

*Westside Haines City
Community Development District*

Meeting Agenda

January 28, 2026

AGENDA

Westside Haines City

Community Development District

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

January 21, 2026

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, January 28, 2026 at 9:15 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 December 10, 2025 Board of Supervisors Meeting
4. Presentation and Approval of Third Amended and Restated Engineer's Report dated January 28, 2026
5. Presentation and Consideration of Preliminary Supplemental Assessment Methodology—Assessment Area Three dated January 28, 2026
6. Consideration of Resolution 2026-10 Delegation Resolution (Series 2026—Assessment Area Three Bonds—Wynnstone Phase 2
7. Consideration of Series 2026 Assessment Area Three Project Ancillary Financing Documents
 - A. True-Up Agreement
 - B. Completion Agreement
 - C. Acquisition Agreement
 - D. Collateral Assignment Agreement
 - E. Declaration of Consent
 - F. Notice of Special Assessments
 - G. Consideration of Resolution 2026-11 Supplemental Delegation Assessment Resolution
8. Consideration of Letter for Underwriter Services from FMS Bonds for Series 2026 Bonds
9. Public Hearing
 - A. Public Hearing on the Adoption of Amenity Rules & Rates for the District (Wynnstone Phase)
 - i. Consideration of Resolution 2026-12 Adopting Amenity Rules & Rates for the District (Wynnstone Phase)
10. Consideration of 2026 Contract Agreement with Polk County Property Appraiser

11. Consideration of Equipment Lease/Purchase Agreement for Pool Furniture at Wynnstone Phase Amenity
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Approval of Increase from ConstaFlow for Lift Station (Monthly)
 - ii. Consideration of Proposal for Plant Fill-Ins at Brentwood Amenity
 - iii. Consideration of Proposal for Palm Tree Replacement in Cascades
 - iv. Consideration of Proposals from Kitt's Fitness Services for Fitness Center Maintenance
 - a) Brentwood
 - b) Cascades
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
13. Other Business
14. Supervisors Requests and Audience Comments
15. 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, December 10, 2025**, at 9:23 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lindsey Roden	Assistant Secretary
Bobbie Shockley	Assistant Secretary
Rob Bonin <i>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, KVV Law
Marshall Tindall	Field Manager, GMS
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:23 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 a couple members of the public present via Zoom. There were no comments from the public at this time.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Elected Board Members – Rennie Heath (Seat #1), Lauren Schwenk (Seat #2) & Rob Bonin (Seat #5)

Ms. Burns stated that this was swearing in the newly elected Board Members, Rennie Heath, Lauren Schwenk, and Rob Bonin. She noted that Mr. Bonin sent his oath, and he was sworn in outside of the meeting, so he is already sworn in. She stated that they just swore in Rennie Heath

and Lauren Schwenk was not in attendance, therefore they will swear in Lauren Schwenk next time.

B. Consideration of Resolution 2026-05 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns presented Resolution 2026-05 canvassing and certifying the results of the Landowner's election to the Board. She stated that this outlines the three Supervisors who were elected at the last meeting and the number of votes each received.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-05 Canvassing and Certifying the Results of the Landowner's Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2026-06 Electing Officers

Ms. Burns presented Resolution 2026-06 Electing Officers to the Board. Ms. Burns stated that because they had a Landowners election, they were required to reelect officers. She noted that previously Rennie Heath was Chair and Lauren Schwenk was Vice Chair. She stated that the other three Supervisors were Assistant Secretaries, along with George Flint in her office, and she was serving as a Secretary.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, Resolution 2026-06 Electing Officers as slated above, was approved.

E. Consideration of Resolution 2026-07 Extending Board Seat Terms to Coincide with Election Years

Ms. Burns presented Resolution 2026-07 extending Board seat terms to coincide with election years to the Board. She stated that once they get to the point where the two seats will turn over to residents that is handled by the Supervisor of Elections. She noted that they need to extend the terms so that they line up with even years so that they align with the Supervisor of Election calendar. She stated that this will bump them out from 27 and 29 to 28 and 30.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-07 Extending Board Seat Terms to Coincide with Election Years, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 22, 2025 Board of Supervisors Meeting & the November 12, 2025 Landowners' Meeting

Ms. Burns presented the minutes from the October 22, 2025, Board of Supervisors meeting and the November 12, 2025, Landowners meeting and asked for any comments, questions, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Bonin, seconded by Ms. Roden, with all in favor, the Minutes of the October 22, 2025 Board of Supervisors Meeting and the November 12, 2025 Landowner's Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Amended and Restated Rules of Procedure for the District

Ms. Burns asked the Board for a motion to open the public hearing.

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

i. Consideration of Resolution 2026-08 Adopting Amended and Restated Rules of Procedure for the District

Ms. Burns presented Resolution 2026-08 adopting amended and restated rules of procedure for the District to the Board. She stated that these have not changed since the Board saw them last time. She noted that they are just updating for recent statutory changes and a couple of cleanup items.

On MOTION by Ms. Shockley, seconded by Mr. Heath, with all in favor, Resolution 2026-08 Adopting Amended and Restated Rules of Procedure for the District, was approved.

Ms. Burns asked the Board for a motion to close the public hearing.

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

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-09 Adopting Policy Change to Amenity Parking Policies

Ms. Burns presented Resolution 2026-09 adopting policy change to amenity parking policies to the Board. She stated that they added this to include the grass areas around where they had issues with people parking in the grass. She stated they had no overnight parking in the amenity area in the reserved spots. She noted that this will prevent long-term people from leaving their vehicles parked there full time and taking up the amenity parking spots. She added that this is adding that you cannot park in the grass or landscaped areas.

On MOTION by Ms. Shockley, seconded by Mr. Heath, with all in favor, Resolution 2026-09 Adopting Policy Change to Amenity Parking Policies, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Conveyance Documents for Brentwood Phases 4 & 5 Townhomes

Ms. Burns presented the ratification of Conveyance Documents for Brentwood Phases 4 & 5 Townhomes to the Board. She stated that these have already been executed, she is just looking for a motion to ratify.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Conveyance Documents for Brentwood Phases 4 & 5 Townhomes, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Agreement for Holiday Lighting Services

Ms. Burns presented the Agreement for Holiday Lighting Services to the Board. She stated that this was approved outside of the meeting. She noted that the lights are already up and ready for the holiday season and they are just looking for a motion to ratify this agreement.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the Agreement for Holiday Lighting Services, was ratified.

Ms. Burns stated that the Board needed to approve the annual Data Sharing & Usage Agreement.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Data Sharing & Usage Agreement, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock reminded the Board that it was their last month to get their ethics training completed for this calendar year.

B. Engineer

Mr. Malave had nothing to report but offered to answer any questions from the Board.

C. Field Manager's Report (to be provided under separate cover)

i. Consideration of Approval of Increase from ConstaFlow for Lift Station

Mr. Tindall presented the increase from ConstaFlow for the lift station to the Board. He stated that they have adjusted the design of the reports to be more concise and to help with that makes reading and following a little easier. He stated that they did some upkeep on the gym facilities. He noted that a barbell was added to the squat rack, which is not included in the original equipment. He stated that along with the clips for those weights, free weights are already included with the adjacent Smith machine, so there are no issues. He noted that there were some issues with the spin bikes. He stated that there was an echelon machine in both the Brentwood and Cascades gym after some back and forth with the original manufacturer and Echelon themselves, neither of which were very clear. He stated that the entrance signs were cleaned. He noted that the lanai lights and fans at Cascades were checked and adjusted as needed. He added that Channing Coreal is also doing well.

Mr. Tindall stated that the pool lifts are on schedule for Cascades in Brentwood this month. He noted that he has equipment now for playgrounds that are being added to insurance as well as the dog park. He stated that they have some work where the City is cracking down on builder flags

outside of the entrances, especially in the city right of way and the CDD tracts along those entrances. He stated that they have notified the builder as a whole. He noted that they have asked the city for an extension and will continue to follow up. He stated that there is also a note that ConstaFlow had a request for increase. He noted that it is a marginal increase. He stated that the line item is coming out of field contingency at the stands currently. He noted that they are looking to increase that orderly charge from \$30 to \$50, bringing them up to \$1,000 a year. Ms. Burns stated that they can approve that subject to the confirmation that it is a monthly charge.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Increase from ConstaFlow for Lift Station, was approved subject to confirmation of terms of agreement being Quarterly.

D. District Manager’s Report

Ms. Burns suggested that the Board set a public hearing for the amenity rules for Wynnstone.

On MOTION by Mr. Heath, seconded by Ms. Shockley, with all in favor, Setting a Public Hearing on Amenity Rules for January 28, 2026, was approved.

i. Approval of Check Register (to be provided under separate cover)

Ms. Burns presented the check register and asked for any questions or comments.

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

ii. Balance Sheet & Income Statement (to be provided under separate cover)

Ms. Burns noted financial statements were included in the agenda package for review.

There is no action required by the Board.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

REFERENCE NO. 50142055

.....

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT

Third Amended and Restated Engineer's Report

January 28, 2026



ORIGINAL

SUBMITTED BY
Dewberry Engineers Inc.
800 N. Magnolia Avenue
Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO
Westside Haines City CDD
Attention: Jillian Burns
219 E. Livingston Street
Orlando, Florida 32801
407.841.5524

Table of Contents

1. Introduction	3
2. Purpose and Scope	4
3. The Development	5
4. Capital Improvements	5
5. Capital Improvement Plan Components	5
5.1 Stormwater Management Facilities	5
.....	
5.2 Public Roadways	6
.....	
5.3 Water and Wastewater Facilities	6
.....	
5.4 Off-Site Improvements	6
.....	
5.5 Amenities and Parks	6
.....	
5.6 Electric Utilities and Lighting	7
.....	
5.7 Entry Feature	7
.....	
5.8 Miscellaneous	7
.....	
5.9 Permitting	7
.....	
6. Recommendation	8
7. Report Modification	8
8. Summary and Conclusion	8
9. Engineer's Certification	8

Table of Tables

Table 1.1 Land Use Summary	3
Table 1.2 Land Use Summary	4
Table 1.3 Land Use Summary	4
Table 5.1 Permit Status for Overall Development (Brentwood Townhomes and Cascade Phases 1 & 2)	7
Table 5.2 Permit Status for Overall Development (Brentwood Phases 2 & 3, Brentwood Phases 4 & 5, Wynnstone Phase 1, and Cascade Phase 3)	8

Table of Figures

Aerial Location Map.....	Exhibit 1
Legal Description	Exhibit 2
District Boundary Map.....	Exhibit 3
Land Use Map.....	Exhibit 4
Zoning Map.....	Exhibit 5
Utility Location Map and Drainage Flow Pattern Map	Exhibit 6
Summary of Opinion of Probable Cost	Exhibit 7
Summary of District Facilities.....	Exhibit 8
Overall Site Plan	Exhibit 9

1. Introduction

The Westside Haines City Community Development District (the "District" or "CDD") is located on the west side of US Highway 27 (SR 25) from Minute Maid Ramp Road to the southern boundary of Masee Road. The District is located with the city limits of Haines City, Florida ("City") and the unincorporated area of Polk County ("County"). In March 2021, the District contained approximately 613.43 acres and included 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages. The District currently contains approximately 595.10 acres and is expected to consist of 2,574 residential lots of various sizes for single-family and townhomes with recreation/amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 21-017, which was approved by the Polk County Commission and the City of Haines City and became effective on March 18, 2021. The boundaries of the District were amended by Ordinance No. 22-071, adopted by the Board of County Commissioners of Polk County, Florida, and effective on November 2, 2022, and by Ordinance No. 23-065, adopted by the Board of County Commissioners of Polk County, Florida, and effective on October 3, 2023. The District will own and operate the public roadways, and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development. Polk County will own all utilities except for those serving the 46 lots in the southeast corner which will be owned by the City of Haines City.

The Master Developer ("Developer") GLK Real Estate LLC is based in Winter Haven, Florida. The Development is approved as a Planned Development (PD) for Residential Units and is divided into three (3) villages: Brentwood, Cascades, and Wynnstone. A land use summary is presented in Table 1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the city, county, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development, an overall estimate of the probable cost of the public improvements are provided in Exhibit 7 of this report.

The Capital Improvement Plan ("CIP" or this "Engineer's Report") reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that any modifications will not diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Table 1.1 Land Use Summary

LAND USE SUMMARY	
LAND USE	AREA (AC)
Master Stormwater System	47.74
Residential Land (Single-Family and Townhomes Lots)	226.89
Roadways Infrastructure & Public Facilities	93.78
Lakes	5.09
Amenity Center	2.09
Open Space/Conservation Areas/Parks	219.51
TOTAL	595.10

Table 1.2 Land Use Summary

PHASING SUMMARY	
PHASE	NUMBER OF UNITS
Cascades 1	597
Cascades 2	74
Cascades 3	344
Brentwood 1	226
Brentwood 2	124
Brentwood 3	122
Brentwood 4 & 5	290
Wynnstone 1 & 2	736
TOTAL – Westside Haines City CDD	2,513

Table 1.3 Land Use Summary

LOT TYPES		
PHASE	LOT TYPE	NUMBER OF UNITS
Cascades 1	40-ft Lots	404
	50-ft Lots	193
Cascades 2	40-ft Lots	30
	50-ft Lots	44
Cascades 3	40-ft Lots	219
	50-ft Lots	125
Brentwood 1	Townhomes	226
Brentwood 2	Townhomes	124
Brentwood 3	Townhomes	122
Brentwood 4/5	Townhomes	290
Wynnstone 1	40-ft Lots	274
	50-ft Lots	252
Wynnstone 2	40-ft Lots	193
	50-ft Lots	17
TOTAL LOTS – Westside Haines City CDD		2,513

2. Purpose and Scope

The purpose of this report is to provide engineering support for the funding of the proposed improvements within the District. This report will identify the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered and in specific instances has relied upon, the information and documentation prepared or supplied by others to prepare this Engineer's Report.

3. The Development

The development will consist of a total of 2,574 residential units and associated infrastructure. The development is a planned residential community located West of US Highway 27 (SR 25) and consisting of 595.10 acres from the northern boundary of Minute Main Ramp Road 1 and extending south to the southern boundary located around Masee Road. The District is located within unincorporated Polk County and the City of Haines City. The land use for the District is planned unit development. The development is zoned RL-1, RL-2, RL-3, and RM within the city limits and zoned RMX and ECX within the unincorporated area of Polk County. The development will be constructed in three (3) villages and include up to eleven (11) phases.

4. Capital Improvements

The CIP consists of public infrastructure in each village and each phase of said village. The primary portions of the CIP will provide for stormwater pond construction, roadways built to an urban roadway typical section, water, and sewer facilities including three (3) lift stations and one (1) regional lift station, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP that will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time as well as the 4 (four) lift stations serving the project. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District.

As a part of the recreational component of the CIP, there are various amenity centers within the development and specifically for each of the villages of the development. There are four (4) amenity centers: one (1) in the Village of Cascades, one (1) in Wynnstone, and two (2) within Brentwood. The total area of the amenity and recreational parcels is 12.89 acres. There will be conservation areas as well that can serve as passive parks within the various villages and the development that are available to the public for utilization of the facilities. The amenity centers and recreational areas will have connectivity via sidewalks to the other portions of the District. The amenity centers and recreational areas will be accessed by the public roadways and sidewalks.

5. Capital Improvement Plan Components

The CIP for the District includes the following:

5.1 Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the City, the County, and SWFWMD. There are various conservation areas throughout the District and will be preserved in the existing condition and these will accept stormwater discharges from our ponds as shown on Exhibit 6.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C0225G, effective date December 22, 2016, demonstrates that the property is located within Flood Zones X, A, and AE. Based on this information and the site topography, it appears that 100-year compensation will be done in areas where we will impact existing depressions throughout the development and the 100-year flood volumes will be compensated as it is required by the city, county, and FEMA.

During the construction of stormwater management facilities, utilities, and roadway improvements the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by

the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

5.2 Public Roadways

The proposed public roadway sections include a 24-foot wide roadway consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides along with a 50-foot right-of-way. The proposed roadway section will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base and asphalt type roadway wearing surface. The proposed curb is to be 2-feet wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement, and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

5.3 Water and Wastewater Facilities

A potable drinking water system inclusive of water main, gate valves, fire hydrants, and appurtenances will be installed for the District. The water service provider will be Polk County Public Utilities. The water system will be designed to provide an equally distributed system that provides redundancy to the system. These facilities will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Laterals will branch off from these sewer lines to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main that will interconnect three (3) lift stations and all discharge to a master lift station that will pump through a force main that will connect to the city water treatment facility located north of the development.

Polk County Public Utilities will provide the reclaimed water to be used for all irrigation within the CDD. The reclaimed water will be funded by the District and installed onsite within the roadways to provide for irrigation within the public right-of-way or any areas needing irrigation. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

5.4 Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrances. The site construction activities associated with the CIP are anticipated to be completed by villages and phases based on the estimated schedule for each village and phase. The schedule is shown on Exhibit 7. Upon completion of each phase within each village, the improvements will be through the required inspections as well as final certifications of completions will be obtained from SWFWMD, Polk County Health Department (water distribution system), FDEP (wastewater collection), and the City/County.

5.5 Amenities and Parks

The District will provide funding for an amenity center to include the following: parking areas, pavilion with public restroom facilities, pool, all-purpose playfields, and walking trails between the phases and villages to provide connectivity to the various amenity centers within the CDD. In addition, there will be public passive parks throughout the development, which will include benches and walking trails. All amenities and parks will be open and accessible to residents and the public.

5.6 Electric Utilities and Lighting

The electric distribution system thru the District is currently planned to be underground, The District presently intends to fund the incremental cost for the undergrounding of the electrical system, transformer/cabinet pads, and electric manholes required by Duke Energy (Duke). Electric facilities will be owned and maintained by Duke after the dedication. The CDD will not fund the cost to purchase and install street lighting. These lights will be operated and maintained by Duke after the completion, with the District funding maintenance costs with funds other than tax-exempt bonds.

5.7 Entry Feature

Landscaping, irrigation, entry features, and walls at the entrances and along the outside boundary of the development will be provided by the District. The irrigation system will use reclaimed water or an irrigation well. The well and irrigation water mains to the various phases of the development will be constructed and acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned, and maintained by the CDD. It is noted that the City requires the walls as a buffer the development and thus will be funded together with the landscaping. There are no hard gates in the District and the District is accessible to the public.

5.8 Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, and certain permits and professional fees as described in this report are being financed by the District to benefit all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family/residential planned development.

5.9 Permitting

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, FDEP, and City construction plan approval.

Table 5.1 Permit Status for Overall Development (Brentwood Townhomes and Cascades Phases 1 & 2)

BRENTWOOD PHASE 1 AND CASCADES PHASES 1 & 2			
PERMITS/APPROVALS	APPROVAL STATUS		
	Cascades Phase 1	Cascades Phase 2	Brentwood Townhomes
Zoning Approval	Approved	Approved	Approved
Preliminary Plat	Approved	Approved	Approved
SWFWMD ERP	Approved	Approved	Approved
Construction Permits	Approved	Approved	Received
Polk County Health Department Water	Approved	Approved	Approved
FDEP Sanitary Sewer General Permit	Approved	Approved	Approved
FDEP NOI	Approved	Received	Received

Table 5.2 Permit Status for Overall Development (Brentwood Phases 2 & 3, Brentwood Phases 4 & 5, Wynnstone Phase 1, and Cascades Phase 3)

BRENTWOOD PHASES 2-5, WYNNSTONE PHASES 1 & 2, AND CASCADES PHASE 3					
PERMITS/APPROVALS	APPROVAL STATUS				
	Brentwood Phase 2/3	Brentwood Phase 4/5	Cascades Phase 3	Wynnstone Phase 1	Wynnstone Phase 2
Zoning Approval	Received	Received	Received	Received	Received
Preliminary Plat	Received	Received	Received	Approved	Approved
SWFWMD ERP	Approved	Approved	Approved	Approved	Approved
Construction Permits	Approved	Approved	Approved	Approved	Approved
Polk County Health Department Water	Received	Received	Received	Pending	Pending
FDEP Sanitary Sewer General Permit	Approved	Approved	Approved	Approved	Approved
FDEP NOI - NPDES	Received	Received	Received	Pending	Pending

6. Recommendation

As previously described, the public infrastructure is necessary for the development and functional operation as required by the City and County. The site planning, engineering design, and construction plans for the infrastructure are or will be in accordance with the applicable requirements of the City, the County, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs for this report are based upon the proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD, Polk County, and the City regulations.

7. Report Modification

During the development and implementation of the designed public infrastructure improvements, it may be necessary to make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the cost differences would not materially affect the proposed construction cost estimates.

8. Summary and Conclusion

The improvements as outlined are necessary for the functional development of the Project. The Project is being designed in accordance with current government regulatory requirements. The Project will serve its intended function provided the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

9. Engineer's Certification

It is our professional opinion that the public infrastructure costs for the CIP provided in this report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District and the value is at least the same as the costs for said improvements. It is noted that all financed property improvements will be located on district owned lands that is or will be at the time of conveyance to the district or subject to a permanent easement in favor of the district or another public governmental entity.

The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar projects and basis in the county and city. However, labor market, future costs of equipment; materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control.

Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our opinion that the costs of the CIP proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable, and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

I hereby certify that the foregoing is a true and correct copy of the engineer's report for the Westside Haines City Community Development District.



Reinardo Malavé, P.E.
Florida License No. 31588

LEGAL DESCRIPTION
PROPOSED "WYNNSTONE" SUBDIVISION PHASE 1
BOND ISSUANCE BOUNDARY
Revised 2-22-2024

NOTES:

- PERIMETER BOUNDARY INFORMATION BASED ON "ALTA/NSPS LAND TITLE SURVEY", PREPARED BY GEO POINT SURVEYING, INC., JOB# 1001945-LEN WS 001, FIELD SURVEY DATE: OCTOBER 26, 2023, AND "BOUNDARY SURVEY", PREPARED BY GEO POINT SURVEYING, INC., JOB #1001945-GLK WS-002, FIELD SURVEY DATE: DECEMBER 19, 2023, BOTH WERE RELIED UPON AS BEING COMPLETED AND CORRECT.
- INTERIOR ROADWAYS AND LOT CONFIGURATION BASED ON "CONCEPTUAL SITE PLAN-SINGLE FAMILY", WYNNSTONE SINGLE FAMILY, POLK COUNTY, FLORIDA", PREPARED BY ABSOLUTE ENGINEERING, INC. JOB # 19-0009-0010, AND WAS RELIED UPON AS BEING COMPLETE AND CORRECT.

ALL OF TRACTS 1, 2, 3, AND 4 IN THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING WITHIN THE PLAT OF "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AS RECORDED IN PLAT BOOK 3, PAGES 60 TO 63 (INCLUSIVE), OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

AND

ALL OF TRACTS 1, 2, 3, 4, 13, 14, 15, AND 16 IN THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING WITHIN THE PLAT OF "HOLLY HILL GROVE & FRUIT COMPANY", AS RECORDED IN PLAT BOOK 17, PAGE 34 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

AND

ALL OF TRACTS 5, 6, 12, 17, 18, 19, 28, 29, 30, 31, AND 32 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

AND

PARTS OF TRACTS 9, 10, 11, 20, 21, 22, 23, AND 24 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

AND

ALL OF THE SOUTH 150.00 FEET OF TRACTS 1 AND 2 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

AND

PART OF THE SOUTH 150.00 FEET OF TRACT 3 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

AND

ALL OF TRACTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31 AND 32 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

TOGETHER WITH

ALL OF THAT PLATTED RIGHT-OF-WAY (30.00 FEET TOTAL WIDTH), LYING NORTH OF AND ADJOINING THE NORTH BOUNDARY OF TRACTS 1, 2, 3 AND 4 IN THE NORTHWEST ¼ OF SAID SECTION 30, **AND** LYING SOUTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACTS 29, 30, 31, AND 32 IN THE SOUTHWEST ¼ OF SAID SECTION 19, ALL BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

TOGETHER WITH

ALL OF THAT PLATTED 15.00 FEET WIDE RIGHT-OF-WAY LYING NORTH OF AND ADJOINING THE NORTH BOUNDARY OF TRACTS 17, 18, 19, 20, 21, 22, 23, AND 24 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

TOGETHER WITH

ALL OF THAT PLATTED 15.00 FEET WIDE RIGHT-OF-WAY LYING SOUTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACTS 13, 14, 15, AND 16 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "HOLLY HILL GROVE & FRUIT COMPANY";



1925 BARTOW ROAD LAKELAND, FL 33801
OFFICE: (863) 940-2040 FAX: (863) 940-2044
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 32508

PHASE 1 - BOND ISSUANCE BOUNDARY
FOR PROPOSED "WYNNSTONE" SUBDIVISION

LEGAL DESCRIPTION

(NOT A SURVEY)

LEGAL DESCRIPTION CONSISTS OF FOUR (4) PAGES,
AND IS NOT COMPLETE WITHOUT ALL PAGES

TOGETHER WITH

ALL OF THAT MAINTAINED RIGHT-OF-WAY (WIDTH VARIES) ACCORDING TO MAP BOOK 17, PAGES 93 TO 99 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING NORTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACTS 9, 10, 11, AND 12 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

TOGETHER WITH

ALL OF THAT 15.00 FEET WIDE PLATTED RIGHT-OF-WAY LYING EAST OF AND ADJOINING THE EAST BOUNDARY OF TRACTS 9 AND 24, **AND ALL** OF THAT MAINTAINED RIGHT-OF-WAY ACCORDING TO MAP BOOK 18, PAGES 43 TO 61 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING WEST OF AND ADJOINING THE EAST BOUNDARY OF TRACTS 9 AND 24, ALL IN THE SOUTHWEST ¼ OF SAID SECTION 19, AND BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT";

TOGETHER WITH

ALL OF THAT REMAINING 15.00 FEET WIDE PLATTED RIGHT-OF-WAY LYING NORTH OF AND ADJOINING THE NORTH BOUNDARY OF TRACT 4 IN THE SOUTHWEST ¼ OF SAID SECTION 19, AND BEING WITHIN THE PLAT OF SAID "HOLLY HILL GROVE & FRUIT COMPANY", LYING EAST OF THE EASTERLY BOUNDARY OF THE VACATED RIGHT-OF-WAY ACCORDING TO THE OFFICIAL RECORDS BOOK 8483, PAGE 400, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

AND TOGETHER WITH

ALL OF THAT REMAINING 15.00 FEET WIDE PLATTED RIGHT-OF-WAY LYING SOUTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACT 29 IN THE NORTHWEST ¼ OF SAID SECTION 19, **AND** BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", LYING EAST OF THE EASTERLY BOUNDARY OF THE VACATED RIGHT-OF-WAY ACCORDING TO THE OFFICIAL RECORDS BOOK 8483, PAGE 400, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

AND TOGETHER WITH

ALL OF THAT PLATTED RIGHT-OF-WAY (30.00 FEET TOTAL WIDTH) LYING NORTH OF AND ADJOINING THE NORTH BOUNDARY OF TRACTS 5 AND 6 IN THE SOUTHWEST ¼ OF SECTION 19, **AND** LYING SOUTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACTS 27 AND 28 IN THE NORTHWEST ¼ OF SECTION 19, ALL BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT".

DESCRIPTION:

ALL BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT AND CAP "RLS3781" STANDING AT THE WEST ¼ (QUARTER) CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 30, N-00°04'07"-W, 1985.41 FEET; THENCE DEPARTING SAID WEST BOUNDARY, RUN N-89°55'53"-E, 15.00 FEET TO THE SOUTHWEST CORNER OF TRACT 1 IN THE NORTHWEST ¼ OF SAID SECTION 30, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", SAID POINT IS ALSO THE **POINT OF BEGINNING**; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 1 AND ITS NORTHERLY PROJECTION, N-00°04'07"-W, 661.71 FEET TO A POINT ON THE NORTH BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 30, SAID POINT IS ALSO ON THE SOUTH BOUNDARY OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF TRACT 17 AND 32 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT," AND THE SOUTHERLY AND NORTHERLY PROJECTION THEREOF, ALSO BEING THE EASTERLY PLATTED RIGHT-OF-WAY PER PLAT BOOK 3, PAGES 60 TO 63 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, CONTINUE ALONG THE WEST BOUNDARY OF TRACTS 1 AND 16 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "HOLLY HILL GROVE & FRUIT COMPANY", AND THE SOUTHERLY AND NORTHERLY PROJECTION THEREOF, ALSO BEING THE EASTERLY PLATTED RIGHT-OF-WAY PER PLAT BOOK 17, PAGE 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, CONTINUE ALONG THE WEST BOUNDARY OF TRACTS 17 AND 32 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AND THE SOUTHERLY AND NORTHERLY PROJECTIONS THEREOF, ALSO BEING THE EASTERLY PLATTED RIGHT-OF-WAY PER PLAT BOOK 3, PAGES 60 TO 63 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, CONTINUE ALONG THE WEST BOUNDARY OF TRACTS 1 AND 16 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AND THE SOUTHERLY PROJECTION THEREOF, ALSO BEING THE EASTERLY PLATTED RIGHT-OF-WAY PER PLAT BOOK 3, PAGES 60 TO 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN N-00°04'06"-W, 4785.68 FEET TO A 5/8" IRON ROD AND CAP "LB5073" STANDING AT THE NORTHWEST CORNER OF THE SOUTH 150.00 FEET OF SAID TRACT 1, SAID POINT IS ALSO THE SOUTHWEST CORNER OF SUNSET RIDGE PHASE 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 126, PAGES 36 TO 41 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY AND SAID EASTERLY RIGHT-OF-WAY, RUN ALONG THE NORTH BOUNDARY OF THE SOUTH 150.00

**PHASE 1 - BOND ISSUANCE BOUNDARY
FOR PROPOSED "WYNSTONE" SUBDIVISION**

LEGAL DESCRIPTION

(NOT A SURVEY)

LEGAL DESCRIPTION CONSISTS OF FOUR (4) PAGES,
AND IS NOT COMPLETE WITHOUT ALL PAGES



1925 BARTOW ROAD LAKELAND, FL 33801
OFFICE: (863) 940-2040 FAX: (863) 940-2044
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 32508

FEET OF TRACTS 1, 2, AND 3 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", ALSO BEING THE SOUTH BOUNDARY OF SAID "SUNSET RIDGE PHASE 2", RUN N-89°08'35"-E, BASIS OF BEARING FOR THIS DESCRIPTION, 1061.45 FEET; THENCE DEPARTING SAID NORTH BOUNDARY OF THE SOUTH 150.00 FEET OF TRACTS 1, 2, AND 3, AND DEPARTING THE SOUTH BOUNDARY OF SAID "SUNSET RIDGE PHASE 2, RUN S-00°11'00"-E, 150.01 FEET TO A POINT ON THE NORTH BOUNDARY OF TRACT 14 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF SAID TRACT 14, AND CONTINUE ALONG THE NORTH BOUNDARY OF TRACT 13 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", RUN N-89°08'35"-E, 460.61 FEET TO A 4" X 4" CONCRETE MONUMENT AND CAP "LB 8112" STANDING AT THE NORTHEAST CORNER OF SAID TRACT 13, SAID POINT ALSO BEING THE NORTHWEST CORNER OF "NATURES RESERVE PHASE 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 162, PAGES 47 TO 49 (INCLUSIVE) PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 13 AND ITS SOUTHERLY PROJECTION, ALSO BEING THE WEST BOUNDARY OF SAID "NATURES RESERVE PHASE 1", RUN S-00°20'10"-E, 676.06 FEET TO THE NORTHWEST CORNER OF TRACT 21 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 21, AND CONTINUE ALONG THE NORTH BOUNDARY OF TRACT 22 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", RUN N-89°06'00"-E, 662.14 FEET TO A 5/8" IRON ROD WITH NO IDENTIFICATION STANDING AT THE NORTHEAST CORNER OF SAID TRACT 22; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 22 AND THE EAST BOUNDARY OF TRACT 27 IN THE NORTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT," AND ITS SOUTHERLY PROJECTION, ALSO BEING THE WEST BOUNDARY OF SAID "NATURES RESERVE PHASE 1" AND ITS SOUTHERLY PROJECTION, AND CONTINUE ALONG THE EAST BOUNDARY OF TRACT 6 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS, RUN S-00°21'46"-E, 1976.46 FEET; THENCE S-89°00'33"-W, 115.96 FEET; THENCE S-89°55'13"-W, 168.00 FEET; THENCE S-00°04'47"-E, 110.00 FEET; THENCE N-89°55'13"-E, 30.23 FEET; THENCE S-00°04'47"-E, 40.00 FEET; THENCE N-89°55'13"-E, 85.00 FEET; THENCE S-00°04'47"-E, 480.00 FEET; THENCE N-89°55'13"-E, 85.00 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-44°55'13"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°55'13"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-45°04'47"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°55'13"-E, 170.00 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-44°55'13"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°55'13"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-45°04'47"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°55'13"-E, 155.00 FEET; THENCE N-00°04'47"-W, 120.00 FEET; THENCE N-89°55'13"-E, 5.00 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/Delta OF 59°12'40", A CHORD BEARING OF N-60°18'52"-E, A CHORD DISTANCE OF 74.10 FEET, FOR AN ARC LENGTH OF 77.57 FEET; THENCE ALONG A NON-RADIAL LINE, N-89°55'13"-E, 133.06 FEET; THENCE N-00°05'16"-W, 489.86 FEET TO A POINT ON THE NORTH BOUNDARY OF TRACT 9 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE ALONG SAID NORTH BOUNDARY, N-89°05'03"-E, 19.99 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT-OF-WAY OF FDC GROVE ROAD, ACCORDING TO MAP BOOK 18, PAGES 43 TO 61 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY AND ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES: 1) S-00°27'36"-E, 607.85 FEET; THENCE 2) S-18°10'05"-W, 18.77 FEET; THENCE 3) S-10°22'17"-E, 53.68 FEET; THENCE 4) S-00°22'39"-E, 197.61 FEET; THENCE 5) S-01°12'23"-W, 332.36 FEET; THENCE 6) S-00°27'05"-W, 118.81 FEET TO A POINT ON THE SOUTH BOUNDARY OF TRACT 24 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE DEPARTING SAID WESTERLY MAINTAINED RIGHT-OF-WAY, AND ALONG THE SOUTH BOUNDARY OF SAID TRACT 24, RUN S-89°08'17"-W, 20.02 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, RUN N-00°05'16"-W, 490.71 FEET; THENCE S-89°55'13"-W, 126.36 FEET; THENCE ALONG A RADIAL LINE, S-52°13'40"-W, 15.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/Delta OF 52°18'27", A CHORD BEARING OF N-63°55'34"-W, A CHORD DISTANCE OF 66.12 FEET, FOR AN ARC LENGTH OF 68.47 FEET; THENCE S-89°55'13"-W, 5.00 FEET; THENCE N-00°04'47"-W, 120.00 FEET; THENCE S-89°55'13"-W, 155.00 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-44°55'13"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 40.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-45°04'47"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 170.00 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-44°55'13"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 40.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY; THENCE

**PHASE 1 - BOND ISSUANCE BOUNDARY
FOR PROPOSED "WYNSTONE" SUBDIVISION**

LEGAL DESCRIPTION

(NOT A SURVEY)

LEGAL DESCRIPTION CONSISTS OF FOUR (4) PAGES,
AND IS NOT COMPLETE WITHOUT ALL PAGES



1925 BARTOW ROAD LAKELAND, FL 33801
OFFICE: (863) 940-2040 FAX: (863) 940-2044
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 32508

NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-45°04'47"-W, A CHORD DISTANCE OF 35.36 FEET FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 170.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-44°55'13"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 40.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-45°04'47"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 170.00 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-44°55'13"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 40.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-45°04'47"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S-89°55'13"-W, 85.00 FEET; THENCE S-00°04'47"-E, 481.18 FEET; THENCE S-22°12'50"-E, 88.48 FEET; THENCE S-46°46'12"-E, 81.16 FEET; THENCE S-70°05'16"-E, 72.63 FEET; THENCE N-89°55'13"-E, 202.89 FEET TO THE NORTHEAST CORNER OF TRACT 28 IN THE SOUTHWEST ¼ OF SAID SECTION 19, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT"; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 28, RUN S-00°21'05"-E, 647.48 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 28; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 28, RUN S-89°03'32"-W, 331.81 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 28; THENCE DEPARTING SAID SOUTH BOUNDARY, RUN S-00°20'33"-E, 15.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 19, ALSO BEING A POINT ON THE NORTH BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 30; THENCE ALONG THE EAST BOUNDARY OF TRACT 4 IN THE NORTHWEST ¼ OF SAID SECTION 30, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT," AND ITS NORTHERLY PROJECTION, RUN S-00°07'14"-E, 660.05 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 4, AND CONTINUE ALONG THE SOUTH BOUNDARY OF TRACTS 1, 2, AND 3 IN THE NORTHWEST ¼ OF SAID SECTION 30, BEING WITHIN THE PLAT OF SAID "MAP OF FLORIDA DEVELOPMENT CO. TRACT", RUN S-89°06'13"-W, 1544.95 FEET TO THE POINT OF BEGINNING.

CONTAINING: 234.358 ACRES, MORE OR LESS.



