Westside Haines City
Community Development District

Meeting Agenda

June 25, 2025

AGENDA

Westside Haines City
Community Development District

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

June 18, 2025

Board of Supervisors Meeting
Westside Haines City Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Westside Haines City Community Development District** will be held on **Wednesday, June 25, 2025** at **9:30 AM** at the **Holiday Inn Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880**.

Zoom Video Link: https://us06web.zoom.us/j/84591475035
Zoom Call-In Number: 1-646-876-9923
Meeting ID: 845 9147 5035

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments are limited to three (3) minutes each)
3. Ratification of Conveyance Documents for Brentwood Phase 4/5 (*to be provided under separate cover*)
4. Staff Reports
   A. Attorney
   B. Engineer
   C. Field Manager's Report
   D. District Manager's Report
      i. Approval of Check Register
      ii. Balance Sheet & Income Statement
5. Other Business
6. Supervisors Requests and Audience Comments
7. Adjournment

SECTION III

Item will be provided under separate cover.

SECTION IV

SECTION D

SECTION 1

Westside Haines City
Community Development District

Summary of Check Register

May 20,2025 to June 17, 2025

Bank	Date	Check No.'s		Amount
General Fund #4367				
	5/23/25	351-354		$ 277,835.67
	5/27/25	355-357		$ 639,531.28
	5/30/25	358-359		$ 17,188.93
			Total:	$ 988,442.79
Supervisors				
	February 2025			
	Patrick R Bonin	50010		$ 184.70
	March 2025			
	Patrick R Bonin	50011		$ 184.70
	April 2025			
	Bobbie J Henley	50007		$ 184.70
	Lindsey E Roden	50008		$ 184.70
	Lauren O Schwenk	50009		$ 184.70
	Patrick R Bonin	50012		$ 184.70
			Total:	$ 1,108.20
			Total Amount	**$ 989,550.99**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS / VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/23/25	00077	3/27/25	11447	202505	300-20700-10100	032 PH4&5 FR#13	*	170,787.75		
		4/15/25	11454	202505	300-20700-10100	032 PH4&5 FR#14	*	21,500.00		
						STEWART & ASSOCIATES PROPERTY SVCS			192,287.75	000351
5/23/25	00038	4/25/25	8734915	202505	300-20700-10100	033 FDC FR#24	*	70,916.79		
						TUCKER PAVING INC			70,916.79	000352
5/23/25	00017	5/16/25	12246	202504	310-51300-31500	GENERAL COUNSEL APR 25	*	4,988.84		
						KILINSKI VAN WYK PLLC			4,988.84	000353
5/23/25	00042	5/21/25	05212025	202505	300-20700-10000	ASSESSMNT TRNSFR S21	*	9,642.29		
						WESTSIDE HAINES CITY C/O US BANK			9,642.29	000354
5/27/25	00020	4/30/25	022454	202505	300-20700-10100	031 BW FR#73	*	5,600.00		
		4/30/25	022461	202505	300-20700-10100	032 PH1A FR#13	*	8,614.68		
						ABSOLUTE ENGINEERING INC			14,214.68	000355
5/27/25	00075	3/31/25	PAYREQ#1	202505	300-20700-10100	032 PH1A FR#13	*	583,051.60		
						THE KEARNEY COMPANIES , LLC			583,051.60	000356
5/27/25	00079	4/30/25	00923581	202505	300-20700-10100	032 PH1A FR#13	*	42,265.00		
						UNIVERSAL ENGINEERING SCIENCES			42,265.00	000357
5/30/25	00084	4/29/25	25HAM004	202505	300-20700-10100	032 PH1A FR#14	*	11,769.43		
						HAMILTON ENGINEERING SURVEYING LLC			11,769.43	000358
5/30/25	00017	4/25/25	12076	202505	300-20700-10100	032 PH1A FR#14	*	5,419.50		
						KILINSKI VAN WYK PLLC			5,419.50	000359
6/10/25	00036	5/20/25	7767-05-	202505	310-51300-31200	ARBITRAGE - SERIES 2024	*	450.00		
						AMTEC			450.00	000360
6/10/25	00053	11/25/24	6811	202411	320-53800-49000	LIFT STAT MAINT NOV24	*	200.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		12/17/24	7099	202412	320-53800-49000		*	200.00		
			LIFT STAT MAINT DEC24							
		1/28/25	7565	202501	320-53800-49000		*	220.00		
			LIFT STAT MAINT JAN25							
		3/19/25	8209	202503	320-53800-49000		*	220.00		
			LIFT STAT MAINT MAR25							
		4/23/25	8630	202504	320-53800-49000		*	220.00		
			LIFT STAT MAINT APR25							
		5/23/25	9013	202505	320-53800-49000		*	220.00		
			LIFT STAT MAINT MAY 25							
						CONSTA FLOW INC			1,280.00	000361
6/10/25	00089	5/23/25	15115	202505	320-57200-48200		*	2,090.00		
			CLEANING SVCS MAY 25							
						CSS CLEAN STAR SERVICES OF CFL			2,090.00	000362
6/10/25	00063	1/10/25	43210	202501	320-53800-47300		*	3,700.00		
			2" VALVE REPLACEMENT							
		3/12/25	43337	202503	320-53800-49000		*	660.57		
			IRON FILTERS SVC MAR 25							
						DUNHAM WELL DRILLING, INC.			4,360.57	000363
6/10/25	00008	5/23/25	22449166	202504	310-51300-31100		*	1,997.50		
			ENGINEERING SVCS APR25							
		5/23/25	22449177	202504	310-51300-31100		*	3,345.00		
			ENGINEERING SVCS APR25							
						DEWBERRY ENGINEERS, INC			5,342.50	000364
6/10/25	00055	6/01/25	00071443	202505	310-51300-48000		*	871.78		
			NOT OF WYNN PH2-05.01.25							
		6/01/25	00071443	202505	310-51300-48000		*	296.98		
			NOT OF SUP MEET-05.21.25							
						GANNETT MEDIA CORP DBA			1,168.76	000365
6/10/25	00088	4/21/25	66686176	202504	320-57200-48100		*	110.00		
			PEST CONTROL APR 25							
		5/01/25	66686177	202505	320-57200-48100		*	100.00		
			PEST CONTROL MAY 25							
		5/14/25	66823541	202505	330-57200-48100		*	150.00		
			PEST CONTROL MAY 25							
		5/14/25	66823545	202505	330-57200-48100		*	200.00		
			RODENT STATIONS							
						MASSEY SERVICES,INC			560.00	000366
6/10/25	00087	5/01/25	27400	202505	320-57200-48500		*	3,600.00		
			POOL MAINTENANCE MAY 25							
						MCDONNELL CORPORATION DBA RESORT			3,600.00	000367

