\$ -	\$	-	\$	-	\$	-	\$	-	\$	1,687
Insurance	\$ 5,751	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	5,751
Copies	\$ -	\$ -	\$	-	\$ -	\$ -	\$ 11	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	11
Legal Advertising	\$ 915	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	915
Other Current Charges	\$ 129	\$ 195	\$	208	\$ 194	\$ 235	\$ 193	\$ 201	\$ -	\$	-	\$	-	\$	-	\$	-	\$	1,354
Boundary Amendment	\$ -	\$ -	\$	-	\$ -	\$ 119	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	119
Property Taxes	\$ -	\$ 10,120	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	10,120
Office Supplies	\$ 0	\$ 0	\$	3	\$ 0	\$ 0	\$ 3	\$ 3	\$ -	\$	-	\$	-	\$	-	\$	-	\$	9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	175
Total General & Administrative	\$ 30,124	\$ 18,501	\$	7,403	\$ 7,131	\$ 8,776	\$ 9,905	\$ 10,168	\$ -	\$	-	\$	-	\$	-	\$	-	\$	92,008

	 Oct	Nov		Dec	Jan	Feb	March	April	May	Jun	e	July	/	Aug	3	Se	pt	Total
Operations & Maintenance Cascades Expenditures																		
Field Expenditures																		
Property Insurance	\$ 6,569	\$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 6,569
Field Management	\$ 1,250	\$ 1,250) \$	1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 8,750
Landscape Maintenance	\$ 8,805	\$ 8,805	5\$	8,805	\$ 8,805	\$ 8,805	\$ 16,249	\$ 16,249	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 76,523
Landscape Replacement	\$ -	\$	- \$	-	\$ 2,225	\$ 4,725	\$ -	\$ 800	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 7,750
Lake Maintenance	\$ 1,150	\$ 975	5\$	975	\$ 975	\$ 975	\$ 975	\$ 975	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 7,000
Streetlights	\$ 2,691	\$ 2,691	L \$	2,875	\$ 3,016	\$ 308	\$ 5,801	\$ 2,997	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 20,378
Electric	\$ 642	\$ 691	L \$	739	\$ 789	\$ 830	\$ 1,190	\$ 603	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 5,485
Water & Sewer	\$ 6,704	\$ 7,372	2 \$	9,090	\$ 19,836	\$ 10,614	\$ 7,895	\$ 6,827	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 68,338
Irrigation Repairs	\$ 7,532	\$	- \$	1,702	\$ 724	\$ 1,341	\$ 767	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 12,066
General Repairs & Maintenance	\$ -	\$	- \$	2,445	\$ -	\$ 1,345	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 3,790
Field Contingency	\$ 200	\$ 6,945	5\$	-	\$ 209	\$ 220	\$ -	\$ 152	\$ - :	\$	-	\$	-	\$	-	\$	-	\$ 7,726
Amenity Expenditures																		
Amenity - Electric	\$ -	\$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$ -
Amenity - Water	\$ -	\$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$ -
Patio & Fitness Equipment Lease	\$ 1,972	\$ 1,972	2 \$	1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 13,804
Propane Gas	\$ -	\$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$ -
Internet	\$ -	\$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$ -
Pest Control	\$ -	\$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$ -
Janitorial Service	\$ -	\$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$ -
Security Services	\$ -	\$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$ -
Pool Maintenance	\$ -	\$	- \$	-	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 1,500
Amenity Repairs & Maintenance	\$ -	\$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$ -
Amenity Access Management	\$ -	\$	- \$	-	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 2,500
Amenity Contingency	\$ -	\$	- \$	-	\$ -	\$ 1,590	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 1,590
Capital Reserve	\$ -	\$	- \$	-	\$ -	\$ -	\$ 163,495	\$ -	\$ - :	\$	-	\$	-	\$	-	\$	-	\$ 163,495
Subtotal Cascades Expenditures	\$ 37,514	\$ 30,700) \$	29,853	\$ 39,801	\$ 33,976	\$ 200,846	\$ 34,575	\$ -	\$	-	\$	-	\$	-	\$	-	\$ 407,265