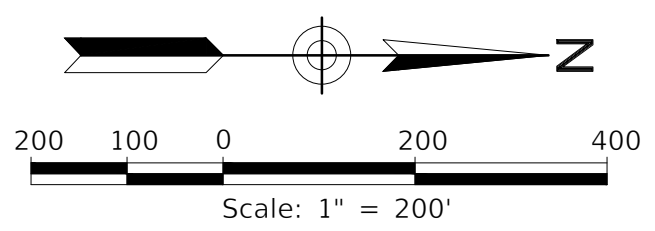
1925 BARTOW ROAD LAKELAND, FL 33801
 OFFICE: (863) 940-2040 FAX: (863) 940-2044
 EMAIL: INFO@WOODCIVIL.COM
 CERTIFICATE OF AUTHORIZATION NO. 32508

**PHASE 1 - BOND ISSUANCE BOUNDARY
 FOR PROPOSED "WYNSTONE" SUBDIVISION**

LEGAL DESCRIPTION

(NOT A SURVEY)

LEGAL DESCRIPTION CONSISTS OF FOUR (4) PAGES,
 AND IS NOT COMPLETE WITHOUT ALL PAGES



LEGEND AND NOTES

- TRACT 12 TRACT NUMBER PER "MAP OF FLORIDA DEVELOPMENT CO. TRACT", PER PLAT BOOK 3, PAGES 60-63
- TRACT 2 H.H.G.&F. CO. TRACT NUMBER PER "HOLLY HILL GROVE & FRUIT COMPANY", PER PLAT BOOH 17, PAGE 34
- P.O.B. POINT OF BEGINNING
- (RAD) RADIAL
- (NR) NON RADIAL

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE SOUTH 150 FEET OF TRACTS 1, 2 AND 3. IN THE NORTHWEST 1/4 OF SECTION 19, ALSO BEING THE SOUTH BOUNDARY OF "SUNSET RIDGE PHASE 2", AS RECORDED IN PLAT BOOK 126, PAGES 36 - 41. PUBLIC RECORDS OF POLK COUNTY, FLORIDA, HAVING A GRID BEARING OF N-89°08'35"-E, THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1					INTENTIONALLY OMITTED
C2					INTENTIONALLY OMITTED
C3	39.27'	25.00'	90° 00' 00"	35.36'	N44° 55' 13"E
C4	39.27'	25.00'	90° 00' 00"	35.36'	N45° 04' 47"E
C5	39.27'	25.00'	90° 00' 00"	35.36'	N44° 55' 13"E
C6	39.27'	25.00'	90° 00' 00"	35.36'	N45° 04' 47"E
C7	77.51'	75.00'	59° 12' 40"	74.10'	N60° 18' 52"E
C8	68.47'	75.00'	52° 18' 27"	66.12'	N63° 55' 34"W

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C9	39.27'	25.00'	90° 00' 00"	35.36'	S44° 55' 13"W
C10	39.27'	25.00'	90° 00' 00"	35.36'	N45° 04' 47"W
C11	39.27'	25.00'	90° 00' 00"	35.36'	S44° 55' 13"W
C12	39.27'	25.00'	90° 00' 00"	35.36'	N45° 04' 47"W
C13	39.27'	25.00'	90° 00' 00"	35.36'	S44° 55' 13"W
C14	39.27'	25.00'	90° 00' 00"	35.36'	N45° 04' 47"W
C15	39.27'	25.00'	90° 00' 00"	35.36'	S44° 55' 13"W
C16	39.27'	25.00'	90° 00' 00"	35.36'	N45° 04' 47"W

PROPOSED WYNSTONE SUBDIVISION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

NOT A SURVEY

POLK COUNTY, FLORIDA

DATE: 02/22/24

NO. 1

REVISIONS

REVISED BOUNDARY AND LEGAL DESCRIPTION

JOHN R. BARRON, P.E. #84128

PROFESSIONAL ENGINEER

FLORIDA

STATE OF FLORIDA

PROFESSIONAL ENGINEER

NO. 84128

DATE

02/22/24

NO. 1

PHASE 1 BOND ISSUANCE BOUNDARY

SHEET: 1 OF 1

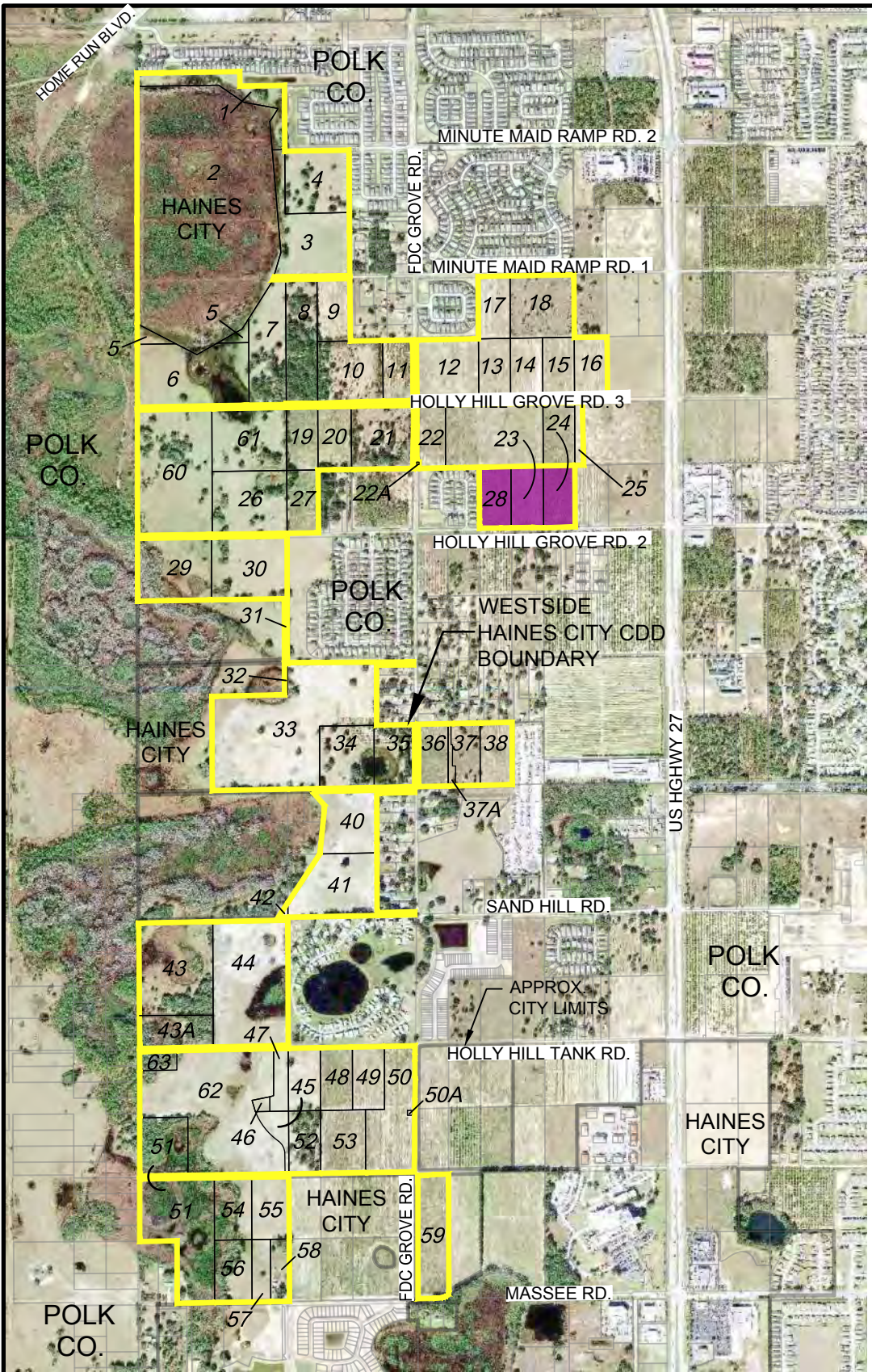
WOOD & ASSOCIATES, LLC

1935 BARRON ROAD, LAKELAND, FL 33859

OFFICE: (888) 940-2040 FAX: (888) 940-2044

EMAIL: INFO@WOODCHILCO.COM

CERTIFICATE OF AUTHORIZATION NO. 123598



ID	Parcel No.
1	272619705000030012
2	272619705000030171
3	272619705000030201
4	272619705000030210
5	272619704500040011
6	272619704500040141
7	272619704500040041
8	272619705000040050
9	272619705000040060
10	272619704500040101
11	272619705000040090
12	272619705000020150
13	272619705000020140
14	272619705000020130
15	272619705000020120
16	272619705000020110
17	272619705000020090
18	272619705000020040
19	272619705000040210
20	272619705000040220
21	272619705000040230
22	272619705000020171
22A	272619705000020172
23	272619705000020180
24	272619705000020210
25	272619705000020220
26	272619705000040290
27	272619705000040280
28	272619705000020300
29	272630708000030010
30	272630708000030030
31	272630708000030032
32	272630708000030202
33	272630708000030191
34	272630708000030261
35	272630708000030250
36	272630708000010320
37	272630708000010310
37A	272630708000010311
38	272630708000010300
40	272630707500040051
41	272630708000040097
42	272630708000040131
43	272630708000040170
43A	272630708000040311
44	272630708000040190
45	272631708500030011
46	272631708500030041
47	272631708500030042
48	272631708500030060
49	272631708500030070
50	272631708500030080
50A	272631708500030092
51	272631708500030151
52	272631708500030121
53	272631708500030101
54	272631708500030190
55	272631708500030200
56	272631708500030300
57	272631708500030292
58	272631708500030291
59	272631708500010170
60	272619705000040170
61	272619705000040190
62	272631708500030020
63	272631708500030010

LEGEND

- WESTSIDE HAINES CITY CDD
- PARCELS
- CDD CONTRACTION

EXHIBIT 1 - LOCATION MAP WESTSIDE HAINES CITY CDD

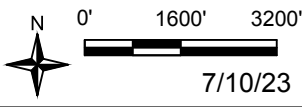


EXHIBIT 2 - LEGAL DESCRIPTION
WESTSIDE HAINES CITY CDD
LEGAL DESCRIPTIONS

THORNHILL PARCELS

PARCEL 1

DESCRIPTION: A PORTION OF TRACTS 11, 12, 13, 14, 15, & 16 AND ALL OF TRACTS 3, 4 & 5, OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 5; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 5, S.00°18'53"E, A DISTANCE OF 648.05 FEET TO THE NORTH BOUNDARY OF AFORESAID TRACT 11; THENCE ALONG SAID NORTH BOUNDARY, N.88°58'16"E, A DISTANCE OF 330.50 FEET TO THE EAST BOUNDARY OF AFORESAID TRACT 11; THENCE ALONG SAID EAST BOUNDARY, S.00°17'48"E, A DISTANCE OF 634.97' TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF HOLLY HILL GROVE ROAD 3, PER MAP BOOK 17, PAGES 93 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES: 1) S.87°53'35"W., A DISTANCE OF 53.92 FEET; 2) S.89°00'18"W., A DISTANCE OF 481.38 FEET; 3) S.89°49'34"W., A DISTANCE OF 265.87 FEET; 4) S.88°05'52"W., A DISTANCE OF 320.84 FEET; 5) N.89°37'21"W., A DISTANCE OF 210.35 FEET; 6) S.87°28'16"W., A DISTANCE OF 143.50 FEET; 7) S.89°25'55"W., A DISTANCE OF 472.21 FEET; 8) N.22°16'58"W., A DISTANCE OF 31.89 TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY OF FDC GROVE ROAD, PER MAP BOOK 18, PAGES 44-61, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1) N.01°14'03"W., A DISTANCE OF 140.55 FEET; 2) N.00°55'37"W., A DISTANCE OF 104.29 FEET; 3) N.00°08'51"W., A DISTANCE OF 326.27 FEET 4) N.00°11'29"W., A DISTANCE OF 30.58 FEET TO THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF CAMBRIA, AS RECORDED IN PLAT BOOK 159, PAGES 26 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH AND EAST BOUNDARIES, RESPECTIVELY, OF SAID CAMBRIA, THE FOLLOWING TWO (2) COURSES: 1) N.88°58'16"E, A DISTANCE OF 640.37 FEET; 2) N.00°21'17"W., A DISTANCE OF 648.36 FEET OT THE SOUTHERLY RIGHT-OF-WAY OF AN UNNAMED ROAD, (ALSO KNOW AS MINUTE MAID RAMP ROAD 1); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.88°59'20"E., A DISTANCE OF 991.98 FEET TO THE POINT OF BEGINNEING.

CONTAINING 43.322 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 2

DESCRIPTION: A PORTION OF TRACTS 17, 28, 29, & 30 AND ALL OF TRACTS 18, 19, 20, 21, & 22, OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH EAST CORNER OF SAID TRACT 28, RUN THENCE ALONG THE EAST BOUNDARY THEREOF, S.00°18'30"E., A DISTANCE OF 636.29 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF HO9LLY HILL GROVE ROAD 2, PER MAP BOOK 22, PAGES 1 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1) S.88°40'49"W., A DISTANCE OF 13.76 FEET; 2) S.87°34'32"W.; A DISTANCE OF 110.73 FEET; 3) S.87°59'33"W., A DISTANCE OF 207.44 FEET; 4) N.87°51'09"W., A DISTANCE OF 118.81 FEET; 5) S.88°50'51"W., A DISTANCE OF 326.26 FEET; 6) S.89°40'20"W., A DISTANCE OF 202.13 FEET; 7) S.88°29'07"W., A DISTANCE OF 12.51 FEET TO THE SOUTHEAST CORNER OF COUNTRY WALK ESTATES, AS RECORDED IN PLAT BOOK 155, PAGES 37 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE EAST AND

NORTH BOUNDARIES, RESPECTIVELY, OF SAID COUNTY WALK ESTATES THE FOLLOWING TWO (2) COURSES: 1) N.00°21'09"W., A DISTANCE OF 631.43; 2) S.88°48'08"W. A DISTANCE OF 644.25 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY OF FDC GROVE ROAD, PER MAP BOOK 18, PAGES 44-61, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) N.00°04'22"E., A DISTANCE OF 436.25 FEET; 2) N.00°21'14"E, A DISTANCE OF 212.17 FEET TO A POINT ON SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 3, PER MAP BOOK 17, PAGES 93 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.88°51'21"E., A DISTANCE OF 1960.98 FEET TO A POINT ON THE EAST BOUNDARY OF AFORESAID TRACT 22; THENCE ALONG SAID EAST BOUNDARY S.00°18'53"E., A DISTANCE OF 646.48 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 22; THENCE ALONG SAID SOUTH BOUNDARY, S.88°48'08"W., A DISTANCE OF 330.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.668 ACRES, MORE OR LESS.

CASCADES PARCELS

PARCEL A

TRACTS 17 THROUGH 20 AND TRACTS 29 THROUGH 31, MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 31 AND PROCEED S 89°18'58" W, ALONG THE SOUTH LINE OF THE NW ¼ OF SAID SECTION 31, A DISTANCE OF 1323.58 FEET TO A FOUND CONCRETE MONUMENT 4' X 4' (NO ID) MARKING THE SOUTHEAST CORNER OF THE SW ¼ OF THE NW ¼ OF SAID SECTION 31; THENCE N 00°43'21"W, A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 29 ALSO BEING ON THE NORTH PLATTED RIGHT OF WAY LINE OF MASSEE ROAD AND THE POINT OF BEGINNING; THENCE S 89°16'39" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1170.92 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 31; THENCE N 00°21'45" W, ALONG THE WEST BOUNDARY OF TRACT 31, A DISTANCE OF 635.42 FEET TO THE NORTHWEST CORNER OF SAID TRACT 31 ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 17; THENCE S 89°15'20" W, ALONG THE SOUTH BOUNDARY OF TRACT 17, A DISTANCE OF 374.86 TO THE SOUTHWEST CORNER OF SAID TRACT 17; THENCE N 00°19'09" W, ALONG THE WEST BOUNDARY OF SAID TRACT 17, A DISTANCE OF 620.25 FEET TO THE NORTHWEST CORNER OF SAID TRACT 17 AND A POINT ON THE SOUTH PLATTED RIGHT OF WAY LINE OF A 30.00 FOOT UNNAMED ROAD; THENCE N 89°02'49" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1548.04 FEET TO THE NORTHEAST CORNER OF SAID TRACT 20; THENCE S 00°14'28" E., ALONG THE EAST BOUNDARY OF SAID TRACT 20 AND 29, A DISTANCE OF 1261.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 1,708,918 SQUARE FEET, OR 39.23 ACRES, MORE OR LESS.

PARCEL B

A PORTION OF TRACTS 17 AND 32, MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 31 AND PROCEED N 00°16'19" W, ALONG THE WEST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION 31, A DISTANCE OF 15.00 FEET; THENCE N 89°19'17" E, A DISTANCE OF 15.00 FEET TO THE A POINT ON THE EAST RIGHT OF WAY LINE OF THE 30.00 FOOT PLATTED ROAD AND THE POINT OF BEGINNING; THENCE N 00°16'11" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1255.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PARK PLACE BOULEVARD AS PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 19, PAGE 66; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES; (1) N 88°37'34" E, A DISTANCE OF 95.17 FEET; (2) N 81°41'25" E, A DISTANCE OF 121.29 FEET; (3) N 87°59'06" E, A DISTANCE OF 100.77 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S 00°16'03" E, ALONG THE EAST BOUNDARY OF SAID TRACTS 17 AND 32, A DISTANCE OF 1243.27 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF POLK

COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 14, PAGE 4S THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S 53°02'11" W, A DISTANCE OF 16.13 FEET; (2) S 53°02'11" W, A DISTANCE OF 27.27 FEET; (3) S 65°06'06" W, A DISTANCE OF 16.68 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE 30.00 FOOT PLATTED RIGHT OF WAY; THENCE ALONG SAID NORTH RIGHT OF WAY LINE; S 89°19'17" W, A DISTANCE OF 265.83 FEET; TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 399,109 SQUARE FEET, OR 9.16 ACRES, MORE OR LESS.

PARCEL C

A PORTION OF TRACTS 1 THROUGH 16, MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 31 AND PROCEED N 00°16'19"W, ALONG THE WEST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION 31, A DISTANCE OF 1308.22 FEET; THENCE S 89°15'46" W, A DISTANCE OF 32.12 FEET TO A POINT OF INTERSECTION OF NORTH 30.00 FOOT PLATTED RIGHT OF WAY AND THE WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 18, PAGE 43 AND THE POINT OF BEGINNING: THENCE S 89°15'46" W, ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH BOUNDARY OF SAID TRACTS 9 THROUGH 16, A DISTANCE OF 1291.75 FEET; THENCE S 89°02'19" W, ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH BOUNDARY OF SAID TRACTS 9 THROUGH 16, A DISTANCE OF 1547.17 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 16; THENCE N 00°19'20" W, ALONG THE WEST BOUNDARY OF SAID TRACTS 1 AND 16, A DISTANCE OF 1285.53 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1 SAID NORTHWEST CORNER LYING 15.00 FEET SOUTH AND 15.00 FEET EAST OF THE NORTHWEST CORNER OF THE NW ¼ OF SAID SECTION 31 ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED ROAD; THENCE N 88°48'00" E, ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH BOUNDARY OF SAID TRACTS 1 THROUGH 4, A DISTANCE OF 1548.12 FEET: THENCE N 88°50'05" E, ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH BOUNDARY OF SAID TRACTS 5 THROUGH 8, A DISTANCE OF 1309.25 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY MAINTAINED RIGHT OF WAY LINE OF FDC GROVE ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THIRTEEN (13) COURSES (1) S 00°16'04" E, A DISTANCE OF 52.50 FEET; (2) S 01°12'54" W, A DISTANCE OF 101.55 FEET; (3) S 00°02'35" E, A DISTANCE OF 168.91 FEET; (4) S 07°21'12" E, A DISTANCE OF 26.80 FEET: (5) S 01°16'36" W, A DISTANCE OF 197.08 FEET: (6) S 00°36'22" E, A DISTANCE OF 84.70 FEET: (7) S 00°13'16" W, A DISTANCE OF 102.33 FEET: (8) S 01°26'47" W, A DISTANCE OF 102.68 FEET: (9) S 00°21'34" W, A DISTANCE OF 104.81 FEET: (10) S 00°58'11" W, A DISTANCE OF 101.55 FEET: (11) S 00°24'40" E, A DISTANCE OF 105.34 FEET: (12) S 01°49'51" W, A DISTANCE OF 135.10 FEET: (13) S 00°30'33" W, A DISTANCE OF 19.05 FEET; TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 3,683,359 SQUARE FEET, OR 84.58 ACRES, MORE OR LESS.

PARCEL D

TRACTS 17 THROUGH 20 AND TRACTS 29 THROUGH 32, MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE SW ¼ OF SAID SECTION 30 AND PROCEED N 88°48'00" E, ALONG THE SOUTH BOUNDARY OF THE SW ¼ OF SAID SECTION 30, A DISTANCE OF 15.00 FEET; THENCE N 00°12'41" W, 15.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED ROAD ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 32 AND THE POINT OF BEGINNING: THENCE N 00°06'26" W, ALONG THE WEST BOUNDARY OF SAID TRACTS 17 AND 32, A DISTANCE OF 1294.06 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED ROAD AND THE NORTHWEST CORNER OF SAID TRACT 17; THENCE N 88°51'21" E, ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH BOUNDARY OF SAID TRACTS 17 THROUGH 20, A DISTANCE OF 1547.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 20: THENCE S 00°08'32" E,

ALONG THE EAST BOUNDARY OF SAID TRACTS 20 AND 29, A DISTANCE OF 1292.54 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 29 AND A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE; THENCE S 88°48'00" W, ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH BOUNDARY OF SAID TRACTS 29 THROUGH 32, A DISTANCE OF 1548.12 FEET; TO THE POINT OF BEGINNING. THE ABOVE PARCEL CONTAINING 2,001,318 SQUARE FEET, OR 45.94 ACRES, MORE OR LESS.

PARCEL E

A PORTION OF TRACTS 19 THROUGH 30 IN THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY AND A PORTION OF TRACTS 5 THROUGH 13 IN THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY OF MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 30 AND PROCEED S 00°04'10" E, ALONG THE EAST BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 30, A DISTANCE OF 42.32 FEET; THENCE S 88°41'01"W, A DISTANCE OF 16.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 18, PAGE 43 AND THE POINT OF BEGINNING; THENCE S 88°41'01" W, A DISTANCE OF 390.47 FEET; THENCE S 00°10'11" E, A DISTANCE OF 1232.51 FEET; THENCE N 88°49'37" E, A DISTANCE OF 388.70 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD; THENCE S 00°02'32" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 9 AND THE NORTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED ROAD; THENCE S 88°50'42" W, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 9 THROUGH 13 AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1411.55 FEET; THENCE N 33°21'44" E, A DISTANCE OF 183.55 FEET; THENCE N 33°19'35" E, A DISTANCE OF 600.67 FEET; THENCE N 05°35'09" E, A DISTANCE OF 501.02 FEET; THENCE N 41°26'25" W, A DISTANCE OF 195.12 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED RIGHT OF WAY; THENCE N 88°16'32" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 79.88 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6 AND THE SOUTHWEST CORNER OF VACATED 30.00 FOOT RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3042, PAGE 1109 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE N 00°06'50" W, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 27 AND THE NORTHWEST CORNER OF SAID VACATED 30.00 FOOT RIGHT OF WAY; THENCE S 88°49'34" W, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 28 THROUGH 30 AND THE NORTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED RIGHT OF WAY, A DISTANCE OF 1112.83 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 30; THENCE N 00°05'19" W, ALONG THE WEST BOUNDARY OF SAID TRACTS 19 AND 30, A DISTANCE OF 968.85 FEET; THENCE N 89°00'18" E, A DISTANCE OF 780.76 FEET TO A POINT ON THE EAST BOUNDARY OF SAID TRACT 20; THENCE N 00°06'28" W, ALONG THE EAST BOUNDARY OF SAID TRACT 20, A DISTANCE OF 322.54 FEET TO THE NORTHEAST CORNER OF SAID TRACT 20 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 30.00 FOOT PLATTED RIGHT OF WAY; THENCE N 88°58'52" E, ALONG THE NORTH BOUNDARY OF SAID TRACTS 21 THROUGH 24 AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1301.50 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD; THENCE S 01°01'03" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.84 FEET; THENCE S 89°13'55" W, A DISTANCE OF 383.17 FEET; THENCE S 00°07'48" E, A DISTANCE OF 613.85 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 23; THENCE N 89°09'08" E, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 23 AND 24, A DISTANCE OF 392.58 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD; THENCE S 00°01'28" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 640.85 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID VACATED 30.00 FOOT ROAD; THENCE S 00°05'26" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 59.98 FEET; TO THE POINT OF BEGINNING. THE ABOVE PARCEL CONTAINING 3,147,981 SQUARE FEET, OR 72.27 ACRES, MORE OR LESS.

PARCEL F

A PORTION OF TRACTS 30 THROUGH 32 OF MAP OF FLORIDA DEVELOPMENT COMPANY TRACT LYING IN THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF SAID SECTION 30 AND PROCEED N 00°06'45" E, ALONG THE WEST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION 30, A DISTANCE OF 18.24 FEET; THENCE N 89°43'18" E, A DISTANCE OF 24.13 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FDC GROVE ROAD PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 18, PAGE 43 AND THE POINT OF BEGINNING; THENCE N 00°26'25" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 640.49 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT 32; THENCE N 88°41'30" E, ALONG THE NORTH BOUNDARY OF SAID TRACTS 30 THROUGH 32, A DISTANCE OF 970.79 FEET TO THE NORTHEAST CORNER OF SAID TRACT 30; THENCE S 00°04'16" E, ALONG THE EAST BOUNDARY OF SAID TRACT 30, A DISTANCE OF 643.81 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 30; THENCE S 88°53'02" W, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 30 THROUGH 32, A DISTANCE OF 966.59 FEET TO THE POINT OF BEGINNING.

WYNNSTONE PARCELS

A PORTION OF LAND IN THE WEST 1/2 OF SECTION 19 AND THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SUNSET RIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGES 36 THROUGH 41, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUNSET RIDGE PHASE 2, THE FOLLOWING THREE (3) COURSES: 1) N 89°10'03" E A DISTANCE OF 1061.38 FEET: 2) S 00°10'59" E A DISTANCE OF 150.01 FEET; 3) N 89°06'55" E A DISTANCE OF 458.47 FEET TO THE NORTHWEST CORNER OF PART 1 OF NATURES PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 162, PAGES 47 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY AND THE SOUTHERLY EXTENSION THEREOF, S 00°20'04" E A DISTANCE OF 675.94 FEET; THENCE N 89°07'01" E A DISTANCE OF 662.09 FEET TO THE NORTHWEST CORNER OF PART 2, OF SAID NATURES PRESERVE PHASE 1, THENCE ALONG SAID WESTERLY BOUNDARY AND THE SOUTHERLY EXTENSION THEREOF, S 00°21'36" E A DISTANCE OF 1292.86 FEET; THENCE S 89°03'33" W A DISTANCE OF 331.34 FEET: THENCE S 00°20'54" E A DISTANCE OF 1326.13 FEET; THENCE S 89°06'36" W A DISTANCE OF 331.55 FEET: THENCE S 00°20'19" E A DISTANCE OF 1325.84 FEET; THENCE S 00°12'46" E A DISTANCE OF 30.00 FEET: THENCE S 00°05'13" E A DISTANCE OF 645.14 FEET; THENCE S 89°05'30" W A DISTANCE OF 779.49 FEET: THENCE N 00°06'38" E A DISTANCE OF 676.07 FEET; THENCE S 89°09'38" W A DISTANCE OF 764.88 FEET: THENCE N 00°03'41" W A DISTANCE OF 2619.11 FEET; THENCE N 00°04'02" W A DISTANCE OF 30.01 FEET: THENCE N 00°04'22" W A DISTANCE OF 2122.10 FEET TO THE POINT OF BEGINNING.

PARCEL NUMBER: 272630-708000-010310 (PER BOOK 10252, PAGES 0829-0830):

TRACT 31 IN THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272630-708000-030010 (PER BOOK 10272, PAGES 1719-1721):

TRACTS 1 AND 2 IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, OF THE FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272630-708000-010320 (PER BOOK 10311, PAGES 1982-1983):

FLA DEVELOPMENT CO SUB PB PG 60 TO 63 TRACT 32 IN NE ¼ LESS ADDNL RD R/W PER MB 18 PG 43-61
PARCEL NUMBER: 272619-705000-040101 (PER BOOK 10216, PAGES 0927-0928): TRACTS 10 AND 11 IN THE SW ¼ SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272619-705000-040210 (PER BOOK 10387, PAGES 2162-2163):

TRACTS 23 AND 24 IN THE SW ¼ SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT RECORDED IN PLAT BOOK 3, PAGES 60-63,

INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SUBJECT TO ROADWAY ALLOWANCE AS SHOWN ON SAID PLAT.

LESS AND EXCEPT THE MAINTAINED RIGHT OF WAY OF HOLLY HILL GROVE ROAD 3, AS EVIDENCED BY COUNTY MAINTAINED MAP BOOK 17, PAGES 93-99, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272619-070500-040230 (PER BOOK 10216, PAGES 0902-0903):

TRACTS 23 AND 24 IN THE SW ¼ SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT. RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272630-708000-010300 (PER BOOK 10543, PAGES 1172-1175):

TRACT 30 IN THE NE ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272619-705000-040060 (PER BOOK 10536, PAGES 1555-1559):

TRACT 6 IN THE SW ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; BEING THE EAST ¼ OF THE NW ¼ OF THE NE ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST.

PARCEL NUMBER: 272619-705000-040090 (PER BOOK 10536, PAGES 1555-1559):

TRACT 9 IN THE SW ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING THE SAME AS THE E ¼ OF THE SE ¼ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST.

PARCEL NUMBER: 272619-705000-040220 (PER BOOK 10581, PAGES 1114-1117):

TRACT 22 IN THE SW ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272619-705000-040280 (PER BOOK 10310, PAGES 0885-0887):

LOT 28 IN THE SW ¼ OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING IN THE W ¼ OF THE SW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION 19.

LESS OUT

Parcel No. 39 (Tax ID 272630-707500-040053)

HOLLY HILL GROVE & FRUIT CO SUB PB 17 PG 35 PART OF TRACTS 5 & 6 IN SW1/4 DESC AS BEG SE COR TRACT 5 RUN N 330.69 FT W 165.75 FT N 315.69 FT TO S LINE PLATTED R/W E 86.84 FT S 41 DEG 18 MIN 00 SEC E 195.07 FT S 05 DEG 47 MIN 32 SEC W 501.06 FT TO POB SUBJECT TO CONSERVATION EASEMENT PER OR 3994-350.

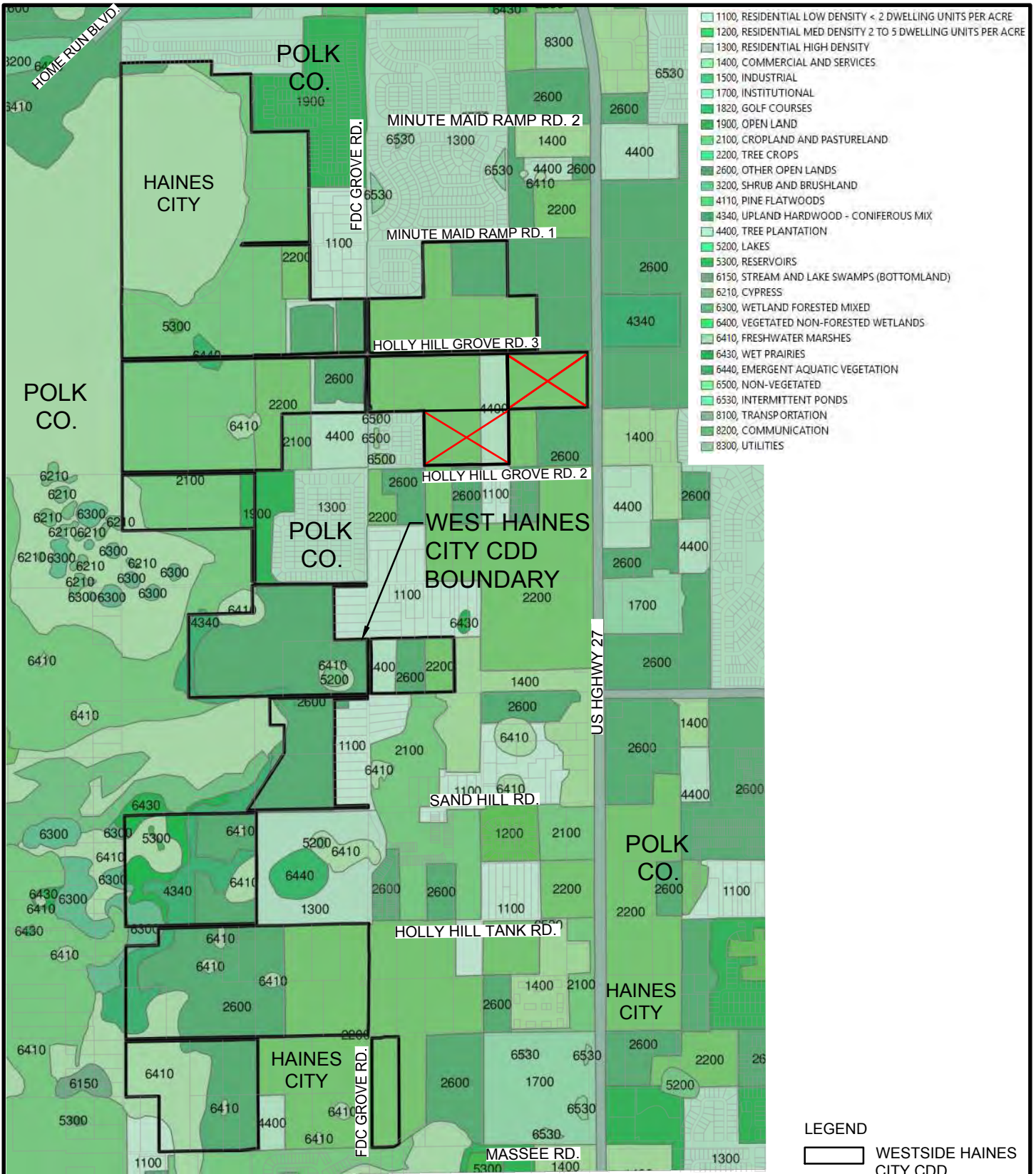
LESS OUT

DESCRIPTION: A PORTION OF TRACTS 28, 29, & 30, OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 28, RUN THENCE ALONG THE EAST BOUNDARY THEREOF, S.00°18'30"E., A DISTANCE OF 636.29 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF HOLLY HILL

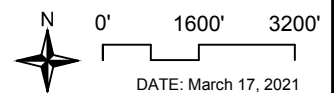
GROVE ROAD 2, PER MAP BOOK 22, PAGES 1 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1) S.88°40'49"W., A DISTANCE OF 13.76 FEET; 2) S.87°34'32"W., A DISTANCE OF 110.73 FEET; 3) S.87°59'33"W., A DISTANCE OF 207.44 FEET; 4) N.87°51'09"W., A DISTANCE OF 118.81 FEET; 5) S.88°50'51"W., A DISTANCE OF 326.26 FEET; 6) S.89°40'20"W., A DISTANCE OF 202.13 FEET; 7) S.88°29'07"W., A DISTANCE OF 12.51 FEET TO THE SOUTHEAST CORNER OF COUNTRY WALK ESTATES, AS RECORDED IN PLAT BOOK 155, PAGES 37 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY, OF SAID COUNTY WALK ESTATES N.00°21'09"W., A DISTANCE OF 631.43 FEET; THENCE N.88°48'08"E., A DISTANCE OF 991.93 FEET TO THE POINT OF BEGINNING.
CONTAINING 14.481 ACRES, MORE OR LESS.

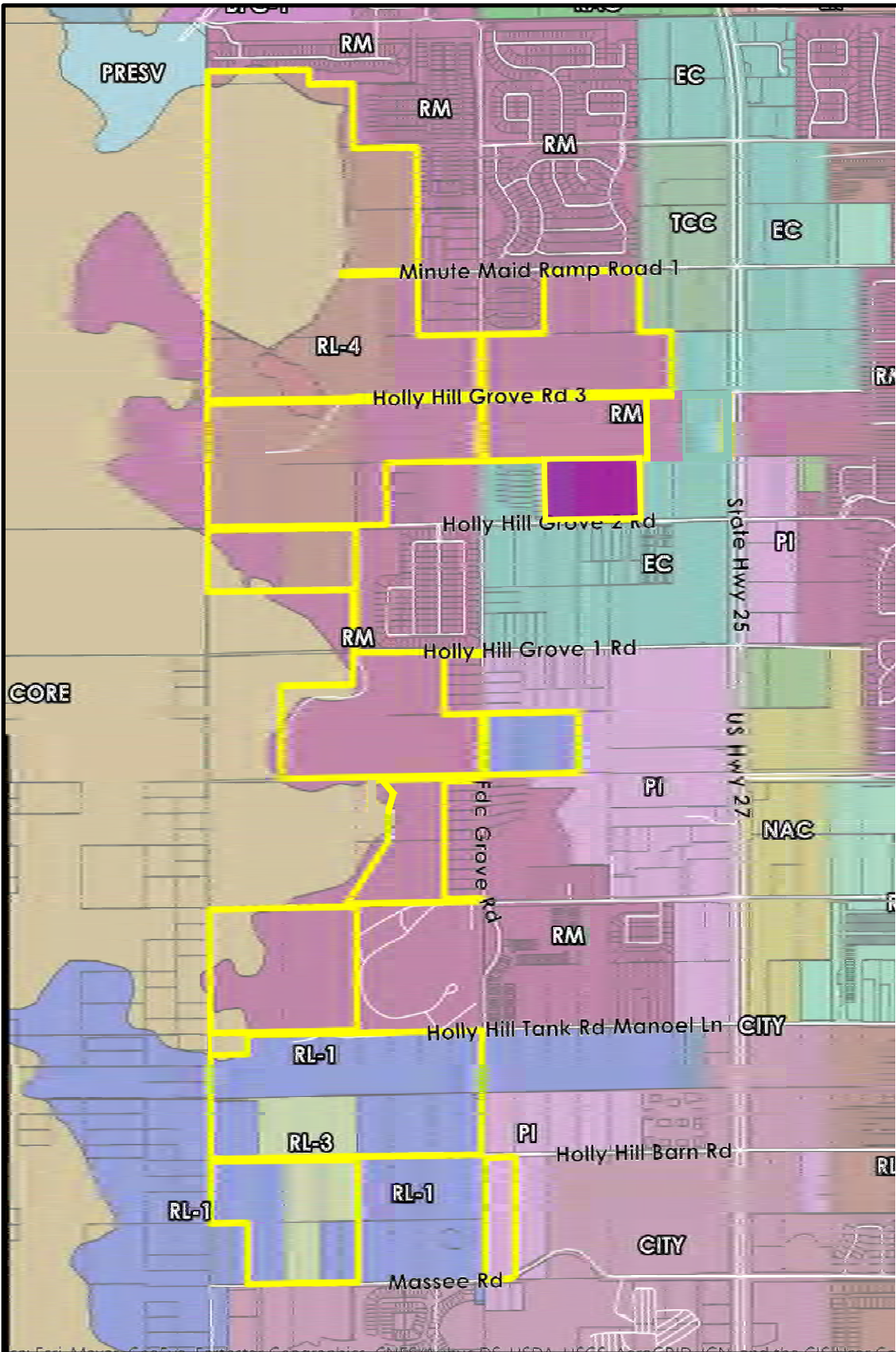
ALTOGETHER CONTAINING 595.10± ACRES



SECTS 19, 30 & 31,
T26S, R27E

EXHIBIT 4 - EXSITING LAND USE WESTSIDE HAINES CITY CDD





POLK COUNTY - FUTURE LAND USE

- BPC-1
- BPC-2
- CITY
- CORE
- EC
- INST-1
- LAKES
- LCC
- LR
- NAC
- PI
- PRESV
- RAC
- RH
- RL-1
- RL-3
- RL-4
- RM

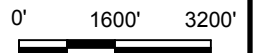
LEGEND

- WESTSIDE HAINES CITY CDD
- CDD CONTRACTION

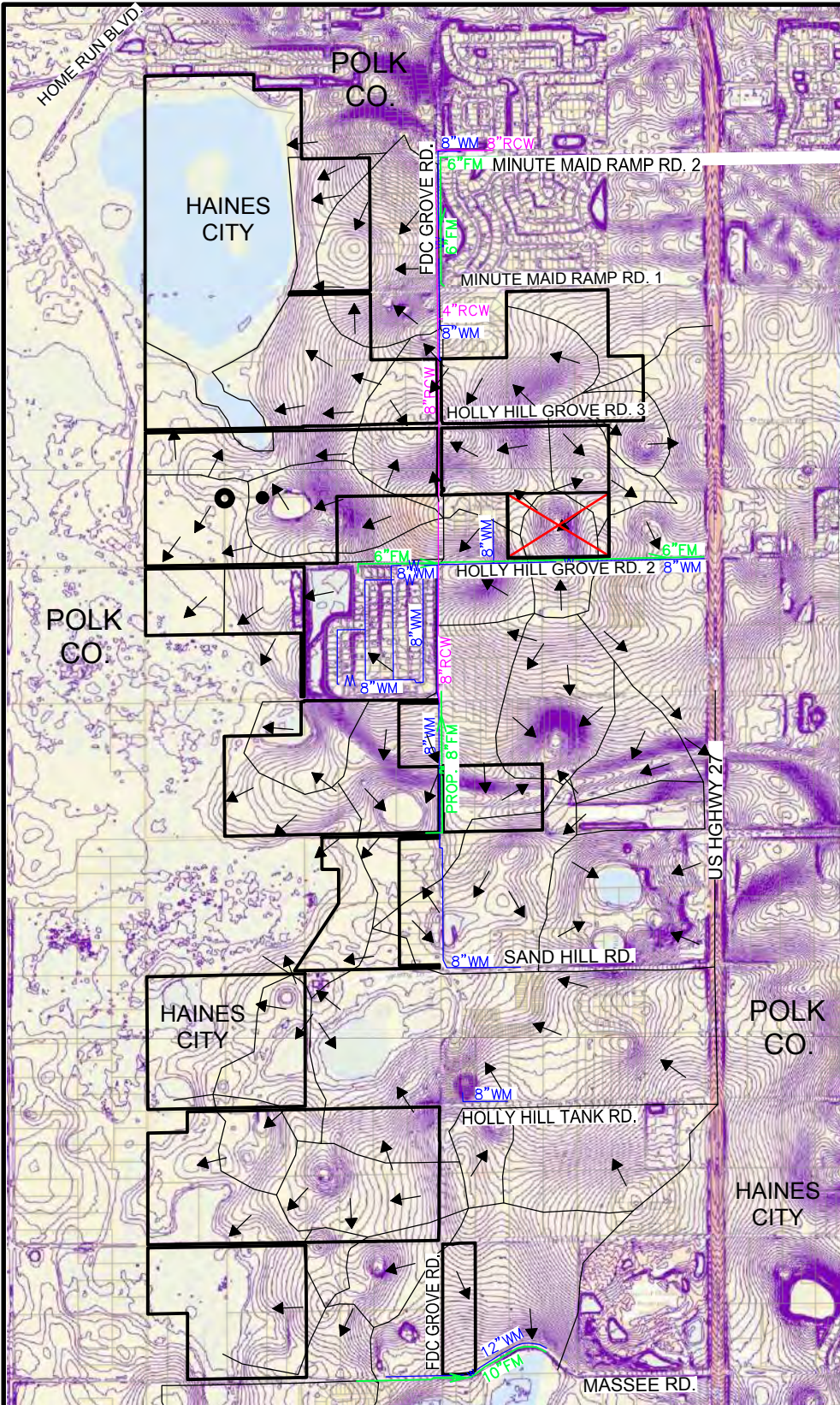
SECTS 19, 30 & 31,
T26S, R27E

EXHIBIT 5 - FUTURE LAND USE WESTSIDE HAINES CITY CDD








APPROX. CDD BOUNDARY
AREA 595.10± AC.