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/10/25	00049	5/14/25	17930	202505	320-53800-47300		*	962.33		
			IRRIGATION PARTS AND REPA							
		5/19/25	17966	202505	320-53800-47300		*	189.21		
			10" VALVE BOX							
		5/19/25	17968	202505	320-53800-46300		*	885.00		
			SOD REPLACEMENT							
						PRINCE & SONS INC.			2,036.54	000368
6/10/25	00042	6/05/25	06052025	202506	300-20700-10100		*	32,998.54		
			CONST CK FOR 031 FR#74&75							
						WESTSIDE HAINES CITY C/O US BANK			32,998.54	000369

TOTAL FOR BANK B 988,442.79

TOTAL FOR REGISTER 988,442.79

SECTION 2

Westside Haines City

Community Development District

Unaudited Financial Reporting

May 31, 2025

Table of Contents

Westside Haines City

Community Development District

Combined Balance Sheet

May 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserves Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 504,689	$ -	$ -	$ -	$ 504,689
Operating Account Reserves	$ 1,308,008	$ -	$ -	$ -	$ 1,308,008
Cascades Reserves	$ -	$ -	$ -	$ 164,489	$ 164,489
Brentwood Reserves	$ -	$ -	$ -	$ 149,003	$ 149,003
Wynnstone Reserves	$ -	$ -	$ -	$ 13,047	$ 13,047
Capital Projects Account	$ -	$ -	$ 3,319,899	$ -	$ 3,319,899
Investments:					
Series 2021					
Reserve	$ -	$ 548,975	$ -	$ -	$ 548,975
Revenue	$ -	$ 486,936	$ -	$ -	$ 486,936
Construction - Cascades Phase 1 & 2	$ -	$ -	$ 16,181	$ -	$ 16,181
Construction - Brentwood Phase 1	$ -	$ -	$ 127	$ -	$ 127
Series 2024					
Prepayment	$ -	$ 53	$ -	$ -	$ 53
Reserve	$ -	$ 2,003,781	$ -	$ -	$ 2,003,781
Revenue	$ -	$ 384,393	$ -	$ -	$ 384,393
Construction - Brentwood Phase 2/3	$ -	$ -	$ 450,183	$ -	$ 450,183
Construction - Brentwood Phase 4/5	$ -	$ -	$ 3,613	$ -	$ 3,613
Construction - Cascades	$ -	$ -	$ 116,222	$ -	$ 116,222
Construction - Wynnstone 1A	$ -	$ -	$ 4,719	$ -	$ 4,719
Construction - Wynnstone 1B	$ -	$ -	$ 445,343	$ -	$ 445,343
Due From Developer	$ -	$ -	$ 27,599	$ -	$ 27,599
Prepaid Expenses	$ 8,198	$ -	$ -	$ -	$ 8,198
Total Assets	**$ 1,820,895**	**$ 3,424,138**	**$ 4,383,885**	**$ 326,539**	**$ 9,955,456**
Liabilities:					
Accounts Payable	$ 21,261	$ -	$ -	$ -	$ 21,261
Retainage Payable	$ -	$ -	$ 1,201,781	$ -	$ 1,201,781
Total Liabilites	**$ 21,261**	**$ -**	**$ 1,201,781**	**$ -**	**$ 1,223,042**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 8,198	$ -	$ -	$ -	$ 8,198
Restricted for:				$ -	
Debt Service - Series 2021	$ -	$ 1,035,911	$ -	$ -	$ 1,035,911
Debt Service - Series 2024	$ -	$ 2,388,227	$ -	$ -	$ 2,388,227
Capital Projects - Series 2021	$ -	$ -	$ (181,129)	$ -	$ (181,129)
Capital Projects - Series 2024	$ -	$ -	$ 43,334	$ -	$ 43,334
Capital Projects - Amenity	$ -	$ -	$ 3,319,899	$ -	$ 3,319,899
Assigned:					
Cascades Reserves	$ -	$ -	$ -	$ 164,489	$ 164,489
Brentwood Reserves	$ -	$ -	$ -	$ 149,003	$ 149,003
Wynnstone Reserves	$ -	$ -	$ -	$ 13,047	$ 13,047
Unassigned	$ 1,791,435	$ -	$ -	$ -	$ 1,791,435
Total Fund Balances	**$ 1,799,633**	**$ 3,424,138**	**$ 3,182,104**	**$ 326,539**	**$ 8,732,414**
Total Liabilities & Fund Balance	$ 1,820,895	$ 3,424,138	$ 4,383,885	$ 326,539	$ 9,955,456

