

*Westside Haines City
Community Development District*

Meeting Agenda

August 27, 2025

AGENDA

Westside Haines City

Community Development District

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

August 20, 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, August 27, 2025 at 9:30 AM** at the **Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/84591475035>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 845 9147 5035

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments are limited to three (3) minutes each)
3. Approval of Minutes of the July 23, 2025 Board of Supervisors Meeting
4. Consideration and Approval of Landscaping Services Request for Proposals Documentation & Published Notice of Request for Proposals (*to be provided under separate cover*)
5. Consideration of Resolution 2025-12 Spending Authorization Resolution
6. Consideration of Proposal to Install Lock System on Gate by Pool Equipment at Brentwood
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Work Authorization 2026-1 from Dewberry for FY 2026 District Engineering Services—**ADDED**
 - C. Field Manager's Report (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Amenity Policy Clarification Regarding Access Card Issuance
 - a) Brentwood Phase
 - b) Cascades Phase
 - ii. Approval of Check Register
 - iii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. 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, July 23, 2025**, at 9:16 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Lindsey Roden	Assistant Secretary
Bobbie Henley	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Savannah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:16 a.m. and called the roll. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the June 12, 2025
Board of Supervisors Meeting & the June
25, 2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the June 12, 2025, Board of Supervisors meeting and the June 25, 2025 Board of Supervisors meeting. She asked for any comments, questions, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the June 12, 2025 Board of Supervisors Meeting and the June 25, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

Ms. Burns asked to open the public hearing.

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

i. Consideration of Resolution 2025-06 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Burns presented Resolution 2025-06. She noted this resolution is included in the agenda package for review. She provided an updated budget to everyone at the meeting. There were a couple of changes made. She explained that they were not proposing an increase for any of the three assessment areas, Cascades, Brentwood or Wynnstone. Cascades is the same as the current year and there is a decrease for Brentwood and Wynnstone. She reviewed and discussed the budget for Cascades, Brentwood and Wynnstone.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2025-06 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved.

ii. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns presented Resolution 2025-07. She noted the assessment roll in this resolution needs to be updated based on the budget the Board just approved. She explained that this resolution will certify their assessments for collection and certify their assessment roll that they will send to Polk County.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved as amended.

Ms. Burns asked to close the public hearing.

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

B. Public Hearing on the Adoption of Amended Amenity Policies & Rates

Ms. Burns asked to open the public hearing.

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

i. Consideration of Resolution 2025-08 Ratifying the Boards Actions in Setting and Advertising a Public Hearing and Adopting Amended Amenity Policies & Rates for Brentwood Phase

Ms. Burns presented Resolution 2025-08. She explained that they went ahead and advertised for this meeting when they started getting applications for Brentwood. She further explained that their amenity staff realized that the majority of these were renters and not homeowners and a lot of them had a six month term lease. In saying that, they want to change from giving two cards per household to give one card per household and give the option to purchase a second one. To conclude, she stated the update is to the rate for the purchase of the second card only for Brentwood.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2025-08 Ratifying the Boards Actions in Setting and Advertising a Public Hearing and Adopting Amended Amenity Policies & Rates for Brentwood Phase, was approved.

Ms. Burns asked to close the public hearing.

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-09
Adopting Amended Amenity Rules**

**Regarding Lake & Pond Policies for
Brentwood & Cascades Phases**

Ms. Burns presented Resolution 2025-09. She explained that this resolution clarifies that boats are not allowed in the stormwater ponds for Brentwood and Cascades phases.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2025-09 Adopting Amended Amenity Rules Regarding Lake & Pond Policies for Brentwood & Cascades Phases, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-10
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2025/2026**

Ms. Burns presented Resolution 2025-10. It was decided to designate the fourth Wednesday at 9:15 a.m. for the regular monthly meeting date and time for Fiscal Year 2025/2026. She noted they moved November's and December's dates up because they fall close to Thanksgiving and Christmas.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2025-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-11
Designating a Date, Time, and Location
for a Landowners' Meeting and Election
(Wednesday, November 12, 2025 –
Regular Meeting Date) (Seat #1, Seat #2 &
Seat #5)**

Ms. Burns presented Resolution 2025-11. She stated they need to hold a Landowners' Election this November. The proposed date for the Landowners' Election is Wednesday, November 12, 2025. The Board agreed to this proposed date.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2025-11 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Wednesday, November 12,

2025 – Regular Meeting Date) (Seat #1, Seat #2 & Seat #5), was approved.

EIGHTH ORDER OF BUSINESS**Presentation of Fiscal Year 2024 Audit Report**

Ms. Burns presented the Fiscal Year 2024 Audit Report on page 22. She stated there were no instances of noncompliance and no findings for the audit. It was submitted to the state by the June 30th deadline. It was an independent audit report.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

NINTH ORDER OF BUSINESS**Goals and Objectives****A. Adoption of Fiscal Year 2026 Goals & Objectives**

Ms. Burns stated the goals and objectives for 2026 are the same as the goals and objectives the Board adopted in 2025. The Board agreed to keep the same goals and objectives they adopted in 2025 for 2026.

On MOTION by Ms. Roden, seconded by Mr. Bonin, with all in favor, the Fiscal Year 2026 Goals & Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to**C. Execute**

Ms. Burns stated the goals and objectives are included in the agenda for review. She noted they are on track to meet those goals and objectives for the current year. The Board will authorize the Chair to execute.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute, was approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hammock reminded the Board of Form 1's and standard ethics training. She noted that her office provided minor updates to the meeting minutes. She explained that Savannah was in attendance via Zoom. She further explained that the minutes the Board approved will include the edits that her office provided.

B. Engineer

Mr. Duncan noted that they are working on the drainage issues in Phase 1.

C. Field Manager's Report

i. Brentwood Phase Proposals

- a) Consideration of Proposal for Phase 1 Pond Discing**
- b) Consideration of Proposal for Pond Discing in Phase 2 through Phase 4**
- c) Consideration of Proposal for Recurring Landscape Services for Phase 2 through Phase 4**

Mr. Blanco reviewed the field manager's report. He noted field staff has continued to conduct reviews of the amenity areas in Brentwood in preparation for opening. His report of Brentwood included construction communicated that the CO has been issued with walk-through completed, janitorial, pest control, and pool vendor have been notified about potential opening with janitorial performing an initial deep clean of facilities, laminate signs have been installed throughout the District in preparation for opening, playground area remains clean and free of trash, and the portable toilets in the corner of the amenity parking lot have been communicated to the builder for removal with pressure washing schedule. For the landscaping review, Brentwood continues to be found in satisfactory conditions. The pond mowings have been consistently maintained. It was also noted that the previously approved foxtail palms have been ordered and pending scheduling along with Sylvester palm removal.

Mr. Blanco presented proposals for Brentwood.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Brentwood and Wynnstone Proposal for Two Months, was approved.

Ms. Burns noted they would come back with a formal RFP for the full contract.

ii. Cascades Phase

**a) Consideration of Proposal for Aquatic Maintenance Services for Phase 3
(to be provided under separate cover)**

Mr. Blanco reviewed the field manager's report. He noted field staff has continued to review the amenity areas in Cascades. His report for Cascades included the amenity sprinkler heads being moved to avoid any possible rust staining on the amenity walls, maintenance staff applied rust remover and painted sections throughout the amenity wall that experienced staining, playground shade structures have been completely installed, both pool and gym area have been noted as consistently maintained and clean during each review, field staff is coordinating with the vending machine vendor on drop off and installation of the machine. For the landscaping review, Cascades continues to be found in satisfactory conditions. The pond mowings have been consistently maintained. It was also noted that the previously approved foxtail palms have been ordered and pending scheduling along with Sylvester palm removal.