	 Oct	Nov	Ι	Dec	Jan	Feb	Ма	ırch	Ap	oril]	May	June		July		Aug		Sept		Total
Brentwood Expenditures																					
Field Expenditures																					
Property Insurance	\$ -	\$-	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- \$	5	- :	\$	- \$	-
Field Management	\$ 1,250	\$ 1,250	\$	1,250 \$	1,250	\$ 1,250	\$	1,250	\$	1,250	\$	-	\$	- \$		- \$	5	- :	\$	- \$	8,750
Landscape Replacement	\$ 1,669	\$ -	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- \$	5	- :	\$	- \$	1,669
Streetlights	\$ 990	\$ 559	\$	991 \$	559	\$ 781	\$	1,105	\$	1,793	\$	-	\$	- \$		- \$	5	- :	\$	- \$	6,777
Electric	\$ 36	\$ 37	\$	37 \$	38	\$ 40	\$	40	\$	122	\$	-	\$	- \$		- \$	5	- :	\$	- \$	351
Water & Sewer	\$ -	\$ -	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- 1	5	- :	\$	- \$	-
Irrigation Repairs	\$ 112	\$ -	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- 1	5	- :	\$	- \$	112
General Repairs & Maintenance	\$ -	\$ -	\$	- \$	3,488	\$ 400	\$	-	\$	-	\$	-	\$	- \$		- 1	5	- :	\$	- \$	3,888
Field Contingency	\$ -	\$ 2,445	\$	- \$	-	\$ 1,410	\$	-	\$	-	\$	-	\$	- \$		- {	5	- :	\$	- \$	3,855
Amenity Expenditures																					
Amenity - Electric	\$ -	\$-	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- 1	5	- :	\$	- \$	-
Amenity - Water	\$ -	\$-	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- 1	5	- :	\$	- \$	-
Patio & Fitness Equipment Lease	\$ 2,102	\$ 2,102	\$	2,102 \$	2,102	\$ 2,102	\$	2,102	\$	2,102	\$	-	\$	- \$		- 1	5	- :	\$	- \$	14,714
Internet	\$ -	\$-	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- 1	5	- :	\$	- \$	-
Amenity Landscaping	\$ -	\$-	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- 1	5	- :	\$	- \$	-
Amenity Landscape Replacement	\$ -	\$-	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- 1	5	- :	\$	- \$	-
Amenity Irrigation Repairs	\$ -	\$-	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- 1	5	- :	\$	- \$	-
Pest Control	\$ -	\$-	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- 1	5	- :	\$	- \$	-
Janitorial Service	\$ -	\$-	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- 1	5	- :	\$	- \$	-
Security Services	\$ -	\$-	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- 1	5	- :	\$	- \$	-
Pool Maintenance	\$ -	\$-	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- 1	5	- :	\$	- \$	-
Amenity Repairs & Maintenance	\$ -	\$-	\$	- \$	-	\$ -	\$	-	\$	-	\$	-	\$	- \$		- 1	5	- :	\$	- \$	-
Amenity Access Management	\$ -	\$-	\$	- \$	-	\$ -	\$	1,250	\$	1,250	\$	-	\$	- \$		- 1	5	- :	\$	- \$	2,500
Amenity Contingency	\$ -	\$-	\$	- \$	-	\$ 1,590	\$	-	\$	-	\$	-	\$	- \$		- \$	5	- :	\$	- \$	1,590
Capital Reserve	\$ -	\$-	\$	- \$	-	\$ -	\$ 14	8,104	\$	-	\$	-	\$	- \$		- {	5	- :	\$	- \$	148,104
Subtotal Brentwood Expenditures	\$ 6,159	\$ 6,393	\$	4,381 \$	7,436	\$ 7,573	\$ 15	3,851	\$	6,517	\$	-	\$	- \$		- \$	5	-	\$	- \$	192,309