7/10/23



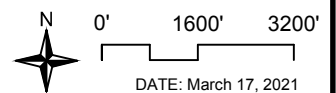
LEGEND

-  WESTSIDE HAINES CITY CDD
-  PARCELS
-  DRAINAGE AREA LIMITS
-  DRAINAGE PATTERN
-  W EXISTING WATER MAIN
-  FM EXISTING FORCE MAIN
-  RCW EXISTING RECLAIM MAIN

NOTE:
CONTOUR INFORMATION PER POLK COUNTY LIDAR GIS DATABASE.

SECTS 19, 30 & 31,
T26S, R27E

EXHIBIT 6 - UTILITY LOCATION AND DRAINAGE MAP WESTSIDE HAINES CITY CDD



**EXHIBIT 7
COST ESTIMATE**

	BRENTWOOD TOWNHOMES				CASCADES SINGLE FAMILY			WYNNSTONE SINGLE FAMILY			
INFRASTRUCTURE	PHASE 1 (226 LOTS) 2021-2023	PHASE 2 (124 LOTS) 2023-2024	PHASE 3 (122 LOTS) 2023-2024	PHASES 4/5 (290 LOTS) 2024-2025	PHASE 1 (597 LOTS) 2021-2024	PHASE 2 (74 LOTS) 2021-2024	PHASE 3 (344 LOTS) 2023-2025	PHASE 1A (482 LOTS) 2024-2025	PHASE 1B (44 LOTS) 2024-2025	PHASE 2 (271 LOTS) 2025-2026	TOTAL 2,574 LOTS
Assessment	1	2	2	2	1	1	2	2	2	3	
Offsite Improvements(1)(5)(7)(11)	\$970,000	\$200,000	\$0	\$250,000	\$4,000,000	\$500,000	\$1,011,097	\$7,266,122	\$663,297	\$2,147,007	\$17,007,523
Stormwater Management (1)(2)(3)(5)(6)(7)	\$1,284,390	\$1,103,340	\$1,461,713	\$4,482,699	\$2,835,625	\$450,000	\$4,048,597	\$3,852,613	\$351,691	\$3,542,562	\$23,413,230
Utilities (Water, Sewer, & Street Lighting) (1) (5)(7) (9)(11)	\$1,169,820	\$1,004,920	\$1,331,325	\$4,082,835	\$2,731,250	\$450,000	\$3,848,597	\$3,753,053	\$342,602	\$3,456,681	\$22,171,083
Roadway (1)(4)(5)(7)	\$560,790	\$481,740	\$638,213	\$1,957,234	\$1,365,625	\$265,000	\$2,377,222	\$1,747,617	\$159,533	\$2,061,127	\$11,614,101
Entry Feature (1)(7)(8)(9)(11)	\$100,000	\$0	\$200,000	\$125,000	\$750,000	\$0	\$461,097	\$865,794	\$79,035	\$214,701	\$2,795,627
Parks and Amenities (1)(7)(11)	\$1,000,000	\$0	\$0	\$1,250,000	\$1,750,000	\$0	\$961,097	\$2,999,236	\$273,789	\$429,401	\$8,663,523
Subtotal	\$5,085,000	\$2,790,000	\$3,631,251	\$12,147,768	\$13,432,500	\$1,665,000	\$12,707,707	\$20,484,435	\$1,869,947	\$11,851,479	\$85,665,087
Professional Fees (10%)	\$508,500.0	\$279,000.0	\$363,125.1	\$1,214,776.8	\$1,343,250.0	\$166,500.0	\$1,270,770.7	\$2,048,443.5	\$186,994.7	\$1,185,147.9	\$8,566,508.7
Subtotal	\$5,593,500	\$3,069,000	\$3,994,376	\$13,362,545	\$14,775,750	\$1,831,500	\$13,978,478	\$22,532,879	\$2,056,942	\$13,036,627	\$94,231,596
Contingency (10%)	\$559,350.0	\$306,900.0	\$399,437.6	\$1,336,254.5	\$1,477,575.0	\$183,150.0	\$1,397,847.8	\$2,253,287.9	\$205,694.2	\$1,303,662.7	\$9,423,159.6
Total	\$6,152,850	\$3,375,900	\$4,393,814	\$14,698,799	\$16,253,325	\$2,014,650	\$15,376,325	\$24,786,166	\$2,262,636	\$14,340,290	\$103,654,755

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2023 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation, and buffer fencing.
9. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Includes only the incremental cost of undergrounding.
10. Estimates based on 2,547 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (all phases).

EXHIBIT 8 SUMMARY OF PROPOSED DISTRICT FACILITIES

DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING*	OPERATION AND MAINTENANCE
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Polk County****	District Bonds	Polk County****
Street Lighting/Conduit	District	Duke/District**	District Bonds	Duke/District***
Road Construction	District	District	District Bonds	District
Parks & Amenities	District	District	District Bonds	District
Offsite Improvements	District	Polk County	District Bonds	Polk County

*Costs not funded by bonds will be funded by the developer

** District will fund incremental cost of undergrounding of electrical conduit

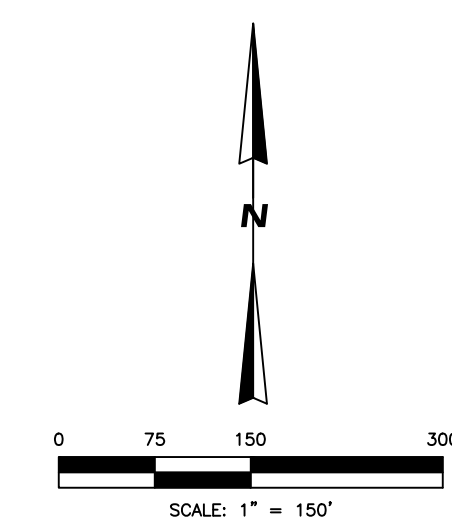
***District will fund street lighting maintenance services with funds other than tax-exempt bonds

**** Haines City will own and maintain the water and sewer infrastructure for the 46 lots in the Southeast corner of the District.

EXHIBIT 9



Dewberry Engineers Inc.
 800 NORTH MAGNOLIA AVENUE
 SUITE 1000
 ORLANDO, FLORIDA 32804
 PHONE: 407.843.5120
 ENGINEERING BUSINESS - 8794



WESTSIDE HAINES
 CITY CDD
 HAINES CITY, FL

SEAL

KEY PLAN

SCALE NORTH

NO. DATE BY DESCRIPTION

REVISIONS

DRAWN BY MJB

APPROVED BY RM

CHECKED BY RM

DATE 03/22/21

TITLE

BRENTWOOD

PROJECT NO. 50137547

SHEET NO.

LEGEND

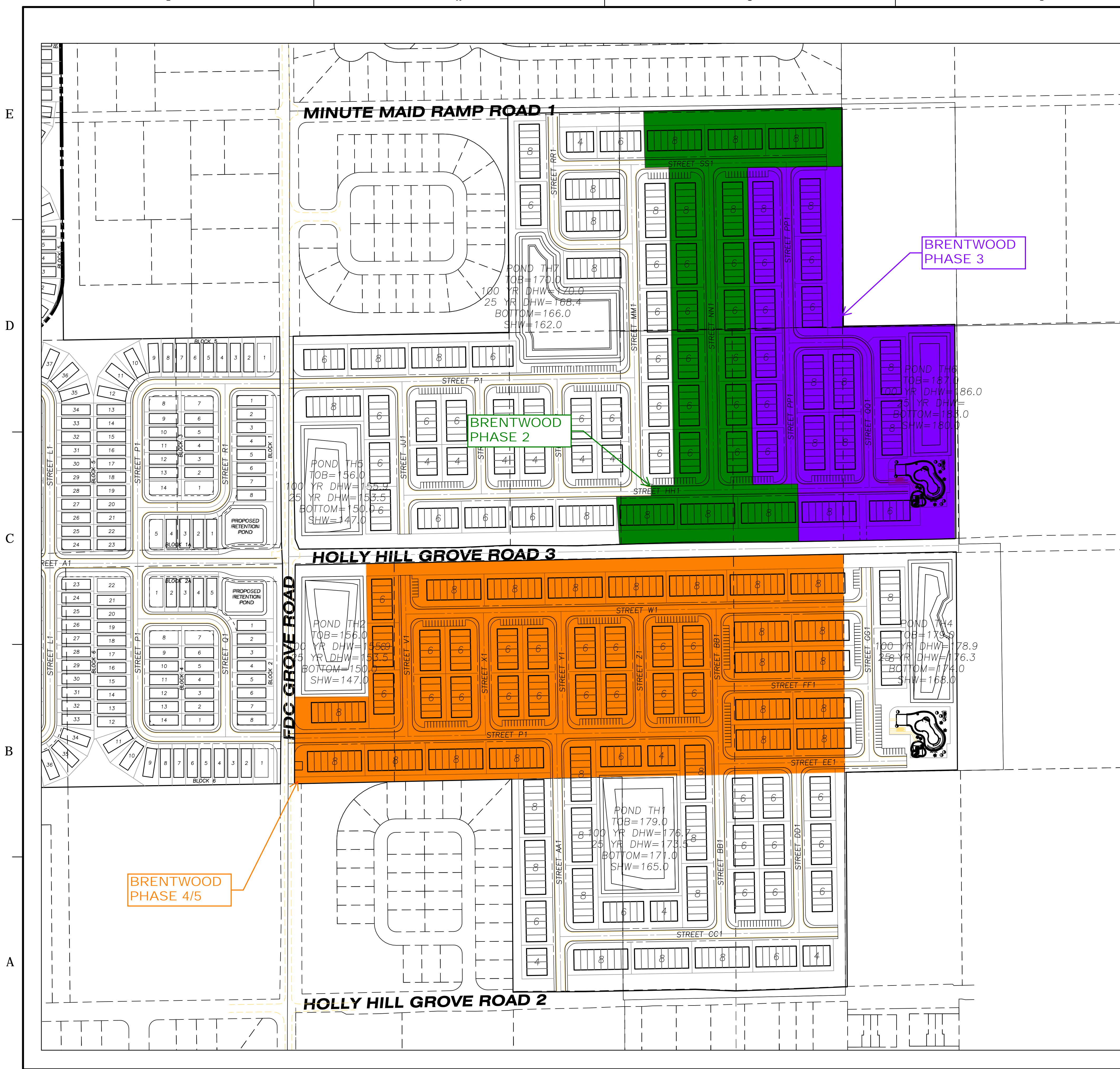
- SWFWL --- SWFWL WETLAND LINE
- WCAS --- WETLAND CONSERVATION AREA SETBACK LINE (BUFFER WIDTH VARIES)
- [] TYPICAL 50' WIDE (MINIMUM) LOT PAD
- [] TYPICAL 40' WIDE (MINIMUM) LOT PAD
- PHASE LINE --- PHASE LINE

NORTH PROJECT - 20' x 95' Townhomes

Building Type	# Buildings	# Units Per Building	Total Units
4 Unit	7	4	28
6 Unit	38	6	228
8 Unit	27	8	216
Total	72		472

SOUTH PROJECT - 20' x 95' Townhomes

Building Type	# Buildings	# Units Per Building	Total Units
4 Unit	4	4	16
6 Unit	32	6	192
8 Unit	33	8	264
Total	69		472



BRENTWOOD PHASE 4/5

BRENTWOOD PHASE 2

BRENTWOOD PHASE 3

SECTION V

**PRELIMINARY SUPPLEMENTAL
ASSESSMENT METHODOLOGY - ASSESSMENT AREA THREE**

FOR

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT DISTRICT**

Date: January 28, 2026

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

Table of Contents

1.0 Introduction..... **3**
 1.1 Purpose..... **3**
 1.2 Background..... **3**
 1.3 Special Benefits and General Benefits **4**
 1.4 Requirements of a Valid Assessment Methodology **5**
 1.5 Special Benefits Exceed the Costs Allocated **5**

2.0 Assessment Methodology **5**
 2.1 Overview **5**
 2.2 Allocation of Debt..... **6**
 2.3 Allocation of Benefit **6**
 2.4 Lienability Test: Special and Peculiar Benefit to the Property **6**
 2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay
 Non-Ad Valorem Assessments **7**

3.0 True-Up Mechanism..... **8**

4.0 Assessment Roll..... **8**

5.0 Appendix **9**
 Table 1: Development Program **9**
 Table 2: Capital Improvement Cost Estimates..... **10**
 Table 3: Bond Sizing..... **11**
 Table 4: Allocation of Improvement Costs **12**
 Table 5: Allocation of Total Par Debt to Each Product Type..... **13**
 Table 6: Par Debt and Annual Assessments **14**
 Table 7: Preliminary Assessment Roll **15**

GMS-CF, LLC does not represent the Westside Haines City Community
Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to
provide such services as described in Section 15B of the
Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC
does not provide the Westside Haines City Community Development District with financial advisory
services or offer investment advice in any form.

1.0 Introduction

The Westside Haines City Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District plans to issue approximately \$4,055,000 of tax-exempt bonds (the “Bonds”) for the purpose of financing certain Assessment Area Three infrastructure improvements (“Assessment Area Three Capital Improvement Plan” or “AA3 CIP”) within the District more specifically described in the Third Amended & Restated Engineer’s Report dated January 28, 2026, prepared by Dewberry Engineers Inc., and relating to Wynnstone – Phase 2 (“Assessment Area Three”) as described on Composite Exhibit 7, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of infrastructure improvements that benefit property owners within Assessment Area Three of the District.

1.1 Purpose

This Supplemental Assessment Methodology for Assessment Area Three (the “Supplemental Report”) which supplements the Master Assessment Methodology dated October 20, 2025 (the “Master Report”) and together with the Supplemental Report (the “Assessment Report”), provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Three within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the AA3 CIP. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to levy, impose and collect non ad valorem special assessments (“Special Assessments”) on the benefited lands within Assessment Area Three of the District securing repayment of the Bonds based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District including those for maintenance and operation of the Bonds, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 595.10 acres located within Haines City, Florida. Assessment Area Three consists of approximately 23.71 acres of the District. The development program for Assessment Area Three of the District currently envisions 210 residential units. The proposed development program is depicted in

Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the AA3 CIP will provide facilities that benefit certain property within Assessment Area Three of the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management, utilities (water, sewer, & streetlighting), roadway, entry feature, parks & amenities, and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the AA3 CIP.
2. The District Engineer determines the assessable acres that benefit from the District's AA3 CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the AA3 CIP.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number and type of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property within Assessment Area Three of the District, different in kind and degree, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area Three of the District. The implementation of the AA3 CIP enables properties within the boundaries of Assessment Area Three within the District to be developed. Without the District's AA3 CIP, there would be no infrastructure to support development of land within Assessment Area Three of the District. Without these improvements, development of the property within Assessment Area Three of the District would be prohibited by law.

The general public and property owners outside of Assessment Area Three of the District may benefit from the provision of the AA3 CIP. However, any such benefit will be incidental for the purpose of the AA3 CIP, which is designed solely to meet the needs of property within Assessment Area Three of the District. Properties outside of Assessment Area Three of the District boundaries do not depend upon the District's

AA3 CIP. The property owners within Assessment Area Three of the District are therefore receiving special benefits not received by the general public and those outside Assessment Area Three of the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The special assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Will Equal or Exceed the Costs Allocated

The special benefits provided to the property within Assessment Area Three of the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's AA3 CIP that is necessary to support full development of property within Assessment Area Three of the District will cost approximately \$14,340,290. The District's Underwriter projects that financing costs required to fund a portion of the AA3 CIP costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be \$4,055,000. Without the AA3 CIP, the property within Assessment Area Three of the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District plans to issue approximately \$4,055,000 in Bonds in one or more series to fund a portion of the District's AA3 CIP, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$4,055,000 in debt to the properties within Assessment Area Three of the District benefiting from the AA3 CIP. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sizes in the development as identified by the Developer within Assessment Area Three of the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the

AA3 CIP needed to support the development; these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$14,340,290. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for a portion of the AA3 CIP and related costs is estimated to total \$4,055,000. Table 3 shows the breakdown of the Bond sizing.

2.2 Allocation of Debt

The AA3 CIP funded by the District's Bonds benefits all the platted residential property within Assessment Area Three within the District. The initial assessments will be levied on an equivalent residential unit basis and will be allocated to the platted residential property within Assessment Area Three within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. All of the platted property within the Assessment Area Three within the District is benefiting from the AA3 CIP.

In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. This is reflected on Table 5. Based on the product type and number of units anticipated to absorb a certain amount of the Bond principal, it is estimated that the CDD will recognize a developer contribution equal to \$85,000 in eligible infrastructure.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report may be supplemented from time to time.

2.3 Allocation of Benefit

The AA3 CIP consists of offsite improvements, stormwater management, utilities (water, sewer, & streetlighting), roadway, entry feature, parks & amenities, and contingency. There are two product types within the planned development. The single-family 40' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the product type. It is important to note that the benefit derived from the AA3 CIP on a particular unit will exceed the cost that the unit will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed AA3 CIP will provide several types of systems, facilities and services for its residents. These offsite improvements, stormwater management, utilities (water, sewer, & streetlighting), roadway, entry feature, parks & amenities, and contingency. The benefit from the AA3 CIP accrues in differing amounts and are somewhat dependent on the product type

receiving the special benefits peculiar to that property type, which flow from the logical relationship of improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties because of their logical connection from the improvements in fact actually provided.

For the provision of the AA3 CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of AA3 CIP have been apportioned to the property within Assessment Area Three of the District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of Assessment Area Three of the District will have a lien for the payment of any Special Assessment more than the determined special benefit particular to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed AA3 CIP is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. All property within Assessment Area Three is platted and will be assigned assessments on an ERU basis. However, in the event of a replat of the property within Assessment Area Three, the District will determine the amount of anticipated assessment revenue on the replatted lots. If the total anticipated assessment revenue to be generated from the replat of the property within Assessment Area Three is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will distribute the liens across the 210 platted lots within the boundaries of Assessment Area Two within the District. The current assessment roll is depicted in Table 7.

TABLE 1
 WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
 DEVELOPMENT PROGRAM
 SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA THREE

Land Use*	Wynnstone Phase 2	Total Units	ERUs per Unit (1)	Total ERUs
Single Family 40'	193	193	1.00	193.00
Single Family 50'	17	17	1.25	21.25
Total Units	210	210		214.25

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Single Family 40' lot at 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA THREE

Assessment Area Three Capital Improvement Plan ("AA3 CIP") (1)	Total Cost Estimate
Offsite Improvements	\$ 2,147,007
Stormwater Management	\$ 3,542,562
Utilities (Water, Sewer, & Street lighting)	\$ 3,456,681
Roadway	\$ 2,061,127
Entry Feature	\$ 214,701
Parks & Amenities	\$ 429,401
Professional Fees	\$ 1,185,148
Contingency	\$ 1,303,663
	\$ 14,340,290

(1) A detailed description of these improvements is provided in the Third Amended & Restated Engineer's Report dated January 28, 2026.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA THREE

Bond Sizing

Description	Total
Sources	
Par	\$ 4,055,000 *
Total Sources	\$ 4,055,000
Uses	
Construction Fund	\$ 3,593,965
Debt Service Reserve	\$ 141,750
Capitalized Interest	\$ 38,185
Underwriters Discount	\$ 81,100
Cost of Issuance	\$ 200,000
Total Uses	\$ 4,055,000

Bond Assumptions:

Average Coupon	5.65%
Amortization	30 Years
Capitalized Interest	2 Months
Debt Service Reserve	50% of MADS
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA THREE

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family 40'	193	1.00	193	90.08%	\$ 12,917,974	\$ 66,933
Single Family 50'	17	1.25	21.25	9.92%	\$ 1,422,316	\$ 83,666
	210		214	100.00%	\$ 14,340,290	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA THREE

Land Use	No. of Units *	Total Improvements Costs Per Product Type	Potential Allocation of Par Debt Per Product Type	Developer Contributions**	Allocation of Par Debt Per Product Type	Per Unit Revised Par
Single Family 40'	193	\$ 12,917,974	\$ 3,729,382	\$ (2,643)	\$ 3,726,738	\$ 19,310
Single Family 50'	17	\$ 1,422,316	\$ 410,618	\$ (82,357)	\$ 328,262	\$ 19,310
	210	\$ 14,340,290	\$ 4,140,000	\$ (85,000)	\$ 4,055,000	

* Unit mix is subject to change based on marketing and other factors

** In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. Based on the product type and number of units anticipated to absorb the Bond Principal, it is estimated that the CDD will recognize a developer contribution equal to \$85,000 in eligible infrastructure.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
 WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
 SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA THREE

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family 40'	193	\$ 3,726,738.10	\$ 19,309.52	\$ 260,550.00	\$ 1,350.00	\$ 1,451.61
Single Family 50'	17	\$ 328,261.90	\$ 19,309.52	\$ 22,950.00	\$ 1,350.00	\$ 1,451.61
	210	\$ 4,055,000.00		\$ 283,500		

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

Owner	Book and Page #	Lot and Block #	Product		Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
			Type	Units			
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 6 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 7 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 8 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 9 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 10 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 11 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 12 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 13 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 14 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 15 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 16 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 17 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 18 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 19 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 20 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 21 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 22 Block 10	50'	1	\$ 19,309.52	\$ 1,350.00	\$ 1,451.61
Totals				210	\$ 4,055,000.00	\$ 283,500.00	\$ 304,838.71

Annual Assessment Periods	30 Years
Average Coupon Rate (%)	5.65%
Maximum Annual Debt Service	\$283,500

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION VI

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF ITS WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA THREE PROJECT) (THE "ASSESSMENT AREA THREE BONDS"); DETERMINING CERTAIN DETAILS OF THE ASSESSMENT AREA THREE BONDS AND ESTABLISHING CERTAIN PARAMETERS FOR THE SALE THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A THIRD SUPPLEMENTAL TRUST INDENTURE REGARDING THE ASSESSMENT AREA THREE BONDS; AUTHORIZING THE NEGOTIATED SALE OF THE ASSESSMENT AREA THREE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE ASSESSMENT AREA THREE BONDS AND AWARDING THE ASSESSMENT AREA THREE BONDS TO THE UNDERWRITER NAMED THEREIN; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM RELATING TO THE ASSESSMENT AREA THREE BONDS AND ITS USE BY THE UNDERWRITER IN CONNECTION WITH THE OFFERING FOR SALE OF THE ASSESSMENT AREA THREE BONDS; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM RELATING TO THE ASSESSMENT AREA THREE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE AGREEMENT; PROVIDING FOR THE APPLICATION OF ASSESSMENT AREA THREE BOND PROCEEDS; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE ASSESSMENT AREA THREE BONDS; MAKING CERTAIN DECLARATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, Westside Haines City Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act") and created pursuant to Ordinance No. 21-017 enacted by the Board of County Commissioners of Polk County, Florida (the "County") on March 16, 2021, which became effective on March 18, 2021, and amended by Ordinance No. 22-071, adopted by the Board of County Commissioners of the County and effective on November 7, 2022, and by Ordinance No. 23-065, adopted by the Board of County Commissioners of the County and effective October 3, 2023; and

WHEREAS, pursuant to the Act and Resolution No. 2021-24 duly adopted by the Board of Supervisors of the District on March 29, 2021 (the "Original Authorizing Resolution"), the Board of Supervisors authorized the issuance of not to exceed \$110,000,000 in aggregate principal amount of its Special Assessment Bonds (the "Bonds") to finance all or a portion of the design, acquisition and construction costs of capital improvements benefiting certain land in the District pursuant to the Act; and approved the form of a Master Trust Indenture (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as Trustee (the "Trustee"); and

WHEREAS, on June 7, 2021, the Circuit Court of the Tenth Judicial Circuit of Florida, in and for Polk County, Florida, issued a Final Judgment validating the Bonds and the proceedings incident thereto to the extent required by and in accordance with Section 190.016(12), Florida Statutes; and

WHEREAS, pursuant to the Original Authorizing Resolution and Resolution No. 2021-32 duly adopted by the Board on June 17, 2021, the District issued its \$19,810,000 aggregate principal amount of Westside Haines City Community Development District Special Assessment Bonds, Series 2021 (Assessment Area One Project) pursuant to the Master Indenture, as amended and supplemented by the First Supplemental Trust Indenture dated as of July 1, 2021, between the District and Trustee, the proceeds of which were used to provide funds for the payment of a portion of the costs of the Capital Improvement Program, the first portion of which comprises Brentwood Townhomes – Phase 1 and Cascades Single Family – Phases 1 and 2, including 226 residential townhome units, 597 single family residential units and 74 single family residential units, respectively; and

WHEREAS, pursuant to the Original Authorizing Resolution and Resolution No. 2024-03 as amended by Resolution No. 2024-05 duly adopted by the Board respectively on November 7, 2023 and March 18, 2024, the District issued its \$35,500,000 aggregate principal amount of Westside Haines City Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two Project) pursuant to the Master Indenture, as amended and supplemented by the Second Supplemental Trust Indenture dated as of April 1, 2024, between the District and Trustee, the proceeds of which were used to provide funds for the payment of a portion of the costs of the Capital Improvement Program; and

WHEREAS, the Board hereby wishes to authorize the issuance of its Assessment Area Three Bonds (as defined herein); and

WHEREAS, the District now desires to authorize the issuance of its third Series of Bonds pursuant to the Master Indenture for the purpose of providing funds for the payment of costs of master infrastructure and roadway improvements associated with the remaining phases of the Capital Improvement Program, comprising the Assessment Area Three Project as described more particularly in the Westside Haines City Community Development District Third Amended and Restated Engineer's Report dated January 28, 2026, prepared by Dewberry Engineers Inc. and summarized in Schedule 1 attached to this Resolution; and

WHEREAS, the District has determined it to be in the best interest of the landowners of the District, for the District to undertake the Assessment Area Three Project, and the District has determined to issue its Westside Haines City Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three Project) (as defined herein) for the primary purpose of providing funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Assessment Area Three Project; and

WHEREAS, on January 28, 2026, the District approved a Preliminary Supplemental Assessment Methodology – Assessment Area Three for Westside Haines City Community Development District dated January 28, 2026, supplementing the Master Assessment Methodology Report dated March 29, 2021 (collectively, the "Assessment Methodology Report") prepared by the District's Methodology Consultant, Governmental Management Services – Central Florida, LLC, setting forth the District's methodology for allocating debt to property within the District, setting forth the District's methodology for allocating debt in connection with the Assessment Area Three Bonds to property within the District; and

WHEREAS, the Assessment Area Three Bonds will be secured by special assessments levied and imposed on assessable land within the District in accordance with the Assessment Methodology Report; and

WHEREAS, there has been submitted to this meeting with respect to the issuance and sale of the Assessment Area Three Bonds and submitted to the Board:

- (i) a form of Third Supplemental Trust Indenture regarding the Assessment Area Three Bonds, between the Trustee and the District attached hereto as Exhibit A (the "Third Supplemental Indenture" and together with the Master Indenture, the "Indenture");
- (ii) a form of Bond Purchase Contract with respect to the Assessment Area Three Bonds between FMSbonds, Inc. (the "Underwriter") and the District attached hereto as Exhibit B (the "Bond Purchase Contract"), together with the form of a disclosure statement attached to the Bond Purchase Contract in accordance with Section 218.385, Florida Statutes;
- (iii) a form of Preliminary Limited Offering Memorandum relating to the Assessment Area Three Bonds, attached hereto as Exhibit C (the "Preliminary Limited Offering Memorandum");
- (iv) a form of Rule 15c2-12 Certificate of the District relating to the Preliminary Limited Offering Memorandum, attached hereto as Exhibit D (the "Rule 15c2-12 Certificate"); and
- (v) a form of the Continuing Disclosure Agreement (the "Continuing Disclosure Agreement") to be entered into among the District, the dissemination agent named therein (the "Dissemination Agent"), and any landowner constituting an "Obligated Person" under the terms of the Continuing Disclosure Agreement, attached hereto as Exhibit E;

WHEREAS, any capitalized term used herein and not otherwise expressly defined herein shall have the meaning ascribed thereto in the Indenture; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Westside Haines City Community Development District, as follows:

Section 1. Authorization of Issuance of Assessment Area Three Bonds. There are hereby authorized and directed to be issued the Westside Haines City Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three Project) (the "Assessment Area Three Bonds") in an aggregate principal amount not to exceed \$5,000,000, for the purposes of (i) providing funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Assessment Area Three Project, (ii) making a deposit to the Assessment Area Three Reserve Account in an amount equal to the Assessment Area Three Reserve Requirement, (iii) funding a portion of the interest coming due on the Assessment Area Three Bonds, and (iv) paying certain costs of issuance in respect of the Assessment Area Three Bonds. The Assessment Area Three Bonds shall be issued under and secured by the Indenture the form of which is hereby incorporated by reference into this resolution as if set forth in full herein.

Section 2. Details of the Assessment Area Three Bonds. The District hereby determines that the Assessment Area Three Bonds shall mature in the amounts and at the times, shall bear interest at the rates, be redeemable at the redemption prices and in the manner as determined by the Chair of the Board of Supervisors of the District (the "Chair") or any member of the Board of Supervisors designated by the Chair (a "Designated Member"), prior to the sale of said Assessment Area Three Bonds, all in a manner consistent with the requirements of the Bond Resolution and within the parameters set forth in Section 5 hereof.

Section 3. Third Supplemental Indenture. The District hereby approves and authorizes the execution of the Third Supplemental Indenture by the Chair or any Designated Member and the Secretary or any Assistant Secretary of the Board of Supervisors (the "Secretary") and the delivery of the Third Supplemental Indenture in substantially the form thereof attached hereto as Exhibit A, with such changes therein as shall be approved by the Chair or Designated Member executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of Third Supplemental Indenture attached hereto.

Section 4. Negotiated Sale. The Assessment Area Three Bonds shall be sold by a negotiated sale to the Underwriter. It is hereby determined by the District that a negotiated sale of the Assessment Area Three Bonds to the Underwriter will best effectuate the purposes of the Act, is in the best interests of the District and is necessitated by, in general, the characteristics of the issues and prevailing market conditions and specifically, the following additional reasons:

(i) because of the complexity of the financing structure of the Assessment Area Three Bonds, including the pledge of Special Assessments as security for the Assessment Area Three Bonds, it is desirable to sell the Assessment Area Three Bonds pursuant to a negotiated sale so as to have an underwriter involved from the outset of the financing to assist in these matters;

(ii) because of changing market conditions for tax-exempt bonds and the necessity of being able to adjust the terms of the Assessment Area Three Bonds, it is in the best interests of the District to sell the Assessment Area Three Bonds by a negotiated sale;

(iii) the Underwriter has participated in structuring the issuance of the Assessment Area Three Bonds and can assist the District in attempting to obtain the most attractive financing for the District;

(iv) the Assessment Area Three Bonds do not bear a credit rating and will be offered initially only to accredited investors within the meaning of Chapter 517, Florida Statutes, and the rules of the Florida Department of Financial Services promulgated thereunder; and

(v) the District will not be adversely affected if the Assessment Area Three Bonds are not sold pursuant to a competitive sale.

Section 5. Bond Purchase Contract. The District hereby approves the form of the Bond Purchase Contract submitted by the Underwriter and attached hereto as Exhibit B, and the sale of the Assessment Area Three Bonds by the District upon the terms and conditions set forth in the Bond Purchase Contract is hereby approved. The Chair or a Designated Member are each hereby authorized, acting individually, to execute the Bond Purchase Contract and to deliver the Bond Purchase Contract to the Underwriter. The Bond Purchase Contract shall be in substantially the form of the Bond Purchase Contract attached hereto as Exhibit B with such changes, amendments, modifications, omissions and additions as may be approved by the Chair or the Designated Member; provided, however,

(i) Any optional redemption of the Assessment Area Three Bonds will be determined at pricing of the Assessment Area Three Bonds;

(ii) The interest rate on the Assessment Area Three Bonds shall not exceed the maximum statutory rate (calculated under Section 215.84(3), Florida Statutes, as amended);

(iii) The aggregate principal amount of the Assessment Area Three Bonds shall not exceed \$5,000,000;

(iv) The Assessment Area Three Bonds shall have a final maturity not later than the maximum term allowed by Florida law, which is currently thirty (30) years of principal amortization; and

(v) The price at which the Assessment Area Three Bonds shall be sold to the Underwriter shall not be less than 98.0% of the aggregate face amount of the Assessment Area Three Bonds, exclusive of original issue discount.

Execution by the Chair or a Designated Member of the Bond Purchase Contract shall be deemed to be conclusive evidence of approval of such changes.

Section 6. Preliminary Limited Offering Memorandum; Final Limited Offering Memorandum. The District hereby approves the form of the Preliminary Limited Offering

Memorandum submitted to this meeting and attached hereto as Exhibit C and authorizes its distribution and use in connection with the limited offering for sale of the Assessment Area Three Bonds. The preparation of a final Limited Offering Memorandum relating to the Assessment Area Three Bonds (the "Limited Offering Memorandum") is hereby approved and the Chair or any Designated Member is hereby authorized to execute such final Limited Offering Memorandum to be dated the date of the award of the Assessment Area Three Bonds and, upon such award, to deliver the same to the Underwriter for use by it in connection with the sale and distribution of the Assessment Area Three Bonds. The Limited Offering Memorandum shall be substantially in the form of the Preliminary Limited Offering Memorandum attached hereto as Exhibit C, with such changes as shall be approved by the Chair or Designated Member as necessary to conform the details of the Assessment Area Three Bonds and such other insertions, modifications and changes as may be approved by the Chair or Designated Member. The execution and delivery of the Limited Offering Memorandum by the Chair or Designated Member shall constitute evidence of the approval thereof. The District hereby authorizes the use of the Limited Offering Memorandum and the information contained therein in connection with the offering and sale of the Assessment Area Three Bonds. The Chair is further authorized to deem the Preliminary Limited Offering Memorandum "final" within the meaning of Rule 15c2-12 of the Securities and Exchange Commission under the Securities Exchange Act of 1934, in the form as mailed, and in furtherance thereof to execute the Rule 15c2-12 Certificate evidencing the same substantially in the forms attached hereto as Exhibit D.

Section 7. Continuing Disclosure. The District hereby authorizes and approves the execution and delivery of the Continuing Disclosure Agreement by and among the District, the Dissemination Agent and any landowner constituting an "Obligated Person" under the Continuing Disclosure Agreement, by the Chair or a Designated Member substantially in the form presented to this meeting and attached hereto as Exhibit E, with such changes therein as shall be approved by the Chair or Designated Member executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of Continuing Disclosure Agreement attached hereto. The Continuing Disclosure Agreement is being executed by the District in order to assist the Underwriter in complying with Rule 15c2-12(b)(5) promulgated by the U.S. Securities and Exchange Commission.

Section 8. Application of Bond Proceeds. The proceeds of the Assessment Area Three Bonds shall be applied in the manner required in the Third Supplemental Indenture.

Section 9. Further Official Action; Ratification of Prior and Subsequent Acts. The Chair, the Secretary and each member of the Board of Supervisors of the District and any other proper official of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Assessment Area Three Bonds, any documents required in connection with implementation of a book-entry system of registration, and investment agreements relating to the investment of the proceeds of the Assessment Area Three Bonds and any agreements in connection with maintaining the exclusion of interest on the Assessment Area Three Bonds from gross income of the holders thereof) and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution, including changing the series designation or the dated date of

any and all documents on behalf of the District which are necessary and desirable in connection with the issuance of the Assessment Area Three Bonds. In the event that the Chair or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation. Execution by the Chair or a Designated Member of such document shall be deemed to be conclusive evidence of approval of such change of date. All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this Resolution and the issuance of the Assessment Area Three Bonds, whether heretofore, or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Section 10. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 11. Inconsistent Proceedings. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

Section 12. Public Meetings. It is hereby found and determined that all formal actions of the District concerning and relating to the adoption of this Resolution and the consummation of the transactions contemplated by this Resolution were adopted in open meetings of the District, pursuant to all applicable laws and orders, and that all deliberations of the District that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

Section 13. Effective Date. This Resolution shall take effect immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE
FOLLOWS]

PASSED in Public Session of the Board of Supervisors of Westside Haines City Community Development District, this 28th day of January, 2026.