Mr. Blanco presented a proposal for Cascades. This item was tabled.

iii. Wynnstone Phase

a) Consideration of Proposal for Recurring Landscape Services (to be provided under separate cover)

Mr. Blanco reviewed the field manager's report. He stated field staff has been monitoring Wynnstone. He noted during reviews, staff noticed that the pond tracts were ready to be mowed with vegetation growing inside the dry ponds. He also noted that the landscape vendor performed a one-time mow and disking of all the ponds within the District. He presented a proposal for recurring landscape services.

b) Consideration of Proposal for Pond Discing (to be provided under separate cover)

Mr. Blanco presented a proposal for pond discing excluding the winter/dry months. This item was tabled.

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. Roden, seconded by Ms. Henley, 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. These are for informational purposes only.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

*Item will be
provided under
separate cover.*

SECTION V

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) typically meets on an as needed basis, and in no event more than monthly, to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions; and

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment; and

WHEREAS, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular monthly meetings; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring, and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets and facilities, to authorize

limited spending authority to the Chair (or Vice Chair, if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

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

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District; (2) for the maintenance, repair, or replacement of a District asset; or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, if such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The District Manager may individually authorize such expense up to \$2,500.00 per proposal and/or event.
 - b. The Chair (or Vice Chair, if the Chair is unavailable) may individually authorize such expenses up to \$10,000.00 per proposal and/or event.
 - c. The District Manager and Chair (or Vice Chair, if the Chair is unavailable) may jointly authorize such expenses up to \$25,000.00 per proposal and/or event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 27th DAY OF AUGUST 2025.

ATTEST:

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

SECTION VI

Current Demands Electrical & Security Services, Inc.

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



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS18084
GOVERNMENTAL MANAGEMENT SERVICES	GOVERNMENTAL MANAGEMENT SERVICES	DATE	08/07/2025
6200 LEE VISTA BLVD, SUITE 300	2079 MONTEVERDE AVE.	EXPIRATION	09/07/2025
ORLANDO, FL 32822	DAVENPORT, FL 33844	DATE	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO WIRE, INSTALL AND PROGRAM INTO EXISTING ACCESS CONTROL SYSTEM 1) NEW READER WITH 1) PUSH TO EXIT BUTTON AND 1) MAG LOCK ON POOL EQUIPMENT GATE.	1	0.00	0.00T
994725 READER WITH KEYPAD	SIFER KEYPAD SMART CARD READER WITH KEYPAD	1	387.55	387.55T
MAG 3000 9005 MAG LOCK WITH HANDLES	LOCINOX MAG LOCK WITH HANDLES, 660 LBS	1	331.00	331.00T
TS 2T PUSH TO EXIT W/TIMER	ALARM CONTROLS PUSH TO EXIT WITH ADJUSTABLE TIMER	1	151.30	151.30T
ACCESSPLENJKT1SHLD	ACCESS COMPOSITE WIRE 18-4C + 22-2C +22-4C +22-3P STR BCFOIL SHLD (22-3P ONLY) ZLSPVC JKT YEL CMP	200	1.24	248.00T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PVC CONDUIT, COUPLINGS, CONNECTORS, ELECTRICAL BOXES, FASTENERS, ZIPTIES, SCREWS ETC.	1	300.00	300.00T
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	1	1,200.00	1,200.00

Contact Current Demands Electrical & Security Services, Inc. to pay.

SUBTOTAL	2,617.85
TAX	0.00
TOTAL	\$2,617.85

Accepted By

Accepted Date

SECTION VII

SECTION B

SECTION 1



Sent Via Email: jburns@gmscfl.com

August 21, 2025

Ms. Jill Burns, District Manager
Westside Haines City Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

**Subject: Work Authorization Number 2026-1
Westside Haines City Community Development District
District Engineering Services – FY 2026
Polk County, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this Work Authorization to provide general engineering services for the Westside Haines City Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement").

With this information in mind, we propose the following tasks and corresponding fees:

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2026 only. We estimate a budget of \$15,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced District Engineering Agreement, represents the entire understanding between the Westside Haines City Community Development District and Dewberry Engineers Inc. with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our

Ms. Jillian Burns
Westside Haines City CDD
Work Authorization 2026-1
August 21, 2025

Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to working with you and your staff.

Sincerely,



Reinardo Malavé, P.E.
Associate Vice President

RM:ap

M: \Proposals - Public\Municipal\Westside Haines CDD\Westside Haines City CDD FY 2026 District Engineering Services_08-21-2025

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Westside Haines City Community Development District

Date: _____

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

SECTION (a)

to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.

- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household upon notification of the District with sufficient proof of closing on a unit within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household under all circumstances.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be issued one (1) initial Access Card free of charge. A second access card may be purchased in accordance with the Amenity Rates then in effect. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if an Access Card is lost or stolen. The lost or stolen Access Card will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Card unless said Access Card is reported as being lost or stolen.

SUGGESTED REVISION TO ACCESS CARD VERBIAGE

to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.

- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household upon registering for amenity access with the District after closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household under all circumstances.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be issued one (1) initial Access Card free of charge. A second access card may be purchased in accordance with the Amenity Rates then in effect. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if an Access Card is lost or stolen. The lost or stolen Access Card will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Card unless said Access Card is reported as being lost or stolen.

SECTION (b)

to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.

- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household upon notification of the District with sufficient proof of closing on a unit within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household under all circumstances.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be issued two (2) initial Access Cards free of charge. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if an Access Card is lost or stolen. The lost or stolen Access Card will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Card unless said Access Card is reported as being lost or stolen.

SUGGESTED REVISION TO ACCESS CARD VERBIAGE

to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.

- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household upon registering for amenity access with the District after closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household under all circumstances.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be issued two (2) initial Access Cards free of charge. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if an Access Card is lost or stolen. The lost or stolen Access Card will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Card unless said Access Card is reported as being lost or stolen.

SECTION 2

Westside Haines City

Community Development District

Summary of Check Register

July 16, 2025 to August 18, 2025

Bank	Date	Check No.'s	Amount
General Fund #4367			
	7/17/25	398-404	\$ 38,136.58
	7/24/25	405	\$ 5,057.50
	7/25/25	406-412	\$ 37,302.31
	8/4/25	413	\$ 2,571.40
	8/11/25	414-421	\$ 37,406.74
	8/13/25	422-425	\$ 23,558.83
		Total:	\$ 144,033.36
Supervisors			
	<u>June 12, 2025 Meeting</u>		
	Patrick R Bonin	50021	\$ 184.70
	Bobbie J Henley	50022	\$ 184.70
	Lindsey E Roden	50023	\$ 184.70
		Total:	\$ 554.10
Total Amount			\$ 144,587.46