	0	ct	Nov		Dec	Jan	Feb	Μ	larch	April		May	Ju	ne	July		Aug	ŗ	Sept		Tot	al
Wynnstone Expenditures																						
Field Expenditures																						
Property Insurance	\$	-	\$	- \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$		-
Field Management	\$	-	\$	- \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$		-
Landscape Maintenance	\$	-	\$	- \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$		-
Landscape Replacement	\$	-	\$	- \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$		-
Streetlights	\$	-	\$	- \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$		-
Electric	\$	-	\$	- \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$		-
Water & Sewer	\$	-	\$	- \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$		-
Irrigation Repairs	\$	-	\$	- \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$		-
General Repairs & Maintenance	\$	-	\$	- \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$		-
Field Contingency	\$	-	\$	- \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$		-
Amenity Expenditures																						
Amenity - Electric	\$	-	\$	- \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$		-
Amenity - Water	\$		Ψ	- \$			\$	\$	- \$		- \$			-			\$	-		- \$		-
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	2,982
Subtotal Brentwood Expenditures	\$	-	\$	- \$	-	\$-	\$ -	\$	12,982 \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$	12	2,982
Other Expenditures																						
Capital Outlay - Cascades	\$	-	\$ 70,630) \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$	7(0,630
Capital Outlay - Brentwood	\$	-	\$ 62,093	3 \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$	62	2,093
Capital Outlay - Wynnstone	\$	-	\$	- \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$		-
Subtotal Other Expenditures	\$	-	\$ 132,723	3 \$	-	\$-	\$ -	\$	- \$		- \$	-	\$	-	\$	-	\$	-	\$	- \$	132	2,723
Total Operations & Maintenance	\$ 43	3,673	\$ 169,816	5\$	34,234	\$ 47,237	\$ 41,549	\$3	54,696 \$	41,092	: \$	-	\$	-	\$	-	\$	-	\$	- \$	745	5,279
Total Expenditures	\$ 73	3,798	\$ 188,316	5\$	41,637	\$ 54,367	\$ 50,325	\$3	64,602 \$	51,261	\$	-	\$	-	\$	-	\$	-	\$	- \$	837	7,287
Excess (Deficiency) of Revenues over Expenditures	\$ 162	2,804	\$ (69,674	ł) \$	608,093	\$ 405,098	\$ 88,809	\$ (2	76,910) \$	(8,885	5) \$	-	\$	-	\$	-	\$	-	\$	- \$	896	6,353
Net Change in Fund Balance	\$ 162	2,804	\$ (69,674	I) \$	608,093	\$ 405,098	\$ 88,809	\$ (2	76,910) \$	(8,885	5) \$	-	\$	-	\$	-	\$	-	\$	- \$	896	6,353

Community Development District

Long Term Debt Report

Series 2021, Special Assessment Revenue Bo	nds
bei ies abai, opeeiai iissessiment nevenue bo	iiuo

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
Ponds Outstanding 7/10/21	¢10,910,000
Bonds Outstanding - 7/19/21	\$19,810,000
(Less: Principal Payment - 5/1/23	3) (\$400,000)
(Less: Principal Payment - 5/1/24	4) (\$410,000)