Westside Haines City

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	$ 762,450	$ 762,450	$ 755,391	$ (7,060)
Assessments - Direct Bill	$ 1,214,481	$ 1,016,600	$ 1,016,600	$ -
Assessments - Lot Closing	$ -	$ -	$ 67,150	$ 67,150
Developer Contributions	$ -	$ -	$ 10,120	$ 10,120
Boundary Amendment Contributions	$ -	$ -	$ 119	$ 119
Interest Income	$ -	$ -	$ 8,023	$ 8,023
Total Revenues	**$ 1,976,931**	**$ 1,779,050**	**$ 1,857,401**	**$ 78,351**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 8,000	$ 3,200	$ 4,800
FICA Expenditures	$ -	$ -	$ 199	$ (199)
Engineering	$ 15,000	$ 10,000	$ 6,273	$ 3,728
Attorney	$ 35,000	$ 23,333	$ 14,388	$ 8,945
Annual Audit	$ 5,000	$ -	$ -	$ -
Assessment Administration	$ 7,500	$ 7,500	$ 7,500	$ -
Arbitrage	$ 1,350	$ 450	$ 450	$ -
Dissemination	$ 7,000	$ 7,000	$ 10,767	$ (3,767)
Trustee Fees	$ 12,123	$ 7,828	$ 7,828	$ -
Management Fees	$ 55,000	$ 36,667	$ 36,667	$ 0
Information Technology	$ 1,890	$ 1,260	$ 1,260	$ -
Website Maintenance	$ 1,260	$ 840	$ 840	$ -
Postage & Delivery	$ 1,000	$ 1,000	$ 2,016	$ (1,016)
Insurance	$ 5,913	$ 5,913	$ 5,751	$ 162
Copies	$ 500	$ 333	$ 11	$ 323
Legal Advertising	$ 7,250	$ 4,833	$ 2,084	$ 2,750
Other Current Charges	$ 2,100	$ 1,400	$ 1,533	$ (133)
Boundary Amendment	$ -	$ -	$ 119	$ (119)
Property Taxes	$ -	$ -	$ 10,120	$ (10,120)
Office Supplies	$ 402	$ 268	$ 12	$ 256
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 170,463**	**$ 116,801**	**$ 111,189**	**$ 5,612**

Westside Haines City

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Operations & Maintenance				
Cascades Expenditures				
Field Expenditures				
Property Insurance	$ 25,000	$ 25,000	$ 6,569	$ 18,431
Field Management	$ 15,000	$ 10,000	$ 10,000	$ -
Landscape Maintenance	$ 185,000	$ 123,333	$ 92,772	$ 30,561
Landscape Replacement	$ 25,000	$ 16,667	$ 8,635	$ 8,032
Lake Maintenance	$ 12,500	$ 8,333	$ 7,000	$ 1,333
Streetlights	$ 45,000	$ 30,000	$ 23,457	$ 6,543
Electric	$ 11,000	$ 7,333	$ 8,479	$ (1,146)
Water & Sewer	$ 55,000	$ 55,000	$ 81,342	$ (26,342)
Irrigation Repairs	$ 10,000	$ 10,000	$ 16,918	$ (6,918)
General Repairs & Maintenance	$ 17,000	$ 11,333	$ 3,790	$ 7,543
Field Contingency	$ 12,500	$ 8,333	$ 10,039	$ (1,706)
Amenity Expenditures				
Amenity - Electric	$ 15,000	$ 10,000	$ -	$ 10,000
Amenity - Water	$ 15,000	$ 10,000	$ -	$ 10,000
Patio & Fitness Equipment Lease	$ 23,664	$ 15,776	$ 15,776	$ -
Propane Gas	$ 6,000	$ 4,000	$ -	$ 4,000
Internet	$ 4,000	$ 2,667	$ -	$ 2,667
Pest Control	$ 2,000	$ 1,333	$ 210	$ 1,123
Janitorial Service	$ 35,000	$ 23,333	$ 2,090	$ 21,243
Security Services	$ 35,000	$ 23,333	$ -	$ 23,333
Pool Maintenance	$ 36,000	$ 24,000	$ 5,100	$ 18,900
Amenity Repairs & Maintenance	$ 15,000	$ 10,000	$ -	$ 10,000
Amenity Access Management	$ 15,000	$ 10,000	$ 3,750	$ 6,250
Amenity Contingency	$ 12,000	$ 8,000	$ 1,590	$ 6,410
Capital Reserve	$ 163,495	$ 163,495	$ 163,495	$ (0)
Subtotal Cascades Expenditures	**$ 790,159**	**$ 611,271**	**$ 461,013**	**$ 150,258**