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/17/25	00057	6/30/25 19948	202506 320-53800-47000	LAKE MAINTENANCE JUN25	*	975.00	
				AQUATIC WEED MANAGEMENT, INC.			975.00 000398
7/17/25	00007	6/30/25 159	202506 320-57200-48000	CASCADE-REPLACE POOL FLTR	*	346.07	
		6/30/25 160	202506 320-53800-49000	CASCADE-BARB WIRE REMOVAL	*	1,415.00	
		6/30/25 161	202506 320-57200-48000	CASCADE-INSTALL SIGN	*	176.51	
		7/01/25 155	202507 330-53800-12000	BRENT FIELD MGMT JUL25	*	1,250.00	
		7/01/25 155	202507 330-57200-48300	AMENITY ACCESS JUL25	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,437.58 000399
7/17/25	00017	7/12/25 12689	202506 310-51300-31500	GENERAL COUNSEL JUN25	*	5,045.00	
				KILINSKI VAN WYK PLLC			5,045.00 000400
7/17/25	00088	7/08/25 66686179	202507 320-57200-48100	PEST CONTROL JUL25	*	100.00	
		7/08/25 66823543	202507 330-57200-48100	PEST CONTROL JUL25	*	130.00	
				MASSEY SERVICES, INC			230.00 000401
7/17/25	00026	6/30/25 61289	202506 310-51300-32200	AUDIT FEES FY2024	*	4,000.00	
				MCDIRMIT DAVIS			4,000.00 000402
7/17/25	00087	4/01/25 28153	202504 330-57200-48500	POOL MAINTENANCE APR25	*	1,800.00	
		5/01/25 28154	202505 330-57200-48500	POOL MAINTENANCE MAY25	*	1,800.00	
		6/01/25 28155	202506 330-57200-48500	POOL PAINTENANCE JUN25	*	1,800.00	
		7/01/25 28156	202507 330-57200-48500	POOL MAINTENANCE JUL25	*	1,800.00	
				MCDONNELL CORPORATION DBA RESORT			7,200.00 000403
7/17/25	00049	7/01/25 18829	202507 320-53800-46200	LANDSCAPE MAINT JUL25	*	16,249.00	
				PRINCE & SONS INC.			16,249.00 000404
7/24/25	00020	6/30/25 022498	202507 300-20700-10100	033 FDC FR#27	*	5,057.50	
				ABSOLUTE ENGINEERING INC			5,057.50 000405
				WHCD WESTSIDE HAINES BOH			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/25/25	00053	7/21/25 9811	202507 320-53800-48000		*	220.00	
			LIFT STAT MAINT JUL25				
				CONSTA FLOW INC			220.00 000406
7/25/25	00081	6/06/25 23557	202506 320-57200-48000		*	215.00	
			ACCESS/CAMERA LABOR				
		7/02/25 22903	202507 330-57200-34500		*	6,940.95	
			SECURITY SYSTEM INSTALL				
		7/15/25 112910	202507 330-57200-48000		*	300.00	
			ACCESS/CAMERA LABOR				
		7/15/25 24179	202507 320-57200-34500		*	230.00	
			VIDEO ALARM SETUP				
				CURRENT DEMANDS ELECTRICAL &			7,685.95 000407
7/25/25	00063	7/09/25 725-123	202507 320-53800-49000		*	630.42	
			IRON FILTERS JULY25				
				DUNHAM WELL DRILLING, INC.			630.42 000408
7/25/25	00008	7/21/25 22455976	202506 310-51300-31100		*	2,022.50	
			ENGINEERING SVCS JUN25				
		7/21/25 22455989	202506 310-51300-31100		*	9,415.00	
			ENGINEERING SVCS JUN25				
				DEWBERRY ENGINEERS, INC			11,437.50 000409
7/25/25	00007	5/31/25 149	202505 320-53800-49000		*	1,101.55	
			3 ENTR-SOLAR LIGHT INSTAL				
		7/01/25 156	202507 320-53800-12000		*	1,250.00	
			CASCADE FIELD MGMT JUL25				
		7/01/25 156	202507 320-57200-48300		*	1,250.00	
			CASCADE AMENITY ACC JUL25				
		7/01/25 156	202507 320-57200-49000		*	6.78	
			CASCADE AMENITY OFF SUPP				
		7/01/25 156	202507 320-57200-49000		*	514.23	
			CASCADE AMENITY POSTAGE				
		7/01/25 156	202507 320-57200-49000		*	628.29	
			CASCADE AMENITY WGHT SET				
		7/01/25 156	202507 320-57200-49000		*	10.44	
			CASCADE AMENITY TAPE				
		7/01/25 157	202507 310-51300-34000		*	4,583.33	
			MANAGEMENT FEES JUL25				
		7/01/25 157	202507 310-51300-35200		*	105.00	
			WEBSITE ADMIN JUL25				
		7/01/25 157	202507 310-51300-35100		*	157.50	
			INFO TECHNOLOGY JUL25				
		7/01/25 157	202507 310-51300-31300		*	583.33	
			DISSEMINATION SVCS JUL25				

WHCD WESTSIDE HAINES BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/01/25 157	202507 310-51300-51000		*	6.47	
		OFFICE SUPPLIES					
		7/01/25 157	202507 310-51300-42000		*	215.60	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			10,412.52 000410
7/25/25 00090		6/30/25 97712	202506 320-57200-34500		*	1,285.70	
		6.23-6.29	SECURITY SVCS				
		7/07/25 97816	202507 320-57200-34500		*	1,369.52	
		6.30-7.06	SECURITY SVCS				
		7/14/25 97909	202507 320-57200-34500		*	1,285.70	
		7.07-7.13	SECURITY SVCS				
				NATION SECURITY SERVICES LLC			3,940.92 000411
7/25/25 00054		7/25/25 07252025	202507 320-53800-43200		*	820.00	
		2079 MONTEVERDE-WATER DEP					
		7/25/25 07252025	202507 320-53800-43200		*	2,100.00	
		2079 MONTEVERDE-SEWER DEP					
		7/25/25 07252025	202507 320-53800-43200		*	55.00	
		2079 MONTEVERDE-NEW ACCT					
				POLK COUNTY UTILITIES DIVISION			2,975.00 000412
8/04/25 00090		7/21/25 98001	202507 320-57200-34500		*	1,285.70	
		7.14-7.20	SECURITY SVCS				
		7/28/25 98093	202507 320-57200-34500		*	1,285.70	
		7.21-7.27	SECURITY SVCS				
				NATION SECURITY SERVICES LLC			2,571.40 000413
8/11/25 00057		7/25/25 20073	202507 320-53800-47000		*	975.00	
		LAKE MAINTENANCE JUL25					
				AQUATIC WEED MANAGEMENT, INC.			975.00 000414
8/11/25 00053		6/24/25 9386	202506 320-57200-49000		*	220.00	
		LIFT STAT MAINT JUN25					
				CONSTA FLOW INC			220.00 000415
8/11/25 00089		7/24/25 15566	202507 330-57200-48200		*	875.00	
		CLEANING SERVICES JUL25					
		7/24/25 15589.1	202507 320-57200-48200		*	2,190.00	
		CLEANING SERVICES JUL25					
		7/24/25 15589.2	202506 320-57200-48200		*	80.00	
		CLEANING SERVICES JUN25					
				CSS CLEAN STAR SERVICES OF CFL			3,145.00 000416
8/11/25 00004		7/25/25 28668	202507 320-53800-45000		*	3,021.00	
		CS-POLICY CHANGE FY25					