Current Bonds Outstanding

\$19,000,000

Series 2024, Specia	l 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

				ON R	OLL ASSESSMENTS			\$ 819,840.06 \$ 762,451.26	<pre>\$ 1,180,856.00 \$ 1,098,196.08</pre>	\$ 2,000,696.06 \$ 1,860,647.34
								40.98%	59.02%	100.00%
Date	Distribution	Distribution Period	Gross Amount	Discount/Penalty	Commissions	Interest	Net Receipts	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)	(\$528.50)	\$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
04/11/25	ACH	03/01-03/31/25	\$19,252.00	\$0.00	(\$385.04)	\$0.00	\$18,866.96	\$7,731.25	\$11,135.71	\$18,866.96
04/11/25	ACH	03/01-03/31/25	\$12,795.72	\$0.00	(\$255.91)	\$0.00	\$12,539.81	\$5,138.53	\$7,401.28	\$12,539.81
04/30/25	ACH	01/01-03/31/25	\$0.00	\$0.00	\$0.00	\$64.04	\$64.04	\$26.24	\$37.80	\$64.04
04/30/25	ACH	01/01-03/31/25	\$0.00	\$0.00	\$0.00	\$98.22	\$98.22	\$40.25	\$57.97	\$98.22
		TOTAL	\$ 1,939,177.46	\$ (74,380.01)	\$ (40,418.47)	\$ 2,863.27	\$ 1,827,242.25	\$ 748,762.62	\$ 1,078,479.63	\$ 1,827,242.25