**WESTSIDE HAINES CITY COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary,
Board of Supervisors

Chair, Board of Supervisors

SCHEDULE I

DESCRIPTION OF ASSESSMENT AREA THREE PROJECT

The Assessment Area Three Project includes, but is not limited to, the following onsite and offsite improvements, including, but not limited to, Wynnstone Single Family Phase 2, described in more detail in the Westside Haines City Community Development District Third Amended and Restated Engineer's Report dated January 28, 2026, prepared by Dewberry Engineers Inc.:

INFRASTRUCTURE	BRENTWOOD TOWNHOMES				CASCADES SINGLE FAMILY			WYNNSTONE SINGLE FAMILY			TOTAL 2,574 LOTS
	PHASE 1 (226 LOTS) 2021-2023	PHASE 2 (124 LOTS) 2023-2024	PHASE 3 (122 LOTS) 2023-2024	PHASES 4/5 (290 LOTS) 2024-2025	PHASE 1 (597 LOTS) 2021-2024	PHASE 2 (74 LOTS) 2021-2024	PHASE 3 (344 LOTS) 2023-2025	PHASE 1A (482 LOTS) 2024-2025	PHASE 1B (44 LOTS) 2024-2025	PHASE 2 (271 LOTS) 2025-2026	
Assessment	1	2	2	2	1	1	2	2	2	3	
Offsite Improvements (1)(5)(7)(11)	\$970,000	\$200,000	\$0	\$250,000	\$4,000,000	\$500,000	\$1,011,097	\$7,266,122	\$663,297	\$2,147,007	\$17,007,523
Stormwater Management (1)(2)(3)(5)(6)(7)	\$1,284,390	\$1,103,340	\$1,461,713	\$4,482,699	\$2,835,625	\$450,000	\$4,048,597	\$3,852,613	\$351,691	\$3,542,562	\$23,413,230
Utilities (Water, Sewer, & Street Lighting) (1) (5)(7) (9)(11)	\$1,169,820	\$1,004,920	\$1,331,325	\$4,082,835	\$2,731,250	\$450,000	\$3,848,597	\$3,753,053	\$342,802	\$3,456,681	\$22,171,083
Roadway (1)(4)(5)(7)	\$560,790	\$481,740	\$638,213	\$1,957,234	\$1,365,625	\$265,000	\$2,377,222	\$1,747,617	\$159,533	\$2,061,127	\$11,614,101
Entry Feature (1)(7)(8)(9)(11)	\$100,000	\$0	\$200,000	\$125,000	\$750,000	\$0	\$461,097	\$865,794	\$79,035	\$214,701	\$2,795,627
Parks and Amenities (1)(7)(11)	\$1,000,000	\$0	\$0	\$1,250,000	\$1,750,000	\$0	\$961,097	\$2,999,236	\$273,789	\$429,401	\$8,663,523
Subtotal	\$5,085,000	\$2,790,000	\$3,631,251	\$12,147,768	\$13,432,500	\$1,665,000	\$12,707,707	\$20,484,435	\$1,869,947	\$11,851,479	\$85,665,087
Professional Fees (10%)	\$508,500.0	\$279,000.0	\$363,125.1	\$1,214,776.8	\$1,343,250.0	\$166,500.0	\$1,270,770.7	\$2,048,443.5	\$186,994.7	\$1,185,147.9	\$8,566,508.7
Subtotal	\$5,593,500	\$3,069,000	\$3,994,376	\$13,362,545	\$14,775,750	\$1,831,500	\$13,978,478	\$22,532,879	\$2,056,942	\$13,036,627	\$94,231,596
Contingency (10%)	\$559,350.0	\$306,900.0	\$399,437.6	\$1,336,254.5	\$1,477,575.0	\$183,150.0	\$1,397,847.8	\$2,253,287.9	\$205,694.2	\$1,303,662.7	\$9,423,159.6
Total	\$6,152,850	\$3,375,900	\$4,393,814	\$14,698,799	\$16,253,325	\$2,014,650	\$15,376,325	\$24,786,166	\$2,262,636	\$14,340,290	\$103,654,755

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2023 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation, and buffer fencing.
9. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Includes only the incremental cost of undergrounding.
10. Estimates based on 2,547 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (all phases).

EXHIBIT A

FORM OF THIRD SUPPLEMENTAL TRUST INDENTURE

THIRD SUPPLEMENTAL TRUST INDENTURE

between

**WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
(POLK COUNTY, FLORIDA)**

and

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION
(successor in interest to U.S. Bank National Association)**

as Trustee

Dated as of ____ 1, 2026

**Authorizing and Securing
\$ _____
WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2026
(ASSESSMENT AREA THREE PROJECT)**

TABLE OF CONTENTS

Page

**ARTICLE I
DEFINITIONS**

**ARTICLE II
THE ASSESSMENT AREA THREE BONDS**

SECTION 2.01.	Amounts and Terms of Assessment Area Three Bonds; Issue of Assessment Area Three Bonds	10
SECTION 2.02.	Execution	10
SECTION 2.03.	Authentication.....	10
SECTION 2.04.	Purpose, Designation and Denominations of, and Interest Accruals on, the Assessment Area Three Bonds	10
SECTION 2.05.	Debt Service on the Assessment Area Three Bonds.....	12
SECTION 2.06.	Disposition of Assessment Area Three Bond Proceeds.....	12
SECTION 2.07.	Book-Entry Form of Assessment Area Three Bonds	12
SECTION 2.08.	Appointment of Registrar and Paying Agent.....	13
SECTION 2.09.	Conditions Precedent to Issuance of the Assessment Area Three Bonds	14

**ARTICLE III
REDEMPTION OF ASSESSMENT AREA THREE BONDS**

SECTION 3.01.	Redemption Dates and Prices	15
SECTION 3.02.	Notice of Redemption.....	17

**ARTICLE IV
ESTABLISHMENT OF CERTAIN FUNDS AND ACCOUNTS;
ADDITIONAL COVENANTS OF THE ISSUER; PREPAYMENTS;
REMOVAL OF ASSESSMENT AREA THREE SPECIAL ASSESSMENT LIENS**

SECTION 4.01.	Establishment of Certain Funds and Accounts	18
SECTION 4.02.	Assessment Area Three Revenue Account.....	22
SECTION 4.03.	Power to Issue Assessment Area Three Bonds and Create Lien	23
SECTION 4.04.	Assessment Area Three Project to Conform to the Engineer's Report	24
SECTION 4.05.	Prepayments; Removal of Assessment Area Three Special Assessment Liens.....	24

**ARTICLE V
COVENANTS AND DESIGNATIONS OF THE ISSUER**

SECTION 5.01.	Collection of Assessment Area Three Special Assessments	26
SECTION 5.02.	Continuing Disclosure	26
SECTION 5.03.	Investment of Funds and Accounts.....	26
SECTION 5.04.	Additional Obligations.....	26

SECTION 5.05.	Requisite Owners for Direction or Consent.....	27
SECTION 5.06.	Acknowledgement Regarding the Moneys in the Assessment Area Three Acquisition and Construction Account Following an Event of Default.....	27

**ARTICLE VI
THE TRUSTEE; THE PAYING AGENT AND REGISTRAR**

SECTION 6.01.	Acceptance of Trust	28
SECTION 6.02.	Trustee's Duties.....	28

ARTICLE VII EVENT OF DEFAULT

SECTION 7.01.	Event of Default.....	29
----------------------	-----------------------	----

**ARTICLE VIII
MISCELLANEOUS PROVISIONS**

SECTION 8.01.	Interpretation of Third Supplemental Trust Indenture.....	30
SECTION 8.02.	Amendments	30
SECTION 8.03.	Counterparts	30
SECTION 8.04.	Appendices and Exhibits.....	30
SECTION 8.05.	Payment Dates	30
SECTION 8.06.	No Rights Conferred on Others	30

EXHIBIT A	DESCRIPTION OF ASSESSMENT AREA THREE PROJECT
EXHIBIT B	FORM OF ASSESSMENT AREA THREE BOND
EXHIBIT C	FORMS OF REQUISITIONS
EXHIBIT D	FORM OF INVESTOR LETTER

THIS **THIRD SUPPLEMENTAL TRUST INDENTURE** (the "Third Supplemental Trust Indenture"), dated as of _____ 1, 2026, between the **WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT** (together with its successors and assigns, the "Issuer" or the "District"), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION** (successor in interest to U.S. Bank National Association), a national banking association duly organized and existing under the laws of the United States of America and having a designated corporate trust office in Fort Lauderdale, Florida, as trustee (said national banking association and any bank or trust company becoming successor trustee under this Third Supplemental Trust Indenture being hereinafter referred to as the "Trustee");

WITNESSETH:

WHEREAS, the Issuer is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act") created pursuant to Ordinance No. 21-017 enacted by the Board of County Commissioners of Polk County, Florida (the "Commission") and effective on March 18, 2021, as amended by Ordinance No. 22-071, adopted by the Commission and effective on November 2, 2022, as further amended by Ordinance No. 23-065, adopted by the Commission and effective October 3, 2023, for the purposes of delivering community development services and facilities to property to be served by the District (as defined below); and

WHEREAS, the premises governed by the Issuer (the "District Lands") (as further described in Exhibit A attached to the Master Indenture (as defined herein)) currently consist of approximately 595.10 gross acres of land located within Polk County, Florida (the "County") and Haines City, Florida (the "City"); and

WHEREAS, the Issuer has been created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands; and

WHEREAS, the Issuer has determined to undertake the acquisition and/or construction of public infrastructure improvements and community facilities for the special benefit of the District Lands comprised of three developments known as *Brentwood Townhomes* (referred to herein as "Brentwood TH"), *Cascades Single Family* (referred to herein as "Cascades SF") and *Wynnstone Single Family* (referred to herein as "Wynnstone SF") each of which are to be developed in multiple phases (collectively, the "Capital Improvement Program"), as described in the Second Amended and Restated Engineer's Report dated March 18, 2024, prepared by Dewberry Engineers Inc. (the "Engineer's Report"), approved by the Board of Supervisors of the District (the "Board") on March 18, 2024, and described in Exhibit A attached hereto; and

WHEREAS, the Issuer has previously adopted Resolution No. 2021-24 on March 29, 2021 (the "Original Authorizing Resolution"), authorizing the issuance of not to exceed \$110,000,000 in aggregate principal amount of its Special Assessment Bonds (the "Bonds") to finance all or a portion of the planning, design, acquisition and construction costs of certain improvements pursuant to the Act for the special benefit of the District Lands or portions thereof and approving the form of and authorizing the execution and delivery of the Master Indenture; and

WHEREAS, the Bonds were validated by the Circuit Court of the Tenth Judicial Circuit of Florida, in and for Hardee, Highlands and Polk Counties, rendered on the 7th day of June, 2021, and the appeal period from such final judgment has expired with no appeal being taken; and

WHEREAS, pursuant to the Original Authorizing Resolution and Resolution No. 2021-32 duly adopted by the Board on June 17, 2021, the District issued its \$19,810,000 aggregate principal amount of Westside Haines City Community Development District Special Assessment Bonds, Series 2021 (Assessment Area One Project) pursuant to the Master Indenture, as amended and supplemented by the First Supplemental Trust Indenture dated as of July 1, 2021, the net proceeds of which were used to provide funds for the payment of a portion of the public costs of the Capital Improvement Program, the first portion of which was comprised of "Phase 1" of Brentwood TH and "Phase 1" and "Phase 2" of Cascades SF; and

WHEREAS, pursuant to the Original Authorizing Resolution and Resolution No. 2024-03 as amended by Resolution No. 2024-05 duly adopted by the Board respectively on November 7, 2023 and March 18, 2024, the District issued its \$35,500,000 aggregate principal amount of Westside Haines City Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two Project) pursuant to the Master Indenture, as amended and supplemented by the Second Supplemental Trust Indenture dated as of April 1, 2024, between the District and Trustee, the proceeds of which were used to provide funds for the payment of a portion of the costs of the Capital Improvement Program; and

WHEREAS, GLK Real Estate LLC, a Florida limited liability company, or an affiliate (individually or collectively, the "Developer"), is the owner and developer of all of planned for 210 single-family residential units and as described in Exhibit A attached hereto; and

WHEREAS, the approximately 23.71 gross acres planned for a total of 210 units is referred to herein as "Assessment Area Three", and the Developer will construct or cause the Issuer to construct all or a portion of the public infrastructure necessary to serve Assessment Area Three (such public infrastructure as described in the Engineer's Report and on Exhibit A attached hereto and collectively referred to as the "Assessment Area Three Project"); and

WHEREAS, the Issuer has determined to issue its third Series of Bonds, as authorized by Resolution No. 2026-10 duly adopted by the Board on January 28, 2026, and designated as the Westside Haines City Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three Project) (the "Assessment Area Three Bonds"), pursuant to that certain Master Indenture and this Third Supplemental Trust Indenture (hereinafter sometimes collectively referred to as the "Assessment Area Three Indenture") to secure the issuance of the Assessment Area Three Bonds and to set forth the terms of the Assessment Area Three Bonds; and

WHEREAS, in the manner provided herein, the net proceeds of the Assessment Area Three Bonds will be used for the purposes of (i) providing funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Assessment Area Three Project, (ii) funding a deposit to the Assessment Area Three Reserve Account in the amount of the Assessment Area Three Reserve Requirement, and (iii) paying the costs of issuance of the Assessment Area Three Bonds; and

WHEREAS, the Assessment Area Three Bonds will be secured by a pledge of Assessment Area Three Pledged Revenues (as herein defined) to the extent provided herein.

NOW, THEREFORE, THIS THIRD SUPPLEMENTAL TRUST INDENTURE WITNESSETH, that to provide for the issuance of the Assessment Area Three Bonds, the security and payment of the principal or redemption price thereof (as the case may be) and interest thereon, the rights of the Bondholders and the performance and observance of all of the covenants contained herein and in said Assessment Area Three Bonds, and for and in consideration of the mutual covenants herein contained and of the purchase and acceptance of the Assessment Area Three Bonds by the Beneficial Owners (as hereinafter defined) thereof, from time to time, and of the acceptance by the Trustee of the trusts hereby created, and intending to be legally bound hereby, the Issuer does hereby assign, transfer, set over and pledge to U.S. Bank Trust Company, National Association (successor in interest to U.S. Bank National Association), as Trustee, its successors in trust and its assigns forever, and grants a lien on all of the right, title and interest of the Issuer in and to the Assessment Area Three Pledged Revenues as security for the payment of the principal, redemption or purchase price of (as the case may be) and interest on the Assessment Area Three Bonds issued hereunder, all in the manner hereinafter provided, and the Issuer further hereby agrees with and covenants unto the Trustee as follows:

TO HAVE AND TO HOLD the same and, to the extent the same may be lawfully granted, any other revenues, property, contracts or contract rights, accounts receivable, chattel paper, instruments, general intangibles or other rights and the proceeds thereof, which may, by delivery, assignment or otherwise, be subject to the lien created by the Assessment Area Three Indenture with respect to the Assessment Area Three Bonds.

IN TRUST NEVERTHELESS, for the equal and ratable benefit and security of all present and future Beneficial Owners of the Assessment Area Three Bonds issued and to be issued under this Third Supplemental Trust Indenture, without preference, priority or distinction as to lien or otherwise (except as otherwise specifically provided in this Third Supplemental Trust Indenture) of any one Assessment Area Three Bond over any other Assessment Area Three Bond, all as provided in the Assessment Area Three Indenture.

PROVIDED, HOWEVER, that if the Issuer, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal or redemption price of the Assessment Area Three Bonds issued, secured and Outstanding hereunder and the interest due or to become due thereon, at the times and in the manner mentioned in such Assessment Area Three Bonds and the Assessment Area Three Indenture, according to the true intent and meaning thereof and hereof, and the Issuer shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Assessment Area Three Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof, then upon such final payments this Third Supplemental Trust Indenture and the rights hereby granted shall cease and terminate, otherwise this Third Supplemental Trust Indenture to be and remain in full force and effect.

ARTICLE I DEFINITIONS

In this Third Supplemental Trust Indenture capitalized terms used without definition shall have the meanings ascribed thereto in the Master Indenture and, in addition to certain terms defined in the recitals above, the following terms shall have the meanings specified below, unless otherwise expressly provided or unless the context otherwise requires:

"Acquisition Agreement" shall mean the certain Agreement by and between the District and the Developer, regarding the acquisition of certain work product, improvements and real property, dated _____, 2026.

"Arbitrage Certificate" shall mean that certain Arbitrage Certificate, including arbitrage rebate covenants, of the Issuer, dated _____, 2026, relating to certain restrictions on arbitrage under the Code with respect to the Assessment Area Three Bonds.

"Assessment Area Three" shall have the meaning as described in the recitals hereto.

"Assessment Area Three Acquisition and Construction Account" shall mean the Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Third Supplemental Trust Indenture in connection with the components of the Assessment Area Three Project.

"Assessment Area Three Bond Redemption Account" shall mean the Account so designated, established as a separate Account within the Bond Redemption Fund pursuant to Section 4.01(g) of this Third Supplemental Trust Indenture.

"Assessment Area Three Bonds" shall have the meaning as described in the recitals hereto.

"Assessment Area Three Costs of Issuance Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Third Supplemental Trust Indenture.

"Assessment Area Three General Redemption Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Assessment Area Three Bond Redemption Account pursuant to Section 4.01(g) of this Third Supplemental Trust Indenture.

"Assessment Area Three Indenture" shall have the meaning as described in the recitals hereto.

"Assessment Area Three Interest Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(d) of this Third Supplemental Trust Indenture.

"Assessment Area Three Optional Redemption Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Assessment Area Three Bond Redemption Account pursuant to Section 4.01(g) of this Third Supplemental Trust Indenture.

"Assessment Area Three Pledged Revenues" shall mean with respect to the Assessment Area Three Bonds (a) all revenues received by the Issuer from Assessment Area Three Special Assessments levied and collected on the assessable lands within Assessment Area Three benefitted by the Assessment Area Three Project, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessment Area Three Special Assessments or from the issuance and sale of tax certificates with respect to such Assessment Area Three Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Assessment Area Three Indenture created and established with respect to or for the benefit of the Assessment Area Three Bonds; provided, however, that Assessment Area Three Pledged Revenues shall not include (A) any moneys transferred to the Assessment Area Three Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Assessment Area Three Costs of Issuance Account of the Acquisition and Construction Fund, and (C) "special assessments" levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or "maintenance assessments" levied and collected by the Issuer under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Assessment Area Three Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this proviso).

"Assessment Area Three Prepayment Principal" shall mean the portion of a Prepayment corresponding to the principal amount of Assessment Area Three Special Assessments being prepaid pursuant to Section 4.05 of this Third Supplemental Trust Indenture or as a result of an acceleration of the Assessment Area Three Special Assessments pursuant to Section 170.10, Florida Statutes, if such Assessment Area Three Special Assessments are being collected through a direct billing method.

"Assessment Area Three Prepayment Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Assessment Area Three Bond Redemption Account pursuant to Section 4.01(g) of this Third Supplemental Trust Indenture.

"Assessment Area Three Project" shall have the meaning as described in the recitals hereto.

"Assessment Area Three Rebate Account" shall mean the Account so designated, established as a separate Account within the Rebate Fund pursuant to Section 4.01(j) of this Third Supplemental Trust Indenture.

"Assessment Area Three Reserve Account" shall mean the Account so designated, established as a separate Account within the Debt Service Reserve Fund pursuant to Section 4.01(f) of this Third Supplemental Trust Indenture.

"Assessment Area Three Reserve Requirement" or "Reserve Requirement" shall mean (i) initially, an amount equal fifty percent (50%) of the maximum annual debt service on the Assessment Area Three Bonds as calculated from time to time; (ii) upon the occurrence of the Reserve Release Conditions #1, twenty-five percent (25%) of the maximum annual debt service on the Assessment Area Three Bonds as calculated from time to time; and (iii) upon the occurrence of the Reserve Release Conditions #2, ten percent (10%) of the maximum annual debt service on the Assessment Area Three Bonds as calculated from time to time. Upon satisfaction of the Reserve Release Conditions #1 or Reserve Release Conditions #2, as applicable, such excess

amount shall be released from the Assessment Area Three Reserve Account and transferred to the Assessment Area Three Acquisition and Construction Account in accordance with the provisions of Sections 4.01(a) and 4.01(f) hereof. For the purpose of calculating the Assessment Area Three Reserve Requirement, fifty percent (50%) maximum annual debt service, twenty-five percent (25%) of maximum annual debt service, or ten percent (10%) of maximum annual debt service, as the case may be, shall be recalculated in connection with the extraordinary mandatory redemption described in Sections 3.01(b)(i) and 3.01(b)(iii) hereof (but not upon the optional or mandatory sinking fund redemption thereof) and such excess amount shall be released from the Assessment Area Three Reserve Account and, other than as provided in the immediately preceding sentence, transferred to the Assessment Area Three General Redemption Subaccount or the Assessment Area Three Prepayment Subaccount as applicable, in accordance with the provisions of Sections 3.01(b)(i), 3.01(b)(iii), 4.01(f), 4.01(i) and 4.05(a) hereof. Amounts on deposit in the Assessment Area Three Reserve Account may, upon final maturity or redemption of all Outstanding Assessment Area Three Bonds be used to pay principal of and interest on the Assessment Area Three Bonds at that time. Initially, the Assessment Area Three Reserve Requirement shall be equal to \$_____.

"Assessment Area Three Revenue Account" shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 4.01(b) of this Third Supplemental Trust Indenture.

"Assessment Area Three Sinking Fund Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(e) of this Third Supplemental Trust Indenture.

"Assessment Area Three Special Assessments" shall mean the Special Assessments levied within Assessment Area Three as a result of the Issuer's acquisition and/or construction of the Assessment Area Three Project, corresponding in amount to the debt service on the Assessment Area Three Bonds and designated as such in the methodology report relating thereto.

"Assessment Resolutions" shall mean Resolution Nos. 2021-25, 2021-26, 2021-29, 2024-08, 2024-09, 2024-10, 2024-11 and 2026-11 of the Issuer adopted on March 29, 2021, March 29, 2021, May 20, 2021, March 18, 2024, March 18, 2024, April 17, 2024, April 17, 2024 and January 28, 2026, respectively, as amended and supplemented from time to time.

"Authorized Denomination" shall mean, with respect to the Assessment Area Three Bonds, on the date of issuance, in the denominations of \$5,000 and any integral multiple thereof; provided, however, if any initial Beneficial Owner does not purchase at least \$100,000 of the Assessment Area Three Bonds at the time of initial delivery of the Assessment Area Three Bonds, such Beneficial Owner must either execute and deliver to the Underwriter on the date of delivery of the Assessment Area Three Bonds the investor letter substantially in the form attached hereto as Exhibit D or otherwise establish to the satisfaction of the Underwriter that such Beneficial Owner is an "accredited investor," as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended.

"Collateral Assignment" shall mean the Agreement wherein certain rights and material documents necessary to complete the development planned by the Developer on the District Lands

are collaterally assigned to the District as security for the Developer's obligations to pay the Assessment Area Three Special Assessments imposed against such lands which are benefited by the Assessment Area Three Project and subject to the Assessment Area Three Special Assessments and owned by the Developer from time to time.

"Completion Agreement" shall mean the Agreement between the District and the Developer regarding the completion of certain improvements, dated _____, 2026.

"Consulting Engineer" shall mean Dewberry Engineers Inc.

"Continuing Disclosure Agreement" shall mean the Continuing Disclosure Agreement for the benefit of the Beneficial Owners of the Assessment Area Three Bonds, dated _____, 2026, by and among the Issuer, the dissemination agent named therein and the Developer in connection with the issuance of the Assessment Area Three Bonds.

"Declarations of Consent" shall mean the certain instrument executed by the Developer declaring consent to the jurisdiction of the District and the imposition of the Assessment Area Three Special Assessments.

"Developer" shall have the meaning as described in the recitals hereto.

"District Manager" shall mean Governmental Management Services – Central Florida, LLC, and its successors and assigns.

"Electronic Means" shall mean telecopy, facsimile transmission, email transmission or other similar electronic means of communicating providing evidence of transmission.

"Engineer's Report" shall have the meaning as described in the recitals hereto.

"Interest Payment Date" shall mean each May 1 and November 1 of each year, commencing May 1, 2026, and any other date the principal of the Assessment Area Three Bonds is paid.

"Majority Holders" means the Beneficial Owners of more than fifty percent (50%) in aggregate principal amount of the Outstanding Assessment Area Three Bonds.

"Master Indenture" shall mean the Master Trust Indenture, dated as of July 1, 2021, by and between the Issuer and the Trustee, as supplemented and amended with respect to matters pertaining solely to the Master Indenture or the Assessment Area Three Bonds (as opposed to supplements or amendments relating to any Series of Bonds other than the Assessment Area Three Bonds as specifically defined in this Third Supplemental Trust Indenture).

"Paying Agent" shall mean U.S. Bank Trust Company, National Association, and its successors and assigns as Paying Agent hereunder.

"Prepayment" shall mean the payment by any owner of property of the amount of Assessment Area Three Special Assessments encumbering its property, in whole or in part, prior to its scheduled due date, including optional prepayments. The term "Prepayment" also means any

proceeds received as a result of accelerating and/or foreclosing the Assessment Area Three Special Assessments. "Prepayments" shall include, without limitation, Assessment Area Three Prepayment Principal.

"Quarterly Redemption Date" shall mean each February 1, May 1, August 1, and November 1 of any calendar year.

"Redemption Price" shall mean the principal amount of any Assessment Area Three Bond payable upon redemption thereof pursuant to this Third Supplemental Trust Indenture.

"Registrar" shall mean U.S. Bank Trust Company, National Association and its successors and assigns as Registrar hereunder.

"Regular Record Date" shall mean the fifteenth day (whether or not a Business Day) of the calendar month next preceding each Interest Payment Date and each date on which Assessment Area Three Bonds will be redeemed.

"Reserve Release Conditions #1" shall mean collectively (i) all of the Outstanding principal amount of the Assessment Area Three Special Assessments shall have been assigned to lots that have been developed, platted and conveyed to homebuilders, and (ii) there shall be no Events of Default under the Assessment Area Three Indenture, all as certified by the District Manager in writing and upon which the Trustee may conclusively rely.

"Reserve Release Conditions #2" shall mean collectively (i) satisfaction of Reserve Release Conditions #1, (ii) all of the Outstanding principal portion of the Assessment Area Three Special Assessments has been assigned to homes that have received a certificate of occupancy, and (iii) there shall be no Events of Default under the Assessment Area Three Indenture, all as certified by the District Manager in writing and upon which the Trustee may conclusively rely.

"Resolution" shall mean, collectively, (i) Resolution No. 2021-24 of the Issuer adopted on March 29, 2021, pursuant to which the Issuer authorized the issuance of not exceeding \$110,000,000 aggregate principal amount of its Bonds to finance the construction and/or acquisition of certain public infrastructure improvements for the special benefit of the District Lands, including the Assessment Area Three Project, and (ii) Resolution No. 2026-10 of the Issuer adopted on January 28, 2026, pursuant to which the Issuer authorized, among other things, the issuance of the Assessment Area Three Bonds to pay all or a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Assessment Area Three Project, specifying the details of the Assessment Area Three Bonds and awarding the Assessment Area Three Bonds to the purchasers of the Assessment Area Three Bonds.

"Substantially Absorbed" means the date at least 90% of the principal portion of the Assessment Area Three Special Assessments have been assigned to residential units within the District that have received certificates of occupancy. The District shall present the Trustee with a certification that the Assessment Area Three Special Assessments are Substantially Absorbed and the Trustee may rely conclusively upon such certification and shall have no duty to verify if the Assessment Area Three Special Assessments are Substantially Absorbed.

"True-Up Agreement" shall mean the Agreement dated _____, 2026, by and between the Issuer and the Developer, relating to the true-up of Assessment Area Three Special Assessments.

"Underwriter" shall mean FMSbonds, Inc., the underwriter of the Assessment Area Three Bonds.

The words "hereof," "herein," "hereto," "hereby," and "hereunder" (except in the form of Assessment Area Three Bonds), refer to the entire Assessment Area Three Indenture.

Every "request," "requisition," "order," "demand," "application," "notice," "statement," "certificate," "consent," or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by the Chair or Vice Chair and the Treasurer or Assistant Treasurer or the Secretary or Assistant Secretary or Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

[END OF ARTICLE I]

ARTICLE II
THE ASSESSMENT AREA THREE BONDS

SECTION 2.01. Amounts and Terms of Assessment Area Three Bonds; Issue of Assessment Area Three Bonds. No Assessment Area Three Bonds may be issued under this Third Supplemental Trust Indenture except in accordance with the provisions of this Article and Articles II and III of the Master Indenture.

(a) The total principal amount of Assessment Area Three Bonds that may be issued under this Third Supplemental Trust Indenture is expressly limited to \$[_____]. The Assessment Area Three Bonds shall be numbered consecutively from R-1 and upwards.

(b) Any and all Assessment Area Three Bonds shall be issued substantially in the form attached hereto as Exhibit B, with such appropriate variations, omissions and insertions as are permitted or required by the Assessment Area Three Indenture and with such additional changes as may be necessary or appropriate to conform to the provisions of the Resolution. The Issuer shall issue the Assessment Area Three Bonds upon execution of this Third Supplemental Trust Indenture and satisfaction of the requirements of Section 3.01 of the Master Indenture; and the Trustee shall, at the Issuer's request, authenticate such Assessment Area Three Bonds and deliver them as specified in the request.

SECTION 2.02. Execution. The Assessment Area Three Bonds shall be executed by the Issuer as set forth in the Master Indenture.

SECTION 2.03. Authentication. The Assessment Area Three Bonds shall be authenticated as set forth in the Master Indenture. No Assessment Area Three Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, as provided in the Master Indenture.

SECTION 2.04. Purpose, Designation and Denominations of, and Interest Accruals on, the Assessment Area Three Bonds.

(a) The Assessment Area Three Bonds are being issued hereunder in order to provide funds for the purposes of (i) providing funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Assessment Area Three Project, (ii) funding a deposit to the Assessment Area Three Reserve Account in the amount of the Assessment Area Three Reserve Requirement, and (iii) paying the costs of issuance of the Assessment Area Three Bonds. The Assessment Area Three Bonds shall be designated "Westside Haines City Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three Project)," and shall be issued as fully registered Bonds without coupons in Authorized Denominations.

(b) The Assessment Area Three Bonds shall be dated as of the date of initial delivery. Interest on the Assessment Area Three Bonds shall be payable on each Interest Payment Date to maturity or prior redemption. Interest on the Assessment Area Three Bonds shall be payable from the most recent Interest Payment Date next preceding the date of authentication thereof to which interest has been paid, unless the date of authentication thereof is a May 1 or November 1 to which interest has been paid, in which case from such date of authentication, or

unless the date of authentication thereof is prior to May 1, 2026, in which case from the date of initial delivery or unless the date of authentication thereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date.

(c) Except as otherwise provided in Section 2.07 of this Third Supplemental Trust Indenture in connection with a book-entry-only system of registration of the Assessment Area Three Bonds, the principal or Redemption Price of the Assessment Area Three Bonds shall be payable in lawful money of the United States of America at the designated corporate trust office of the Paying Agent upon presentation of such Assessment Area Three Bonds. Except as otherwise provided in Section 2.07 of this Third Supplemental Trust Indenture in connection with a book-entry-only system of registration of the Assessment Area Three Bonds, the payment of interest on the Assessment Area Three Bonds shall be made on each Interest Payment Date to the Registered Owners of the Assessment Area Three Bonds by check or draft drawn on the Paying Agent and mailed on the applicable Interest Payment Date to each Registered Owner as such Registered Owner appears on the Bond Register maintained by the Registrar as of the close of business on the Regular Record Date, at his address as it appears on the Bond Register. Any interest on any Assessment Area Three Bond which is payable, but is not punctually paid or provided for on any Interest Payment Date (hereinafter called "Defaulted Interest") shall be paid to the Registered Owner in whose name the Assessment Area Three Bond is registered at the close of business on a Special Record Date to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be sent by Electronic Means or mailed, first-class, postage-prepaid, to each Registered Owner of record as of the fifth (5th) day prior to such mailing, at his address as it appears in the Bond Register not less than ten (10) days prior to such Special Record Date. The foregoing notwithstanding, any Registered Owner of Assessment Area Three Bonds in an aggregate principal amount of at least \$1,000,000 shall be entitled to have interest paid by wire transfer to such Registered Owner to the bank account number on file with the Paying Agent, upon requesting the same in writing received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date, which writing shall specify the bank, which shall be a bank within the continental United States, and bank account number to which interest payments are to be wired. Any such request for interest payments by wire transfer shall remain in effect until rescinded or changed, in writing delivered by the Registered Owner to the Paying Agent, and any such rescission or change of wire transfer instructions must be received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 2.05. Debt Service on the Assessment Area Three Bonds.

(a) The Assessment Area Three Bonds will mature on May 1 in the years and in the principal amounts, and bear interest at the rates as set forth below, subject to the right of prior redemption in accordance with their terms.

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
	\$	%

(b) Interest on the Assessment Area Three Bonds will be computed in all cases on the basis of a 360-day year of twelve 30-day months. Interest on overdue principal and, to the extent lawful, on overdue interest will be payable at the numerical rate of interest borne by the Assessment Area Three Bonds on the day before the default occurred.

SECTION 2.06. Disposition of Assessment Area Three Bond Proceeds. From the net proceeds of the Assessment Area Three Bonds received by the Trustee in the amount of \$_____ (par amount of \$_____ and less underwriter's discount of \$_____ which is retained by the underwriter of the Assessment Area Three Bonds):

(a) \$_____, which is an amount equal to the Assessment Area Three Reserve Requirement, shall be deposited in the Assessment Area Three Reserve Account of the Debt Service Reserve Fund;

(b) \$_____, shall be deposited into the Assessment Area Three Costs of Issuance Account of the Acquisition and Construction Fund for payment of the costs of issuing the Assessment Area Three Bonds;

(c) \$_____, shall be deposited into the Assessment Area Three Acquisition and Construction Account which the Issuer shall cause to be applied only to the payment of costs of the Assessment Area Three Project in accordance with Section 4.01(a) hereof, Article V of the Master Indenture and the terms of the Acquisition Agreement;

SECTION 2.07. Book-Entry Form of Assessment Area Three Bonds. The Assessment Area Three Bonds shall be issued as one fully registered bond for each maturity of Assessment Area Three Bonds and deposited with The Depository Trust Company ("DTC"), which is responsible for establishing and maintaining records of ownership for its participants.

As long as the Assessment Area Three Bonds are held in book-entry-only form, Cede & Co. shall be considered the Registered Owner for all purposes hereof and in the Master Indenture. The Assessment Area Three Bonds shall not be required to be presented for payment. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants ("Direct Participants") and other institutions that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The Direct Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Assessment Area Three Bonds ("Beneficial Owners").

Principal and interest on the Assessment Area Three Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC. Disbursal of such amounts to Direct Participants shall be the responsibility of DTC. Payments by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners shall be the responsibility of Direct Participants and Indirect Participants and not of DTC, the Trustee, or the Issuer.

Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Assessment Area Three Bonds, through Direct Participants and Indirect Participants.

During the period for which Cede & Co. is Registered Owner of the Assessment Area Three Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to Direct Participants and Direct Participants shall be responsible for notices to Indirect Participants, and Direct Participants and Indirect Participants shall be responsible for notices to Beneficial Owners.

The Issuer and the Trustee, if appropriate, shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be terminated at any time by either DTC or the Issuer in accordance with the procedures of DTC. In the event of such termination, the Issuer shall select another securities depository and, in that event, all references herein to DTC or Cede & Co., shall be deemed to be for reference to such successor. If the Issuer does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement Assessment Area Three Bonds in the form of fully registered Assessment Area Three Bonds in accordance with the instructions from Cede & Co.

In the event DTC, any successor of DTC or the Issuer, but only in accordance with the procedures of DTC, elects to discontinue the book-entry only system, the Trustee shall deliver bond certificates in accordance with the instructions from DTC or its successor and after such time Assessment Area Three Bonds may be exchanged for an equal aggregate principal amount of Assessment Area Three Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee.

SECTION 2.08. Appointment of Registrar and Paying Agent. The Issuer shall keep, at the designated corporate trust office of the Registrar, books (the "Bond Register") for the registration, transfer, and exchange of the Assessment Area Three Bonds, and hereby appoints U.S. Bank Trust Company, National Association, as its Registrar to keep such books and make such registrations, transfers, and exchanges as required hereby. U.S. Bank Trust Company, National Association hereby accepts its appointment as Registrar and its duties and responsibilities as Registrar hereunder. Registrations, transfers and exchanges shall be without charge to the Bondholder requesting such registration, transfer, or exchange, but such Bondholder shall pay any taxes or other governmental charges on all registrations, transfers and exchanges.

The Issuer hereby appoints U.S. Bank Trust Company, National Association as Paying Agent for the Assessment Area Three Bonds. U.S. Bank Trust Company, National Association hereby accepts its appointment as Paying Agent and its duties and responsibilities as Paying Agent hereunder.

SECTION 2.09. Conditions Precedent to Issuance of the Assessment Area Three Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Assessment Area Three Bonds, all the Assessment Area Three Bonds shall be executed by the Issuer for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the Issuer or upon its order, but only upon the further receipt by the Trustee of:

- (a) Certified copies of the Assessment Resolutions;
- (b) A copy of the executed Master Indenture and an executed copy of this Third Supplemental Trust Indenture;
- (c) Customary closing opinions of District Counsel and Bond Counsel;
- (d) A certificate of a Responsible Officer to the effect that, upon the authentication and delivery of the Assessment Area Three Bonds, the Issuer will not be in default in the performance of the terms and provisions of the Master Indenture or this Third Supplemental Trust Indenture;
- (e) Copies of executed investor letters in the form attached hereto as Exhibit D if such investor letter is required, as determined by the Underwriter; and
- (f) Executed copies of the Arbitrage Certificate, the True-Up Agreement, the Acquisition Agreement, Declarations of Consent, the Completion Agreement, the Continuing Disclosure Agreement, and the Collateral Assignment.

Payment to the Trustee of the net proceeds of the Assessment Area Three Bonds shall be conclusive evidence that the foregoing conditions have been fulfilled to the satisfaction of the Issuer and the Underwriter.

[END OF ARTICLE II]

ARTICLE III
REDEMPTION OF ASSESSMENT AREA THREE BONDS

SECTION 3.01. Redemption Dates and Prices. The Assessment Area Three Bonds shall be subject to redemption at the times and in the manner provided in Article VIII of the Master Indenture and in this Article III. All payments of the Redemption Price of the Assessment Area Three Bonds shall be made on the dates hereinafter required. Except as otherwise provided in this Section 3.01, if less than all the Assessment Area Three Bonds of a maturity are to be redeemed pursuant to an extraordinary mandatory redemption, the Trustee shall select the Assessment Area Three Bonds or portions of the Assessment Area Three Bonds to be redeemed by lot. Partial redemptions of Assessment Area Three Bonds shall, to the extent possible, be made in such a manner that the remaining Assessment Area Three Bonds held by each Bondholder shall be in Authorized Denominations, except for the last remaining Assessment Area Three Bond.