WHCD WESTSIDE HAINES BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		7/25/25 28668	202507 330-53800-45000		*	2,725.00	
		BW-POLICY CHANGE FY25					
		7/25/25 28668	202507 340-53800-45000		*	36.00	
		WS-POLICY CHANGE FY25					
				EGIS INSURANCE ADVISORS, LLC			5,782.00 000417
8/11/25 00070		8/05/25 08052025	202508 300-15500-10000		*	2,102.00	
		FURNITURE LEASE SEP25-BW					
				HEIDI BONNETT DBA HNB PROPERTY, LLC			2,102.00 000418
8/11/25 00090		8/04/25 98212	202508 320-57200-34500		*	1,285.70	
		7.28-8.03 SECURITY SVCS					
				NATION SECURITY SERVICES LLC			1,285.70 000419
8/11/25 00049		8/01/25 19302	202508 330-53800-46200		*	5,676.00	
		LANDSCAPE MAINT AUG25					
		8/01/25 19397	202508 320-53800-46200		*	16,249.00	
		LANDSCAPE MAINT AUG25					
				PRINCE & SONS INC.			21,925.00 000420
8/11/25 00071		8/05/25 08052025	202508 300-15500-10000		*	1,972.04	
		PLAYGROUND LEASE SEP25-CS					
				THM LEASING, LLC			1,972.04 000421
8/13/25 00055		7/31/25 00072485	202507 310-51300-48000		*	766.40	
		NOT OF SUP MTG 7.23.25					
				GANNETT MEDIA CORP DBA			766.40 000422
8/13/25 00007		8/01/25 163	202508 330-53800-12000		*	1,250.00	
		BRENT FIELD MGMT AUG25					
		8/01/25 163	202508 330-57200-48300		*	1,250.00	
		BRENT AMENITY ACC AUG25					
		8/01/25 163	202508 330-57200-49000		*	2.67	
		BRENT OFFICE SUPP AUG25					
		8/01/25 163	202508 330-57200-49000		*	61.68	
		BRENT POSTAGE AUG25					
		8/01/25 164	202508 320-53800-12000		*	1,250.00	
		CASCADE FIELD MGMT AUG25					
		8/01/25 164	202508 320-57200-48300		*	1,250.00	
		CASCADE AMENITY ACC AUG25					
		8/01/25 164	202508 320-57200-49000		*	3.66	
		CASCADE OFFICE SUPP AUG25					
		8/01/25 164	202508 320-57200-49000		*	84.55	
		CASCADE POSTAGE AUG25					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,152.56 000423
				WHCD WESTSIDE HAINES BOH			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/13/25	00087	8/01/25 28408	202508 320-57200-48500		*	3,600.00	
			CASCADE-POOL MAINT AUG25				
		8/11/25 28553	202508 330-57200-49000		*	570.00	
			2 POOL RULE SIGNS				
MCDONNELL CORPORATION DBA RESORT							4,170.00 000424
8/13/25	00049	7/22/25 19418	202507 340-53800-46200		*	6,350.00	
			MOW,BUSHHOGGING,DISKING				
		7/28/25 19226	202507 320-53800-47300		*	429.87	
			IRRIGATION REPAIRS				
		8/01/25 19297	202508 340-53800-46200		*	6,690.00	
			WYNN-LAWN MAINT AUG25				
PRINCE & SONS INC.							13,469.87 000425
TOTAL FOR BANK B						144,033.36	
TOTAL FOR REGISTER						144,033.36	

SECTION 3

Westside Haines City
Community Development District

Unaudited Financial Reporting
July 31, 2025



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9	<u>Series 2024 Capital Projects Fund</u>
10	<u>FDC Grove Capital Projects Fund</u>
11	<u>Amenity Capital Projects Fund</u>
12	<u>Cascades Capital Reserves</u>
13	<u>Brentwood Capital Reserves</u>
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Westside Haines City
Community Development District
Combined Balance Sheet
July 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserves Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 320,131	\$ -	\$ -	\$ -	\$ 320,131
Operating Account Reserves	\$ 1,316,080	\$ -	\$ -	\$ -	\$ 1,316,080
Cascades Reserves	\$ -	\$ -	\$ -	\$ 165,504	\$ 165,504
Brentwood Reserves	\$ -	\$ -	\$ -	\$ 149,922	\$ 149,922
Wynnstone Reserves	\$ -	\$ -	\$ -	\$ 13,128	\$ 13,128
Capital Projects Account	\$ -	\$ -	\$ 3,330,193	\$ -	\$ 3,330,193
Investments:					
Series 2021					
Reserve	\$ -	\$ 548,975	\$ -	\$ -	\$ 548,975
Revenue	\$ -	\$ 493,590	\$ -	\$ -	\$ 493,590
Construction - Cascades Phase 1 & 2	\$ -	\$ -	\$ 5,367	\$ -	\$ 5,367
Construction - Brentwood Phase 1	\$ -	\$ -	\$ 15	\$ -	\$ 15
Series 2024					
Prepayment	\$ -	\$ 53	\$ -	\$ -	\$ 53
Reserve	\$ -	\$ 1,001,891	\$ -	\$ -	\$ 1,001,891
Revenue	\$ -	\$ 386,942	\$ -	\$ -	\$ 386,942
Construction - Brentwood Phase 2/3	\$ -	\$ -	\$ 557,340	\$ -	\$ 557,340
Construction - Cascades	\$ -	\$ -	\$ 337,463	\$ -	\$ 337,463
Construction - Wynnstone 1A	\$ -	\$ -	\$ 496,926	\$ -	\$ 496,926
Construction - Wynnstone 1B	\$ -	\$ -	\$ 457,774	\$ -	\$ 457,774
Due From Developer	\$ -	\$ -	\$ 89,443	\$ -	\$ 89,443
Due From General Fund	\$ -	\$ 16,697	\$ -	\$ -	\$ 16,697
Prepaid Expenses	\$ 9,031	\$ -	\$ -	\$ -	\$ 9,031
Total Assets	\$ 1,645,242	\$ 2,448,148	\$ 5,274,521	\$ 328,554	\$ 9,696,465
Liabilities:					
Accounts Payable	\$ 20,240	\$ -	\$ -	\$ -	\$ 20,240
Retainage Payable	\$ -	\$ -	\$ 1,201,781	\$ -	\$ 1,201,781
Due to Debt Service	\$ 16,697	\$ -	\$ -	\$ -	\$ 16,697
Employee FICA	\$ 92	\$ -	\$ -	\$ -	\$ 92
Total Liabilities	\$ 37,029	\$ -	\$ 1,201,781	\$ -	\$ 1,238,810
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 9,031	\$ -	\$ -	\$ -	\$ 9,031
Restricted for:					
Debt Service - Series 2021	\$ -	\$ 1,059,262	\$ -	\$ -	\$ 1,059,262
Debt Service - Series 2024	\$ -	\$ 1,388,886	\$ -	\$ -	\$ 1,388,886
Capital Projects - Series 2021	\$ -	\$ -	\$ (219,653)	\$ -	\$ (219,653)
Capital Projects - Series 2024	\$ -	\$ -	\$ 872,819	\$ -	\$ 872,819
Capital Projects - FDC Grove	\$ -	\$ -	\$ 89,380	\$ -	\$ 89,380
Capital Projects - Amenity	\$ -	\$ -	\$ 3,330,193	\$ -	\$ 3,330,193
Assigned:					
Cascades Reserves	\$ -	\$ -	\$ -	\$ 165,504	\$ 165,504
Brentwood Reserves	\$ -	\$ -	\$ -	\$ 149,922	\$ 149,922
Wynnstone Reserves	\$ -	\$ -	\$ -	\$ 13,128	\$ 13,128
Unassigned	\$ 1,599,182	\$ -	\$ -	\$ -	\$ 1,599,182
Total Fund Balances	\$ 1,608,213	\$ 2,448,148	\$ 4,072,740	\$ 328,554	\$ 8,457,656
Total Liabilities & Fund Balance	\$ 1,645,242	\$ 2,448,148	\$ 5,274,521	\$ 328,554	\$ 9,696,465