Net Percent Collected Balance Remaining to Collect 98% 33 405 09

										989
									\$	33,405.09
GLK REAL ESTATE										
2025-01 (Revised 11/25/24)			Net	Assessments		96,800.00		37,400.00		59,400.0
Date Received	Due Date	Check Number		Net Assessed		nount Received		General Fund	Se	eries 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		Assessments Net Assessed	\$	918,800.00 nount Received	\$	349,350.00	\$	569,450.0 ries 2024 Debt
							¢	General Fund	56	eries 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 2414133	\$	87,337.50	\$ \$	87,337.50	\$	87,337.50	\$	240.077.1
3/26/25	3/15/25	2414133	\$	340,077.12	Э	340,077.12			2	340,077.1
	5/1/25		\$ \$	87,337.50						
	9/15/25		\$	229,372.88 918,800.00	\$	602,089.62	\$	262,012.50	\$	340,077.1
DR HORTON INC 2025-03			Net	Assessments	\$	1,025,200.00	\$	434,350.00	s	590,850.0
Date Received	Due Date	Check Number		Net Assessed		nount Received		General Fund	Se	ries 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			\$	352,857.2
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			\$	237,992.7
			\$	1,025,200.00		1,025,200.00	\$	434,350.00	\$	590,850.0
MEDITACE HOMEC OF FLODIE 4 N	C									
MERITAGE HOMES OF FLORIDA, IN	L									
MERITAGE HOMES OF FLORIDA, IN 2025-04			Net	Assessments	\$	336,000.00	\$	102,000.00	\$	234,000.0
	Due Date	Check Number	I	Net Assessed		336,000.00 nount Received	\$	102,000.00 General Fund		234,000.0 eries 2024 Debt
2025-04		Check Number	۱ \$	Net Assessed 51,000.00			\$			
2025-04	Due Date		1 \$ \$	Net Assessed 51,000.00 25,500.00	An		\$		Se	eries 2024 Debt
2025-04	Due Date 10/1/24	Check Number 94071904	1 \$ \$ \$	Net Assessed 51,000.00			\$			eries 2024 Debt
2025-04 Date Received	Due Date 10/1/24 2/1/25		1 \$ \$ \$ \$	Net Assessed 51,000.00 25,500.00	An \$	nount Received	\$		Se \$	eries 2024 Debt
2025-04 Date Received	Due Date 10/1/24 2/1/25 3/15/25		1 \$ \$ \$ \$ \$	Net Assessed 51,000.00 25,500.00 139,745.45	An \$ \$	nount Received	\$		Se \$ \$	eries 2024 Debt 139,745.4 94,254.5
2025-04 Date Received 2/12/25	Due Date 10/1/24 2/1/25 3/15/25 5/1/25	94071904	1 \$ \$ \$ \$	Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00	An \$	nount Received 139,745.45	\$		Se \$	
2025-04 Date Received 2/12/25 2/12/25 HBWB DEVELOPMENT SERVICES, I	Due Date 10/1/24 2/1/25 3/15/25 5/1/25 9/15/25	94071904	1 \$ \$ \$ \$ \$	Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55 336,000.00	An \$ \$ \$	nount Received 139,745.45 94,254.55 234,000.00	\$	General Fund	Se \$ \$ \$	eries 2024 Debt 139,745.4 94,254.5 234,000.0
2025-04 Date Received 2/12/25 2/12/25 HBWB DEVELOPMENT SERVICES, J 2025-05	Due Date 10/1/24 2/1/25 3/15/25 5/1/25 9/15/25	94071904 94071904	1 \$ \$ \$ \$ \$ \$ Net.	Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55 336,000.00 Assessments	An \$ \$ \$	nount Received 139,745.45 94,254.55 234,000.00 336,000.00		General Fund - -	Se \$ \$ \$	eries 2024 Debt 139,745.4 94,254.5 234,000.0 234,000.0
2025-04 Date Received 2/12/25 2/12/25 HBWB DEVELOPMENT SERVICES, I 2025-05 Date Received	Due Date 10/1/24 2/1/25 3/15/25 5/1/25 9/15/25 LLC Due Date	94071904 94071904 Check Number	I \$ \$ \$ \$ \$ Net.	Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55 336,000.00 Assessments Net Assessed	An \$ \$ \$ \$ An	nount Received 139,745.45 94,254.55 234,000.00 336,000.00 nount Received	\$	General Fund - 102,000.00 General Fund	Se \$ \$ \$	eries 2024 Debt 139,745.4 94,254.5 234,000.0
2025-04 Date Received 2/12/25 2/12/25 HBWB DEVELOPMENT SERVICES, I 2025-05 Date Received 3/10/25	Due Date 10/1/24 2/1/25 3/15/25 5/1/25 9/15/25 HLC Due Date 10/1/24	94071904 94071904 Check Number WIRED	I \$ \$ \$ \$ \$ Net. }	Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55 336,000.00 Assessments Net Assessed 51,000.00	An \$ \$ \$ \$ An \$	nount Received 139,745.45 94,254.55 234,000.00 336,000.00 nount Received 51,000.00	\$	General Fund - - - - - - - - - - - - - - - - - - -	Se \$ \$ \$	eries 2024 Debt 139,745.4 94,254.5 234,000.0 234,000.0