Westside Haines City

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Brentwood Expenditures				
Field Expenditures				
Property Insurance	$ 50,000	$ 50,000	$ -	$ 50,000
Field Management	$ 15,000	$ 10,000	$ 10,000	$ -
Landscape Replacement & Repair	$ 7,500	$ 5,000	$ 1,669	$ 3,331
Streetlights	$ 22,000	$ 14,667	$ 8,878	$ 5,789
Electric	$ 2,000	$ 1,333	$ 401	$ 932
Water & Sewer	$ 5,000	$ 3,333	$ -	$ 3,333
Landscape Maintenance	$ 50,000	$ 33,333	$ -	$ 33,333
Irrigation Repairs	$ 5,000	$ 3,333	$ 112	$ 3,222
General Repairs & Maintenance	$ 12,500	$ 8,333	$ 3,888	$ 4,446
Field Contingency	$ 7,500	$ 5,000	$ 3,855	$ 1,145
Amenity Expenditures				
Amenity - Electric	$ 20,000	$ 13,333	$ 2,034	$ 11,299
Amenity - Water	$ 15,000	$ 10,000	$ -	$ 10,000
Patio & Fitness Equipment Lease	$ 25,224	$ 16,816	$ 16,816	$ 0
Internet	$ 4,000	$ 2,667	$ -	$ 2,667
Amenity Landscaping	$ 35,000	$ 23,333	$ -	$ 23,333
Amenity Landscape Replacement	$ 5,000	$ 3,333	$ -	$ 3,333
Amenity Irrigation Repairs	$ 3,500	$ 2,333	$ -	$ 2,333
Pest Control	$ 2,000	$ 1,333	$ 350	$ 983
Janitorial Service	$ 35,000	$ 23,333	$ -	$ 23,333
Security Services	$ 50,000	$ 33,333	$ -	$ 33,333
Pool Maintenance	$ 40,000	$ 26,667	$ -	$ 26,667
Amenity Repairs & Maintenance	$ 20,000	$ 13,333	$ -	$ 13,333
Amenity Access Management	$ 12,500	$ 8,333	$ 3,750	$ 4,583
Amenity Contingency	$ 15,000	$ 10,000	$ 1,870	$ 8,130
Capital Reserve	$ 148,104	$ 148,104	$ 148,104	$ (1)
Subtotal Brentwood Expenditures	**$ 606,828**	**$ 470,586**	**$ 201,727**	**$ 268,859**

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Wynnstone Expenditures				
Field Expenditures				
Property Insurance	$ 15,000	$ 15,000	$ -	$ 15,000
Field Management	$ 15,000	$ 10,000	$ -	$ 10,000
Landscape Maintenance	$ 75,000	$ 50,000	$ -	$ 50,000
Landscape Replacement	$ 10,000	$ 6,667	$ -	$ 6,667
Streetlights	$ 30,000	$ 20,000	$ -	$ 20,000
Electric	$ 5,000	$ 3,333	$ -	$ 3,333
Water & Sewer	$ 15,000	$ 10,000	$ -	$ 10,000
Irrigation Repairs	$ 7,500	$ 5,000	$ -	$ 5,000
General Repairs & Maintenance	$ 12,500	$ 8,333	$ -	$ 8,333
Field Contingency	$ 7,500	$ 5,000	$ -	$ 5,000
Amenity Expenditures				
Amenity - Electric	$ 10,000	$ 6,667	$ -	$ 6,667
Amenity - Water	$ 10,000	$ 6,667	$ -	$ 6,667
Equipment Lease	$ 35,000	$ 23,333	$ -	$ 23,333
Propane Gas	$ 6,000	$ 4,000	$ -	$ 4,000
Internet	$ 2,000	$ 1,333	$ -	$ 1,333
Amenity Landscaping	$ 20,000	$ 13,333	$ -	$ 13,333
Amenity Landscape Replacement	$ 3,000	$ 2,000	$ -	$ 2,000
Amenity Irrigation Repairs	$ 3,000	$ 2,000	$ -	$ 2,000
Pest Control	$ 1,500	$ 1,000	$ -	$ 1,000
Janitorial Service	$ 21,000	$ 14,000	$ -	$ 14,000
Security Services	$ 35,000	$ 23,333	$ -	$ 23,333
Pool Maintenance	$ 25,000	$ 16,667	$ -	$ 16,667
Amenity Repairs & Maintenance	$ 12,500	$ 8,333	$ -	$ 8,333
Amenity Access Management	$ 10,000	$ 6,667	$ -	$ 6,667
Amenity Contingency	$ 10,000	$ 6,667	$ -	$ 6,667
Capital Reserve	$ 12,982	$ 12,982	$ 12,982	$ (0)
Subtotal Wynnstone Expenditures	**$ 409,482**	**$ 282,315**	**$ 12,982**	**$ 269,333**
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**	**$ 1,364,172**	**$ 808,445**	**$ 555,727**
Total Expenditures	**$ 1,976,931**	**$ 1,480,973**	**$ 919,634**	**$ 561,339**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 937,767	
Fund Balance - Beginning	$ -		$ 861,866	
Fund Balance - Ending	$ -		$ 1,799,633	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	$ 1,097,950	$ 1,097,950	$ 1,088,026	$ (9,924)
Interest	$ -	$ -	$ 31,790	$ 31,790
Total Revenues	**$ 1,097,950**	**$ 1,097,950**	**$1,119,817**	**$ 21,867**
Expenditures:				
Interest - 11/1	$ 339,131	$ 339,131	$ 339,131	$ -
Principal - 5/1	$ 425,000	$ 425,000	$ 425,000	$ -
Interest - 5/1	$ 339,131	$ 339,131	$ 339,131	$ -
Total Expenditures	**$ 1,103,263**	**$ 1,103,263**	**$ 1,103,263**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ (5,313)		$ 16,554	
Fund Balance - Beginning	$ 466,009		$ 1,019,357	
Fund Balance - Ending	$ 460,696		$ 1,035,911	