Westside Haines City

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 762,450	\$ 762,450	\$ 766,983	\$ 4,533
Assessments - Direct Bill	\$ 1,214,481	\$ 1,016,600	\$ 1,016,600	\$ -
Assessments - Lot Closing	\$ -	\$ -	\$ 76,500	\$ 76,500
Developer Contributions	\$ -	\$ -	\$ 92,834	\$ 92,834
Boundary Amendment Contributions	\$ -	\$ -	\$ 902	\$ 902
Miscellaneous Revenue	\$ -	\$ -	\$ 30	\$ 30
Interest Income	\$ -	\$ -	\$ 16,095	\$ 16,095
Total Revenues	\$ 1,976,931	\$ 1,779,050	\$ 1,969,944	\$ 190,894
<u>Expenditures:</u>				
<i><u>General & Administrative:</u></i>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 5,400	\$ 4,600
FICA Expenditures	\$ -	\$ -	\$ 367	\$ (367)
Engineering	\$ 15,000	\$ 15,000	\$ 22,375	\$ (7,375)
Attorney	\$ 35,000	\$ 29,167	\$ 23,169	\$ 5,998
Annual Audit	\$ 5,000	\$ -	\$ 4,000	\$ (4,000)
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 7,000	\$ 11,933	\$ (4,933)
Trustee Fees	\$ 12,123	\$ 8,245	\$ 8,245	\$ -
Management Fees	\$ 55,000	\$ 45,833	\$ 45,833	\$ 0
Information Technology	\$ 1,890	\$ 1,575	\$ 1,575	\$ -
Website Maintenance	\$ 1,260	\$ 1,050	\$ 1,050	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 2,423	\$ (1,423)
Insurance	\$ 5,913	\$ 5,913	\$ 5,751	\$ 162
Copies	\$ 500	\$ 417	\$ 11	\$ 406
Legal Advertising	\$ 7,250	\$ 6,042	\$ 4,033	\$ 2,008
Other Current Charges	\$ 2,100	\$ 1,750	\$ 1,733	\$ 17
Boundary Amendment	\$ -	\$ -	\$ 119	\$ (119)
Property Taxes	\$ -	\$ -	\$ 10,120	\$ (10,120)
Office Supplies	\$ 402	\$ 335	\$ 18	\$ 317
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 170,463	\$ 141,451	\$ 156,279	\$ (14,828)

Westside Haines City

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Operations & Maintenance</u>				
Cascades Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 25,000	\$ 25,000	\$ 9,590	\$ 15,410
Field Management	\$ 15,000	\$ 12,500	\$ 12,500	\$ -
Landscape Maintenance	\$ 185,000	\$ 154,167	\$ 125,270	\$ 28,897
Landscape Replacement	\$ 25,000	\$ 20,833	\$ 10,150	\$ 10,683
Lake Maintenance	\$ 12,500	\$ 10,417	\$ 9,925	\$ 492
Streetlights	\$ 45,000	\$ 37,500	\$ 29,615	\$ 7,885
Electric	\$ 11,000	\$ 11,000	\$ 11,691	\$ (691)
Water & Sewer	\$ 55,000	\$ 55,000	\$ 92,082	\$ (37,082)
Irrigation Repairs	\$ 10,000	\$ 10,000	\$ 18,851	\$ (8,851)
General Repairs & Maintenance	\$ 17,000	\$ 14,167	\$ 7,879	\$ 6,288
Field Contingency	\$ 12,500	\$ 12,500	\$ 19,229	\$ (6,729)
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 15,000	\$ 12,500	\$ 4,984	\$ 7,516
Amenity - Water	\$ 15,000	\$ 12,500	\$ 559	\$ 11,941
Patio & Fitness Equipment Lease	\$ 23,664	\$ 19,720	\$ 19,720	\$ 0
Propane Gas	\$ 6,000	\$ 5,000	\$ -	\$ 5,000
Internet	\$ 4,000	\$ 3,333	\$ -	\$ 3,333
Pest Control	\$ 2,000	\$ 1,667	\$ 410	\$ 1,257
Janitorial Service	\$ 35,000	\$ 29,167	\$ 8,055	\$ 21,112
Security Services	\$ 35,000	\$ 29,167	\$ 18,790	\$ 10,376
Pool Maintenance	\$ 36,000	\$ 30,000	\$ 12,300	\$ 17,700
Amenity Repairs & Maintenance	\$ 15,000	\$ 12,500	\$ 4,118	\$ 8,382
Amenity Access Management	\$ 15,000	\$ 12,500	\$ 7,850	\$ 4,650
Amenity Contingency	\$ 12,000	\$ 10,000	\$ 2,970	\$ 7,030
Capital Reserve	\$ 163,495	\$ 163,495	\$ 163,495	\$ (0)
Subtotal Cascades Expenditures	\$ 790,159	\$ 704,632	\$ 590,033	\$ 114,598

Westside Haines City

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Brentwood Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 50,000	\$ 50,000	\$ 2,725	\$ 47,275
Field Management	\$ 15,000	\$ 12,500	\$ 12,500	\$ -
Landscape Replacement & Repair	\$ 7,500	\$ 6,250	\$ 1,669	\$ 4,581
Streetlights	\$ 22,000	\$ 18,333	\$ 13,080	\$ 5,253
Electric	\$ 2,000	\$ 1,667	\$ 482	\$ 1,184
Water & Sewer	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Landscape Maintenance	\$ 50,000	\$ 41,667	\$ -	\$ 41,667
Irrigation Repairs	\$ 5,000	\$ 4,167	\$ 112	\$ 4,055
General Repairs & Maintenance	\$ 12,500	\$ 10,417	\$ 4,188	\$ 6,229
Field Contingency	\$ 7,500	\$ 6,250	\$ 3,855	\$ 2,395
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 20,000	\$ 16,667	\$ 962	\$ 15,705
Amenity - Water	\$ 15,000	\$ 12,500	\$ 2,527	\$ 9,973
Patio & Fitness Equipment Lease	\$ 25,224	\$ 21,020	\$ 21,020	\$ 0
Internet	\$ 4,000	\$ 3,333	\$ -	\$ 3,333
Amenity Landscaping	\$ 35,000	\$ 29,167	\$ -	\$ 29,167
Amenity Landscape Replacement	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Amenity Irrigation Repairs	\$ 3,500	\$ 2,917	\$ -	\$ 2,917
Pest Control	\$ 2,000	\$ 1,667	\$ 610	\$ 1,057
Janitorial Service	\$ 35,000	\$ 29,167	\$ 875	\$ 28,292
Security Services	\$ 50,000	\$ 41,667	\$ 6,941	\$ 34,726
Pool Maintenance	\$ 40,000	\$ 33,333	\$ 7,200	\$ 26,133
Amenity Repairs & Maintenance	\$ 20,000	\$ 16,667	\$ 1,140	\$ 15,527
Amenity Access Management	\$ 12,500	\$ 12,500	\$ 12,620	\$ (120)
Amenity Contingency	\$ 15,000	\$ 12,500	\$ 1,870	\$ 10,630
Capital Reserve	\$ 148,104	\$ 148,104	\$ 148,104	\$ (1)
Subtotal Brentwood Expenditures	\$ 606,828	\$ 540,790	\$ 242,478	\$ 298,312