2025-04 Date Received 2/12/25 2/12/25 HBWB DEVELOPMENT SERVICES, I 2025-05 Date Received 3/10/25 3/10/25	Due Date 10/1/24 2/1/25 3/15/25 5/1/25 9/15/25 LLC Due Date 10/1/24 2/1/25	94071904 94071904 Check Number WIRED WIRED	I \$ \$ \$ \$ \$ Net. I \$ \$	Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55 336,000.00 Assessments Net Assessed 51,000.00 25,500.00	An \$ \$ \$ \$ An \$ \$	nount Received 139,745.45 94,254.55 234,000.00 336,000.00 nount Received 51,000.00 25,500.00	\$	General Fund - 102,000.00 General Fund	Se \$ \$ \$ Se	rries 2024 Debt 139,745.4 94,254.5 234,000.0 <u>234,000.0</u> pries 2024 Debt
2025-04 Date Received 2/12/25 2/12/25 HBWB DEVELOPMENT SERVICES, J 2025-05 Date Received 3/10/25 3/10/25 3/24/25	Due Date 10/1/24 2/1/25 3/15/25 5/1/25 9/15/25 LLC Due Date 10/1/24 2/1/25 3/15/25	94071904 94071904 Check Number WIRED WIRED WIRED	I \$ \$ \$ \$ \$ Net. \$ \$ \$ \$	Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55 336,000.00 Assessments Net Assessed 51,000.00 25,500.00 139,745.45	An \$ \$ \$ \$ An \$ \$ \$	nount Received 139,745.45 94,254.55 234,000.00 336,000.00 nount Received 51,000.00 25,500.00 139,745.45	\$ \$ \$	General Fund - 102,000.00 General Fund 51,000.00 25,500.00	Se \$ \$ \$	rries 2024 Debt 139,745.4 94,254.5 234,000.0 <u>234,000.0</u> pries 2024 Debt
2025-04 Date Received 2/12/25 2/12/25 HBWB DEVELOPMENT SERVICES, I 2025-05 Date Received 3/10/25 3/10/25	Due Date 10/1/24 2/1/25 3/15/25 5/1/25 9/15/25 HLC Due Date 10/1/24 2/1/25 3/15/25 5/1/25	94071904 94071904 Check Number WIRED WIRED	I \$ \$ \$ \$ Net. \$ \$ \$ \$ \$ \$ \$	Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55 336,000.00 Assessments Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00	An \$ \$ \$ \$ An \$ \$	nount Received 139,745.45 94,254.55 234,000.00 336,000.00 nount Received 51,000.00 25,500.00	\$	General Fund - - - - - - - - - - - - - - - - - - -	Se \$ \$ \$ Se	eries 2024 Debt 139,745.4 94,254.5 234,000.0 234,000.0
2025-04 Date Received 2/12/25 2/12/25 HEWB DEVELOPMENT SERVICES, 1 2025-05 Date Received 3/10/25 3/10/25 3/24/25	Due Date 10/1/24 2/1/25 3/15/25 5/1/25 9/15/25 LLC Due Date 10/1/24 2/1/25 3/15/25	94071904 94071904 Check Number WIRED WIRED WIRED	I \$ \$ \$ \$ \$ Net. \$ \$ \$ \$	Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55 336,000.00 Assessments Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55	An \$ \$ \$ \$ An \$ \$ \$	nount Received 139,745.45 94,254.55 234,000.00 00unt Received 51,000.00 25,500.00 139,745.45 25,500.00	\$ \$ \$	General Fund - 102,000.00 General Fund 51,000.00 25,500.00 25,500.00	Se \$ \$ Se \$	rries 2024 Debt 139,745.4 94,254.5 234,000.0 234,000.0 rries 2024 Debt 139,745.4
2025-04 Date Received 2/12/25 2/12/25 HBWB DEVELOPMENT SERVICES, I 2025-05 Date Received 3/10/25 3/10/25 3/10/25 3/24/25 4/18/25	Due Date 10/1/24 2/1/25 3/15/25 5/1/25 9/15/25 HLC Due Date 10/1/24 2/1/25 3/15/25 5/1/25	94071904 94071904 Check Number WIRED WIRED WIRED	I \$ \$ \$ \$ Net. \$ \$ \$ \$ \$ \$ \$ \$	Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55 336,000.00 Assessments Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00	An \$ \$ \$ \$ An \$ \$ \$ \$	nount Received 139,745.45 94,254.55 234,000.00 336,000.00 nount Received 51,000.00 25,500.00 139,745.45	\$ \$ \$ \$	General Fund - 102,000.00 General Fund 51,000.00 25,500.00	Se \$ \$ \$ Se	rries 2024 Debt 139,745.4 94,254.5 234,000.0 <u>234,000.0</u> pries 2024 Debt