Westside Haines City

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Assessments - Direct Bill	$ 2,522,100	$ 1,481,056	$ 1,481,056	$ -
Assessments - Lot Closings	$ -	$ -	$ 98,264	$ 98,264
Assessments - Prepayments	$ -	$ -	$ 827,651	$ 827,651
Interest	$ -	$ -	$ 111,674	$ 111,674
Total Revenues	**$ 2,522,100**	**$ 1,481,056**	**$2,518,645**	**$ 1,037,589**
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	$ 475,000	$ 380,000	$ 95,000
Interest - 5/1	$ 1,027,338	$ 1,027,338	$ 816,316	$ 211,022
Special Call - 5/1	$ -	$ -	$ 10,000	$ (10,000)
Total Expenditures	**$ 2,541,090**	**$ 2,541,090**	**$ 9,548,477**	**$ (7,007,388)**
Excess (Deficiency) of Revenues over Expenditures	$ (18,990)		$ (7,029,832)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (60,145)	$ (60,145)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (60,145)	$ (60,145)
Net Change in Fund Balance	**$ (18,990)**		**$ (7,089,977)**	
Fund Balance - Beginning	$ 1,070,931		$ 9,478,204	
Fund Balance - Ending	$ 1,051,941		$ 2,388,227	

Westside Haines City

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 1,742,188	$ 1,742,188
Interest	$ -	$ -	$ 108	$ 108
Total Revenues	**$ -**	**$ -**	**$ 1,742,296**	**$ 1,742,296**
Expenditures:				
Capital Outlay - Cascades	$ -	$ -	$ 718,078	$ (718,078)
Capital Outlay - Brentwood	$ -	$ -	$ 980,469	$ (980,469)
Total Expenditures	**$ -**	**$ -**	**$ 1,698,547**	**$ (1,698,547)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 43,749**	
Fund Balance - Beginning	**$ -**		**$ (224,878)**	
Fund Balance - Ending	**$ -**		**$ (181,129)**	

Westside Haines City

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 5,555,067	$ 5,555,067
Interest	$ -	$ -	$ 92,180	$ 92,180
Total Revenues	**$ -**	**$ -**	**$ 5,647,247**	**$ 5,647,247**
Expenditures:				
Capital Outlay - Brentwood Phase 2/3	$ -	$ -	$ 558,861	$ (558,861)
Capital Outlay - Brentwood Phase 4/5	$ -	$ -	$ 442,719	$ (442,719)
Capital Outlay - Cascades	$ -	$ -	$ 1,078,478	$ (1,078,478)
Capital Outlay - Wynnstone 1A	$ -	$ -	$ 7,051,627	$ (7,051,627)
Capital Outlay - Wynnstone 1B	$ -	$ -	$ 164,436	$ (164,436)
Total Expenditures	**$ -**	**$ -**	**$ 9,296,121**	**$ (9,296,121)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (3,648,874)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 60,145	$ 60,145
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 60,145**	**$ 60,145**
Net Change in Fund Balance	**$ -**		**$ (3,588,729)**	
Fund Balance - Beginning	**$ -**		**$ 3,632,062**	
Fund Balance - Ending	**$ -**		**$ 43,334**	

Westside Haines City

Community Development District

Capital Projects Fund - FDC Grove

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay	$ -	$ -	$ 1,090,295	$ (1,090,295)
Total Expenditures	**$ -**	**$ -**	**$ 1,090,295**	**$ (1,090,295)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (1,090,295)**	
Other Financing Sources/(Uses)				
Developer Advances	$ -	$ -	$ 1,090,295	$ 1,090,295
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 1,090,295**	**$ 1,090,295**
Net Change in Fund Balance	**$ -**		**$ -**	
Fund Balance - Beginning	**$ -**		**$ -**	
Fund Balance - Ending	**$ -**		**$ -**	

Westside Haines City

Community Development District

Capital Projects Fund - Amenity

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Interest	$ -	$ -	$ 45,171	$ 45,171
Total Revenues	**$ -**	**$ -**	**$ 45,171**	**$ 45,171**
Expenditures:				
Capital Outlay	$ -	$ -	$ 130,365	$ (130,365)
Miscellaneous	$ -	$ -	$ 316	$ (316)
Total Expenditures	**$ -**	**$ -**	**$ 130,681**	**$ (130,681)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (85,510)**	
Fund Balance - Beginning	**$ -**		**$ 3,405,409**	
Fund Balance - Ending	**$ -**		**$ 3,319,899**	

Westside Haines City

Community Development District

Capital Reserve Fund - Cascades

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Interest	$ -	$ -	$ 1,009	$ -
Transfer In - Cascades	$ 163,495	$ 163,495	$ 163,495	$ 0
Total Revenues	**$ 163,495**	**$ 163,495**	**$ 164,504**	**$ 0**
Expenditures:				
Contingency	$ -	$ -	$ 15	$ (15)
Total Expenditures	**$ -**	**$ -**	**$ 15**	**$ (15)**
Net Change in Fund Balance	**$ 163,495**		**$ 164,489**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ 163,495		$ 164,489	

Westside Haines City

Community Development District

Capital Reserve Fund - Brentwood

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Interest	$ -	$ -	$ 914	$ 914
Transfer In - Brentwood	$ 148,104	$ 148,104	$ 148,104	$ 1
Total Revenues	**$ 148,104**	**$ 148,104**	**$ 149,018**	**$ 914**
Expenditures:				
Contingency	$ -	$ -	$ 15	$ (15)
Total Expenditures	**$ -**	**$ -**	**$ 15**	**$ (15)**
Net Change in Fund Balance	**$ 148,104**		**$ 149,003**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ 148,104		$ 149,003	