Westside Haines City

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Wynnstone Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 15,000	\$ 15,000	\$ 36	\$ 14,964
Field Management	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Landscape Maintenance	\$ 75,000	\$ 62,500	\$ 6,350	\$ 56,150
Landscape Replacement	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Streetlights	\$ 30,000	\$ 25,000	\$ -	\$ 25,000
Electric	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Water & Sewer	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Irrigation Repairs	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
General Repairs & Maintenance	\$ 12,500	\$ 10,417	\$ -	\$ 10,417
Field Contingency	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Amenity - Water	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Equipment Lease	\$ 35,000	\$ 29,167	\$ -	\$ 29,167
Propane Gas	\$ 6,000	\$ 5,000	\$ -	\$ 5,000
Internet	\$ 2,000	\$ 1,667	\$ -	\$ 1,667
Amenity Landscaping	\$ 20,000	\$ 16,667	\$ -	\$ 16,667
Amenity Landscape Replacement	\$ 3,000	\$ 2,500	\$ -	\$ 2,500
Amenity Irrigation Repairs	\$ 3,000	\$ 2,500	\$ -	\$ 2,500
Pest Control	\$ 1,500	\$ 1,250	\$ -	\$ 1,250
Janitorial Service	\$ 21,000	\$ 17,500	\$ -	\$ 17,500
Security Services	\$ 35,000	\$ 29,167	\$ -	\$ 29,167
Pool Maintenance	\$ 25,000	\$ 20,833	\$ -	\$ 20,833
Amenity Repairs & Maintenance	\$ 12,500	\$ 10,417	\$ -	\$ 10,417
Amenity Access Management	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Amenity Contingency	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Capital Reserve	\$ 12,982	\$ 12,982	\$ 12,982	\$ (0)
Subtotal Wynnstone Expenditures	\$ 409,482	\$ 345,898	\$ 19,368	\$ 326,530
Other Expenditures				
Capital Outlay - Cascades	\$ -	\$ -	\$ 153,345	\$ (153,345)
Capital Outlay - Brentwood	\$ -	\$ -	\$ 62,093	\$ (62,093)
Subtotal Other Expenditures	\$ -	\$ -	\$ 215,438	\$ (215,438)
Total Operations & Maintenance	\$ 1,806,468	\$ 1,591,320	\$ 1,067,318	\$ 524,003
Total Expenditures	\$ 1,976,931	\$ 1,732,771	\$ 1,223,597	\$ 509,174
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 746,347	
Fund Balance - Beginning	\$ -		\$ 861,866	
Fund Balance - Ending	\$ -		\$ 1,608,213	

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

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,097,950	\$ 1,097,950	\$ 1,104,723	\$ 6,773
Interest	\$ -	\$ -	\$ 38,445	\$ 38,445
Total Revenues	\$ 1,097,950	\$ 1,097,950	\$ 1,143,168	\$ 45,218
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)		\$ 39,906	
Fund Balance - Beginning	\$ 466,009		\$ 1,019,357	
Fund Balance - Ending	\$ 460,696		\$ 1,059,262	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	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	\$ -	\$ -	\$ 127,335	\$ 127,335
Total Revenues	\$ 2,522,100	\$ 1,481,056	\$ 2,534,306	\$ 1,053,249
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)		\$ (7,014,172)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,075,146)	\$ (1,075,146)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,075,146)	\$ (1,075,146)
Net Change in Fund Balance	\$ (18,990)		\$ (8,089,318)	
Fund Balance - Beginning	\$ 1,070,931		\$ 9,478,204	
Fund Balance - Ending	\$ 1,051,941		\$ 1,388,886	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 1,770,798	\$ 1,770,798
Interest	\$ -	\$ -	\$ 203	\$ 203
Total Revenues	\$ -	\$ -	\$ 1,771,001	\$ 1,771,001
Expenditures:				
Capital Outlay - Cascades	\$ -	\$ -	\$ 750,019	\$ (750,019)
Capital Outlay - Brentwood	\$ -	\$ -	\$ 1,015,758	\$ (1,015,758)
Total Expenditures	\$ -	\$ -	\$ 1,765,777	\$ (1,765,777)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 5,225	
Fund Balance - Beginning	\$ -	\$ -	\$ (224,878)	
Fund Balance - Ending	\$ -	\$ -	\$ (219,653)	

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

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 6,204,849	\$ 6,204,849
Interest	\$ -	\$ -	\$ 98,832	\$ 98,832
Total Revenues	\$ -	\$ -	\$ 6,303,681	\$ 6,303,681
Expenditures:				
Capital Outlay - Brentwood Phase 2/3	\$ -	\$ -	\$ 624,007	\$ (624,007)
Capital Outlay - Brentwood Phase 4/5	\$ -	\$ -	\$ 682,668	\$ (682,668)
Capital Outlay - Cascades	\$ -	\$ -	\$ 1,101,901	\$ (1,101,901)
Capital Outlay - Wynnstone 1A	\$ -	\$ -	\$ 7,615,526	\$ (7,615,526)
Capital Outlay - Wynnstone 1B	\$ -	\$ -	\$ 184,969	\$ (184,969)
Total Expenditures	\$ -	\$ -	\$ 10,209,071	\$ (10,209,071)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,905,389)	
Other Financing Sources/(Uses)				
Developer Advances - Wynnstone Ph1	\$ -	\$ -	\$ 71,000	\$ 71,000
Transfer In/(Out)	\$ -	\$ -	\$ 1,075,146	\$ 1,075,146
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,146,146	\$ 1,146,146
Net Change in Fund Balance	\$ -	\$ -	\$ (2,759,243)	
Fund Balance - Beginning	\$ -	\$ -	\$ 3,632,062	
Fund Balance - Ending	\$ -	\$ -	\$ 872,819	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,100,323	\$ (1,100,323)
Total Expenditures	\$ -	\$ -	\$ 1,100,323	\$ (1,100,323)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (1,100,323)	
Other Financing Sources/(Uses)				
Developer Advances	\$ -	\$ -	\$ 1,189,704	\$ 1,189,704
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,189,704	\$ 1,189,704
Net Change in Fund Balance	\$ -	\$ -	\$ 89,380	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 89,380	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 55,507	\$ 55,507
Total Revenues	\$ -	\$ -	\$ 55,507	\$ 55,507
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 130,365	\$ (130,365)
Miscellaneous	\$ -	\$ -	\$ 357	\$ (357)
Total Expenditures	\$ -	\$ -	\$ 130,722	\$ (130,722)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (75,215)	
Fund Balance - Beginning	\$ -	\$ -	\$ 3,405,409	
Fund Balance - Ending	\$ -	\$ -	\$ 3,330,193	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 2,024	\$ -
Transfer In - Cascades	\$ 163,495	\$ 163,495	\$ 163,495	\$ 0
Total Revenues	\$ 163,495	\$ 163,495	\$ 165,519	\$ 0
Expenditures:				
Contingency	\$ -	\$ -	\$ 15	\$ (15)
Total Expenditures	\$ -	\$ -	\$ 15	\$ (15)
Net Change in Fund Balance	\$ 163,495		\$ 165,504	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 163,495		\$ 165,504	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 1,833	\$ 1,833
Transfer In - Brentwood	\$ 148,104	\$ 148,104	\$ 148,104	\$ 1
Total Revenues	\$ 148,104	\$ 148,104	\$ 149,937	\$ 1,834
<u>Expenditures:</u>				
Contingency	\$ -	\$ -	\$ 15	\$ (15)
Total Expenditures	\$ -	\$ -	\$ 15	\$ (15)
Net Change in Fund Balance	\$ 148,104		\$ 149,922	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 148,104		\$ 149,922	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 161	\$ 161
Transfer In - Wynnstone	\$ 12,982	\$ 12,982	\$ 12,982	\$ 0
Total Revenues	\$ 12,982	\$ 12,982	\$ 13,143	\$ 161
Expenditures:				
Contingency	\$ -	\$ -	\$ 15	\$ (15)
Total Expenditures	\$ -	\$ -	\$ 15	\$ (15)
Net Change in Fund Balance	\$ 12,982		\$ 13,128	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 12,982		\$ 13,128	