The Assessment Area Three Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the Redemption Price of the Assessment Area Three Bonds shall be made on the dates specified below. Upon any redemption of Assessment Area Three Bonds other than in accordance with scheduled mandatory sinking fund redemption amounts, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Assessment Area Three Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Three Bonds. The mandatory sinking fund redemptions amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Assessment Area Three Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption amount is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

(a) Optional Redemption. The Assessment Area Three Bonds maturing after May 1, 20__, may, at the option of the Issuer be called for redemption prior to maturity as a whole or in part, at any time, on or after May 1, 20__ (less than all Assessment Area Three Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Assessment Area Three Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date through which interest has been paid to the redemption date from moneys on deposit in the Assessment Area Three Optional Redemption Subaccount of the Assessment Area Three Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Assessment Area Three Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Assessment Area Three Bonds is substantially level.

(b) Extraordinary Mandatory Redemption in Whole or in Part. The Assessment Area Three Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than in the case of clause (i) below, which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at a

Redemption Price equal to 100% of the principal amount of the Assessment Area Three Bonds to be redeemed, plus interest accrued to the redemption date, as follows:

(i) from Assessment Area Three Prepayment Principal deposited into the Assessment Area Three Prepayment Subaccount of the Assessment Area Three Bond Redemption Account following the payment in whole or in part of Assessment Area Three Special Assessments on any assessable property within Assessment Area Three in accordance with the provisions of Section 4.05(a) of this Third Supplemental Trust Indenture, together with any excess moneys transferred by the Trustee from the Assessment Area Three Reserve Account to the Assessment Area Three Prepayment Subaccount as a result of such Prepayment and pursuant to Sections 4.01(f) and 4.05(a) of this Third Supplemental Trust Indenture. If such redemption shall be in part, the Issuer shall select such principal amount of Assessment Area Three Bonds to be redeemed from each maturity so that debt service on the remaining Outstanding Assessment Area Three Bonds is substantially level.

(ii) from moneys, if any, on deposit in the Funds, Accounts and subaccounts regarding the Assessment Area Three Bonds held by the Trustee hereunder (other than the Assessment Area Three Rebate Fund and the Assessment Area Three Acquisition and Construction Account) sufficient to pay and redeem all Outstanding Assessment Area Three Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Master Indenture.

(iii) upon the Completion Date, from any funds remaining on deposit in the Assessment Area Three Acquisition and Construction Account in accordance with the provisions of Section 4.01(a) hereof, not otherwise reserved to complete the Assessment Area Three Project and transferred to the Assessment Area Three General Redemption Subaccount of the Assessment Area Three Bond Redemption Account, together with moneys deposited therein in accordance with the provisions of Section 4.01(a) hereof, as a result of the reduction of the Assessment Area Three Reserve Requirement. If such redemption shall be in part, the Issuer shall select such principal amount of Assessment Area Three Bonds to be redeemed from each maturity so that debt service on the remaining Outstanding Assessment Area Three Bonds is substantially level.

(c) Mandatory Sinking Fund Redemption. The Assessment Area Three Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Three Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a Redemption Price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>	<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
	\$		\$

*

* Maturity.

The Assessment Area Three Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Three Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a Redemption Price of 100% of their principal amount plus accrued interest to the date of redemption.

Year	Mandatory Sinking Fund Redemption Amount	Year	Mandatory Sinking Fund Redemption Amount
	\$		\$

*

* Maturity.

The Assessment Area Three Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Three Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a Redemption Price of 100% of their principal amount plus accrued interest to the date of redemption.

Year	Mandatory Sinking Fund Redemption Amount	Year	Mandatory Sinking Fund Redemption Amount
	\$		\$

*

* Maturity.

SECTION 3.02. Notice of Redemption. When required to redeem Assessment Area Three Bonds under any provision of this Third Supplemental Trust Indenture or directed to redeem Assessment Area Three Bonds by the Issuer, the Trustee shall give or cause to be given to Registered Owners of the Assessment Area Three Bonds to be redeemed, notice of the redemption, as set forth in Article VIII of the Master Indenture.

[END OF ARTICLE III]

ARTICLE IV
ESTABLISHMENT OF CERTAIN FUNDS AND ACCOUNTS;
ADDITIONAL COVENANTS OF THE ISSUER; PREPAYMENTS;
REMOVAL OF ASSESSMENT AREA THREE SPECIAL ASSESSMENT LIENS

SECTION 4.01. Establishment of Certain Funds and Accounts.

(a) The Trustee shall establish a separate account within the Acquisition and Construction Fund designated as the "Assessment Area Three Acquisition and Construction Account." Net proceeds of the Assessment Area Three Bonds shall initially be deposited into the Assessment Area Three Acquisition and Construction Account in the amounts set forth in Section 2.06 of this Third Supplemental Trust Indenture, together with any moneys subsequently transferred or deposited thereto, including moneys transferred from the Assessment Area Three Reserve Account after satisfaction of either the Reserve Release Conditions #1 or Reserve Release Conditions #2 as certified in writing by the District Manager and upon which the Trustee may conclusively rely, and such moneys shall be applied as set forth in this Section 4.01(a), Section 5.01 of the Master Indenture, and by the District as set forth in the Acquisition Agreement and the Engineer's Report.

Upon satisfaction of the Reserve Release Conditions #1 and Reserve Release Conditions #2, the amount on deposit in the Assessment Area Three Reserve Account in excess of the Assessment Area Three Reserve Requirement, as applicable and as calculated by the District, which District shall be responsible for certifying to the Trustee in writing that such Reserve Release Conditions #1 or Reserve Release Conditions #2 were satisfied, shall then be transferred by the Trustee to the Assessment Area Three Acquisition and Construction Account, as directed in writing to the Trustee by the District Manager, upon consultation with the Consulting Engineer, and applied as provided in this Section 4.01(a). The Trustee shall have no duty to review if either Reserve Release Conditions #1 or Reserve Release Conditions #2 have been satisfied.

Following the Completion Date of the Assessment Area Three Project, all moneys remaining in the Assessment Area Three Acquisition and Construction Account that have not been requisitioned within thirty (30) days after satisfaction of the Reserve Release Conditions #1 and Reserve Release Conditions #2, shall be transferred to the Assessment Area Three General Redemption Subaccount, as directed in writing by the District Manager, on behalf of the Issuer to the Trustee to be applied as provided in Section 3.01(b)(iii) hereof, and the Assessment Area Three Acquisition and Construction Account shall be closed.

The Trustee shall make no such transfers from the Assessment Area Three Acquisition and Construction Account to the Assessment Area Three General Redemption Subaccount if an Event of Default exists with respect to the Assessment Area Three Bonds of which the Trustee has actual knowledge as described in Section 11.06 of the Master Indenture. Except as provided in Section 5.06 and Section 3.01(b)(iii) hereof, only upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, shall the Trustee withdraw moneys from the Assessment Area Three Acquisition and Construction Account.

Notwithstanding the foregoing, the Assessment Area Three Acquisition and Construction Account shall not be closed until after the Reserve Release Conditions #2 shall have occurred and

the excess funds from the Assessment Area Three Reserve Account shall have been transferred to the Assessment Area Three Acquisition and Construction Account, as directed in writing to the Trustee by the District Manager, and applied in accordance with this Section 4.01(a) or as otherwise provided in Section 4.01(f) hereof. The Trustee shall not be responsible for determining the amounts in the Assessment Area Three Acquisition and Construction Account allocable to the respective components of the Assessment Area Three Project or any transfers made to such Account in accordance with direction from the District Manager as provided for herein.

Pursuant to the Master Indenture, the Trustee shall establish a separate account within the Acquisition and Construction Fund designated as the "Assessment Area Three Costs of Issuance Account." Net proceeds of the Assessment Area Three Bonds shall be deposited into the Assessment Area Three Costs of Issuance Account in the amount set forth in Section 2.06 of this Third Supplemental Trust Indenture. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Assessment Area Three Costs of Issuance Account to pay the costs of issuing the Assessment Area Three Bonds. Six months after the issuance of the Assessment Area Three Bonds, any moneys remaining in the Assessment Area Three Costs of Issuance Account in excess of the amounts requested to be disbursed by the Issuer shall be deposited into the Assessment Area Three Interest Account and the Assessment Area Three Costs of Issuance Account shall be closed. Any deficiency in the amount allocated to pay the cost of issuing the Assessment Area Three Bonds shall be paid from excess Assessment Area Three Pledged Revenues on deposit in the Assessment Area Three Revenue Account as provided in Section 4.02 FIFTH. After no funds remain therein, the Assessment Area Three Costs of Issuance Account, such Account shall be closed.

(b) Pursuant to Section 6.03 of the Master Indenture, the Trustee shall establish a separate Account within the Revenue Fund designated as the "Assessment Area Three Revenue Account." Assessment Area Three Special Assessments (except for Prepayments of Assessment Area Three Special Assessments which shall be identified as such by the Issuer to the Trustee and deposited in the Assessment Area Three Prepayment Subaccount) shall be deposited by the Trustee into the Assessment Area Three Revenue Account which shall be applied as set forth in Section 6.03 of the Master Indenture and Section 4.02 of this Third Supplemental Trust Indenture. The Trustee may conclusively rely that unless expressly indicated in writing by the District as a Prepayment upon deposit thereof with the Trustee, payments of Assessment Area Three Special Assessments otherwise received by the Trustee are to be deposited into the Assessment Area Three Revenue Account.

(c) [RESERVED].

(d) Pursuant to Section 6.04 of the Master Indenture and Section 4.02 of this Third Supplemental Trust Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the "Assessment Area Three Interest Account." Moneys deposited into the Assessment Area Three Interest Account pursuant to Section 6.04 of the Master Indenture and Sections 2.06 and 4.02 of this Third Supplemental Trust Indenture, shall be applied for the purposes provided therein and used to pay interest on the Assessment Area Three Bonds.

(e) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate account within the Debt Service Fund designated as the "Assessment Area Three Sinking Fund Account." Moneys shall be deposited into the Assessment Area Three Sinking Fund Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Third Supplemental Trust Indenture, and applied for the purposes provided therein and in Section 3.01(c) of this Third Supplemental Trust Indenture.

(f) Pursuant to Section 6.05 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Reserve Fund designated as the "Assessment Area Three Reserve Account." Net proceeds of the Assessment Area Three Bonds shall be deposited into the Assessment Area Three Reserve Account in the amount set forth in Section 2.06 of this Third Supplemental Trust Indenture, and such moneys, together with any other moneys deposited into the Assessment Area Three Reserve Account shall be applied for the purposes provided in the Master Indenture and in this Section 4.01(f) and Section 4.05 of this Third Supplemental Trust Indenture. Notwithstanding any provisions in the Master Indenture to the contrary, the Issuer covenants not to substitute the cash and Investment Securities on deposit in the Assessment Area Three Reserve Account with a Debt Service Reserve Insurance Policy or a Debt Service Reserve Letter of Credit. Except as provided in the next paragraph, all investment earnings on moneys in the Assessment Area Three Reserve Account shall remain on deposit therein.

On each March 15 and September 15 (or, if such date is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Assessment Area Three Reserve Account and transfer any excess therein above the Assessment Area Three Reserve Requirement resulting from investment earnings to the Assessment Area Three Acquisition and Construction Account and if such Account is closed, to the Assessment Area Three Revenue Account in accordance with Section 6.05 of the Master Indenture.

Subject to the provisions of Section 4.05 hereof, on any date the Issuer receives notice from the District Manager that any landowner wishes to prepay its Assessment Area Three Special Assessments relating to the benefited property of such landowner, or as a result of a mandatory true-up payment, the Issuer shall, or cause the District Manager, on behalf of the Issuer, to calculate the principal amount of such Prepayment taking into account a credit against the amount of Assessment Area Three Prepayment Principal due by the amount of money in the Assessment Area Three Reserve Account that will exceed the Assessment Area Three Reserve Requirement for the Assessment Area Three Bonds, taking into account the proposed Prepayment. Such excess shall be transferred to the Assessment Area Three Prepayment Subaccount of the Assessment Area Three Bond Redemption Account, as a result of such Prepayment. The District Manager, on behalf of the Issuer, shall make such calculation within ten (10) Business Days after such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the respective landowner from the Assessment Area Three Reserve Account to the Assessment Area Three Prepayment Subaccount of the Assessment Area Three Bond Redemption Account to be used for the extraordinary mandatory redemption of the Assessment Area Three Bonds in accordance with Section 3.01(b)(i) hereof. The Trustee is authorized to make such transfers and has no duty to verify such calculations. Notwithstanding any of the foregoing, amounts on deposit in the Assessment Area Three Reserve Account shall be transferred by the Trustee, in the amounts directed in writing by the Majority Holders of the Assessment Area Three Bonds to the Assessment Area Three General Redemption Subaccount, if as a result of the application of Article X of the

Master Indenture, the proceeds received from lands sold subject to the Assessment Area Three Special Assessments and applied to redeem a portion of the Assessment Area Three Bonds is less than the principal amount of Assessment Area Three Bonds indebtedness attributable to such lands.

Notwithstanding the foregoing, upon satisfaction of the Reserve Release Conditions #1 and Reserve Release Conditions #2, the Trustee shall deposit such excess as directed by the District Manager in writing on deposit in the Assessment Area Three Reserve Account to the Assessment Area Three Acquisition and Construction Account and pay such amount as designated in a requisition in the form attached hereto as Exhibit C to the Issuer submitted by the Developer within thirty (30) days of such transfer which requisition shall be executed by the Issuer and the Consulting Engineer. Such payment is authorized notwithstanding that the Completion Date might have been declared provided the Developer can establish, to the satisfaction of the Consulting Engineer, Costs of the Assessment Area Three Project that were not paid from moneys initially deposited in the Assessment Area Three Acquisition and Construction Account. In the event that there are no unreimbursed Costs to pay to the Developer, such excess moneys transferred from the Assessment Area Three Reserve Account to the Assessment Area Three Acquisition and Construction Account shall be deposited into the Assessment Area Three General Redemption Subaccount of the Assessment Area Three Bond Redemption Account upon direction to the Trustee by the District. If no completed requisition as provided in this section is submitted to the Trustee within thirty (30) days of moneys having been transferred from the Assessment Area Three Reserve Account to the Assessment Area Three Acquisition and Construction Account as a result of the satisfaction of the Reserve Release Conditions #1 and Reserve Release Conditions #2, such excess moneys in the Assessment Area Three Acquisition and Construction Account shall then be transferred by the Trustee to the Assessment Area Three General Redemption Subaccount and applied to the redemption of Assessment Area Three Bonds as provided in Section 4.01(a) hereinabove.

In addition, and together with the moneys transferred from the Assessment Area Three Reserve Account pursuant to this paragraph, if the amount on deposit in the Assessment Area Three General Redemption Subaccount, is not sufficient to redeem a principal amount of the Assessment Area Three Bonds in an Authorized Denomination, the Trustee is authorized upon written direction of the District, to withdraw amounts from the Assessment Area Three Revenue Account to round up to the amount in the Assessment Area Three General Redemption Subaccount to the nearest Authorized Denomination. Notwithstanding the foregoing, no transfers from the Assessment Area Three Revenue Account shall be made to pay interest on and/or principal of the Assessment Area Three Bonds for the redemption pursuant to Section 3.01(b)(iii) if as a result the deposits required under Section 4.02 FIRST through FIFTH cannot be made in full.

(g) Pursuant to Section 6.06 of the Master Indenture, the Trustee shall establish a separate Series Bond Redemption Account within the Bond Redemption Fund designated as the "Assessment Area Three Bond Redemption Account" and within such Account, an "Assessment Area Three General Redemption Subaccount," an "Assessment Area Three Optional Redemption Subaccount," and an "Assessment Area Three Prepayment Subaccount." Except as otherwise provided in this Third Supplemental Trust Indenture regarding Prepayments or in connection with the optional redemption of the Assessment Area Three Bonds, moneys to be deposited into the

Assessment Area Three Bond Redemption Account as provided in Section 6.06 of the Master Indenture, shall be deposited to the Assessment Area Three General Redemption Subaccount.

(h) Moneys that are deposited into the Assessment Area Three General Redemption Subaccount (including all earnings on investments held therein) shall be used to call for the extraordinary mandatory redemption (i) in whole, pursuant to Section 3.01(b)(ii) hereof, the Outstanding amount of Assessment Area Three Bonds, or (ii) in whole or in part, pursuant to Section 3.01(b)(iii) hereof.

(i) Moneys in the Assessment Area Three Prepayment Subaccount (including all earnings on investments held in such Assessment Area Three Prepayment Subaccount) shall be accumulated therein to be used to call for redemption pursuant to Section 3.01(b)(i) hereof an amount of Assessment Area Three Bonds equal to the amount of money transferred to the Assessment Area Three Prepayment Subaccount of the Assessment Area Three Bond Redemption Account for the purpose of such extraordinary mandatory redemption on the dates and at the price provided in such Section 3.01(b)(i) hereof. In addition, and together with the moneys transferred from the Assessment Area Three Reserve Account pursuant to paragraph (f) above, if the amount on deposit in the Assessment Area Three Prepayment Subaccount is not sufficient to redeem a principal amount of the Assessment Area Three Bonds in an Authorized Denomination, the Trustee upon written direction from the Issuer, shall be authorized to withdraw amounts from the Assessment Area Three Revenue Account to deposit to the Assessment Area Three Prepayment Subaccount to round-up the amount to the nearest Authorized Denomination. Notwithstanding the foregoing, no transfers from the Assessment Area Three Revenue Account shall be directed by the Issuer to pay interest on and/or principal of the Assessment Area Three Bonds for the redemption pursuant to Section 3.01(b)(i) hereof if as a result the deposits required under Section 4.02 FIRST through FIFTH cannot be made in full.

(j) The Issuer hereby directs the Trustee to establish a separate account in the Rebate Fund designated as the "Assessment Area Three Rebate Account." Moneys shall be deposited into the Assessment Area Three Rebate Account, as provided in the Arbitrage Certificate, and applied for the purposes provided therein.

(k) Moneys on deposit in the Assessment Area Three Optional Redemption Subaccount shall be used to optionally redeem all or a portion of the Assessment Area Three Bonds pursuant to Section 3.01(a) hereof.

SECTION 4.02. Assessment Area Three Revenue Account. The Trustee shall transfer from amounts on deposit in the Assessment Area Three Revenue Account to the Funds, Accounts and subaccounts designated below, the following amounts, at the following times and in the following order of priority:

FIRST, upon receipt but no later than the Business Day next preceding each Interest Payment Date, commencing May 1, 2026, to the Assessment Area Three Interest Account of the Debt Service Fund, an amount equal to the interest on the Assessment Area Three Bonds becoming due on the next succeeding Interest Payment Date, less any amount on deposit in the Assessment Area Three Interest Account not previously credited;

SECOND, no later than the Business Day next preceding each May 1, commencing May 1, 20__, to the Assessment Area Three Sinking Fund Account, an amount equal to the principal amount of Assessment Area Three Bonds subject to sinking fund redemption on such May 1, less any amount on deposit in the Assessment Area Three Sinking Fund Account not previously credited;

THIRD, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Assessment Area Three Bonds remain Outstanding, to the Assessment Area Three Reserve Account, an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Assessment Area Three Reserve Requirement for the Assessment Area Three Bonds;

FOURTH, notwithstanding the foregoing, at any time the Assessment Area Three Bonds are subject to redemption on a date which is not a May 1 or November 1 Interest Payment Date, the Trustee shall be authorized to transfer to the Assessment Area Three Interest Account, the amount necessary to pay interest on the Assessment Area Three Bonds subject to redemption on such date; and

FIFTH, subject to the foregoing paragraphs, the balance of any moneys remaining after making the foregoing deposits shall be first deposited into the Assessment Area Three Costs of Issuance Account upon the written request of the Issuer to cover any deficiencies in the amount allocated to pay the cost of issuing the Assessment Area Three Bonds and next, any balance in the Assessment Area Three Revenue Account shall remain on deposit in such Assessment Area Three Revenue Account, unless needed to be transferred to the Assessment Area Three Prepayment Subaccount for the purposes of rounding the principal amount of an Assessment Area Three Bond subject to extraordinary mandatory redemption pursuant to Sections 4.01(f) or 4.01(i) hereof to an Authorized Denomination, or unless pursuant to the Arbitrage Certificate, it is necessary to make a deposit into the Assessment Area Three Rebate Account, in which case, the Issuer shall direct the Trustee to make such deposit thereto.

SECTION 4.03. Power to Issue Assessment Area Three Bonds and Create Lien. The Issuer is duly authorized under the Act and all applicable laws of the State to issue the Assessment Area Three Bonds, to execute and deliver the Assessment Area Three Indenture and to pledge the Assessment Area Three Pledged Revenues for the benefit of the Assessment Area Three Bonds to the extent set forth herein. The Assessment Area Three Pledged Revenues are not and shall not be subject to any other lien senior to or on a parity with the lien created in favor of the Assessment Area Three Bonds, except as otherwise permitted under the Master Indenture and in Section 5.04 hereof. The Assessment Area Three Bonds and the provisions of the Assessment Area Three Indenture are and will be valid and legally enforceable obligations of the Issuer in accordance with their respective terms. The Issuer shall, at all times, to the extent permitted by law and without waiving any sovereign immunity or limitation of liability afforded by Section 768.28, Florida Statutes, or other law, defend, preserve and protect the pledge created by the Assessment Area Three Indenture and all the rights of the Beneficial Owners of the Assessment Area Three Bonds under the Assessment Area Three Indenture against all claims and demands of all persons whomsoever.

SECTION 4.04. Assessment Area Three Project to Conform to the Engineer's Report. Simultaneously with the issuance of the Assessment Area Three Bonds, the Issuer will promptly proceed to construct and/or acquire the Assessment Area Three Project, as described in Exhibit A hereto and in the Engineer's Report relating thereto, all pursuant to the terms and provisions of the Acquisition Agreement.

SECTION 4.05. Prepayments; Removal of Assessment Area Three Special Assessment Liens.

(a) At any time any owner of property subject to the Assessment Area Three Special Assessments may, at its option, or as a result of acceleration of the Assessment Area Three Special Assessments because of non-payment thereof, shall, or by operation of law, require the Issuer to reduce or release and extinguish the lien upon its property by virtue of the levy of the Assessment Area Three Special Assessments by paying or causing there to be paid, to the Issuer all or a portion of the Assessment Area Three Special Assessment, which shall constitute Assessment Area Three Prepayment Principal, plus, except as provided below, accrued interest to the next succeeding Quarterly Redemption Date (or the first succeeding Quarterly Redemption Date that is at least forty-five (45) days after such Prepayment, if such Prepayment is made within forty-five (45) calendar days before the next succeeding Quarterly Redemption Date, as the case may be), attributable to the property subject to Assessment Area Three Special Assessments owned by such owner. To the extent that such Prepayments are to be used to redeem Assessment Area Three Bonds pursuant to Section 3.01(b)(i) hereof, in the event the amount on deposit in the Assessment Area Three Reserve Account will exceed the Assessment Area Three Reserve Requirement for the Assessment Area Three Bonds as a result of a Prepayment in accordance with this Section 4.05(a) and the resulting extraordinary mandatory redemption in accordance with Section 3.01(b)(i) of this Third Supplemental Trust Indenture of Assessment Area Three Bonds, the excess amount shall be transferred from the Assessment Area Three Reserve Account to the Assessment Area Three Prepayment Subaccount, as a credit against the Assessment Area Three Prepayment Principal otherwise required to be paid by the owner of such lot or parcel, upon written instructions of the Issuer to the Trustee together with a certificate of a Responsible Officer of the Issuer, upon which the Trustee may conclusively rely, stating that, after giving effect to such transfers sufficient moneys will be on deposit in the Assessment Area Three Reserve Account to equal or exceed the Assessment Area Three Reserve Requirement.

(b) Upon receipt of Assessment Area Three Prepayment Principal as described in paragraph (a) above, subject to satisfaction of the conditions set forth therein, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official improvement lien book of the District that the Assessment Area Three Special Assessment has been paid in whole or in part and that such Assessment Area Three Special Assessment lien is thereby reduced, or released and extinguished, as the case may be.

The Trustee may conclusively rely on the Issuer's determination of what moneys constitute Prepayments. The Trustee shall calculate the amount available for the extraordinary mandatory redemption of the applicable Assessment Area Three Bonds pursuant to Section 3.01(b)(i) forty-five (45) days prior to each Quarterly Redemption Date.

[END OF ARTICLE IV]

ARTICLE V
COVENANTS AND DESIGNATIONS OF THE ISSUER

SECTION 5.01. Collection of Assessment Area Three Special Assessments. The Assessment Area Three Special Assessments levied for each full year on platted lots shall be collected pursuant to the uniform method provided for in Sections 197.3632 and 197.3635 Florida Statutes (the "Uniform Method") unless the District determines that it is in its best interest to collect directly. The Assessment Area Three Special Assessments levied on unplatted lots or lands shall be billed and collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method unless the District determines that it is in its best interests to do so. Prior to any Event of Default, the election to collect and enforce Assessment Area Three Special Assessments in any year pursuant to any one method shall not, to the extent permitted by law, preclude the District from electing to collect and enforce Assessment Area Three Special Assessments pursuant to any other method permitted by law in any subsequent year. Following an Event of Default, Assessment Area Three Special Assessments levied on platted lots shall be collected pursuant to the Uniform Method and Assessment Area Three Special Assessments levied on unplatted lots or lands shall be billed and collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method, in each case unless the Trustee, acting at the direction of the Majority Holders of the Assessment Area Three Bonds Outstanding, provides written consent/direction to a different method of collection. All Assessment Area Three Special Assessments that are billed and collected directly by the District and not via the Uniform Method shall be due and payable by the landowner no later than thirty (30) days prior to each Interest Payment Date; provided, however, that such Assessment Area Three Special Assessments shall not be deemed to be delinquent unless and until they are not paid by the applicable Interest Payment Date with respect to which they have been billed. The applicable assessment methodology report shall not be materially amended without the written consent of the Majority Holders, which consent shall be deemed given if no response is received within sixty (60) days of a written request therefor.

SECTION 5.02. Continuing Disclosure. Contemporaneously with the execution and delivery hereof, the Issuer and the Developer have executed and delivered a Continuing Disclosure Agreement in order to assist the Underwriter in complying with the requirements of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934. The Issuer covenants and agrees to comply with the provisions of the Continuing Disclosure Agreement applicable to it; however, as set forth therein, failure to so comply shall not constitute an Event of Default hereunder, but shall instead be enforceable by mandamus or any other means of specific performance.

SECTION 5.03. Investment of Funds and Accounts. The provisions of Section 7.02 of the Master Indenture shall apply to the investment and reinvestment of moneys in the Funds, Accounts and subaccounts therein created hereunder.

SECTION 5.04. Additional Obligations. The Issuer covenants not to issue any other Bonds or other debt obligations secured by the Assessment Area Three Special Assessments. In addition, the Issuer covenants not to issue any other Bonds or debt obligations, secured by Special Assessments on the assessable lands within the District that are subject to the Assessment Area Three Special Assessments, until such time as the Assessment Area Three Special Assessments are Substantially Absorbed or the Majority Holder has consented in writing. The District shall

present the Trustee with a certification that the Assessment Area Three Special Assessments are Substantially Absorbed and the Trustee may rely conclusively upon such certification and shall have no duty to verify if the Assessment Area Three Special Assessments are Substantially Absorbed. In the absence of such written certification, the Trustee is entitled to assume that the Assessment Area Three Special Assessments have not been Substantially Absorbed. Such covenant shall not prohibit the Issuer from issuing refunding Bonds or any Bonds or other obligations secured by Special Assessments levied on District Lands not subject to the Assessment Area Three Special Assessments, or to finance any other capital project that is necessary to remediate any natural disaster, catastrophic damage or failure with respect to the Assessment Area Three Project.

SECTION 5.05. Requisite Owners for Direction or Consent. Anything in the Master Indenture to the contrary notwithstanding, any direction or consent or similar provision which requires greater than 50% (fifty percent) of the Beneficial Owners, shall in each case be deemed to refer to, and shall mean, the Majority Holders.

SECTION 5.06. Acknowledgement Regarding the Moneys in the Assessment Area Three Acquisition and Construction Account Following an Event of Default. In accordance with the provisions of the Assessment Area Three Indenture, the Assessment Area Three Bonds are payable solely from the Assessment Area Three Pledged Revenues and any other moneys held by the Trustee under the Assessment Area Three Indenture for such purpose. Anything in the Assessment Area Three Indenture to the contrary notwithstanding, the Issuer hereby acknowledges that the Assessment Area Three Pledged Revenues include, without limitation, all amounts on deposit in the Assessment Area Three Acquisition and Construction Account then held by the Trustee and upon the occurrence of an Event of Default with respect to the Assessment Area Three Bonds, (i) the Assessment Area Three Pledged Revenues may not be used by the Issuer (whether to pay costs of the Assessment Area Three Project or otherwise) without the consent of the Majority Holders and (ii) the Assessment Area Three Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Holders, to pay costs and expenses incurred in connection with the pursuit of remedies under the Assessment Area Three Indenture, provided, however notwithstanding anything herein to the contrary the Trustee is also authorized to utilize the Assessment Area Three Pledged Revenues to pay fees and expenses as provided in Section 10.12 of the Master Indenture.

[END OF ARTICLE V]

ARTICLE VI
THE TRUSTEE; THE PAYING AGENT AND REGISTRAR

SECTION 6.01. Acceptance of Trust. The Trustee accepts and agrees to execute the trusts hereby created and agrees to perform such trusts upon the terms and conditions set forth in the Assessment Area Three Indenture. The Trustee agrees to act as Paying Agent, Registrar and Authenticating Agent for the Assessment Area Three Bonds.

SECTION 6.02. Trustee's Duties. The Trustee shall not be responsible in any manner for the due execution of this Third Supplemental Trust Indenture by the Issuer or for the recitals contained herein (except for the certificate of authentication on the Assessment Area Three Bonds), all of which are made solely by the Issuer. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlement inuring to the Trustee under the Master Indenture.

[END OF ARTICLE VI]

ARTICLE VII
EVENT OF DEFAULT

SECTION 7.01. Event of Default. For purposes of the Assessment Area Three Bonds only, Section 10.02(g) of the Master Indenture shall not apply and instead, the following shall be an "Event of Default" under the Assessment Area Three Indenture: if at any time the amount in the Assessment Area Three Reserve Account is less than the Assessment Area Three Reserve Requirement as a result of the Trustee withdrawing an amount therefrom to pay debt service on the Assessment Area Three Bonds and such amount has not been restored within thirty (30) days of such withdrawal.

[END OF ARTICLE VII]

**ARTICLE VIII
MISCELLANEOUS PROVISIONS**

SECTION 8.01. Interpretation of Third Supplemental Trust Indenture. This Third Supplemental Trust Indenture amends and supplements the Master Indenture with respect to the Assessment Area Three Bonds, and all of the provisions of the Master Indenture, to the extent not inconsistent herewith, are incorporated in this Third Supplemental Trust Indenture by reference. To the maximum extent possible, the Master Indenture and the Third Supplemental Trust Indenture shall be read and construed as one document.

SECTION 8.02. Amendments. Any amendments to this Third Supplemental Trust Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.

SECTION 8.03. Counterparts. This Third Supplemental Trust Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 8.04. Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Third Supplemental Trust Indenture are hereby incorporated herein and made a part of this Third Supplemental Trust Indenture for all purposes.

SECTION 8.05. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Assessment Area Three Bonds or the date fixed for the redemption of any Assessment Area Three Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 8.06. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Beneficial Owners of the Assessment Area Three Bonds, and no other person is intended to be a third-party beneficiary hereof to be entitled to assert or preserve any claim hereunder.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Westside Haines City Community Development District has caused this Third Supplemental Trust Indenture to be executed by the Chair of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by the Secretary of its Board of Supervisors and U.S. Bank Trust Company, National Association (successor in interest to U.S. Bank National Association) has caused this Third Supplemental Trust Indenture to be executed by one of its authorized signatories, all as of the day and year first above written.

**WESTSIDE HAINES CITY COMMUNITY
DEVELOPMENT DISTRICT**

[SEAL]

Attest:

By: _____
Name: Warren K. Heath II
Title: Chair, Board of Supervisors

By: _____
Name: Jill Burns
Title: Secretary, Board of Supervisors

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,**
as Trustee, Paying Agent and Registrar

By: _____
Name: Scott A. Schuhle
Title: Vice President

EXHIBIT A
DESCRIPTION OF ASSESSMENT AREA THREE PROJECT

The Assessment Area Three Project includes, but is not limited to, the following onsite and offsite improvements, including, but not limited to, Wynnstone Single Family Phase 2, as described in the following table:

INFRASTRUCTURE	BRENTWOOD TOWNHOMES				CASCADES SINGLE FAMILY			WYNNSTONE SINGLE FAMILY			TOTAL 2,574 LOTS
	PHASE 1 (226 LOTS) 2021-2023	PHASE 2 (124 LOTS) 2023-2024	PHASE 3 (122 LOTS) 2023-2024	PHASES 4/5 (290 LOTS) 2024-2025	PHASE 1 (597 LOTS) 2021-2024	PHASE 2 (74 LOTS) 2021-2024	PHASE 3 (344 LOTS) 2023-2025	PHASE 1A (482 LOTS) 2024-2025	PHASE 1B (44 LOTS) 2024-2025	PHASE 2 (271 LOTS) 2025-2026	
	1	2	2	2	1	1	2	2	2	3	
Assessment	1	2	2	2	1	1	2	2	2	3	
Offsite Improvements (1)(5)(7)(11)	\$970,000	\$200,000	\$0	\$250,000	\$4,000,000	\$500,000	\$1,011,097	\$7,266,122	\$663,297	\$2,147,007	\$17,007,523
Stormwater Management (1)(2)(3)(5)(6)(7)	\$1,284,390	\$1,103,340	\$1,461,713	\$4,482,699	\$2,835,625	\$450,000	\$4,048,597	\$3,852,613	\$351,691	\$3,542,562	\$23,413,230
Utilities (Water, Sewer, & Street Lighting) (1) (5)(7) (9)(11)	\$1,169,820	\$1,004,920	\$1,331,325	\$4,082,835	\$2,731,250	\$450,000	\$3,848,597	\$3,753,053	\$342,602	\$3,456,681	\$22,171,083
Roadway (1)(4)(5)(7)	\$580,790	\$481,740	\$638,213	\$1,957,234	\$1,385,625	\$265,000	\$2,377,222	\$1,747,617	\$159,533	\$2,061,127	\$11,614,101
Entry Feature (1)(7)(8)(9)(11)	\$100,000	\$0	\$200,000	\$125,000	\$750,000	\$0	\$461,097	\$865,794	\$79,035	\$214,701	\$2,795,627
Parks and Amenities (1)(7)(11)	\$1,000,000	\$0	\$0	\$1,250,000	\$1,750,000	\$0	\$961,097	\$2,999,236	\$273,789	\$429,401	\$8,663,523
Subtotal	\$5,085,000	\$2,790,000	\$3,831,251	\$12,147,768	\$13,432,500	\$1,665,000	\$12,707,707	\$20,484,435	\$1,869,947	\$11,851,479	\$85,665,087
Professional Fees (10%)	\$508,500.0	\$279,000.0	\$383,125.1	\$1,214,776.8	\$1,343,250.0	\$166,500.0	\$1,270,770.7	\$2,048,443.5	\$186,994.7	\$1,185,147.9	\$8,566,508.7
Subtotal	\$5,593,500	\$3,069,000	\$3,994,376	\$13,362,545	\$14,775,750	\$1,831,500	\$13,978,478	\$22,532,879	\$2,056,942	\$13,036,627	\$94,231,596
Contingency (10%)	\$559,350.0	\$306,900.0	\$399,437.6	\$1,336,254.5	\$1,477,575.0	\$183,150.0	\$1,397,847.8	\$2,253,287.9	\$205,694.2	\$1,303,662.7	\$9,423,159.6
Total	\$6,152,850	\$3,375,900	\$4,393,814	\$14,698,799	\$16,253,325	\$2,014,650	\$15,376,325	\$24,786,166	\$2,262,636	\$14,340,290	\$103,654,755

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2023 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation, and buffer fencing.
9. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Includes only the incremental cost of undergrounding.
10. Estimates based on 2,547 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (all phases).

Source: Third Amended and Restated Engineer's Report prepared for the Westside Haines City Community Development District dated January 28, 2026, prepared by Dewberry Engineers Inc.

EXHIBIT B

[FORM OF ASSESSMENT AREA THREE BOND]

R-__

\$ _____

**UNITED STATES OF AMERICA
STATE OF FLORIDA
HAINES CITY, FLORIDA
POLK COUNTY, FLORIDA
WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND, SERIES 2026
(ASSESSMENT AREA THREE PROJECT)**

<u>Interest Rate</u> _____ %	<u>Maturity Date</u> May 1, 20__	<u>Date of Original Issuance</u> _____, 2026	<u>CUSIP</u> 96150A__
---------------------------------	-------------------------------------	---	--------------------------

Registered Owner: CEDE & CO.

Principal Amount:

KNOW ALL PERSONS BY THESE PRESENTS that the Westside Haines City Community Development District (the "Issuer"), for value received, hereby promises to pay to the Registered Owner shown above or registered assigns, on the maturity date set forth above, from the sources hereinafter mentioned, the principal amount set forth above (with interest thereon at the interest rate per annum set forth above, computed on 360-day year of twelve 30-day months). Principal of and interest on this Bond are payable by U.S. Bank Trust Company, National Association, in Fort Lauderdale, Florida, as paying agent (said U.S. Bank Trust Company, National Association and/or any bank or trust company to become successor paying agent being herein called the "Paying Agent") made payable to the Registered Owner and mailed on each Interest Payment Date commencing May 1, 2026, to the address of the Registered Owner as such name and address shall appear on the registry books of the Issuer maintained by U.S. Bank Trust Company, National Association, as Registrar (said U.S. Bank Trust Company, National Association and any successor Registrar being herein called the "Registrar") at the close of business on the fifteenth day of the calendar month preceding each Interest Payment Date or the date on which the principal of a Bond is to be paid (the "Record Date"), provided however presentation is not required for payment while the Assessment Area Three Bonds are registered in book-entry only form. Such interest shall be payable from the most recent Interest Payment Date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a May 1 or November 1 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to May 1, 2026, in which case from the date of initial delivery, or unless the date of authentication hereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the Registered Owner on such Record Date and may be paid to the person in whose name this Bond is registered at the close of business on a Special Record Date

for the payment of such defaulted interest to be fixed by the Paying Agent, notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Assessment Area Three Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Assessment Area Three Indenture.