Westside Haines City

Community Development District

Capital Reserve Fund - Wynnstone

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Interest	$ -	$ -	$ 80	$ 80
Transfer In - Wynnstone	$ 12,982	$ 12,982	$ 12,982	$ 0
Total Revenues	**$ 12,982**	**$ 12,982**	**$ 13,062**	**$ 80**
Expenditures:				
Contingency	$ -	$ -	$ 15	$ (15)
Total Expenditures	**$ -**	**$ -**	**$ 15**	**$ (15)**
Net Change in Fund Balance	**$ 12,982**		**$ 13,047**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ 12,982		$ 13,047	

Westside Haines City

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ (8,198)	$ 51,492	$ 649,729	$ 14,996	$ 16,734	$ 11,074	$ 12,936	$ 6,628	$ -	$ -	$ -	$ -	$ 755,391
Assessments - Direct Bill	$ 244,800	$ -	$ -	$ 434,350	$ 122,400	$ 76,500	$ 25,500	$ 113,050	$ -	$ -	$ -	$ -	$ 1,016,600
Assessments - Lot Closing	$ -	$ 67,150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 67,150
Developer Contributions	$ -	$ -	$ -	$ 10,120	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,120
Boundary Amendment Contributions	$ -	$ -	$ -	$ -	$ -	$ 119	$ -	$ -	$ -	$ -	$ -	$ -	$ 119
Interest Income	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,939	$ 4,083	$ -	$ -	$ -	$ -	$ 8,023
Total Revenues	**$ 236,602**	**$ 118,642**	**$ 649,729**	**$ 459,466**	**$ 139,134**	**$ 87,692**	**$ 42,376**	**$ 123,761**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,857,401**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 600	$ -	$ -	$ -	$ 1,400	$ -	$ 1,200	$ -	$ -	$ -	$ -	$ 3,200
FICA Expenditures	$ -	$ -	$ -	$ -	$ -	$ 107	$ -	$ 92	$ -	$ -	$ -	$ -	$ 199
Engineering	$ 320	$ 610	$ -	$ -	$ -	$ -	$ 5,343	$ -	$ -	$ -	$ -	$ -	$ 6,273
Attorney	$ 457	$ 1,482	$ 1,610	$ 515	$ 2,782	$ 2,554	$ 4,989	$ -	$ -	$ -	$ -	$ -	$ 14,388
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 7,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 6,083	$ 583	$ 583	$ 1,083	$ 583	$ 583	$ 683	$ 583	$ -	$ -	$ -	$ -	$ 10,767
Trustee Fees	$ 3,704	$ -	$ -	$ -	$ -	$ -	$ 4,124	$ -	$ -	$ -	$ -	$ -	$ 7,828
Management Fees	$ 4,583	$ 4,583	$ 4,583	$ 4,583	$ 4,583	$ 4,583	$ 4,583	$ 4,583	$ -	$ -	$ -	$ -	$ 36,667
Information Technology	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ -	$ -	$ -	$ -	$ 1,260
Website Maintenance	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ -	$ -	$ -	$ -	$ 840
Postage & Delivery	$ 245	$ 65	$ 153	$ 492	$ 211	$ 209	$ 312	$ 329	$ -	$ -	$ -	$ -	$ 2,016
Insurance	$ 5,751	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,751
Copies	$ -	$ -	$ -	$ -	$ -	$ 11	$ -	$ -	$ -	$ -	$ -	$ -	$ 11
Legal Advertising	$ 915	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,169	$ -	$ -	$ -	$ -	$ 2,084
Other Current Charges	$ 129	$ 195	$ 208	$ 194	$ 235	$ 193	$ 201	$ 178	$ -	$ -	$ -	$ -	$ 1,533
Boundary Amendment	$ -	$ -	$ -	$ -	$ 119	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 119
Property Taxes	$ -	$ 10,120	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,120
Office Supplies	$ 0	$ 0	$ 3	$ 0	$ 0	$ 3	$ 3	$ 3	$ -	$ -	$ -	$ -	$ 12
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 30,124**	**$ 18,501**	**$ 7,403**	**$ 7,131**	**$ 8,776**	**$ 9,905**	**$ 20,500**	**$ 8,850**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 111,189**