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Assessments - Tax Roll	\$ (8,198)	\$ 51,492	\$ 649,729	\$ 14,996	\$ 16,734	\$ 11,074	\$ 12,936	\$ 6,628	\$ 10,836	\$ 756	\$ -	\$ -	\$ 766,983
Assessments - Direct Bill	\$ 244,800	\$ -	\$ -	\$ 434,350	\$ 122,400	\$ 76,500	\$ 25,500	\$ 113,050	\$ -	\$ -	\$ -	\$ -	\$ 1,016,600
Assessments - Lot Closing	\$ -	\$ 67,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,350	\$ -	\$ -	\$ 76,500
Developer Contributions	\$ -	\$ -	\$ -	\$ 10,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,715	\$ -	\$ -	\$ 92,834
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119	\$ -	\$ -	\$ 784	\$ -	\$ -	\$ -	\$ 902
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ 30
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,939	\$ 4,083	\$ 3,964	\$ 4,108	\$ -	\$ -	\$ 16,095
Total Revenues	\$ 236,602	\$ 118,642	\$ 649,729	\$ 459,466	\$ 139,134	\$ 87,692	\$ 42,376	\$ 123,761	\$ 15,584	\$ 96,959	\$ -	\$ -	\$ 1,969,944
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 1,400	\$ -	\$ 1,200	\$ 800	\$ 1,400	\$ -	\$ -	\$ 5,400
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107	\$ -	\$ 92	\$ 61	\$ 107	\$ -	\$ -	\$ 367
Engineering	\$ 320	\$ 610	\$ -	\$ -	\$ -	\$ -	\$ 5,343	\$ 4,665	\$ 11,438	\$ -	\$ -	\$ -	\$ 22,375
Attorney	\$ 457	\$ 1,482	\$ 1,610	\$ 515	\$ 2,782	\$ 2,554	\$ 4,989	\$ 3,736	\$ 5,045	\$ -	\$ -	\$ -	\$ 23,169
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 6,083	\$ 583	\$ 583	\$ 1,083	\$ 583	\$ 583	\$ 683	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ 11,933
Trustee Fees	\$ 3,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,124	\$ -	\$ 417	\$ -	\$ -	\$ -	\$ 8,245
Management Fees	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ 4,583	\$ -	\$ -	\$ 45,833
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ 1,575
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ 1,050
Postage & Delivery	\$ 245	\$ 65	\$ 153	\$ 492	\$ 211	\$ 209	\$ 312	\$ 329	\$ 192	\$ 216	\$ -	\$ -	\$ 2,423
Insurance	\$ 5,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,751
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11
Legal Advertising	\$ 915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,169	\$ 1,183	\$ 766	\$ -	\$ -	\$ 4,033
Other Current Charges	\$ 129	\$ 195	\$ 208	\$ 194	\$ 235	\$ 193	\$ 201	\$ 178	\$ 200	\$ -	\$ -	\$ -	\$ 1,733
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119
Property Taxes	\$ -	\$ 10,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,120
Office Supplies	\$ 0	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ 3	\$ 3	\$ 0	\$ 6	\$ -	\$ -	\$ 18
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 30,124	\$ 18,501	\$ 7,403	\$ 7,131	\$ 8,776	\$ 9,905	\$ 20,500	\$ 17,251	\$ 28,765	\$ 7,925	\$ -	\$ -	\$ 156,279

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Cascades Expenditures													
<u>Field Expenditures</u>													
Property Insurance	\$ 6,569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,021	\$ -	\$ -	\$ 9,590
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ 12,500
Landscape Maintenance	\$ 8,805	\$ 8,805	\$ 8,805	\$ 8,805	\$ 8,805	\$ 8,805	\$ 16,249	\$ 16,249	\$ 16,249	\$ 16,249	\$ -	\$ -	\$ 125,270
Landscape Replacement	\$ -	\$ -	\$ -	\$ 2,225	\$ 4,725	\$ -	\$ 1,810	\$ 1,390	\$ -	\$ -	\$ -	\$ -	\$ 10,150
Lake Maintenance	\$ 1,150	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ -	\$ -	\$ 9,925
Streetlights	\$ 2,691	\$ 2,691	\$ 2,875	\$ 3,016	\$ 308	\$ 5,801	\$ 2,997	\$ 3,079	\$ 3,079	\$ 3,079	\$ -	\$ -	\$ 29,615
Electric	\$ 642	\$ 691	\$ 739	\$ 789	\$ 830	\$ 1,190	\$ 603	\$ 2,994	\$ 2,420	\$ 792	\$ -	\$ -	\$ 11,691
Water & Sewer	\$ 6,704	\$ 7,372	\$ 9,090	\$ 19,836	\$ 10,614	\$ 7,895	\$ 6,657	\$ 13,004	\$ 5,209	\$ 5,701	\$ -	\$ -	\$ 92,082
Irrigation Repairs	\$ 7,532	\$ -	\$ 1,702	\$ 4,424	\$ 1,341	\$ 767	\$ -	\$ 2,546	\$ 108	\$ 430	\$ -	\$ -	\$ 18,851
General Repairs & Maintenance	\$ -	\$ -	\$ 2,445	\$ -	\$ 1,345	\$ 200	\$ 1,490	\$ 1,100	\$ 1,079	\$ 220	\$ -	\$ -	\$ 7,879
Field Contingency	\$ 200	\$ 7,145	\$ 200	\$ 646	\$ 220	\$ 881	\$ 2,508	\$ 5,384	\$ 1,415	\$ 630	\$ -	\$ -	\$ 19,229
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,034	\$ 1,820	\$ 1,129	\$ -	\$ -	\$ 4,984
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170	\$ -	\$ 197	\$ 193	\$ -	\$ -	\$ 559
Patio & Fitness Equipment Lease	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ -	\$ -	\$ 19,720
Propane Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 410
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,045	\$ 2,090	\$ 2,730	\$ 2,190	\$ -	\$ -	\$ 8,055
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,828	\$ 1,565	\$ 2,941	\$ 5,457	\$ -	\$ -	\$ 18,790
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 3,600	\$ 3,600	\$ 3,600	\$ -	\$ -	\$ 12,300
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,008	\$ 2,372	\$ 738	\$ -	\$ -	\$ -	\$ 4,118
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 2,850	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ 7,850
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,590	\$ -	\$ -	\$ -	\$ 220	\$ 1,160	\$ -	\$ -	\$ 2,970
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163,495
Subtotal Cascades Expenditures	\$ 37,514	\$ 30,900	\$ 30,053	\$ 43,938	\$ 33,976	\$ 201,926	\$ 50,421	\$ 64,555	\$ 47,352	\$ 49,398	\$ -	\$ -	\$ 590,033