THE ASSESSMENT AREA THREE BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY OUT OF THE ASSESSMENT AREA THREE PLEDGED REVENUES PLEDGED THEREFOR UNDER THE ASSESSMENT AREA THREE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, HAINES CITY, FLORIDA (THE "CITY"), POLK COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE ASSESSMENT AREA THREE BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE ASSESSMENT AREA THREE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, ASSESSMENT AREA THREE SPECIAL ASSESSMENTS (AS DEFINED IN THE ASSESSMENT AREA THREE INDENTURE) TO SECURE AND PAY THE ASSESSMENT AREA THREE BONDS. THE ASSESSMENT AREA THREE BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE CITY, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond is one of an authorized issue of Assessment Area Three Bonds of the Westside Haines City Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act"), created pursuant to Ordinance No. 21-017 enacted by the Board of County Commissioners of Polk County, Florida (the "Commission") and effective on March 18, 2021, as amended by Ordinance No. 22-071, adopted by the Commission and effective on November 2, 2022, as further amended by Ordinance No. 23-065, adopted by the Commission and effective October 3, 2023, designated as "Westside Haines City Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three Project)" (the "Assessment Area Three Bonds"), in the aggregate principal amount of _____ and 00/100 Dollars (\$ _____) of like date, tenor and effect, except as to number. The Assessment Area Three Bonds are being issued under authority of the laws and Constitution of the State, including particularly the Act, to pay, among other things, the costs of constructing and/or acquiring a portion of the Assessment Area Three Project (as defined in the Assessment Area Three Indenture). The Assessment Area Three Bonds shall be issued as fully registered Assessment Area Three Bonds in Authorized Denominations, as set forth in the Assessment Area Three Indenture. The Assessment Area Three Bonds are issued under and secured by a Master Trust Indenture dated as of July 1, 2021 (the "Master Indenture"), as supplemented by a Third Supplemental Trust Indenture dated as of [_____] 1, 2026 (the "Third Supplemental Trust Indenture" and together with the Master Indenture, the "Assessment Area Three Indenture"), each by and between the Issuer and the Trustee, executed counterparts of which are on file at the designated corporate trust office of the Trustee in Fort Lauderdale, Florida.

Reference is hereby made to the Assessment Area Three Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Assessment Area Three Bonds issued under the Assessment Area Three Indenture, the operation and application of the Assessment Area Three Reserve Account within the Debt Service Reserve Fund and other Funds, Accounts and subaccounts (each as defined in the Assessment Area Three Indenture) charged with and pledged to the payment of the principal of and the interest on the Assessment Area Three Bonds, the levy and the evidencing and certifying for collection, of the Assessment Area Three Special Assessments, the nature and extent of the security for the Assessment Area Three Bonds, the terms and conditions on which the Assessment Area Three Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Assessment Area Three Indenture, the conditions under which such Assessment Area Three Indenture may be amended without the consent of the Registered Owners of the Assessment Area Three Bonds, the conditions under which such Assessment Area Three Indenture may be amended with the consent of the Registered Owners of a majority in aggregate principal amount of the Assessment Area Three Bonds outstanding, and as to other rights and remedies of the Registered Owners of the Assessment Area Three Bonds.

It is expressly agreed by the Registered Owner of this Bond that such Registered Owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the City, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the City, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Assessment Area Three Indenture, except for Assessment Area Three Special Assessments to be assessed and levied by the Issuer as set forth in the Assessment Area Three Indenture.

By the acceptance of this Bond, the Registered Owner hereof assents to all the provisions of the Assessment Area Three Indenture.

This Bond is payable from and secured by Assessment Area Three Pledged Revenues, as such term is defined in the Assessment Area Three Indenture, all in the manner provided in the Assessment Area Three Indenture. The Assessment Area Three Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of Assessment Area Three Special Assessments to secure and pay the Assessment Area Three Bonds.

The Assessment Area Three Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Assessment Area Three Bonds shall be made on the dates specified below. Upon any redemption of Assessment Area Three Bonds other than in accordance with scheduled mandatory sinking fund redemption amounts, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Assessment Area Three Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Three Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Assessment Area Three Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on

which a mandatory sinking fund redemption amount is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Optional Redemption

The Assessment Area Three Bonds maturing after May 1, 20__, may, at the option of the Issuer be called for redemption prior to maturity as a whole or in part, at any time, on or after May 1, 20__ (less than all Assessment Area Three Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Assessment Area Three Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date through which interest has been paid to the redemption date from moneys on deposit in the Assessment Area Three Optional Redemption Subaccount of the Assessment Area Three Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Assessment Area Three Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Assessment Area Three Bonds is substantially level.

Extraordinary Mandatory Redemption in Whole or in Part

The Assessment Area Three Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than in the case of clause (i) below, which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at a Redemption Price equal to 100% of the principal amount of the Assessment Area Three Bonds to be redeemed, plus interest accrued to the redemption date, as follows:

(i) from Assessment Area Three Prepayment Principal deposited into the Assessment Area Three Prepayment Subaccount of the Assessment Area Three Bond Redemption Account following the payment in whole or in part of Assessment Area Three Special Assessments on any assessable property within Assessment Area Three in accordance with the provisions of Section 4.05(a) of the Third Supplemental Trust Indenture, together with any excess moneys transferred by the Trustee from the Assessment Area Three Reserve Account to the Assessment Area Three Prepayment Subaccount as a result of such Prepayment and pursuant to Sections 4.01(f) and 4.05(a) of the Third Supplemental Trust Indenture. If such redemption shall be in part, the Issuer shall select such principal amount of Assessment Area Three Bonds to be redeemed from each maturity so that debt service on the remaining Outstanding Assessment Area Three Bonds is substantially level.

(ii) from moneys, if any, on deposit in the Funds, Accounts and subaccounts regarding the Assessment Area Three Bonds held by the Trustee under the Third Supplemental Trust Indenture (other than the Assessment Area Three Rebate Fund and the Assessment Area Three Acquisition and Construction Account) sufficient to pay and redeem all Outstanding Assessment Area Three Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Master Indenture.

(iii) upon the Completion Date, from any funds remaining on deposit in the Assessment Area Three Acquisition and Construction Account in accordance with the provisions

of the Third Supplemental Trust Indenture, not otherwise reserved to complete the Assessment Area Three Project and transferred to the Assessment Area Three General Redemption Subaccount of the Assessment Area Three Bond Redemption Account, together with moneys deposited therein in accordance with the provisions of the Third Supplemental Trust Indenture, as a result of the reduction of the Assessment Area Three Reserve Requirement. If such redemption shall be in part, the Issuer shall select such principal amount of Assessment Area Three Bonds to be redeemed from each maturity so that debt service on the remaining Outstanding Assessment Area Three Bonds is substantially level.

Mandatory Sinking Fund Redemption

The Assessment Area Three Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Three Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a Redemption Price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>	<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
	\$		\$

*

* Maturity.

The Assessment Area Three Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Three Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a Redemption Price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>	<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
	\$		\$

*

* Maturity.

The Assessment Area Three Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Assessment Area Three Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a Redemption Price of 100% of their principal amount plus accrued interest to the date of redemption.

Year	Mandatory Sinking Fund Redemption Amount	Year	Mandatory Sinking Fund Redemption Amount
	\$		\$

*

* Maturity.

Except as otherwise provided in the Assessment Area Three Indenture, if less than all of the Assessment Area Three Bonds subject to redemption shall be called for redemption, the particular such Assessment Area Three Bonds or portions of such Assessment Area Three Bonds to be redeemed shall be selected by lot by the Registrar as provided in the Assessment Area Three Indenture.

Notice of each redemption of the Assessment Area Three Bonds is required to be sent by Electronic Means or mailed by the Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of the Assessment Area Three Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Registrar. The Issuer may provide that the any optional redemption of Assessment Area Three Bonds issued under the Assessment Area Three Indenture may be subject to certain conditions; provided that the notice of such conditional optional redemption must expressly state that such optional redemption is conditional and describe the conditions for such redemption. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Assessment Area Three Indenture, the Assessment Area Three Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Assessment Area Three Bonds or such portions thereof on such date, interest on such Assessment Area Three Bonds or such portions thereof so called for redemption shall cease to accrue, such Assessment Area Three Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Assessment Area Three Indenture and the Registered Owners thereof shall have no rights in respect of such Assessment Area Three Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Registrar to certain registered securities depositories and information services as set forth in the Assessment Area Three Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

The Registered Owner of this Bond shall have no right to enforce the provisions of the Assessment Area Three Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Assessment Area Three Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Assessment Area Three Indenture.

In certain events, on the conditions, in the manner and with the effect set forth in the Assessment Area Three Indenture, the principal of all the Assessment Area Three Bonds then Outstanding under the Assessment Area Three Indenture may become and may be declared due and payable before the stated maturity thereof, with the interest accrued thereon.

Modifications or alterations of the Assessment Area Three Indenture or of any Assessment Area Three Indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Assessment Area Three Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for two (2) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Government Obligations (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any Assessment Area Three Bonds becoming due at maturity or by call for redemption in the manner set forth in the Assessment Area Three Indenture, together with the interest accrued to the due date or date of redemption, as applicable, the lien of such Assessment Area Three Bonds as to the trust estate with respect to the Assessment Area Three Bonds shall be discharged, except for the rights of the Registered Owners thereof with respect to the funds so deposited as provided in the Assessment Area Three Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State.

This Bond shall initially be issued in the name of Cede & Co. as nominee for DTC, and so long as this Bond is held in book-entry-only form Cede & Co. shall be considered the Registered Owner for all purposes hereof, including the payment of the principal of and interest on this Bond. Payment to Direct Participants shall be the responsibility of DTC. Payments by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to individual Beneficial Owners shall be the responsibility of Direct Participants and Indirect Participants and not of DTC, the Issuer, or the Trustee.

The Issuer shall keep books for the registration of the Assessment Area Three Bonds at the designated corporate trust office of the Registrar in Fort Lauderdale, Florida. Subject to the restrictions contained in the Assessment Area Three Indenture, and except when the Assessment Area Three Bonds are registered in book-entry only form, the Assessment Area Three Bonds may be transferred or exchanged by the Registered Owner thereof in person or by his attorney duly

authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the Registered Owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Assessment Area Three Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Bond or Assessment Area Three Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Assessment Area Three Indenture. Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Assessment Area Three Bonds. Neither the Issuer nor the Registrar on behalf of the Issuer shall be required (i) to issue, transfer or exchange any Assessment Area Three Bond during a period beginning at the opening of fifteen (15) days before the day of mailing of a notice of redemption of Assessment Area Three Bonds selected for redemption and ending at the close of business on the day of such mailing, or (ii) to transfer or exchange any Assessment Area Three Bond so selected for redemption in whole or in part.

The Issuer, the Trustee, the Paying Agent, and the Registrar shall deem and treat the person in whose name any Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Bond shall be overdue and notwithstanding any notation of ownership or other writing thereon made by anyone other than the Issuer, the Trustee, any Paying Agent, the Registrar, or the Authenticating Agent) for the purpose of receiving payment of or on account of the principal of, premium, if any, and interest on such Bond as the same becomes due, and for all other purposes. All such payments so made to any such Registered Owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Assessment Area Three Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Assessment Area Three Indenture until it shall have been authenticated by execution of the Trustee, or such other authenticating agent as may be appointed by the Trustee under the Assessment Area Three Indenture, of the certificate of authentication endorsed hereon.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE
FOLLOWS]

IN WITNESS WHEREOF, Westside Haines City Community Development District has caused this Bond to be signed by the manual signature of the Chair of its Board of Supervisors and a manual seal to be imprinted hereon, and attested by the manual signature of the Secretary of its Board of Supervisors, all as of the date hereof.

**WESTSIDE HAINES CITY COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Chair, Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary, Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Assessment Area Three Bonds delivered pursuant to the within mentioned Assessment Area Three Indenture.

Date of Authentication: _____

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,**
as Trustee

By: _____
Authorized Signatory

STATEMENT OF VALIDATION

This Bond is one of a series of Bonds which were validated by judgment of the Circuit Court of the Tenth Judicial Circuit of Florida, in and for Hardee, Highlands and Polk Counties, rendered on the 7th day of June, 2021.

**WESTSIDE HAINES CITY COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Chair, Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary, Board of Supervisors

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with rights of survivorship and
not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____
(Cust) (Minor)
Under Uniform Transfer to Minors Act _____
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

(please print or typewrite name and address of assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of assignee.

EXHIBIT C

FORMS OF REQUISITIONS

**WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2026
(ASSESSMENT AREA THREE PROJECT)
(Acquisition and Construction)**

The undersigned, a Responsible Officer of the Westside Haines City Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank Trust Company, National Association, as trustee (successor in interest to U.S. Bank National Association), dated as of July 1, 2021, as supplemented by that certain Third Supplemental Trust Indenture dated as of [_____] 1, 2026 (collectively, the "Assessment Area Three Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area Three Indenture):

- (A) Requisition Number:
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of payee pursuant to Acquisition Agreement:
- (D) Amount Payable:
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Assessment Area Three Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District and have not previously been paid,
2. each disbursement set forth above is a proper charge against the:

Assessment Area Three Acquisition and Construction Account of the Acquisition and Construction Fund; and

3. each disbursement set forth above was incurred in connection with:
the Costs of the Assessment Area Three Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**WESTSIDE HAINES CITY COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

Date: _____

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement from the Assessment Area Three Acquisition and Construction Account of the Acquisition and Construction Fund is for a Cost of the Assessment Area Three Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area Three Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Assessment Area Three Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Assessment Area Three Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

Consulting Engineer

Date: _____

FORMS OF REQUISITIONS

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA THREE PROJECT) (Costs of Issuance)

The undersigned, a Responsible Officer of the Westside Haines City Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank Trust Company, National Association, as trustee (successor in interest to U.S. Bank National Association), dated as of July 1, 2021, as supplemented by that certain Third Supplemental Trust Indenture dated as of _____ 1, 2026 (collectively, the "Assessment Area Three Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area Three Indenture):

- (A) Requisition Number:
- (B) Amount Payable:
- (C) Purpose for which paid or incurred: Costs of Issuance
- (D) Fund or Account and subaccount, if any, from which disbursement to be made:

Assessment Area Three Costs of Issuance Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. this requisition is for Costs of Issuance payable from the Assessment Area Three Costs of Issuance Account that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Assessment Area Three Costs of Issuance Account;
3. each disbursement set forth above was incurred in connection with the issuance of the Assessment Area Three Bonds; and
4. each disbursement represents a cost of issuance which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) from the vendor of the services rendered, with respect to which disbursement is hereby requested.

**WESTSIDE HAINES CITY COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

Date: _____

EXHIBIT D
FORM OF INVESTOR LETTER

[Date]

FMSbonds, Inc.
20660 W. Dixie Highway
North Miami Beach, FL 33180

Re: \$_____ Westside Haines City Community Development District Special
Assessment Bonds, Series 2026 (Assessment Area Three Project)

Ladies and Gentlemen:

The undersigned is authorized to sign this letter [on behalf of Name of Non-Individual Investor], as the beneficial owner (the "Investor") of \$_____ of the above-referenced Bonds [maturing on _____, _____, bearing interest at the rate of ___% per annum and CUSIP #] (herein, the "Investor Bonds").

In connection with the purchase of the Investor Bonds by the Investor, the Investor hereby makes the following representations upon which you may rely:

1. The Investor has authority to purchase the Investor Bonds and to execute this letter, any other instruments and documents required to be executed by the Investor in connection with the purchase of the Investor Bonds.

2. The Investor meets the criteria of an "accredited investor" as described in one or more of the categories derived from Rule 501(a) under Regulation D of the Securities Act of 1933, as amended (the "Securities Act") summarized below, and therefore, has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and other tax-exempt obligations including those which are not rated or credit-enhanced, to be able to evaluate the risks and merits of the investment represented by the Bonds. Please check the appropriate box below to indicate the type of accredited investor:

a bank, registered broker, dealer or investment adviser (or investment adviser exempt from registration under Section 203(l) or (m) within the meaning of the Investment Advisers Act of 1940), insurance company, registered investment company, business development company, small business investment company; or rural business investment company;

an employee benefit plan, within the meaning of the Employee Retirement Income Security Act of 1974, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the employee benefit plan has total assets in excess of \$5 million;

an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, corporation, Massachusetts or similar business trust partnership, or

limited liability company, not formed for the specific purpose of acquiring the Investor Bonds with assets exceeding \$5 million;

- a business in which all the equity owners are "accredited investors";
- a natural person who has individual net worth, or joint net worth with the person's spouse or spousal equivalent, that exceeds \$1 million at the time of the purchase, excluding the value of the primary residence of such person, except that mortgage indebtedness on the primary residence shall not be included as a liability;
- a natural person with income exceeding \$200,000 in each of the two most recent years or joint income with a spouse or spousal equivalent exceeding \$300,000 for those years and a reasonable expectation of the same income level in the current year;
- a trust with total assets in excess of \$5,000,000, not formed for the specific purpose of acquiring the Investor Bonds whose purchase is directed by a sophisticated person;
- an entity, of a type other than those set forth above, that owns investments in excess of \$5,000,000 and that was not formed for the specific purpose of acquiring the Investor Bonds;
- a natural person holding in good standing one or more professional certifications or designations or credentials from a designated accredited educational institution qualifying an individual for "accredited investor" status;
- a "family office" with at least \$5,000,000 in assets under management, that was not formed for the specific purpose of acquiring the Investor Bonds, and whose prospective investment is directed by a person capable of evaluating the merits and risks of the prospective investment; or
- a "family client" of a family office described in the prior bullet point whose prospective investment is directed by that family office.

3. The Investor has been supplied with an (electronic) copy of the Preliminary Limited Offering Memorandum dated [_____] , 2026 of the Issuer and relating to the Bonds (the "Offering Document") and has reviewed the Offering Document and represents that such Offering Document has provided full and meaningful disclosure in order to make an informed decision to invest in the Investor Bonds.

Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Assessment Area Three Indenture.

Very truly yours,

[Name], [Type of Entity]

By: _____

Name: _____

Title: _____

Date: _____

Or

[Name], an Individual

EXHIBIT B

FORM OF BOND PURCHASE CONTRACT

EXHIBIT C

FORM OF PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT D

FORM OF RULE 15c2-12 CERTIFICATE

**Westside Haines City Community Development District
\$ _____* Special Assessment Bonds,
Series 2026 (Assessment Area Three Project)**

The undersigned hereby certifies and represents to FMSbonds, Inc. ("Underwriter") that he is the Chair of the Board of Supervisors of Westside Haines City Community Development District (the "District") is authorized to execute and deliver this Certificate, and further certifies on behalf of the District to the Underwriter as follows:

1. This Certificate is delivered to enable the Underwriter to comply with Rule 15c2-12 under the Securities Exchange Act of 1934, as amended (the "Rule") in connection with the offering and sale of the above captioned bonds (the "Assessment Area Three Bonds").

2. In connection with the offering and sale of the Assessment Area Three Bonds, there has been prepared a Preliminary Limited Offering Memorandum, dated the date hereof, setting forth information concerning the Assessment Area Three Bonds and the District (the "Preliminary Limited Offering Memorandum").

3. As used herein, "Permitted Omissions" shall mean the offering price, interest rate, selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, ratings, the identity of the Underwriter and other terms of the Assessment Area Three Bonds depending on such matters.

4. The undersigned hereby deems the Preliminary Limited Offering Memorandum "final" as of its date, within the meaning of the Rule, except for the Permitted Omissions, and the information therein is accurate and complete except for the Permitted Omissions.

5. If, at any time prior to the execution of a Bond Purchase Contract, any event occurs as a result of which the Preliminary Limited Offering Memorandum might include an untrue statement of a material fact or omit to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, the District will promptly notify the Underwriter thereof.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this ___ day of _____, 2026.

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT DISTRICT**

Chair

* Preliminary, subject to change.

EXHIBIT E

FORM OF CONTINUING DISCLOSURE AGREEMENT

SECTION VII

SECTION A

This instrument was prepared by and upon recording should be returned to:

Meredith W. Hammock, Esq.
Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301

AGREEMENT BY AND BETWEEN THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT AND GLK REAL ESTATE LLC, REGARDING TRUE-UP AS TO ASSESSMENT AREA THREE SPECIAL ASSESSMENTS

THIS TRUE-UP AGREEMENT (the “Agreement”) is made and entered into this ___ day of _____ 2026, by and between:

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 219 East Livingston Street, Orlando Florida 32801 (the “District”), and

GLK REAL ESTATE LLC, a Florida limited liability company, the owner of certain lands within the District, whose principal address is 346 E Central Avenue, Winter Haven, Florida 33880, and its successors and assigns (the “Landowner” and, together with the District, the “Parties” or each individually a “Party”).

RECITALS

WHEREAS, the District was established by an ordinance adopted by the County Commission of Polk County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District’s activities and services; and

WHEREAS, Landowner is the owner of a portion of the lands within the District, which lands are described in **Exhibit A** (the “Landowner Lands”); and

WHEREAS, the District has adopted an improvement plan to finance the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services as described in the *Third Amended and Restated Engineer’s Report*, dated January 28, 2026 (the “Engineer’s Report”) attached to this Agreement as **Exhibit B**, and the estimated costs

of the portion of the Improvements to be financed by the Assessment Area Three Bonds, described as Wynnstone Phase 2 (the “Assessment Area Three Project”), identified therein; and

WHEREAS, the District intends to finance a portion of the Assessment Area Three Project through the anticipated issuance of its Westside Haines City Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three Project), in the principal amount of \$4,055,000 (the “Assessment Area Three Bonds”); and

WHEREAS, pursuant to Resolutions 2021-25, 2021-26, 2021-29, and 2026-___ (together, the “Assessment Resolutions”), the District imposed special assessments (the “Assessment Area Three Special Assessments”) on certain property within the District (“Assessment Area Three”) to secure the repayment of the Assessment Area Three Bonds, including interest thereon; and

WHEREAS, Landowner agrees that all developable property within the Landowner Lands benefit from the timely design, construction, or acquisition of the Assessment Area Three Project; and

WHEREAS, Landowner agrees that the Assessment Area Three Special Assessments which were imposed on the Landowner Lands within the District have been validly imposed and constitute valid, legal and binding liens upon the Landowner Lands, which Assessment Area Three Special Assessments remain unsatisfied; and

WHEREAS, to the extent permitted by law, Landowner waives any defect in notice or publication or in the proceedings to levy, impose and collect the Assessment Area Three Special Assessments on the Landowner Lands within the District; and

WHEREAS, the *Master Assessment Methodology*, dated October 20, 2025, as supplemented by that *Preliminary Supplemental Assessment Methodology - Assessment Area Three*, dated January 28, 2026 (together, the “Assessment Report”), provides that as Assessment Area Three is platted or re-platted, the allocation of the amounts assessed to and constituting a lien upon Assessment Area Three within the District would be allocated and calculated based upon certain density assumptions relating to the number of each lot type to be constructed on Assessment Area Three within the District, which assumptions were provided by Landowner; and

WHEREAS, Landowner intends that the Landowner Lands will be platted, planned and developed based on then-existing market conditions, and the actual densities developed may be at some density less than the densities assumed in the District’s Assessment Report; and

WHEREAS, the District’s Assessment Report anticipates a mechanism by which Landowner shall, if required, make certain payments to the District in order to satisfy, in whole or in part, the assessments allocated and the liens imposed pursuant to the Assessment Resolutions, the amount of such payments being determined generally by a calculation of the remaining unallocated debt prior to the recording of any plat or site plan for a parcel or tract, as described in the District’s Assessment Report (which payments shall collectively be referenced as the “True-Up Payment”); and

WHEREAS, Landowner and the District desire to enter into an agreement to confirm Landowner's intention and obligation, if required, to make the True-Up Payment related to the Assessment Area Three Special Assessments, subject to the terms and conditions contained herein.

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

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. COVENANTS.

A. The provisions of this Agreement shall constitute a covenant running with the Landowner Lands, which lands are described herein in **Exhibit A**, and shall remain in full force and effect and be binding upon Landowner, its heirs, legal representatives, estates, successors, grantees, and assigns until released pursuant to the terms herein.

B. Landowner agrees that to the extent Landowner fails to timely pay all Assessment Area Three Special Assessments on the Landowner Lands collected by mailed notice of the District, said unpaid Assessment Area Three Special Assessments (including True-Up Payments), may be placed on the tax roll by the District for collection by the Tax Collector pursuant to Section 197.3632, *Florida Statutes*, in any subsequent year.

SECTION 3. SPECIAL ASSESSMENT REALLOCATION.

A. *Assumptions as to the Assessment Area Three Special Assessments.* As of the date of the execution of this Agreement, Landowner has informed the District that Landowner intends to plat the Landowner Lands into a total of 210 lots, or a total of 214.25 Equivalent Residential Units ("ERUs").

B. *Process for Reallocation of Assessments.* The Assessment Area Three Special Assessments will be reallocated among property within Assessment Area Three as Assessment Area Three is platted or re-platted (hereinafter referred to as "plat" or "platted"). In connection with such platting of Assessment Area Three of the District, the Assessment Area Three Special Assessments imposed on the lands being platted will be allocated based upon the precise number and type of lots within the area being platted. It is intended that all the Assessment Area Three Special Assessments will be assigned to the number and type of platted lots platted in Assessment Area Three. In furtherance thereof, at such time as any portion of Landowner Lands within Assessment Area Three is to be platted, Landowner covenants that such plat or plats shall be presented to the District. The District shall allocate the Assessment Area Three Special Assessments to the number and type of lots being platted and the remaining lands in Assessment Area Three in accordance with the District's Assessment Report and cause such reallocation to be recorded in the District's Improvement Lien Book.

(i) It is or will be an express condition of the liens established by the Assessment Resolutions that any and all plats containing any portion of Landowner Lands shall be presented to the District for review and allocation of the Assessment Area Three Special Assessments to the lots being platted and the remaining property within Assessment Area Three in accordance with the Assessment Report (“Reallocation”). Landowner covenants to comply with this requirement for the Reallocation. The District agrees that no further action by the Board of Supervisors shall be required. The District’s review of the plats shall be limited solely to the Reallocation of Assessment Area Three Special Assessments and enforcement of the District’s assessment liens. Nothing herein shall in any way operate to or be construed as providing any other plat and plan approval or disapproval powers to the District.

(ii) The purpose of the True-Up calculation is to ensure that the bond debt will be able to be assigned to at least the number and type of platted lots within Assessment Area Three of the District. Thus, at the time of platting of any portion of the Landowner Lands, or any re-platting thereof, there must be at least the number of ERUs for platted lots in the Landowner Lands to which to assign the bond debt. If not, subject to subsection (v) below, the District would require a True-Up Payment from Landowner or the person or entity seeking to file such plat in an amount sufficient to reduce the remaining bond debt to the actual number of lots platted in the Landowner Lands in the par amount per platted lot as set forth in the Assessment Report.

(iii) The True-Up calculation shall be performed at the time any portion of the Landowner Lands is platted.

(iv) If at the time the True-Up calculation is performed, it is determined that less than the number and type of lots are to be platted within the Landowner Lands, a True-Up Payment shall become immediately due and payable. Any such True-Up Payment determined to be due by shall be paid in full prior to approval of the plat. Such True-Up Payment shall be in addition to the regular Assessment Area Three Special Assessments installment payable for the Landowner Lands. The District will take all necessary steps to ensure that True-Up Payments are made in a timely fashion to ensure its debt service obligations are met, and in all cases, Landowner agrees that such payments shall be made in order to ensure the District’s timely payment of the debt service obligations on the Assessment Area Three Bonds. The District shall record all True-Up Payments in its Improvement Lien book. If such True-Up Payment is made at least forty-five (45) days prior to an interest payment date on the Assessment Area Three Bonds, Landowner shall include accrued interest as part of the True-Up Payment to such interest payment date. If such True-Up Payment becomes due within forty-five (45) days of the next interest payment date, accrued interest shall be calculated to the next succeeding interest payment date.

(v) The foregoing is based on the District's understanding with Landowner that at least 214.25 ERUs will be assigned to the Landowner Lands, as identified in the Assessment Report and Engineer’s Report. However, the District agrees that nothing herein prohibits more or less than the anticipated number of ERUs to be assigned to the

Landowner Lands. In the event Landowner plats less than 214.25 ERUs within the Landowner Lands, the Landowner may either make a True-Up Payment or leave unassigned Assessment Area Three Special Assessments on un-platted lands within the Landowner Lands, provided the maximum debt allocation per developable acre as set forth in the Assessment Resolution is not exceeded. In no event shall the District collect Assessment Area Three Special Assessments pursuant to the Assessment Resolutions in excess of the total debt service related to the Assessment Area Three Project, including all costs of financing and interest. The District, however, may collect Assessment Area Three Special Assessments in excess of the annual debt service related to the Assessment Area Three Project, including all costs of financing and interest, which shall be applied to prepay the Assessment Area Three Bonds. If the strict application of the True-Up methodology to any Reallocation for any plat pursuant to this paragraph would result in Assessment Area Three Special Assessments collected in excess of the District's total debt service obligation for the Assessment Area Three Project, the District agrees to take appropriate action by resolution to equitably Reallocate the assessments.

SECTION 4. ENFORCEMENT. This Agreement is intended to be an additional method of enforcement of Landowner's obligation to pay the Assessment Area Three Special Assessments on the Landowner Lands and to abide by the requirements of the Reallocation of Assessment Area Three Special Assessments, including the making of the True-Up Payment, if any, as set forth in the Assessment Resolutions. A default by any Party under this Agreement shall entitle any other Party to all remedies available at law or in equity, but excluding special, consequential or punitive damages.

SECTION 5. RECOVERY OF COSTS AND FEES. In the event any Party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party, as determined by the applicable court or other dispute resolution provider, shall be entitled to recover from the other(s) all fees and costs incurred, including reasonable attorneys' fees and costs incurred prior to or during any litigation or other dispute resolution and including all fees and costs incurred in appellate proceedings.

SECTION 6. NOTICE. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, by overnight delivery service, or electronic or hand delivered to the Parties, as follows:

A. If to the District: Westside Haines City
Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue

Tallahassee, Florida 32301
Attn: Westside Haines City CDD, District Counsel

B. If to Landowner: GLK Real Estate LLC
346 E Central Avenue
Winter Haven, Florida 33880
Attn: Lauren O. Schwenk

With a copy to: Straughn & Turner, P.A.
255 Magnolia Avenue SW
Winter Haven, Florida 33880
Attn: Richard E. Straughn

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

Notwithstanding the foregoing, to the extent Florida law requires notice to enforce the collection of any assessments placed on Assessment Area Three by the District, then the provision of such notice shall be in lieu of any additional notice required by this Agreement.

SECTION 7. ASSIGNMENT.

A. Landowner may not assign its duties or obligations under this Agreement except in accordance with the terms of this Section 7(C) below. This Agreement shall constitute a covenant running with title to all or any portion of the Landowner Lands, binding upon Landowner and its successors and assigns including, without limitation, any purchaser and its successors and assigns as to the Landowner Lands or portions thereof, and any transferee of any portion of the Landowner Lands, but shall not be binding upon transferees permitted by Sections 7(B)(i), (ii) or (iii) below.

B. No portion of the Landowner Lands may be transferred to any third party without complying with the terms of Section 7(C) below, other than:

- (i) Platted and fully-developed lots to homebuilders restricted from re-platting.
- (ii) Platted and fully-developed lots to end users.

(iii) Portions of the Landowner Lands exempt from debt special assessments or to be dedicated to Haines City, Polk County, the District or other governmental agencies.

Any transfer of any portion of Landowner Lands pursuant to subsections (i), (ii) or (iii) of this Section 7(B), shall constitute an automatic release of such portion of Landowner Lands from the scope and effect of this Agreement.

C. Landowner shall not transfer any portion of the Landowner Lands to any third party, except as permitted by Sections 7(B)(i), (ii) or (iii) above, without satisfying the following conditions (“Transfer Conditions”):

- (i) delivering a recorded copy of this Agreement to such third party; and
- (ii) satisfying any True-Up Payment that results from a True-Up analysis that will be performed by the District Manager prior and as a condition to such transfer.

Any transfer that is consummated pursuant to this Section 7(C) shall operate as a release of Landowner from its obligations under this Agreement as to such portion of the Landowner Lands only arising from and after the date of such transfer and satisfaction of all of the Transfer Conditions including payment of any True-Up Payment due pursuant to subsection 7(C)(ii) above, and the transferee shall be deemed to have assumed Landowner’s obligations in accordance herewith and shall be deemed the “Landowner” from and after such transfer for all purposes as to such portion of Landowner Lands so transferred.

SECTION 8. AMENDMENT. This Agreement shall constitute the entire agreement between the Parties regarding the subject matter discussed herein and may be modified in writing only by the mutual agreement of all Parties. This Agreement may not be amended without the prior written consent of the Trustee on behalf and acting at the direction of the bondholders owning more than 50% of the aggregate principal amount of the applicable Assessment Area Three Bonds then outstanding with regard to material amendments.

SECTION 9. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Landowner, both the District and Landowner have complied with all the requirements of law, and both the District and Landowner have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 10. TERMINATION. This Agreement shall continue in effect until it is rescinded in writing by the mutual assent of each Party, provided, however, that this Agreement and the covenants contained herein may not be terminated or released prior to platting and development of all Assessment Area Three without the prior written consent of the Trustee on behalf and acting at the direction of bondholders owning more than 50% of the aggregate principal amount of the applicable Assessment Area Three Bonds then outstanding with regard to amendments having a material effect on the District’s ability to pay debt service on the Assessment Area Three Bonds.

SECTION 11. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either Party.

SECTION 12. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Landowner and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Except as provided in the immediately succeeding sentence, nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the District and Landowner any right, remedy or claim under or by reason of this Agreement or any provisions or conditions of this Agreement; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Landowner and their respective representatives, successors and assigns. Notwithstanding anything herein to the contrary, the Trustee for the Assessment Area Three Bonds, on behalf of the owners of the Assessment Area Three Bonds, shall be a direct third-party beneficiary of the terms and conditions of this Agreement and shall be entitled to enforce Landowner's obligations hereunder. The Trustee shall not be deemed to have assumed any obligations hereunder.

SECTION 13. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 14. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each Party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Polk County, Florida.

SECTION 15. PUBLIC RECORDS. Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and may require treatment as such in accordance with Florida law.

SECTION 16. EXECUTION IN COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 17. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 18. EFFECTIVE DATE. This Agreement shall become effective after execution by the Parties hereto on the date reflected above.

[Signature pages follow]

IN WITNESS WHEREOF, Landowner and District have caused this Agreement to be executed and delivered on the day and year first written above.

WITNESSES:

GLK REAL ESTATE LLC,
a Florida limited liability company

Print Name: _____
Address: _____

Print Name: Lauren O. Schwenk
Title: Manager

Print Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 2026, by Lauren O. Schwenk, as Manager of GLK Real Estate LLC, on behalf of the company.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESSES:

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____
Address: _____

Warren K. Heath, II
Chairperson, Board of Supervisors

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 2026, by Warren K. Heath, II, as Chairperson of the Board of Supervisors of Westside Haines City Community Development District.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

- Exhibit A:** Legal Description of Landowner Lands
- Exhibit B:** *Third Amended and Restated Engineer's Report*, dated January 28, 2026

EXHIBIT A - LEGAL DESCRIPTION OF LANDOWNER LANDS

[TO BE ADDED]

EXHIBIT B – ENGINEER’S REPORT

[TO BE ADDED]

SECTION B

**AGREEMENT BY AND BETWEEN THE WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT DISTRICT AND GLK REAL ESTATE LLC,
REGARDING THE COMPLETION OF CERTAIN IMPROVEMENTS
(ASSESSMENT AREA THREE BONDS)**

THIS AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____ 2026, by and between:

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (the “District”), and

GLK REAL ESTATE LLC, a Florida limited liability company, the developer and owner of certain lands within the District, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880, and its successors and assigns (the “Landowner” and, together with the District, the “Parties” and each individually, a “Party”).

RECITALS

WHEREAS, the District was established by an ordinance adopted by the County Commission of Polk County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including stormwater management facilities, water and sewer utilities, roadways, irrigation, off-site improvements, landscape and hardscape, street lighting, parks and recreation, and other infrastructure within or without the boundaries of the District, as described in that Engineer’s Report, as defined below (the “Improvements”); and

WHEREAS, Landowner is the majority owner and developer of certain lands within the District, described in **Exhibit A** (“Assessment Area Three”), which will be subject to the proposed issuance of the Assessment Area Three Bonds, as defined herein; and

WHEREAS, the District has adopted an improvement plan to finance the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services as described in the *Third Amended and Restated Engineer’s Report*, dated January 28, 2026 (the “Engineer’s Report”) attached to this Agreement as **Exhibit B**, and the estimated costs of the portion of the Improvements to be financed by the Assessment Area Three Bonds, described as Wynnstone Phase 2 (the “Assessment Area Three Project”), are identified therein; and

WHEREAS, the District has imposed debt special assessments on Assessment Area Three within the District (the “Assessment Area Three Special Assessments”), to secure financing for a portion of the construction of the Assessment Area Three Project described in **Exhibit B**, and has validated \$170,000,000 in special assessment bonds to fund the planning, design, permitting, construction and/or acquisition of Improvements, including a portion of the Assessment Area Three Project; and

WHEREAS, the District intends to finance all or a portion of the Assessment Area Three Project through the anticipated issuance of its Westside Haines City Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three Project), in the principal amount of \$4,055,000 (the “Assessment Area Three Bonds”); and

WHEREAS, Landowner has requested that the District limit the amount of debt special assessments imposed upon Assessment Area Three by allowing the Landowner to directly fund a portion of the Assessment Area Three Project; and

WHEREAS, Landowner has agreed to complete or cause funds to be provided to the District to complete the portion of the Assessment Area Three Project, as set forth in the Engineer’s Report, not funded by proceeds of the Assessment Area Three Bonds; and

WHEREAS, in consideration of the District limiting the amount of Assessment Area Three Special Assessments on Assessment Area Three, Landowner has requested that the District enter into this Agreement and to provide the terms and conditions under which the Assessment Area Three Project shall be completed; and

WHEREAS, in order to ensure that the Assessment Area Three Project is completed and funding is available in a timely manner to provide for its completion, Landowner and the District hereby agree that the District will be obligated to issue no more than \$4,055,000 in Assessment Area Three Bonds to fund the Assessment Area Three Project and Landowner will complete or will make provision for additional funds that may be needed in the future for the completion of the Assessment Area Three Project, over and above the amount of the Assessment Area Three Bonds including, but not limited to, all administrative, legal, warranty, engineering, permitting or other related soft costs.

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

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

2. COMPLETION OF IMPROVEMENTS. Landowner and the District agree and acknowledge that the District’s proposed Assessment Area Three Bonds will provide only a portion of the funds necessary to complete the Assessment Area Three Project. Therefore, Landowner hereby agrees to complete the Assessment Area Three Project or cause such funds to

be provided to the District in an amount sufficient to allow the District to complete those portions of the Assessment Area Three Project which may remain unfunded including, but not limited to, all administrative, legal, warranty, engineering, permitting or other related soft costs (collectively, the “Remaining Improvements”), whether pursuant to existing contracts, including change orders thereto, or future contracts.

(a) Subject to Existing Contract. When all or any portion of the Remaining Improvements are subject to an existing District contract, the Landowner shall provide funds directly to the District in an amount sufficient to complete the Remaining Improvements pursuant to such contract, including change orders thereto.

(b) Not Subject to Existing Contract. When any portion of the Remaining Improvements is not the subject of an existing District contract, the Landowner may choose to complete, cause to be completed, or provide funds to the District in an amount sufficient to allow the District to complete or cause to be completed, those Remaining Improvements, subject to a formal determination by the District that the option selected by the Landowner will not materially or adversely impact the District.