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	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	$ 1,250	$ -	$ -	$ -	$ -	$ 10,000
Landscape Maintenance	$ 8,805	$ 8,805	$ 8,805	$ 8,805	$ 8,805	$ 16,249	$ 16,249	$ 16,249	$ -	$ -	$ -	$ -	$ 92,772
Landscape Replacement	$ -	$ -	$ -	$ 2,225	$ 4,725	$ -	$ 800	$ 885	$ -	$ -	$ -	$ -	$ 8,635
Lake Maintenance	$ 1,150	$ 975	$ 975	$ 975	$ 975	$ 975	$ 975	$ -	$ -	$ -	$ -	$ -	$ 7,000
Streetlights	$ 2,691	$ 2,691	$ 2,875	$ 3,016	$ 308	$ 5,801	$ 2,997	$ 3,079	$ -	$ -	$ -	$ -	$ 23,457
Electric	$ 642	$ 691	$ 739	$ 789	$ 830	$ 1,190	$ 603	$ 2,994	$ -	$ -	$ -	$ -	$ 8,479
Water & Sewer	$ 6,704	$ 7,372	$ 9,090	$ 19,836	$ 10,614	$ 7,895	$ 6,827	$ 13,004	$ -	$ -	$ -	$ -	$ 81,342
Irrigation Repairs	$ 7,532	$ -	$ 1,702	$ 4,424	$ 1,341	$ 767	$ -	$ 1,152	$ -	$ -	$ -	$ -	$ 16,918
General Repairs & Maintenance	$ -	$ -	$ 2,445	$ -	$ 1,345	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,790
Field Contingency	$ 200	$ 7,145	$ 200	$ 646	$ 220	$ 881	$ 528	$ 220	$ -	$ -	$ -	$ -	$ 10,039
Amenity Expenditures													
Amenity - Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity - Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Patio & Fitness Equipment Lease	$ 1,972	$ 1,972	$ 1,972	$ 1,972	$ 1,972	$ 1,972	$ 1,972	$ 1,972	$ -	$ -	$ -	$ -	$ 15,776
Propane Gas	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Internet	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pest Control	$ -	$ -	$ -	$ -	$ -	$ -	$ 110	$ 100	$ -	$ -	$ -	$ -	$ 210
Janitorial Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,090	$ -	$ -	$ -	$ -	$ 2,090
Security Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500	$ 3,600	$ -	$ -	$ -	$ -	$ 5,100
Amenity Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Access Management	$ -	$ -	$ -	$ -	$ -	$ 1,250	$ 1,250	$ 1,250	$ -	$ -	$ -	$ -	$ 3,750
Amenity Contingency	$ -	$ -	$ -	$ -	$ 1,590	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,590
Capital Reserve	$ -	$ -	$ -	$ -	$ -	$ 163,495	$ -	$ -	$ -	$ -	$ -	$ -	$ 163,495
Subtotal Cascades Expenditures	**$ 37,514**	**$ 30,900**	**$ 30,053**	**$ 43,938**	**$ 33,976**	**$ 201,726**	**$ 35,061**	**$ 47,845**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 461,013**

Westside Haines City

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Brentwood Expenditures													
Field Expenditures													
Property Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Field Management	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ -	$ -	$ -	$ -	$ 10,000
Landscape Replacement	$ 1,669	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,669
Streetlights	$ 990	$ 559	$ 991	$ 559	$ 781	$ 1,105	$ 1,793	$ 2,101	$ -	$ -	$ -	$ -	$ 8,878
Electric	$ 36	$ 37	$ 37	$ 38	$ 40	$ 40	$ 122	$ 50	$ -	$ -	$ -	$ -	$ 401
Water & Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 112	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 112
General Repairs & Maintenance	$ -	$ -	$ -	$ 3,488	$ 400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,888
Field Contingency	$ -	$ 2,445	$ -	$ -	$ 1,410	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,855
Amenity Expenditures													
Amenity - Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,034	$ -	$ -	$ -	$ -	$ 2,034
Amenity - Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Patio & Fitness Equipment Lease	$ 2,102	$ 2,102	$ 2,102	$ 2,102	$ 2,102	$ 2,102	$ 2,102	$ 2,102	$ -	$ -	$ -	$ -	$ 16,816
Internet	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Landscaping	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pest Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 350	$ -	$ -	$ -	$ -	$ 350
Janitorial Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Security Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Access Management	$ -	$ -	$ -	$ -	$ -	$ 1,250	$ 1,250	$ 1,250	$ -	$ -	$ -	$ -	$ 3,750
Amenity Contingency	$ -	$ -	$ -	$ -	$ 1,590	$ -	$ -	$ 280	$ -	$ -	$ -	$ -	$ 1,870
Capital Reserve	$ -	$ -	$ -	$ -	$ -	$ 148,104	$ -	$ -	$ -	$ -	$ -	$ -	$ 148,104
Subtotal Brentwood Expenditures	**$ 6,159**	**$ 6,393**	**$ 4,381**	**$ 7,436**	**$ 7,573**	**$ 153,851**	**$ 6,517**	**$ 9,418**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 201,727**

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Equipment Lease	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Propane Gas	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Internet	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Landscaping	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pest Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Janitorial Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Security Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Access Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capital Reserve	$ -	$ -	$ -	$ -	$ -	$ 12,982	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,982
Subtotal Brentwood Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 12,982**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 12,982**
Other Expenditures													
Capital Outlay - Cascades	$ -	$ 70,630	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 70,630
Capital Outlay - Brentwood	$ -	$ 62,093	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 62,093
Capital Outlay - Wynnstone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Other Expenditures	**$ -**	**$ 132,723**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 132,723**
Total Operations & Maintenance	**$ 43,673**	**$ 170,016**	**$ 34,434**	**$ 51,374**	**$ 41,549**	**$ 355,577**	**$ 41,578**	**$ 57,262**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 808,445**
Total Expenditures	**$ 73,798**	**$ 188,516**	**$ 41,837**	**$ 58,504**	**$ 50,325**	**$ 365,482**	**$ 62,078**	**$ 66,112**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 919,634**
Excess (Deficiency) of Revenues over Expenditures	$ 162,804	$ (69,874)	$ 607,893	$ 400,961	$ 88,809	$ (277,790)	$ (19,702)	$ 57,649	$ -	$ -	$ -	$ -	$ 937,767
Net Change in Fund Balance	**$ 162,804**	**$ (69,874)**	**$ 607,893**	**$ 400,961**	**$ 88,809**	**$ (277,790)**	**$ (19,702)**	**$ 57,649**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 937,767**