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Brentwood Expenditures													
<u>Field Expenditures</u>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,725	\$ -	\$ -	\$ 2,725
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ 12,500
Landscape Replacement	\$ 1,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,669
Streetlights	\$ 990	\$ 559	\$ 991	\$ 559	\$ 781	\$ 1,105	\$ 1,793	\$ 2,101	\$ 2,101	\$ 2,101	\$ -	\$ -	\$ 13,080
Electric	\$ 36	\$ 37	\$ 37	\$ 38	\$ 40	\$ 40	\$ 122	\$ 50	\$ 41	\$ 40	\$ -	\$ -	\$ 482
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 3,488	\$ 400	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,188
Field Contingency	\$ -	\$ 2,445	\$ -	\$ -	\$ 1,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,855
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 962	\$ -	\$ -	\$ 962
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,527	\$ -	\$ -	\$ 2,527
Patio & Fitness Equipment Lease	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ -	\$ -	\$ 21,020
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ 130	\$ 130	\$ -	\$ -	\$ 610
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 875	\$ -	\$ -	\$ 875
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,941	\$ -	\$ -	\$ 6,941
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ -	\$ -	\$ 7,200
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 840	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ 1,140
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 7,620	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ 12,620
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	\$ 154,151	\$ 9,157	\$ 15,553	\$ 8,674	\$ 23,003	\$ -	\$ -	\$ 242,478

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Wynnstone Expenditures													
<u>Field Expenditures</u>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36	\$ -	\$ -	36
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,350	\$ -	\$ -	6,350
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Propane Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	12,982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,982
Subtotal Brentwood Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,982	\$ -	\$ -	\$ -	\$ 6,386	\$ -	\$ -	\$ 19,368
Other Expenditures													
Capital Outlay - Cascades	\$ -	\$ 70,630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	82,715	\$ -	\$ -	153,345
Capital Outlay - Brentwood	\$ -	\$ 62,093	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	62,093
Capital Outlay - Wynnstone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Other Expenditures	\$ -	\$ 132,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,715	\$ -	\$ -	\$ 215,438
Total Operations & Maintenance	\$ 43,673	\$ 170,016	\$ 34,434	\$ 51,374	\$ 41,549	\$ 356,077	\$ 59,578	\$ 80,108	\$ 56,026	\$ 155,115	\$ -	\$ -	\$ 1,067,318
Total Expenditures	\$ 73,798	\$ 188,516	\$ 41,837	\$ 58,504	\$ 50,325	\$ 365,982	\$ 80,078	\$ 97,359	\$ 84,790	\$ 163,040	\$ -	\$ -	\$ 1,223,597
Excess (Deficiency) of Revenues over Expenditures	\$ 162,804	\$ (69,874)	\$ 607,893	\$ 400,961	\$ 88,809	\$ (278,290)	\$ (37,702)	\$ 26,402	\$ (69,206)	\$ (66,081)	\$ -	\$ -	\$ 746,347
Net Change in Fund Balance	\$ 162,804	\$ (69,874)	\$ 607,893	\$ 400,961	\$ 88,809	\$ (278,290)	\$ (37,702)	\$ 26,402	\$ (69,206)	\$ (66,081)	\$ -	\$ -	\$ 746,347

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	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$1,001,891	
Reserve Fund Balance	\$1,001,891	
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	40.98%	59.02%	100.00%
								O&M Portion	Debt Service	Total
11/15/24	ACH	10/01-10/31/24	\$1,452.00	(\$27.88)	(\$58.08)	\$0.00	\$1,366.04	\$559.77	\$806.27	\$1,366.04
11/15/24	ACH	10/01-10/31/24	\$913.98	(\$17.55)	(\$36.56)	\$0.00	\$859.87	\$352.36	\$507.51	\$859.87
11/19/24	ACH	11/01-11/07/24	\$29,040.00	(\$557.57)	(\$1,161.58)	\$0.00	\$27,320.85	\$11,195.47	\$16,125.38	\$27,320.85
11/19/24	ACH	11/01-11/07/24	\$18,279.60	(\$350.97)	(\$731.20)	\$0.00	\$17,197.43	\$7,047.12	\$10,150.31	\$17,197.43
11/26/24	ACH	11/08-11/15/24	\$47,320.00	(\$908.55)	(\$1,892.58)	\$0.00	\$44,518.87	\$18,242.83	\$26,276.04	\$44,518.87
11/26/24	ACH	11/08-11/15/24	\$36,559.20	(\$701.94)	(\$1,462.40)	\$0.00	\$34,394.86	\$14,094.24	\$20,300.62	\$34,394.86
12/06/24	ACH	11/16-11/26/24	\$310,276.00	(\$12,410.19)	(\$5,957.32)	\$0.00	\$291,908.49	\$119,617.51	\$172,290.98	\$291,908.49
12/06/24	ACH	11/16-11/26/24	\$228,495.00	(\$9,140.01)	(\$4,387.10)	\$0.00	\$214,967.89	\$88,088.99	\$126,878.90	\$214,967.89
12/20/24	ACH	11/27-11/30/24	\$443,316.86	(\$17,768.17)	(\$8,510.97)	\$0.00	\$417,037.72	\$170,892.64	\$246,145.08	\$417,037.72
12/20/24	ACH	11/27-11/30/24	\$657,472.08	(\$26,354.02)	(\$12,622.36)	\$0.00	\$618,495.70	\$253,445.57	\$365,050.13	\$618,495.70
12/27/24	ACH	12/1-12/15/24	\$27,367.92	(\$942.73)	(\$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
06/13/25	ACH	05/01-05/31/25	\$5,648.40	\$0.00	(\$112.97)	\$0.00	\$5,535.43	\$2,268.29	\$3,267.14	\$5,535.43
06/13/25	ACH	05/01-05/31/25	\$8,973.34	\$0.00	(\$179.47)	\$0.00	\$8,793.87	\$3,603.53	\$5,190.34	\$8,793.87
06/20/25	ACH	45810	\$4,775.55	\$0.00	(\$95.51)	\$0.00	\$4,680.04	\$1,917.77	\$2,762.27	\$4,680.04
06/20/25	ACH	45810	\$7,586.73	\$0.00	(\$151.73)	\$0.00	\$7,435.00	\$3,046.70	\$4,388.30	\$7,435.00
07/11/25	ACH	06/01-6/30	\$941.42	\$0.00	(\$18.83)	\$0.00	\$922.59	\$378.06	\$544.53	\$922.59
07/11/25	ACH	06/01-6/30	\$941.40	\$0.00	(\$18.83)	\$0.00	\$922.57	\$378.05	\$544.52	\$922.57
TOTAL			\$ 1,984,548.83	\$ (74,380.01)	\$ (41,325.90)	\$ 2,863.27	\$ 1,871,706.19	\$ 766,982.94	\$ 1,104,723.25	\$ 1,871,706.19

101%	Net Percent Collected
0	Balance Remaining to Collect

GLK REAL ESTATE							
2025-01 (Revised 11/25/24)							
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt	
10/16/24	10/1/24	2406	\$ 18,700.00	\$ 18,700.00	\$ 18,700.00		
2/12/25	2/1/25	2540	\$ 9,350.00	\$ 9,350.00	\$ 9,350.00		
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							
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			
	9/15/25		\$ 229,372.88				
			\$ 918,800.00	\$ 689,427.12	\$ 349,350.00	\$	340,077.12

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

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

HBWB DEVELOPMENT SERVICES, LLC							
2025-05							
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2024 Debt	
3/10/25	10/1/24	WIRED	\$ 51,000.00	\$ 51,000.00	\$ 51,000.00		
3/10/25	2/1/25	WIRED	\$ 25,500.00	\$ 25,500.00	\$ 25,500.00		
3/24/25	3/15/25	WIRED	\$ 139,745.45	\$ 139,745.45		\$	139,745.45
4/18/25	5/1/25	WIRED	\$ 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							
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			
	9/15/25		\$ 95,040.01				
			\$ 338,800.00	\$ 243,759.99	\$ 102,850.00	\$	140,909.99