Nothing herein shall cause or be construed to require the District to issue additional bonds or indebtedness to provide funds for any portion of the Remaining Improvements. The Parties hereby acknowledge and agree that the District’s execution of this Agreement constitutes the manner and means by which any and all portions of the Remaining Improvements are to be funded and completed. Notwithstanding the foregoing, in the event the Landowner, either jointly or individually, fails to timely provide funds or to complete the Remaining Improvements, the District may exercise its authority to issue additional bonds, notes or similar obligations, and certify for collection additional special assessments in an amount sufficient to complete the Remaining Improvements.

3. OTHER CONDITIONS AND ACKNOWLEDGMENTS.

(a) The District and Landowner agree and acknowledge that the exact location, size, configuration, and composition of the Assessment Area Three Project may change from that described in the Engineer’s Report depending upon final design of the development, permitting or other regulatory requirements over time, or other factors. Material changes to the Assessment Area Three Project shall be made by a written amendment to the Engineer’s Report, which shall include an estimate of the cost of the changes. Material changes to the Assessment Area Three Project shall require the prior written consent of the Trustee acting on behalf and at the direction of the bondholders owning more than 50% of an aggregate principal amount of the applicable Assessment Area Three Bonds then outstanding.

(b) The District and Landowner acknowledge and agree that the provision of funds under this Agreement or the completion of the Remaining Improvements will be considered a contribution in lieu of the imposition of debt special assessments upon Assessment Area Three benefitted by the Assessment Area Three Project.

(i) The Landowner agrees that all developable lands within Assessment Area Three, including Landowner's property, benefit from the timely design, construction, or acquisition of the Assessment Area Three Project.

(ii) Landowner agrees that the Assessment Area Three Special Assessments which were imposed on Assessment Area Three within the District, have been validly imposed and constitute valid, legal and binding liens upon Assessment Area Three, which Assessment Area Three Special Assessments remain unsatisfied.

(c) Notwithstanding anything to the contrary contained in this Agreement, the payment or performance by Landowner of its obligations hereunder are expressly subject to, dependent and conditioned upon (a) the issuance of \$4,055,000 par amount of Assessment Area Three Bonds and use of the proceeds thereof to fund a portion of the Assessment Area Three Project, and (b) the scope, configuration, size and/or composition of the Assessment Area Three Project not materially changing without the consent of Landowner. Such consent is not necessary, and Landowner must meet the completion obligations, or cause them to be met, when the scope, configuration, size and/or composition of the Assessment Area Three Project is materially changed in response to a requirement imposed by a regulatory agency.

4. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by any Party under this Agreement shall entitle the others to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance, but excluding special, consequential or punitive damages. Except as expressly otherwise provided in this Agreement, the District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Except as expressly otherwise provided in this Agreement, nothing contained in this Agreement shall limit or impair the District's right to protect its rights under this Agreement from interference by a third party.

5. ENFORCEMENT OF AGREEMENT. If any Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the substantially prevailing party shall be entitled to recover from the other(s) all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all Parties hereto, but only with the written consent of the Trustee acting at the direction of the bondholders owning more than 50% of an aggregate principal amount of the Assessment Area Three Bonds then outstanding, with respect to material amendments.

7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Landowner, both the District and Landowner have complied with all the requirements of law, and both the District and Landowner have full power and authority to comply with the terms and provisions of this Agreement.

8. NOTICES. All notices, requests, consents and other communications under this Agreement (the “Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

(a) If to the District: Westside Haines City
Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: Westside Haines City CDD, District Counsel

(b) If to Landowner: GLK Real Estate, LLC
346 East Central Avenue
Winter Haven, Florida 33880
Attn: Lauren O. Schwenk

With a copy to: Straughn & Turner, P.A.
255 Magnolia Avenue SW
Winter Haven, Florida 33880
Attn: Richard E. Straughn

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

9. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and Landowner as an arm’s length transaction. Both Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either Party.

10. THIRD-PARTY BENEFICIARIES. Except as otherwise provided in this Section 10 with respect to Trustee, this Agreement is solely for the benefit of the Parties and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Except as otherwise provided in this Section 10 with respect to Trustee, nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Landowner and the respective representatives, successors, and assigns of each. Notwithstanding anything herein to the contrary, the Trustee for the Assessment Area Three Bonds, shall be a direct third-party beneficiary of the terms and conditions of this Agreement and shall be entitled to enforce the obligations of Landowner hereunder. The Trustee shall not be deemed to have assumed any obligations hereunder.

11. ASSIGNMENT. No Party hereto may assign this Agreement or any monies to become due hereunder without the prior written approval of the other Parties and the Trustee acting on behalf and at the direction of the bondholders owning more than 50% of an aggregate principal amount of the applicable Assessment Area Three Bonds then outstanding.

12. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Polk County, Florida.

13. EFFECTIVE DATE. This Agreement shall be effective upon execution by all Parties hereto.

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

15. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

16. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

19. TERMINATION. This Agreement shall continue in effect until completion of the Remaining Improvements, as evidenced by a Notice of Completion from the District Engineer, at which time this Agreement shall automatically terminate.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the Parties execute this Agreement on the day and year first written above.

ATTEST:

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Warren K. Heath II
Chairperson, Board of Supervisors

WITNESS:

GLK REAL ESTATE LLC,
a Florida limited liability company

[Print Name]

Lauren O. Schwenk, its Manager

Exhibit A: Legal Description of Wynnstone Phase 2
Exhibit B: *Third Amended and Restated Engineer's Report*, dated January 28, 2026

EXHIBIT A – LEGAL DESCRIPTION OF WYNNSTONE PHASE 2

LEGAL DESCRIPTION, WYNNSTONE PHASE 2:

EXHIBIT B – ENGINEER’S REPORT

SECTION C

**AGREEMENT BY AND BETWEEN THE WESTSIDE HAINES CITY COMMUNITY
DEVELOPMENT DISTRICT AND GLK REAL ESTATE LLC,
REGARDING THE ACQUISITION OF WORK PRODUCT,
IMPROVEMENTS, AND REAL PROPERTY**

(ASSESSMENT AREA THREE BONDS)

THIS AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____ 2026, by and between:

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 219 East Livingston Street, Orlando Florida 32801 (the “District”), and

GLK REAL ESTATE LLC, a Florida limited liability company, the owner of certain lands within the District, whose principal address is 346 E Central Avenue, Winter Haven, Florida 33880, and its successors and assigns (the “Landowner” and, together with the District, the “Parties” or each individually a “Party”).

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, acquiring, operating and/or maintaining certain public infrastructure, as authorized by Chapter 190, *Florida Statutes*; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of various infrastructure improvements, facilities, and services (the “Improvements”) within and adjacent to the District, and the anticipated cost thereof, as described in that certain *Third Amended and Restated Engineer’s Report*, dated January 28, 2026 (the “Engineer’s Report”), attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Landowner is the owner of certain lands located within the boundaries of the District and within the area identified as “Assessment Area Three,” known as Wynnstone Phase 2, as described in the Engineer’s Report and further described in **Exhibit B** (“Landowner Lands”), within which a portion of the District Improvements will be located (the “Assessment Area Three Project”); and

WHEREAS, the District intends to finance all or a portion of the Improvements through the anticipated issuance of its Westside Haines City Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three Project) (the “Assessment Area Three Bonds”); and

WHEREAS, because the Assessment Area Three Bonds have not yet been issued, the District has not had sufficient monies on hand to allow the District to fund the cost of preparation

of the necessary surveys, reports, drawings, plans, permits, specifications, and related documents which would allow the timely commencement and completion of construction of the Improvements (the “Work Product”); and

WHEREAS, the District acknowledges the Landowner’s need to have the Improvements constructed in an expeditious and timely manner in order to develop the District lands including the lands encompassing the Assessment Area Three Project; and

WHEREAS, the District agrees that it will not have sufficient monies to proceed with either the preparation of the Work Product or the commencement of construction of the Improvements described in **Exhibit A** until such time as the District has closed on the sale of the Assessment Area Three Bonds; and

WHEREAS, to avoid a delay in the commencement of the construction of the Improvements, the Landowner has advanced, funded, commenced, and completed and/or will complete certain work to enable the District to expeditiously provide the Improvements; and

WHEREAS, the District desires to commence the acquisition of certain Work Product and the Improvements, and accept assignment of certain agreements regarding the same; and

WHEREAS, in conjunction with the acquisition of the Work Product and/or Improvements, the Landowner desires to convey to the District interests in real property sufficient to allow the District to own, operate, maintain, construct, or install the Improvements, if any such conveyances are appropriate, and such conveyances shall be in fee simple, perpetual easement, or other interest as may be in the best interests of the District (the “Real Property”); and

WHEREAS, the Landowner and the District desire to enter into this Agreement to set forth the process by which the District may acquire the Work Product, Improvements, and/or Real Property.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

SECTION 2. WORK PRODUCT. The District agrees to pay the lesser of actual cost incurred by the Landowner or fair market value, for preparation of the Work Product in accordance with the provisions of this Agreement. The Landowner shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred by the Landowner for the Work Product. The Parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Agreement on such date as the Parties may jointly agree upon (the “Acquisition Date”). The Parties agree that separate or multiple Acquisition Dates may be established for any portion of the acquisitions contemplated by this Agreement. The District Engineer shall review all evidence of cost and shall certify to the District’s Board of

Supervisors (the “Board”) the total actual amount of cost, which, in the District Engineer’s sole opinion, is reasonable for the Work Product. The District Engineer’s opinion as to cost shall be set forth in an Engineer’s Certificate which shall accompany the requisition for the funds from the trustee for the Assessment Area Three Bonds (the “Trustee”). In the event that the Landowner disputes the District Engineer’s opinion as to cost, the District and the Landowner agree to use good faith efforts to resolve such dispute. If the Parties are unable to resolve any such dispute, the Parties agree to jointly select a third-party engineer whose decision as to any such dispute shall be binding upon the Parties. Such decision by a third-party engineer shall be set forth in an Engineer’s Affidavit which shall accompany the requisition for the funds from the Trustee. The Parties acknowledge that the Work Product is being acquired for use by the District in connection with the construction of the Improvements.

A. The Landowner agrees to convey to the District, and solely to the extent permitted by the terms of the Work Product, the Work Product upon payment of the sums determined to be acceptable by the District Engineer and approved by the District’s Board pursuant to and as set forth in this Agreement.

B. The Landowner agrees to release to the District all right, title, and interest which the Landowner may have in and to the above described Work Product, as well as all common law, statutory, and other reserved rights, including all copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised; provided, however, that the District agrees and acknowledges that the Landowner shall retain the right, title and interest to use the Work Product, and the District shall grant the Landowner a license to use the Work Product to the extent reasonably required by the Landowner in connection with the ownership, construction, development, and management of the Assessment Area Three Project or other lands owned by Landowner to which such Work Product pertains. To the extent determined necessary by the District, the Landowner shall use commercially reasonable efforts to obtain all releases from any professional providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. Such releases may include, but are not limited to, any architectural, engineering, or other professional services.

C. Except as otherwise separately agreed by the Parties with respect to any particular acquisition of Work Product, and without intending to modify any of the other terms of this Agreement, any conveyance of Work Product shall be on an “AS-IS” basis, and without any representation or warranty from the Landowner to the District in respect thereto.

D. The Landowner agrees to make reasonable good faith efforts, but without imposing any requirement on Landowner to pay for additional warranty rights on behalf of the District, to provide or cause to be provided to the District, either by assignment or directly from such third parties as may be necessary and desirable to the mutual satisfaction of the Parties hereto, a warranty that the Work Product is fit for the purposes to which it will be put by the District, as contemplated by the Engineer’s Report.

E. The District agrees to allow the Landowner access to and use of the Work Product without the payment of any fee by the Landowner. However, to the extent the Landowner's access to and use of the Work Product causes the District to incur any cost or expense, such as copying costs, the Landowner agrees to pay such cost or expense.

SECTION 3. IMPROVEMENTS. The Landowner has expended certain funds on behalf of the District relating to the Improvements. The District agrees to acquire or otherwise reimburse the Landowner for those portions of the Improvements which have been commenced or completed prior to the issuance of the Assessment Area Three Bonds. When a portion of the Improvements is ready for conveyance by the Landowner to the District, the Landowner shall notify the District in writing, describing the nature of the improvement, its general location, and its estimated cost. Landowner agrees to provide, at or prior to the Acquisition Date, the following: (i) documentation of actual costs paid; (ii) instruments of conveyance such as special warranty bills of sale or such other instruments as may be reasonably requested by the District; and (iii) any other releases, indemnifications, or documentation as may be reasonably requested by the District. Any real property interests necessary for the functioning of the Improvements to be acquired under this Section shall be reviewed and conveyed in accordance with the provisions of Section 5 herein. The District Engineer, in consultation with District Counsel, shall determine in writing whether the infrastructure to be conveyed is a part of the Improvements contemplated by the Engineer's Report, and if so, shall provide Landowner with a list of items necessary to complete the acquisition. Each such acquisition shall also be subject to the engineering review and certification process described in Section 2 above. The District Manager shall determine, in writing, whether the District has, based on the Landowner's estimate of cost, sufficient unencumbered funds to acquire the improvement.

A. All documentation of any acquisition (e.g., bills of sale, receipts, maintenance bonds, as-builts, evidence of costs, deeds or easements, etc.) shall be to the reasonable satisfaction of the District. If any item acquired is to be conveyed to a third-party governmental entity, then the Landowner agrees to cooperate and provide such certifications, warranties, representations or other items as may be required by that governmental entity, if any.

B. The District Engineer shall certify as to the actual cost of any improvement built or constructed by or at the direction of the Landowner, and the District shall pay no more than the actual cost incurred, or the fair market value of the improvement, whichever is less, as determined by the District Engineer.

C. The Landowner agrees to cooperate in the transfer of any permits to the District or another governmental entity with maintenance obligations for any Improvements conveyed pursuant to this Agreement.

D. Nothing herein shall require the District to accept any Work Product and/or Improvements unless the District Engineer, in his or her professional opinion, is able to certify that, in addition to any other requirements of law: (i) the Work Product and/or Improvements are as set forth in the Engineer's Report; (ii) the price for such Work Product

and/or Improvements is equal to or less than each of (a) the cost actually paid to develop and/or install the Work Product and/or Improvements by the Landowner and (b) the reasonable fair market value of the Work Product and/or Improvements; (iii) as to Work Product, the Work Product is capable of being used for the purposes intended by the District, and, as to any Improvements, the Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended; and (iv) as to any Improvements, all known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

SECTION 4. ASSIGNMENT OF CONTRACTS. The District may accept the assignment of certain contracts. Such acceptance is predicated upon: (i) each contractor providing a bond in the form and manner required by Section 255.05, *Florida Statutes*, or the Landowner providing adequate alternative security in compliance with Section 255.05, *Florida Statutes*, if required; and (ii) receipt by the District of a release from each general contractor acknowledging each assignment and the validity thereof, acknowledging the furnishing of the bond or other security required by Section 255.05, *Florida Statutes*, if any, and waiving any and all claims against the District arising as a result of or connected with such assignment. Until such time as the Assessment Area Three Bonds are actually issued, the Landowner agrees to provide such funds as are needed by the District to make all payments for any such assigned contracts when and as needed by the District.

SECTION 5. CONVEYANCE OF REAL PROPERTY.

A. Conveyance. In the event that real property interests are to be conveyed by the Landowner, or any other owner of lands within Assessment Area, and acquired by the District in connection with the acquisition or construction of the Improvements, and as mutually agreed upon by the District and the Landowner, then in such event, the Landowner agrees that it will convey or cause to be conveyed to the District at or prior to the Acquisition Date by a special warranty deed, or non-exclusive easement, as reasonably acceptable to the District together with a metes and bounds or other legal description, the Real Property upon which the Improvements are constructed or which are necessary for the operation and maintenance of, and access to the Improvements. The Parties agree that in no event shall the purchase price for the Real Property exceed the lesser of the actual cost to the Landowner or the value of an appraisal obtained by the District for this purpose. The Parties agree that the purchase price shall not include amounts attributable to the value of improvements on the Real Property and other improvements serving the Real Property that have been, or will be, funded by the District. The District may determine in its reasonable discretion that fee title is not necessary and in such cases shall accept such other interest in the lands upon which the Improvements are constructed as the District deems reasonably acceptable. Such special warranty deed or other instrument shall be subject to a reservation by Landowner of its right and privilege to use the area conveyed to construct any Improvements and any future improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of the development) not inconsistent with the District's use, occupation or enjoyment thereof.

The Landowner shall pay the cost for recording fees and documentary stamps required, if any, for the conveyance of the lands upon which the Improvements are constructed. The Landowner shall be responsible for all taxes and assessments levied on the lands upon which the Improvements are constructed until such time as the Landowner conveys said lands to the District. At the time of conveyance, the District may require, at Landowner's expense, an owner's title insurance policy in a form satisfactory to the District. In the event the title search reveals exceptions to title which render title unmarketable or which, in the District's reasonable discretion, would materially interfere with the District's use of such lands, the District shall not be required to accept such conveyance of Real Property and/or any related Improvements or Work Product.

B. *Boundary or Other Adjustments.* Landowner and the District agree that reasonable future boundary adjustments may be made as deemed necessary and approved by both Parties in order to accurately describe lands conveyed to the District and lands which remain in Landowner's ownership; provided, however, that such future boundary adjustments shall not affect the ability of the Landowner to have the lots developed. The Parties agree that any land transfers made to accommodate such adjustments shall be accomplished by donation. However, the party requesting such adjustment shall pay any transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, recording fees or other costs.

SECTION 6. TAXES, ASSESSMENTS, AND COSTS.

A. *Taxes and Assessments on Property Being Acquired.* The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, the Landowner agrees to place in escrow with the Polk County Tax Collector an amount equal to the current ad valorem taxes and non-ad valorem assessments prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.

1. If and only to the extent the property acquired by the District is subject to ad valorem taxes or non-ad valorem assessments, the Landowner agrees to reimburse the District for payment, or pay on its behalf, any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed.

2. Nothing in this Agreement shall prevent the District from asserting any rights to challenge any taxes or assessments imposed, if any, on any property of the District.

B. *Notice.* The Parties agree to provide notice to the other within ten (10) calendar days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement or notice of any other taxes assessments or costs imposed on the property acquired by the District as described in Subsection A above. The Landowner covenants to make any payments due hereunder in a

timely manner in accordance with Florida law. In the event that the Landowner fails to make timely payment of any such taxes or costs, the Landowner acknowledges the District's right to make such payment. If the District makes such payment, the Landowner agrees to reimburse the District within thirty (30) calendar days of receiving notice of such payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which accrued to the District as a result of making such a payment, including interest at the maximum rate allowed by law from the date of the payment made by the District.

C. Tax liability not created. Nothing herein is intended to create or shall create any new or additional tax liability on behalf of the Landowner or the District. Furthermore, the Parties reserve all respective rights to challenge, pay under protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

SECTION 7. ACQUISITION IN ADVANCE OF RECEIPT OF PROCEEDS. The District and Landowner hereby agree that an acquisition by the District may be completed prior to the District obtaining proceeds from the Assessment Area Three Bonds (the "Prior Acquisitions"). The District agrees to pursue the issuance of the Assessment Area Three Bonds in good faith and, within thirty (30) days from the issuance of such Assessment Area Three Bonds, to make payment for any Prior Acquisitions completed pursuant to the terms of this Agreement; provided, however, that in the event Bond Counsel determines that any such Prior Acquisitions are not properly compensable for any reason, including, but not limited to, federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to make payment for such Prior Acquisitions. Interest shall not accrue on the amounts owed for any Prior Acquisitions. In the event the District does not or cannot issue the Assessment Area Three Bonds within five (5) years from the date of this Agreement, and, thus does not make payment to the Landowner for the Prior Acquisitions, the Parties agree that the District shall have no reimbursement obligation whatsoever. The Landowner acknowledges that the District intends to convey some or all of the Improvements to the State of Florida, the City of Haines City, and/or Polk County, and consents to the District's conveyance of such improvements prior to payment for any Prior Acquisitions.

SECTION 8. DEFAULT. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance, but excluding special, consequential or punitive damages.

SECTION 9. INDEMNIFICATION. For all actions or activities which occur prior to the date of the acquisition of the relevant Real Property, Improvement or Work Product hereunder, the Landowner agrees to indemnify and hold harmless the District and its officers, staff, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or claims of any nature arising out of, or in connection with, the use by the Landowner, its officers, agents, employees, invitees or affiliates, of the Real Property, Improvement, or Work Product, including litigation or any appellate proceedings with respect thereto, irrespective of the date of the initiation or notice of the claim, suit, etc.; provided, however, that the Landowner shall not indemnify the District for a default by

the District under this Agreement or the use of such Real Property, Improvement or Work Product by the District, its engineers, employees, contractors, or such persons' or entities' negligence.

SECTION 10. ENFORCEMENT OF AGREEMENT. In the event that any Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the substantially prevailing party shall be entitled to recover from the other(s) all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 11. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the District and the Landowner relating to the subject matter of this Agreement.

SECTION 12. AMENDMENTS. This Agreement shall constitute the entire agreement between the Parties regarding the subject matter hereof and may be modified in writing only by the mutual agreement of all Parties, and with regards to material amendments, with the prior written consent of the Trustee for the Assessment Area Three Bonds acting at the direction of the bondholders owning a majority of the aggregate principal amount of the Assessment Area Three Bonds then outstanding.

SECTION 13. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Landowner. The District and the Landowner have complied with all the requirements of law. The District and the Landowner have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 14. NOTICES. All notices, requests, consents and other communications under this Agreement (the "Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to the District: Westside Haines City
Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kilinski | Van Wyk
517 E. College Avenue
Tallahassee, Florida 32301
Attn: Westside Haines City CDD, District Counsel

B. If to Landowner: GLK Real Estate LLC
346 East Central Avenue
Winter Haven, Florida 33880
Attn: Lauren O. Schwenk

With a copy to: Straughn & Turner, P.A.
255 Magnolia Avenue SW
Winter Haven, Florida 33880
Attn: Richard E. Straughn

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

SECTION 15. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Landowner as an arm's length transaction. All Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any Party hereto.

SECTION 16. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Landowner and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the District and the Landowner any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Landowner and their respective representatives, successors, and assigns. Notwithstanding the foregoing, nothing in this paragraph shall be construed as impairing or modifying the rights of any bondholders of Assessment Area Three Bonds issued by the District for the purpose of acquiring any Work Product, Improvements and/or Real Property. Also, notwithstanding anything herein to the contrary, the Trustee for the Assessment Area Three Bonds, on behalf of the owners of the Assessment Area Three Bonds, shall be a direct third-party beneficiary acting at the direction of the bondholders owning more than 50% of an aggregate principal amount of the applicable Assessment Area Three Bonds then outstanding, be entitled to cause the District to enforce the Landowner's obligations hereunder.

SECTION 17. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by either Party only upon the written consent of the other, which consent shall not be unreasonably withheld, and the Trustee acting on behalf of the Bondholders owning a majority of the aggregate principal amount of the Assessment Area Three Bonds then outstanding. Such consent shall not be required in the event of a sale of the majority of the Assessment Area Three Project then-owned by the Landowner pursuant to which the unaffiliated purchaser agrees to assume any remaining obligations of the Landowner under this Agreement. Upon the merger, amendment, or name change of the District, the Agreement will be assumed by operation of law by the District's successor in interest and no consent to such assumption shall be required.

SECTION 18. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Polk County, Florida.

SECTION 19. EFFECTIVE DATE. This Agreement shall be effective upon its execution by the District and the Landowner.

SECTION 20. TERMINATION. This Agreement may be terminated by the District without penalty in the event that the District does not issue its proposed Assessment Area Three Bonds within five (5) years from the date of this Agreement.

SECTION 21. PUBLIC RECORDS. The Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and will be treated as such in accordance with Florida law.

SECTION 22. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 23. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and

acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Remainder of this page left intentionally blank]

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

ATTEST:

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Warren K. Heath II
Chairperson, Board of Supervisors

WITNESS:

GLK REAL ESTATE LLC,
a Florida limited liability company

[Print Name]

Print Name: _____
Title: _____

WITNESS:

GLK REAL ESTATE LLC,
a Florida limited liability company

[Print Name]

Print Name: Lauren O. Schwenk
Title: Manager

- Exhibit A:** *Third Amended and Restated Engineer's Report*, dated January 28, 2026
- Exhibit B:** Legal Description of Landowner Lands (Wynnstone Phase 2)

EXHIBIT A: ENGINEER'S REPORT

EXHIBIT B: LEGAL DESCRIPTION OF LANDOWNER LANDS

SECTION D

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Meredith W. Hammock, Esq.
Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301

**COLLATERAL ASSIGNMENT AND ASSUMPTION OF
DEVELOPMENT RIGHTS RELATING TO THE
ASSESSMENT AREA THREE PROJECT
[WYNNSTONE PHASE 2]**

THIS COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS RELATING TO THE ASSESSMENT AREA THREE PROJECT [WYNNSTONE PHASE 2] (the “Assignment”) is made this ___ day of _____ 2026, by and between:

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 219 East Livingston Street, Orlando Florida 32801 (the “District”), and

GLK REAL ESTATE LLC, a Florida limited liability company, the developer and owner of certain lands within the District, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880, and its successors and assigns (the “Landowner” and, together with the District, the “Parties” and each individually, a “Party”).

RECITALS

WHEREAS, Landowner is the majority owner and the developer of that certain real property within the District as more particularly described in **Exhibit A**, attached hereto and incorporated herein (“Assessment Area Three”); and

WHEREAS, the District proposes to issue its \$4,055,000 Westside Haines City Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three Project) (the “Assessment Area Three Bonds”), to finance certain improvements which will benefit all of Assessment Area Three, as identified in the *Third Amended and Restated Engineer’s Report*, dated January 28, 2026 (the “Engineer’s Report” the improvements relating to Assessment Area Three, the “Assessment Area Three Project,” and the improvements relating to Wynnstone Phase 2 the “Assessment Area Three Project”); and

WHEREAS, among the security for the repayment of the Assessment Area Three Bonds are the debt special assessments levied against Assessment Area Three (the “Assessment Area Three Special Assessments”); and

WHEREAS, the Developer intend that Assessment Area Three will be platted and fully developed into a total of 210 single family residential units (together, the “Lots”), and the Lots will be ultimately owned by homebuilders or end users which are unrelated to the Landowner or its affiliated entities, as contemplated by the Engineer’s Report and as further described in the *Master Assessment Methodology*, dated October 20, 2025, as supplemented by that *Preliminary Supplemental Assessment Methodology - Assessment Area Three*, dated January 28, 2026 (together, the “Assessment Methodology”), all such Lots and associated improvements being referred to herein as “Assessment Area Three” and the final platting of Assessment Area Three and the allocation of all Assessment Area Three Special Assessments (hereinafter defined) consistent with the Engineer’s Report and the Assessment Methodology hereinafter, “Development Completion”; and

WHEREAS, the Assessment Area Three Project is being partially financed with the proceeds of the Assessment Area Three Bonds as further detailed in the Engineer’s Report; and

WHEREAS, the failure to achieve Development Completion may increase the likelihood that the purchasers of the Assessment Area Three Bonds will not receive the full benefit of their investment in the Assessment Area Three Bonds; and

WHEREAS, during the period in which Assessment Area Three is being developed and the Assessment Area Three Project has yet to reach Development Completion, there is an increased likelihood that adverse changes to local or national economic conditions may result in a default in the payment of the Assessment Area Three Special Assessments securing the Assessment Area Three Bonds; and

WHEREAS, in the event of default in the payment of the Assessment Area Three Special Assessments securing the Assessment Area Three Bonds, or in the payment of a True-Up Obligation (as defined in the *Agreement by and between the Westside Haines City Community Development District and GLK Real Estate LLC Regarding True-Up as to Assessment Area Three Special Assessments*, dated _____, 2026, or in the event of any other Event of Default (as defined herein), the District requires, in addition to the remedies afforded the District under the *Master Trust Indenture* dated as of July 1, 2021 (the “Master Indenture”), as supplemented by that *Third Supplemental Trust Indenture* dated as of _____, 2026 (the “Third Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), pursuant to which the Assessment Area Three Bonds are being issued, and the other Agreements being entered into by Landowner concurrent herewith with respect to the Assessment Area Three Bonds and the Assessment Area Three Special Assessments (the Indentures and Agreements being referred to collectively as the “Bond Documents”, and such remedies being referred to collectively as the “Remedial Rights”), certain Remedial Rights with respect to the Development Rights (defined below) in order to complete or enable a third party to complete development of the Assessment Area Three Project.

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

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Assignment.

2. COLLATERAL ASSIGNMENT.

(a) Subject to the terms and conditions of this Assignment, Landowner hereby collaterally assigns to the District, to the extent assignable, all of Landowner's development rights, permits, entitlements and work product relating to development of Assessment Area Three Project, and the Landowner's rights as declarant of any property owner or homeowner association with respect to Assessment Area Three Project (collectively, the "Development Rights"), as security for Landowner's payment and performance of all of its obligations arising under the Bond Documents, including, without limitation, payment of the Assessment Area Three Special Assessments levied against Assessment Area Three that is owned by Landowner, its successors and assigns, and any True-Up Obligation. The Development Rights shall include, without limitation, the items listed in subsections (i) through (ix) below as they pertain to development of the Assessment Area Three Project, but shall specifically exclude any portion of the Development Rights which relate solely to (x) Lots which have been or are conveyed to homebuilders unaffiliated with the Landowner or to homebuyers effective as of such conveyance, or (y) any portion of Assessment Area Three Project which has been transferred, dedicated and/or conveyed, or is in the future conveyed, to the City of Haines City, Florida (the "City"), Polk County, Florida (the "County"), the District, any utility provider, governmental or quasi-governmental entity, any homeowner's or property owner's association or other governing entity or association as may be required by applicable permits, approvals, plats or entitlements or regulations affecting the District, if any, in each case effective as of such transfer, conveyance and/or dedication, as applicable:

- i. Any declaration of covenants of a homeowner's association governing Assessment Area Three, as recorded in the Official Records of Polk County, Florida, and as the same may be amended and restated from time to time, including, without limitation, all of the right, title, interest, powers, privileges, benefits and options of the "Landowner" or "Declarant" thereunder.
- ii. Engineering and construction plans and specifications for grading, traffic capacity analyses, roadways, site drainage, storm water drainage, signage, water distribution, wastewater collection, and other improvements to or affecting Assessment Area Three.
- iii. Preliminary and final plats and/or site plans for Assessment Area Three.
- iv. Architectural plans and specifications for public buildings and other improvements to Assessment Area Three, other than those associated with homebuilding and home construction.

- v. Permits, approvals, agreements, resolutions, variances, licenses, and franchises and applications therefor whether approved or in process pending before or granted by governmental authorities, or any of their respective agencies, for or affecting the development of Assessment Area Three and construction of improvements thereon.
- vi. Contracts with engineers, architects, land planners, landscape architects, consultants, contractors, and suppliers for or relating to the development of Assessment Area Three or the construction of improvements thereon, together with all warranties, guaranties and indemnities of any kind or nature associated therewith.
- vii. Franchise or other agreements for the provision of water and wastewater service to Assessment Area Three, and all hookup fees and utility deposits paid by Assignor in connection therewith.
- viii. Permit fees, impact fees, deposits and other assessments and impositions paid by Assignor to any governmental authority or utility and capacity reservations, impact fee credits and other credits due to Assignor from any governmental authority or utility provider, including credit for any dedication or contribution of Assessment Area Three by Assignor in connection with the development of the Assessment Area Three or the construction of improvements thereon.
- ix. All future creations, changes, extensions, revisions, modifications, substitutions, and replacements of any of the foregoing and any guarantees of performance of obligations to Assignor arising thereunder by any means, including, but not limited to, pursuant to governmental requirements, administrative or formal action by third parties, or written agreement with governmental authorities or third parties.

(b) This Assignment is not intended to and shall not impair or interfere with the development of the Assessment Area Three property, including, without limitation, Landowner's contracts with homebuilders, if any, and end users (collectively, the "Sales Contracts"), and shall only be inchoate and shall become an effective and absolute assignment and assumption of the Development Rights, from time to time, only upon the District's exercise of its rights hereunder upon a failure of Landowner to pay the Assessment Area Three Special Assessments levied against the portion of Assessment Area Three owned by the Landowner, from time to time, failure of Landowner to satisfy a True-Up Obligation, or any other Event of Default hereunder. The District shall not be deemed to have assumed any obligations associated with the Development Rights unless and until the District exercises its rights under this Assignment, and then only to the extent of such exercise.

(c) If this Assignment has not become absolute, it shall automatically terminate upon the earliest to occur of the following events: (i) payment in full of the principal and interest associated with the Assessment Area Three Bonds; (ii) Development Completion; (iii) transfer of any Development Rights to the City, the County, the State, the District, any utility provider, any other governmental or quasi-governmental entity, or any homeowners' or property owner's association but only to the extent of such transfer; or (iv) transfer of any portion of the GLK Real Estate LLC

Assessment Area Three Project to an unaffiliated homebuilder or end user but only as to such portion transferred, from time to time.

3. WARRANTIES BY LANDOWNER. Landowner represents and warrants to the District that:

(a) Landowner is not prohibited under any agreement with any other person or under any judgment or decree from the execution, delivery and performance of this Assignment and Landowner has not made any assignment of the rights contained herein to any person other than the District.

(b) No action has been brought or threatened which would in any way interfere with the right of Landowner to execute this Assignment and perform all of Landowner's obligations herein contained.

(c) Any transfer, conveyance or sale of the Assessment Area Three Project shall subject any and all affiliates or successors-in-interest of Landowner as to the Assessment Area Three Project or any portion thereof, to this Assignment to the extent of the portion of the Assessment Area Three Project so conveyed, except to the extent described in Section 2 above.

4. COVENANTS. Landowner covenants with the District that for so long as this Assignment shall remain in effect pursuant to the terms hereof:

(a) Landowner will use reasonable, good faith efforts to (i) fulfill, perform, and observe each and every material condition and covenant of Landowner relating to the Development Rights, and (ii) give notice to District of any default with respect to any of the Development Rights.

(b) The Development Rights include all of Landowner's rights to modify the Development Rights, to terminate the Development Rights, and to waive or release the performance or observance of any obligation or condition of the Development Rights; provided, however, that this Assignment does not and shall not (i) pertain to lands outside of the District not relating or necessary to development of the Assessment Area Three Project, or (ii) limit Landowner's right, from time to time, to modify, waive or release the Development Rights, subject to Section 4(c) below and Landowner's obligations under the Bond Documents.

(c) Landowner agrees not to take any action that would decrease the development entitlements to a level below the amount necessary to support the then-outstanding Assessment Area Three Special Assessments or would materially impair or impede the ability to achieve Development Completion.

5. EVENTS OF DEFAULT. Any breach of Landowner's warranties contained in Section 3 hereof, any breach of covenants contained in Section 4 hereof which is not cured within sixty (60) days after receipt of written notice thereof, or any breach of Landowner under any other Bond Documents, which default is not cured within any applicable cure period, will constitute an "Event of Default", under this Assignment.

6. REMEDIES UPON DEFAULT. Upon an Event of Default, or the transfer of title to any portion of the Assessment Area Three Project owned by Landowner to the District or its designee pursuant to a judgment of foreclosure entered by a court of competent jurisdiction or a deed in lieu of foreclosure to the District or its designee or the acquisition of title to such property through the sale of tax certificates, the District may, as the District's sole and exclusive remedies under this Assignment, take any or all of the following actions, at the District's option:

(a) Perform or cause to be performed any and all obligations of Landowner relating to the Development Rights and exercise or cause to be exercised any and all rights of Landowner therein as fully as Landowner could;

(b) Initiate, appear in, or defend any action arising out of or affecting the Development Rights; and,

(c) Further assign any and all of the Development Rights to a third party acquiring title to the Assessment Area Three Project or any portion thereof from the District or at a District foreclosure sale.

7. AUTHORIZATION IN EVENT OF DEFAULT. In the Event of Default, Landowner does hereby authorize and shall direct any party to any agreements relating to the Development Rights to tender performance thereunder to the District upon written notice and request from the District. Any such performance in favor of the District shall constitute a full release and discharge to the extent of such performance as fully as though made directly to Landowner. Notwithstanding the foregoing or anything to the contrary set forth in this Assignment, no exercise by the District or the District's rights under this Assignment shall operate to release Landowner from its obligations under this Assignment.

8. ATTORNEYS' FEES AND COSTS. In the event that any Party is required to enforce this Assignment by court proceedings or otherwise, then the Parties agree that the substantially prevailing Party shall be entitled to recover from the other(s) all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. AUTHORIZATION. The execution of this Assignment has been duly authorized by the appropriate body or official of the Parties; the Parties have complied with all the requirements of law; and the Parties have full power and authority to comply with the terms and provisions of this instrument.

10. NOTICES. All notices, requests, consents and other communications under this Assignment (the "Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties as follows:

- A.** If to the District: Westside Haines City
Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager
- With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: Westside Haines City CDD, District Counsel
- B.** If to Landowner: GLK Real Estate LLC
346 East Central Avenue
Winter Haven, Florida 33880
Attn: Lauren O. Schwenk
- With a copy to: Straughn & Turner, P.A.
255 Magnolia Avenue SW
Winter Haven, Florida 33880
Attn: Richard E. Straughn

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

11. ARM'S LENGTH TRANSACTION. This Assignment has been negotiated fully between the Parties as an arm's length transaction. Both Parties participated fully in the preparation of this Assignment and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Assignment, both Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Landowner.

12. THIRD-PARTY BENEFICIARIES. This Assignment is solely for the benefit of the District and the Landowner and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Assignment. Nothing in this Assignment expressed or implied is intended or shall be construed to confer upon any person or entity other than the District and the Landowner any right, remedy, or claim under or by reason of this Assignment or any of the provisions or conditions of this Assignment; and all of the

provisions, representations, covenants, and conditions contained in this Assignment shall inure to the sole benefit of and shall be binding upon the District and the Landowner and their respective representatives, successors, and assigns, subject to the provisions hereof regarding the automatic release of portions of Assessment Area Three herefrom upon a prior transfer.

Notwithstanding the foregoing, the Trustee, acting at the direction of the Majority Holders of the Assessment Area Three Bonds, shall have the right to directly enforce the provisions of this Assignment. The Trustee shall not be deemed to have assumed any obligations under this Assignment. This Assignment may not be assigned or materially amended without the consent of the Trustee, acting at the direction of the Majority Holders of the Assessment Area Three Bonds, which consent shall not be unreasonably withheld.

13. AMENDMENT. Subject to the second paragraph of Section 12 herein, amendments to and waivers of the provisions contained in this Assignment may be made only by an instrument in writing which is executed by both the District and the Landowner.

14. MISCELLANEOUS. Unless the context requires otherwise, whenever used herein, the singular number shall include the plural, the singular, and the use of any gender shall include all genders. The terms “person” and “party” shall include individuals, firms, associations, joint ventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, and all other groups and combinations. Titles of paragraphs contained herein are inserted only as a matter of convenience and for reference and in no way define, limit, extend, or describe the scope of this Assignment or the intent of any provisions hereunder. This Assignment shall be construed under Florida law.