Westside Haines City

Community Development District

Long Term Debt Report

Series 2021, Special Assessment Revenue Bonds		
Interest Rate:	2.500%, 3.000%, 3.250%, 4.000%	
Maturity Date:	5/1/2052	
Optional Redemption Date:	5/1/2031	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	$548,975	
Reserve Fund Balance	$548,975	
Bonds Outstanding - 7/19/21		$19,810,000
(Less: Principal Payment - 5/1/23)		($400,000)
(Less: Principal Payment - 5/1/24)		($410,000)
(Less: Principal Payment - 5/1/25)		($425,000)
Current Bonds Outstanding		**$18,575,000**

Series 2024, Special Assessment Revenue Bonds		
Interest Rate:	4.875%, 5.750%, 6.000%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	$2,003,781	
Reserve Fund Balance	$2,003,781	
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)
(Less: Principal Payment - 5/1/25)		($380,000)
(Less: Special Call - 5/1/25)		($10,000)
Current Bonds Outstanding		**$27,820,000**

Westside Haines City

Community Development District

Special Assessment Receipt Schedule

Fiscal Year 2025

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

ON ROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Discount/Penalty	Commissions	Interest	Net Receipts	O&M Portion	Debt Service	Total
								40.98%	59.02%	100.00%
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
05/09/25	ACH	04/01-04/30/25	$9,914.73	$0.00	($198.29)	$0.00	$9,716.44	$3,981.58	$5,734.86	$9,716.44
05/09/25	ACH	04/01-04/30/25	$6,589.80	$0.00	($131.80)	$0.00	$6,458.00	$2,646.34	$3,811.66	$6,458.00
		TOTAL	**$ 1,955,681.99**	**$ (74,380.01)**	**$ (40,748.56)**	**$ 2,863.27**	**$ 1,843,416.69**	**$ 755,390.54**	**$ 1,088,026.15**	**$ 1,843,416.69**

99%	**Net Percent Collected**
$ 17,230.65	**Balance Remaining to Collect**

GLK REAL ESTATE 2025-01 (Revised 11/25/24)			Net Assessments	$ 96,800.00	$ 37,400.00	$ 59,400.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt
10/16/24	10/1/24	2406	$ 18,700.00	$ 18,700.00	$ 18,700.00	
2/12/25	2/1/25	2540	$ 9,350.00	$ 9,350.00	$ 9,350.00	
5/16/25	3/15/25	2630	$ 35,473.85	$ 35,473.85		$ 35,473.85
	5/1/25		$ 9,350.00			
	9/15/25		$ 23,926.15			
			$ 96,800.00	$ 63,523.85	$ 28,050.00	$ 35,473.85

KL LB BUY 2 LLC 2025-02			Net Assessments	$ 918,800.00	$ 349,350.00	$ 569,450.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt
10/16/24	10/1/24	2317280	$ 174,675.00	$ 174,675.00	$ 174,675.00	
2/10/25	2/1/25	2383803	$ 87,337.50	$ 87,337.50	$ 87,337.50	
3/26/25	3/15/25	2414133	$ 340,077.12	$ 340,077.12		$ 340,077.12
5/21/25	5/1/25	2436444	$ 87,337.50	$ 87,337.50	$ 87,337.50	
	9/15/25		$ 229,372.88			
			$ 918,800.00	$ 689,427.12	$ 349,350.00	$ 340,077.12

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

MERITAGE HOMES OF FLORIDA, INC 2025-04			Net Assessments	$ 336,000.00	$ 102,000.00	$ 234,000.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt
	10/1/24		$ 51,000.00			
	2/1/25		$ 25,500.00			
2/12/25	3/15/25	94071904	$ 139,745.45	$ 139,745.45		$ 139,745.45
	5/1/25		$ 25,500.00			
2/12/25	9/15/25	94071904	$ 94,254.55	$ 94,254.55		$ 94,254.55
			$ 336,000.00	$ 234,000.00	$ -	$ 234,000.00

HBWB DEVELOPMENT SERVICES, LLC 2025-05			Net Assessments	$ 336,000.00	$ 102,000.00	$ 234,000.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt
3/10/25	10/1/24	WIRED	$ 51,000.00	$ 51,000.00	$ 51,000.00	
3/10/25	2/1/25	WIRED	$ 25,500.00	$ 25,500.00	$ 25,500.00	
3/24/25	3/15/25	WIRED	$ 139,745.45	$ 139,745.45		$ 139,745.45
4/18/25	5/1/25	WIRED	$ 25,500.00	$ 25,500.00	$ 25,500.00	
	9/15/25		$ 94,254.55			
			$ 336,000.00	$ 241,745.45	$ 102,000.00	$ 139,745.45

STANLEY MARTIN HOMES LLC 2025-06			Net Assessments	$ 338,800.00	$ 102,850.00	$ 235,950.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt
10/2/24	10/1/24	436536	$ 51,425.00	$ 51,425.00	$ 51,425.00	
2/12/25	2/1/25	455003	$ 25,712.50	$ 25,712.50	$ 25,712.50	
3/13/25	3/15/25	459519	$ 140,909.99	$ 140,909.99		$ 140,909.99
5/21/25	5/1/25	467084	$ 25,712.50	$ 25,712.50	$ 25,712.50	
	9/15/25		$ 95,040.01			
			$ 338,800.00	$ 243,759.99	$ 102,850.00	$ 140,909.99