2025-04 Date Received 2/12/25 2/12/25 HBWB DEVELOPMENT SERVICES, I 2025-05 Date Received 3/10/25 3/10/25 3/24/25 4/18/25	Due Date 10/1/24 2/1/25 3/15/25 5/1/25 9/15/25 HLC Due Date 10/1/24 2/1/25 3/15/25 5/1/25	94071904 94071904 Check Number WIRED WIRED WIRED	r \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55 336,000.00 Assessments Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55 336,000.00	An \$ \$ \$ \$ An \$ \$ \$ \$	nount Received 139,745.45 94,254.55 234,000.00 336,000.00 nount Received 51,000.00 25,500.00 139,745.45 25,500.00 241,745.45	\$ \$ \$ \$	General Fund 102,000.00 General Fund 51,000.00 25,500.00 25,500.00 102,000.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	rries 2024 Debt 139,745.4 94,254.5 234,000.0 234,000.0 rries 2024 Debt 139,745.4 139,745.4
2025-04 Date Received 2/12/25 2/12/25 HBWB DEVELOPMENT SERVICES, I 2025-05 Date Received 3/10/25 3/10/25 3/10/25 3/24/25 4/18/25	Due Date 10/1/24 2/1/25 3/15/25 5/1/25 9/15/25 HLC Due Date 10/1/24 2/1/25 3/15/25 5/1/25	94071904 94071904 Check Number WIRED WIRED WIRED	r \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55 336,000.00 Assessments Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55	An \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nount Received 139,745.45 94,254.55 234,000.00 00unt Received 51,000.00 25,500.00 139,745.45 25,500.00	\$ \$ \$ \$ \$	General Fund - 102,000.00 General Fund 51,000.00 25,500.00 25,500.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	rries 2024 Debt 139,745.4 94,254.5 234,000.0 234,000.0 rries 2024 Debt 139,745.4 139,745.4
2025-04 Date Received 2/12/25 2/12/25 HBWB DEVELOPMENT SERVICES, I 2025-05 Date Received 3/10/25 3/10/25 3/10/25 4/18/25 4/18/25 STANLEY MARTIN HOMES LLC 2025-06 Date Received	Due Date 10/1/24 2/1/25 3/15/25 5/1/25 9/15/25 11C Due Date 10/1/24 2/1/25 3/15/25 5/1/25 9/15/25 9/15/25 11/25 9/15/25	94071904 94071904 Check Number WIRED WIRED WIRED WIRED	r \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55 336,000.00 Assessments Net Assessed 51,000.00 25,500.00 94,254.55 336,000.00 Assessments	An \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nount Received 139,745.45 94,254.55 234,000.00 336,000.00 nount Received 51,000.00 25,500.00 139,745.45 25,500.00 241,745.45 338,800.00	\$ \$ \$ \$ \$	General Fund 102,000.00 General Fund 51,000.00 25,500.00 102,000.00 102,850.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	rries 2024 Debt 139,745.4 94,254.5 234,000.0 234,000.0 139,745.4 139,745.4 235,950.0
2025-04 Date Received 2/12/25 2/12/25 HBWB DEVELOPMENT SERVICES, I 2025-05 Date Received 3/10/25 3/10/25 3/10/25 3/24/25 4/18/25 STANLEY MARTIN HOMES LLC 2025-06 Date Received 10/2/24	Due Date 10/1/24 2/1/25 3/15/25 9/15/25 ULC Due Date 10/1/24 2/1/25 3/15/25 5/1/25 9/15/25 Due Date 10/1/24	94071904 94071904 Check Number WIRED WIRED WIRED WIRED	Net.	Net Assessed 51,000.00 25,500.00 139,745.45 25,500.00 94,254.55 336,000.00 Assessments Net Assessed 51,000.00 25,500.00 94,254.55 336,000.00 94,254.55 336,000.00	An \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	nount Received 139,745.45 94,254.55 234,000.00 336,000.00 100nt Received 51,000.00 25,500.00 139,745.45 25,500.00 241,745.45 338,800.00 nount Received	\$ \$ \$ \$ \$	General Fund 102,000.00 General Fund 51,000.00 25,500.00 102,000.00 102,850.00 General Fund	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	rries 2024 Debt 139,745.4 94,254.5 234,000.0 234,000.0 rries 2024 Debt 139,745.4 139,745.4 235,950.0
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SECTION 3



April 22, 2025

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

RE: Westside Haines City Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **511** voters within the Westside Haines City Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

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

Sincerely,

Mielong M. Bell

Melony M. Bell Supervisor of Elections Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888