15. APPLICABLE LAW AND VENUE. This Assignment and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the exclusive venue for any litigation arising out of or related to this Assignment shall be in a court of appropriate jurisdiction, in and for Polk County, Florida.

16. PUBLIC RECORDS. The Landowner understands and agrees that all documents of any kind provided to the District in connection with this Assignment may be public records and treated as such in accordance with Florida law.

17. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Assignment shall not affect the validity or enforceability of the remaining portions of this Assignment, or any part of this Assignment not held to be invalid or unenforceable.

18. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Assignment shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, and nothing in this Assignment shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

19. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Assignment are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Assignment.

20. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which when executed and delivered shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Signature pages follow]

IN WITNESS WHEREOF, the Parties have caused this Assignment to be executed and delivered on the day and year first written above.

WITNESSES:

GLK REAL ESTATE LLC,
a Florida limited liability company

Print Name: _____
Address: _____

Print Name: Lauren O. Schwenk
Title: Manager

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 2026, by Lauren O. Schwenk, as Manager of GLK Real Estate LLC, on behalf of the company.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESSES:

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____
Address: _____

Warren K. Heath, II
Chairperson, Board of Supervisors

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 2026, by Warren K. Heath, II, as Chairperson of the Board of Supervisors of Westside Haines City Community Development District.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Exhibit A: Legal Description of Assessment Area Three

Exhibit A: Legal Description of Assessment Area Three

SECTION E

This instrument was prepared by and upon recording should be returned to:

Roy Van Wyk, Esq.
Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301

**DECLARATION OF CONSENT TO JURISDICTION OF
WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
AND TO IMPOSITION OF SPECIAL ASSESSMENTS

(WYNNSTONE PHASE 2 SPECIAL ASSESSMENTS)**

GLK REAL ESTATE LLC, a Florida limited liability company (the “**Landowner**”), is the owner of those lands as more particularly described in **Exhibit A** attached hereto (the “**Property**”), located within the boundaries of the Westside Haines City Community Development District (the “**District**”) and within the boundaries of the area known as “**Wynnstone Phase 2.**” The Landowner, intending that it and its successors in interest and assigns shall be legally bound by this Declaration, hereby declares, acknowledges and agrees as follows:

1. The District is, and has been at all times, on and after March 18, 2021, a legally created, duly organized, and validly existing community development district under the provisions of Chapter 190, *Florida Statutes*, as amended (the “**Act**”). Without limiting the generality of the foregoing, the Landowner acknowledges that: (a) the petition filed with the Polk County Board of County Commissioners (the “**County**”), relating to the creation of the District contained all matters required by the Act to be contained therein and was filed in the manner and by the persons required by the Act; (b) Ordinance No. 21-017, enacted by the County and effective on March 18, 2021, was duly and properly adopted by the County in compliance with all applicable requirements of law; (c) Ordinance No. 22-071, enacted by the County and effective on November 7, 2022, was duly and properly adopted by the County in compliance with all applicable requirements of law; (d) Ordinance No. 2023-065, adopted by the County and effective on October 3, 2023, was duly and properly adopted by the County in compliance with all applicable requirements of law; and (e) the members of the Board of Supervisors of the District (the “**Board**”) were and are duly and properly designated and/or elected pursuant to the Act to serve in their official capacities and had the authority and right to authorize, approve and undertake all actions of the District approved and undertaken from March 18, 2021, to and including the date of this Declaration.

2. The Landowner, for itself and its heirs, successors and assigns, hereby confirms and agrees that the debt special assessments (the “**Wynnstone Phase 2 Special Assessments**”) imposed by, but not limited to, Resolutions 2021-25, 2021-26, 2021-29, 2024-08, 2024-09, 2024-10, and any supplemental resolutions thereto (collectively, the “**Assessment Resolutions**”) have been duly adopted by the Board, and all proceedings undertaken by the District with respect thereto have been in accordance with applicable Florida law, that the District has taken all action necessary to levy and impose the Wynnstone Phase 2 Special Assessments, and the Wynnstone Phase 2 Special Assessments are legal, valid and binding first liens upon the Property co-equal

with the lien of all state, county, city, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid.

3. The Landowner, for itself and its heirs, successors and assigns, hereby waives the right granted in Chapter 170.09, *Florida Statutes*, to prepay the Wynnstone Phase 2 Special Assessments without interest within thirty (30) days after the improvements are completed, in consideration of the rights granted by the District to prepay the Wynnstone Phase 2 Special Assessments in full at any time or in part one time, but with interest, under the circumstances set forth in the Assessment Resolutions of the District levying the Wynnstone Phase 2 Special Assessments.

4. The Landowner hereby expressly acknowledges, represents and agrees that (i) the Wynnstone Phase 2 Special Assessments, the Assessment Resolutions, and the terms of the financing documents related to the District's issuance of the Westside Haines City Community Development District Special Assessment Bonds, Series 2025 (Wynnstone Phase 2 Project) (the "**Wynnstone Phase 2 Bonds**"), or securing payment thereof and all other documents and certifications relating to the issuance of the Wynnstone Phase 2 Bonds (the "**Financing Documents**"), are valid and binding obligations enforceable in accordance with their terms; (ii) there are no claims or offsets whatsoever against, or defenses or counterclaims whatsoever to, payments of the Wynnstone Phase 2 Special Assessments or claims of invalidity, deficiency or unenforceability of the Wynnstone Phase 2 Special Assessments and Financing Documents (and the Landowner hereby expressly waives any such claims, offsets, defenses or counterclaims); (iii) the Landowner expressly waives and relinquishes any argument, claim or defense that foreclosure proceedings cannot be commenced until one (1) year after the date of the Landowner's default and agrees that, immediate use of remedies in Chapter 170, *Florida Statutes*, is an appropriate and available remedy, notwithstanding the provisions of Section 190.026, *Florida Statutes*; (iv) to the extent Landowner fails to timely pay any Wynnstone Phase 2 Special Assessments collected by mailed notice of the District, such unpaid Wynnstone Phase 2 Special Assessments and future Wynnstone Phase 2 Special Assessments may be placed on the tax roll by the District for collection by the Tax Collector pursuant to Section 197.3632, *Florida Statutes*, in any subsequent year; and (v) the Landowner hereby waives, to the extent permitted by law, any and all rights to challenge the validity of: any argument, claim or defense resulting from any defect or omission of any and all District notices, meetings, workshops, public hearings and other proceedings in relation to the Wynnstone Phase 2 Special Assessments or the Wynnstone Phase 2 Bonds that were conducted on or prior to the date hereof.

5. This Declaration shall represent a lien of record for purposes of Chapter 197, *Florida Statutes*, including, without limitation, Section 197.573, *Florida Statutes*. Other information regarding the Wynnstone Phase 2 Special Assessments is available from the District Manager (Governmental Management Services – Central Florida, LLC), 219 E. Livingston Street, Orlando, Florida 32801.

THE DECLARATIONS, ACKNOWLEDGEMENTS AND AGREEMENTS CONTAINED HEREIN SHALL BE BINDING ON THE LANDOWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE PROPERTY IS PLATTED

AT SUCH TIME. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS DECLARATION TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT, AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS DECLARATION. THIS DECLARATION AND CONSENT SHALL BE A COVENANT RUNNING WITH THE TITLE TO LANDS DESCRIBED HEREIN.

[Signature page to follow]

EFFECTIVE THIS 17th day of November 2025.

IN WITNESS WHEREOF, Landowner and the District have caused this Consent to be executed and delivered on the day and year first written above.

WITNESSES:

GLK REAL ESTATE LLC
a Florida limited liability company

Jessica Spence
Print Name: Jessica Spence
Address: 346 E Central Ave
Winter Haven, FL 33880

Lauren O. Schwenk
By: Lauren O. Schwenk
Its: Manager

Lindsey E Roden
Print Name: Lindsey Roden
Address: 346 E Central Ave
Winter Haven, FL 33880

STATE OF Florida
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this 17 day of November 2025, by Lauren O. Schwenk, as Manager of
GLK Real Estate LLC.

Lindsey E Roden
(Official Notary Signature)
Name: Lindsey E Roden
Personally Known
OR Produced Identification _____
Type of Identification _____

[notary seal]

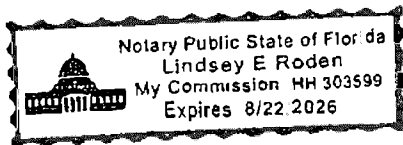


EXHIBIT A – LEGAL DESCRIPTION OF WYNNSTONE PHASE 2

Tracts F-1 and F-2 of Wynnstone Phase 1, as recorded in plat Book 213, Page 16 of the public records of Polk County, Florida.

Together with:

Lots 1 through 11, Block 7	Parcel Number 272619705018031763
Lots 1 through 42, Block 5	Parcel Number 272619705018031762
Lots 1 through 14, Block 3	Parcel Number 272619705018031764
Lots 1 through 8, Block 1	Parcel Number 272619705018031765
Lots 9 through 12, Block 1	Parcel Number 272619705018031766
Lots 1 through 12, Block 2	Parcel Number 272619705018031777
Lots 1 through 14, Block 4	Parcel Number 272619705018031775
Lots 1 through 61, Block 6	Parcel Number 272619705018031772
Lots 1 through 22, Block 8	Parcel Number 272619705018031774
Lots 1 through 22, Block 10	Parcel Number 272619705018031773

of that plat of Wynnstone Phase 2, being a replat of Tracts F-1 and F-2 of Wynnstone Phase 1, recorded in OR Book 217, Pages 36-40 of the public records of Polk County, Florida.

SECTION F

This Instrument Prepared by
and return to:

This space reserved for use by the
Clerk of the Circuit Court

Meredith W. Hammock, Esq.
Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301

**WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF LIEN OF SPECIAL ASSESSMENTS FOR
SPECIAL ASSESSMENT BONDS, SERIES 2026
(ASSESSMENT AREA THREE PROJECT)**

PLEASE TAKE NOTICE that the Board of Supervisors of the Westside Haines City Community Development District (the “District”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolutions 2021-25, 2021-26, 2021-29, and 2024-___ (together, the “Assessment Resolutions”), confirming and certifying the lien of non-ad valorem special assessments on certain real property located within the boundaries of the District that will be specially benefitted by the Assessment Area Three Project described in such Assessment Resolutions. Said assessments are pledged to secure the Westside Haines City Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three Project) (the “Assessment Area Three Bonds”). The legal description of the lands on which said special assessments are imposed is attached to this Notice (the “Notice”), as **Exhibit A**. The special assessments are imposed on benefitted property within the District as described in the *Master Assessment Methodology*, dated October 20, 2025, as supplemented by that *Preliminary Supplemental Assessment Methodology - Assessment Area Three*, dated January 28, 2026 (together, the “Assessment Report”), approved by the District. A copy of the Assessment Report and the Assessment Resolutions may be obtained by contacting the District at: Westside Haines City Community Development District, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801; Ph: (407) 841-5524. The non

ad-valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special assessments constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. The District may collect assessments on any of the lands described in the attached **Exhibit A** by any method authorized by law, which method may change from year to year.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

THE LIEN FOR THE SPECIAL ASSESSMENTS IS STATUTORY AND NO FILING IS NECESSARY IN ORDER TO PERFECT OR PROVIDE RECORD NOTICE THEREOF. THIS NOTICE IS FOR INFORMATION PURPOSES. IN ADDITION TO THE MINUTES, RECORDS AND OTHER MATERIAL OF THE DISTRICT AVAILABLE FROM THE DISTRICT, THIS ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF SECTION 197.573 OF THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF THE FLORIDA STATUTES AND ANY OTHER APPLICABLE LAW.

[Signatures on following page]

IN WITNESS WHEREOF, this Notice has been executed and effective as of the ____ day of _____ 2026, and recorded in the Official Records of Polk County, Florida.

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT

Warren K. Heath, II
Chairperson, Board of Supervisors

Witness

Witness

Print Name

Print Name

Address

Address

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 2026, by Warren K. Heath, II as Chairperson of the Board of Supervisors for the Westside Haines City Community Development District.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A - LEGAL DESCRIPTION OF ASSESSMENT AREA THREE

[Legal Description to be added]

SECTION G

RESOLUTION 2026-11

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA THREE PROJECT) ("ASSESSMENT AREA THREE BONDS"); MAKING CERTAIN ADDITIONAL FINDINGS AND CONFIRMING AND/OR ADOPTING AN ENGINEER'S REPORT AND A SUPPLEMENTAL ASSESSMENT REPORT; DELEGATING AUTHORITY TO PREPARE FINAL REPORTS AND UPDATE THIS RESOLUTION; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE ASSESSMENT AREA THREE BONDS; ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENT AREA THREE ASSESSMENTS SECURING THE ASSESSMENT AREA THREE BONDS; ADDRESSING PREPAYMENTS; ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Westside Haines City Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the issuance of bonds secured by the imposition of special assessments on benefited properties within the District; and

WHEREAS, the District's Board of Supervisors ("**Board**") previously adopted, after proper notice and public hearing, Resolution Nos. 2021-25, 2021-26 and 2021-29 (together, the "**Master Assessment Resolution**"), relating to the imposition, levy, collection and enforcement of such special assessments, and establishing a master lien over the property within the District, which lien remains inchoate until the District issues bonds, as provided in the Master Assessment Resolution; and

WHEREAS, the Master Assessment Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution may be adopted to set forth the specific terms of the bonds and certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, and the application of receipt of any true-up proceeds; and

WHEREAS, on January 2, 2025, and in order to finance all or a portion of what is known as "Wynnstone Phase 2" ("**Assessment Area Three Project**"), the District adopted Resolution 2026-___ ("**Delegated Award Resolution**"), which authorized the District to enter into a *Bond Purchase Contract* and sell its Special Assessment Bonds, Series 2026 ("**Assessment Area Three Bonds**") within certain parameters set forth in the Delegated Award Resolution; and

WHEREAS, the District intends to secure the Assessment Area Three Bonds by levying debt service special assessments (“**Assessment Area Three Assessments**”) pursuant to the terms of the Master Assessment Resolution, in accordance with the supplemental trust indenture applicable to the Assessment Area Three Bonds and associated financing documents; and

WHEREAS, pursuant to and consistent with the Master Assessment Resolution and Delegated Award Resolution, the District desires to authorize the finalization of its Assessment Area Three Assessments, among other actions.

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

1. **INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

2. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and the Master Assessment Resolution.

3. **ADDITIONAL FINDINGS; ADOPTION OF ENGINEER’S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT.** The Board hereby finds and determines as follows:

- a. The *Third Amended and Restated Engineer’s Report*, dated January 28, 2026, as amended and supplemented from time to time, attached to this Resolution as **Exhibit A (“Engineer’s Report”)**, identifies and describes, among other things, the presently expected components and estimated costs of the District’s master capital improvement plan (a portion of which is anticipated to be financed with the Assessment Area Three Bonds). The District hereby confirms that the Assessment Area Three Project serves a proper, essential and valid public purpose. The Engineer’s Report is hereby approved, adopted, and confirmed in substantial form. The District authorizes and ratifies its use in connection with the sale of the Assessment Area Three Bonds, subject to any changes deemed necessary under Section 4.a herein.
- b. The *Preliminary Supplemental Assessment Methodology - Assessment Area Three*, dated January 28, 2026, attached to this Resolution as **Exhibit B (“Supplemental Assessment Report”)**, applies the *Master Assessment Methodology*, dated October 20, 2025 (“**Master Assessment Report**”) to the Assessment Area Three Project and the actual terms of the Assessment Area Three Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed in substantial form. The District authorizes and ratifies its use in

connection with the sale of the Assessment Area Three Bonds, subject to any changes deemed necessary under Section 4.a. herein.

- c. Generally speaking, and subject to the terms of **Exhibit A** and **Exhibit B**, the Assessment Area Three Project benefits all developable property within the Assessment Area Three Assessment Area also defined as “*Wynnstone Phase 2*”, and further described in **Exhibit C** attached hereto (“**Assessment Area Three Assessment Area**”). Moreover, the benefits from the Assessment Area Three Project funded by the Assessment Area Three Bonds equal or exceed the amount of the Assessment Area Three Assessments, as described in **Exhibit B**, and such the Assessment Area Three Assessments are fairly and reasonably allocated across the Assessment Area Three Assessment Area. It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area Three Project to be financed with the Assessment Area Three Bonds to the specially benefited properties as set forth in Master Assessment Resolution and this Resolution.

4. **CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING THE BONDS; DELEGATION OF AUTHORITY FOR DISTRICT STAFF TO ISSUE FINAL REPORTS AND UPDATE THIS RESOLUTION.** As provided in the Master Assessment Resolution, this Resolution is intended to set forth the terms of the Assessment Area Three Bonds and the final amount of the lien of the Assessment Area Three Assessments. In connection with the closing on the sale of the Assessment Area Three Bonds, District Staff is authorized to:

- a. Prepare final versions of the Engineer’s Report and Supplemental Assessment Report attached hereto as **Exhibit A** and **Exhibit B**, respectively, to incorporate final pricing terms and make such other revisions as may be deemed necessary, provided however that:
 - i. the Assessment Area Three Assessments shall be levied and imposed within the parameters of the Master Assessment Resolution and Delegated Award Resolution,
 - ii. the final versions shall be approved by the Chairperson or, in the Chairperson’s absence, the Vice Chairperson, and in the absence or unavailability of the Vice Chairman, any other member of the Board, which approval shall be conclusively evidenced by the execution of the Bond Purchase Contract and closing on the Assessment Area Three Bonds, and
 - iii. the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of non-ad valorem assessments pledged to the issuance of the Assessment Area Three Bonds shall be consistent with the lien imposed by the Master Assessment Resolution, and shall all be as set forth in the final Supplemental Assessment Report.

- b. After pricing of the Assessment Area Three Bonds, the District Manager is directed to attach a **Composite Exhibit D** to this Resolution showing: (i) Maturities and Coupon of Assessment Area Three Bonds, (ii) Sources and Uses of Funds for Assessment Area Three Bonds, and (iii) Annual Debt Service Payment Due on Assessment Area Three Bonds; and
- c. Upon closing on the District's Assessment Area Three Bonds, the District's Secretary is hereby authorized and directed to record a Notice of Assessments in the Official Records of Polk County, or such other instrument evidencing the actions taken by the District. The lien of the Assessment Area Three Assessments shall be the principal amount due on the Assessment Area Three Bonds, together with interest and collection costs, and other pledged revenues as set forth in the applicable indenture(s), and shall cover all developable acreage within the District, as further provided in the assessment roll included in the Supplemental Assessment Report, and as such land is ultimately defined and set forth in site plans or other designations of developable acreage.

5. **ALLOCATION AND COLLECTION OF THE ASSESSMENTS.**

- a. The Assessment Area Three Assessments shall be allocated in accordance with **Exhibit B**. The final Supplemental Assessment Report to be attached as **Exhibit B** shall reflect the actual terms of the issuance of the Assessment Area Three Bonds.
- b. The Master Assessment Resolution sets forth the terms for collection and enforcement of the Assessment Area Three Assessments. The District hereby certifies the Assessment Area Three Assessments for collection to ensure payment of debt service as set forth in **Exhibit B** and **Composite Exhibit D**. The District Manager is directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law and the applicable trust indenture in order to provide for the timely payment of debt service (and after taking into account any capitalized interest period, if any). Among other things, the District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Assessment Area Three Assessments and present same to the Board as required by law.

6. **IMPACT FEE CREDITS.** Consistent with the Master Assessment Resolution, and without intending to limit the same, and in lieu of receiving impact fee credits from any public improvements financed by the District, the District may elect to receive a contribution of infrastructure, reduce the cost of acquiring the improvements, or otherwise address any impact fee credits applicable to the Assessment Area Three Project. Any such transaction may be addressed in an acquisition agreement.

7. **PREPAYMENT OF ASSESSMENTS.** Any owner of property subject to the Assessment Area Three Assessments may, at its option, pre-pay the entire amount of the Assessment Area Three Assessments any time, or a portion of the amount of the Assessment Area Three Assessments up to two (2) times (or as otherwise provided by the applicable Supplemental Indenture for the Assessment Area Three Bonds), plus any applicable interest (as provided for in the applicable Supplemental Indenture for the Assessment Area Three Bonds), attributable to the property subject to the Assessment Area Three Assessments owned by such owner. In connection with any prepayment of Assessment Area Three Assessments, the District may grant a discount equal to all or part of the payee's proportionate share of financing costs (e.g., reserves) to the extent such discounts are provided for under the applicable Supplemental Indenture for the Assessment Area Three Bonds and Supplemental Assessment Report. Except as otherwise set forth herein, the terms of the Master Assessment Resolution addressing prepayment of Assessment Area Three Assessments shall continue to apply in full force and effect.

8. **APPLICATION OF TRUE-UP PAYMENTS.** The provisions of the Master Assessment Resolution, Master Assessment Report and Supplemental Assessment Report addressing true-up payments as described therein shall continue to apply in full force and effect.

9. **IMPROVEMENT LIEN BOOK.** Immediately following the closing on the District's Assessment Area Three Bonds, the Assessment Area Three Assessments as reflected herein shall be recorded by the Secretary of the Board in the District's Improvement Lien Book. The Assessment Area Three Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted properties as described in **Exhibit B** until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

10. **ADDITIONAL AUTHORIZATION.** The Chairman, the Secretary, and all other Supervisors, officers and staff of the District are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Assessment Area Three Bonds, and final levy of the Assessment Area Three Assessments, and the consummation of all transactions in connection therewith, including the execution of all certificates, documents, papers, notices, and agreements necessary to the undertaking and fulfillment of all transactions referred to in or contemplated by the this Resolution. The Vice Chairman is hereby authorized to act in the stead of the Chairman in any undertaking authorized or required of the Chairman hereunder, and in the absence of the Chairman and Vice Chairman, any other member of the District's Board of Supervisors is so authorized, and any Assistant Secretary is hereby authorized to act in the stead of the Secretary in any undertaking authorized or required of the Secretary hereunder.

11. **CONFLICTS.** This Resolution is intended to supplement the Master Assessment Resolution, which remains in full force and effect and is applicable to the Assessment Area Three Bonds except as modified herein. This Resolution and the Master Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution, provided however that to the extent of any conflict, this Resolution shall

control. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

12. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

{Signature Page Follows}

APPROVED and **ADOPTED** this 28th day of January 2026.

ATTEST:

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairperson

- Exhibit A:** *Third Amended and Restated Engineer's Report, dated January 28, 2026*
Exhibit B: *Preliminary Supplemental Assessment Methodology - Assessment Area Three, dated January 28, 2026*
Exhibit C: Assessment Area Three Assessment Area
Comp. Exhibit D: Maturities and Coupon of Assessment Area Three Bonds
Sources and Uses of Funds for Assessment Area Three Bonds
Annual Debt Service Payment Due on Assessment Area Three Bonds

EXHIBIT A:

Third Amended and Restated Engineer's Report, dated January 28, 2026

EXHIBIT B

Preliminary Supplemental Assessment Methodology - Assessment Area Three, dated January 28, 2026

EXHIBIT C

Legal Description of the Assessment Area Three Assessment Area

COMPOSITE EXHIBIT D

SECTION VIII



January 21, 2026

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

Re: Westside Haines City CDD, Series 2026 Bonds

Dear Ms. Burns:

We are writing to provide you, as the Westside Haines City Community Development District (the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)¹ (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the "Underwriter") and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the "Bonds"). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

The specific parameters under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

- The Underwriter's primary role is to purchase the Bonds in an arm's-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter's compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal,

accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: _____

Name: Jon Kessler

Title: Executive Director



WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT

By: _____

SECTION IX

SECTION A

SECTION 1

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES AND RATES FOR THE WYNNSTONE PHASE OF THE DISTRICT; RATIFYING ACTIONS TAKEN TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARINGS AND PUBLICATION OF NOTICE OF SUCH HEARINGS FOR THE PURPOSE OF ADOPTING AMENITY POLICIES AND RATES FOR THE WYNNSTONE PHASE OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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, as amended, and being situated in Polk County, Florida; and

WHEREAS, Chapters 120 and 190, Florida Statutes, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution *Amenity Policies and Rates* for the Wynnstone Phase of the District (“**Amenity Rules**”), attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in the Amenity Rules is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing; and

WHEREAS, the Board wishes to ratify actions taken to set public hearings on its Amenity Rules and publication of notice related to the same.

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

SECTION 1. The attached Amenity Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenity Rules shall stay in full force and effect until such time as they are otherwise amended by the Board and supersede any prior rules related to amenity facilities previously adopted by the Board.

SECTION 2. The Board hereby ratifies actions of the Chairman of the Board and District staff taken to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*, and all prior actions taken for the purpose of publishing notice are hereby ratified.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 28th day of January 2026.

ATTEST:

**WESTSIDE HAINES CITY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A
Amenity Rules

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

WYNNSTONE

AMENITY POLICIES AND RATES
Adopted January 28, 2026¹

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2025); In accordance with Chapter 190 of the Florida Statutes, and on January 28, 2026, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Westside Haines City Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

DEFINITIONS

“Amenities” or “Amenity Facilities”– means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to the swimming pool, pool deck, playground, dog park, and lakes together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – means these Amenity Policies and Rates of the Westside Haines City Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – means the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – means those rates and fees established by the District Board of Supervisors as provided in **Exhibit A** attached hereto.

“Access Card” – means an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – means the Board of Supervisors of the District.

“District” – means the Westside Haines City Community Development District.

“District Staff” – means the professional management company with which the District has contracted to provide management services to the District, including but not limited to: an Amenity Manager, Field Manager, Pool Attendants, Security Guards, District Manager, and District Counsel.

“Guest” – means any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited for a specific time period and purpose by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – means a residential unit or a group of individuals residing within a Patron’s home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon the District’s request, proof of residency may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” – shall mean those water management and control facilities within the District, including but not limited to stormwater management facilities and ponds.

“Non-Resident” – means any person who does not own property within the District.

“Non-Resident Patron” – means any person or Household not owning property in the District who paid the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth

herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenities.

“Patron” – means Residents, Non-Resident Patrons, and Renters who have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

“Renter” – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required. Renters shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

“Resident” – means any person or Household owning property within the District.

The words “hereof,” “herein,” “hereto,” “hereby,” “hereinafter” and “hereunder” and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, as may be applicable.
- (2) **Use at your Own Risk.** ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT'S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the Policies set forth herein and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies operation and maintenance special assessments (“O&M Assessments”) payable by property owners within the District, in accordance with the District’s annual budget and assessment resolutions adopted each fiscal year and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any O&M Assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident’s privileges to use the Amenities. Residents must complete the “Amenity Access Registration Form” prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive two (2) Access Cards.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment to the District. This Non-Resident User Fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron may accompany its Guests during its Guests’ use of the Amenities and in every event is responsible for all actions, omissions and negligence of such Guests, including Guests’ adherence or failure to adhere,

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.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable facility, all outdoor Amenities are open only from dawn until dusk (unless herein otherwise noted). No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests should be accompanied by a Patron possessing a valid Access Card at all times or such Guest will be subject to confirmation of right to access the Amenities by District Staff.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for its intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs), golf carts and other electric vehicles are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks / Flames.** Fireworks or open flames of any kind are not permitted anywhere on District owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, scooters, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, tot lot, and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
 - (h) **Firearms.** The possession and use of firearms shall be in strict accordance with Florida law.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
 - (k) **Bounce Houses and Other Structures.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District in writing at least a week in advance of such request. Proof of liability insurance acceptable to the District shall also be

required.

- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned into the Amenity Manager for storage in the lost and found, if one is available. Items will be stored in the lost and found for two (2) weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District Policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
- (p) **Courtesy.** Patrons and Guests shall treat all District Staff and their designees, other Patrons and Guests with courtesy and respect. If District Staff requests that a Patron or Guest leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity privileges.
- (q) **Profanity / Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors / Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in Florida law, including the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming is prohibited from 30 minutes before dusk until 30 minutes after dawn pursuant to the Florida Department of Health.
- (2) **Swim at Your Own Risk.** Lifeguards are not on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons and Guests not swim alone.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- (7) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed.
- (8) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (10) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones.
- (11) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning. This policy shall be enforced in staffed and unmonitored and unstaffed Amenities.
- (12) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (13) **Entrances.** Pool entrances must be kept clear at all times.
- (14) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (15) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (16) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.

- (17) **Pool Closure.** In addition to local municipal, county and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool will be closed for the following reasons:
- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District Staff.
- (18) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (19) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (20) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District in writing.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children twelve (12) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.

DOG PARK POLICIES

- (1) **Use at Your Own Risk.** Patrons shall use the dog parks at their own risk and must comply with all posted signage. Patrons are responsible for the behavior of their dogs at all times. If any dog shows aggressive behavior, the owner must immediately remove the dog from the dog parks. Dogs displaying aggressive behavior, including but not limited to growling, biting, excessive barking, or fighting, must be removed immediately. The District reserves the right to ban dogs that demonstrate aggressive behavior from future use of the dog parks. The District is not responsible for injuries to visiting dogs, their owners, or others using the dog parks. The dog parks are exclusively for the use and enjoyment of Patrons' dogs and should not be used for other activities. Users are strongly encouraged to maintain appropriate liability coverage.
- (2) **Hours of Operation.** Unless otherwise posted, the dog park may be used from dawn to dusk.
- (3) **Supervision.** Patrons must be capable of exerting physical control over their dog or dogs. Dogs must be off leash when inside the park. Dogs should be under voice control and continuously supervised with a leash readily available if necessary. Dogs must be leashed while entering or exiting the dog parks. No more than three (3) dogs are permitted per handler.
- (4) **Reservations not Permitted.** The dog parks are available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use.
- (5) **Attire.** Proper footwear and clothing should be worn while inside dog parks.
- (6) **Food and Toys Prohibited.** Any type of food, including dog food and treats, is prohibited at the dog parks. Dog toys and bones are not permitted inside the dog parks.
- (7) **Vaccinations.** Dogs must wear county-issued tags for vaccinations, including, but not limited to, rabies vaccination as required by law in Florida. The District reserves the right to request proof of current vaccinations.
- (8) **Prohibited.** Dogs in heat, dogs with aggressive behavior, and dogs under four (4) months of age are not permitted in the dog parks.
- (9) **Clean Up.** Patrons are responsible for removing or cleaning up any trash and must immediately dispose of dog waste and fill any holes dug by their dog(s).

LAKES AND PONDS POLICIES

Lakes within the District primarily function as retention ponds to facilitate the District's system for treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes while allowing limited recreational use.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are prohibited in District Lakes.
- (4) Patrons may fish from District Lakes in designated areas only. However, the District has a "catch and release" policy for all fish caught.
- (5) Pets are not allowed in District Lakes.
- (6) Owners of property abutting the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty and safety of the property. Further, all Owners shall not make improvements on private property that negatively affect the Lakes, including causing erosion or impairments to the Lakes as a stormwater system.
- (7) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (8) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (9) No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (10) Easements through resident backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (11) Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may not be fed. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (12) Any hazardous conditions concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: January 28, 2026

In accordance with Chapters 190 and 120 of the Florida Statutes, and on January 28, 2026 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Westside Haines City Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenities and other properties owned and managed by the District (“Amenity Center” or “Amenity Facilities”).

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

3. Access Card. Access Cards are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

4. Suspension and Termination of Rights. The District, through its Board of Supervisors (“Board”) and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;
- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;

- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Suspension Procedures.

- a. ***Immediate Suspension.*** The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's Amenities or property from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.
- b. ***Notice of Suspension.*** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the

- letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
 - c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
 - d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
 - e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
 - f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Cards associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination

should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests or invitees and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any grossly negligent act by the Indemnitees.

For purposes of this section, the term "Activities" means the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District, including any use of District property or the Amenities whatsoever.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limited waiver of liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time provided that the Suspension and Termination of Access Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120, Florida Statutes. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting but does not require a public hearing. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual User Fee	\$2,000.00 - \$4,000.00
Replacement/Additional Access Card	\$25.00
Returned Check/Insufficient Funds Fee	\$50.00
Administrative Fee	Up to \$500.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM



Wynnstone: Westside Haines City Community Development District

Amenities Access Registration Form

Name: _____
(Resident listed on proof of residency)

Residential Address: _____ **Davenport FL 33837**
(Within Westside Haines City CDD) *Street Address* *City* *State* *ZIP Code*

Mailing Address: _____
(If different from Residential) *Street Address* *City* *State* *ZIP Code*

Phone: _____ Email: _____

Additional Resident(s): _____
(Using the amenities)

ACCEPTANCE:

I acknowledge that the Access Card(s) will be received by the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my Facility Access Card. It is understood that Facility Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its agents, officers and employees from any and all liability for any injuries that might occur in conjunction with the use of any of the District's amenity facilities (including but not limited to: swimming pools, playground equipment, other facilities), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature: _____ Date: _____
(Parent or Guardian if a minor)

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Wynnstone: Westside Haines City Community Development District.

Signature: _____ Date: _____
(Parent or Guardian if a minor)

PLEASE EMAIL THIS FORM WITH YOUR PROOF OF RESIDENCY TO:
amenityaccess@gmscfl.com

OR MAIL TO:
 Wynnstone: Westside Haines City CDD
 Attn: Amenity Access
 219 E Livingston St
 Orlando, FL 32801

FOR OFFICE USE ONLY:	
Date Received:	_____
Date Issued:	_____
Card(s):	_____
Lease Term End:	_____
<i>(For Renter(s) only)</i>	

ADDITIONAL INFORMATION REGARDING THE CDD: <https://westsidehainescitycdd.com/>

CONTACT OUR OFFICE: Phone: (689) 500-4540 / Email: amenityaccess@gmscfl.com

TO REPORT AMENITY POLICY VIOLATIONS: Phone: (321) 248-2141

SECTION X

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Westside Haines City Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Westside Haines City Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION XI

**POOL FURNITURE EQUIPMENT LEASE/PURCHASE
AGREEMENT**

This Pool Furniture Equipment Lease/Purchase Agreement (“Agreement”) dated as of February ____, 2026, and entered into by and between BOWPROP II, LLC, a Florida limited liability company, as Lessor (“Lessor”), and the WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government and political subdivision of the State of Florida, organized and existing under the laws of the State of Florida, as Lessee (“Lessee”).

WITNESSETH:

WHEREAS, Lessee desires to lease and acquire from Lessor certain equipment described in each Schedule (as each such term is defined herein), subject to the terms and conditions of, and for the purposes set forth in this Lease; and in the event of a conflict, the terms of a Schedule prevail; and

WHEREAS, the relationship between the parties shall be a continuing one and items of equipment may be added to the Equipment from time to time by execution of additional Schedules by the parties hereto and as otherwise provided herein; and

WHEREAS, Lessee is authorized under the constitution and laws of the State of Florida to enter into this Agreement and the Schedules hereto for the purposes set forth herein;

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, and in consideration of the premises hereinafter contained, the parties hereby agree as follows:

ARTICLE I

DEFINITIONS

Section 1.01 Definitions. The following terms will have the meanings indicated below unless the context clearly requires otherwise:

“Acquisition Amount” means the amount specified in the Lease and represented by Lessee to be sufficient to acquire the Equipment listed in such Lease, which amount shall be not less than \$10.

“Acquisition Fund” means, with respect to this Lease, the fund established and held by the Acquisition Fund Custodian pursuant to the related Acquisition Fund Agreement, if any.

“Acquisition Fund Agreement” means, with respect to this Lease, an Acquisition Fund and Account Control Agreement in form and substance acceptable to and executed by the Lessee, the Lessor and the Acquisition Fund Custodian, pursuant to which an Acquisition Fund is established and administered, if any.

“Acquisition Fund Custodian” means the Acquisition Fund Custodian identified in any Acquisition Fund Agreement, and its successors and assigns.

“Acquisition Period” means, with respect to this Lease, that period stated in the Schedule to the Lease during which the Lease Proceeds attributable to the Lease may be expended on Equipment Costs.

“Agreement” means this Pool Furniture Equipment Lease/Purchase Agreement, including the exhibits hereto, together with any amendments and modifications to the Agreement pursuant to Section 13.06.

“Certificate” means the certificate executed by the Secretary or other comparable officer of Lessee, in substantially the form attached hereto as Exhibit C.

“Code” means Title 26 of the U.S. Code, except where otherwise indicated.

“Commencement Date” means the date when Lessee’s obligation to pay rent commences under such Lease, which date shall be the earlier of (i) the date on which the Equipment listed in this Lease is accepted by Lessee in the manner described in Section 5.01, and (ii) the date on which sufficient moneys to purchase the Equipment listed in such Lease are deposited for that purpose with an Acquisition Fund Custodian.

“Equipment” means the property listed in the Lease and all replacements, repairs, restorations, modifications and improvements hereof or thereto made pursuant to Section 8.01 of Article V. Whenever reference is made in this Agreement to Equipment listed in this Lease, such reference shall be deemed to include all such replacements, repairs, restorations, modifications and improvements of or to such Equipment.

“Equipment Costs” means the total cost of the Equipment listed in this Lease, including all delivery charges, installation charges, capitalizable consulting and training fees, legal fees, financing costs, and other costs necessary to vest full, clear legal title to the Equipment in Lessor, and otherwise incurred in connection with the financing provided by the lease-purchase of the Equipment as provided in the Lease.

“Expense Fund” means, with respect to this Lease, the fund established and held by the Acquisition Fund Custodian pursuant to the related Acquisition Fund Agreement, if any.

“Event of Default” means an Event of Default described in Section 12.01.

“Lease” means a Schedule and the terms of this Agreement which are incorporated by reference into such Schedule.

“Lease Proceeds” means, with respect to this Lease, the total amount of money to be paid by Lessee to Lessor the in accordance with the Agreement.

“Lease Term” for the Lease shall begin on the Commencement Date thereof and continue as specified in the Schedule applicable thereto.

“**Lessee**” means the entity or entities referred to as Lessee in the first paragraph of this Agreement.

“**Lessor**” means (a) the entity referred to as Lessor in the first paragraph of this Agreement or (b) any assignee or transferee of any right, title or interest of Lessor in and to the Equipment under a Lease (including Rental Payments thereunder) pursuant to Section 11.01, but does not include Lessee, any party taking a leasehold interest in the Equipment or any entity solely by reason of that entity retaining or assuming any obligation of Lessor to perform under a Lease.

“**Maximum Equipment Cost**” means \$41,519.71.

“**Purchase Price**” means, with respect to the Equipment listed on this Lease, the amount that Lessee may pay to Lessor to purchase such Equipment as provided in such Lease.

“**Rental Payments**” means the basic rental payments payable by Lessee under this Lease pursuant to Section 4.01, in each case consisting of a principal component and an interest component.

“**Schedule**” means each separately numbered Schedule of Property substantially in the form of **Exhibit A** hereto together with a Rental Payment Schedule attached thereto substantially in the form of **Exhibit A-1** hereto.

“**State**” means the State of Florida.

“**Utilization Period**” means the date by which Lessee must deliver an Acceptance Certificate for the Equipment under this Lease as indicated in Section 3.04(b).

“**Vendor**” means the manufacturer or supplier of the Equipment or any other person as well as the agents or dealers of the manufacturer or supplier from whom Lessor arranged Lessee’s acquisition and financing of the Equipment pursuant to the applicable Lease.

ARTICLE II

COVENANTS

Section 2.01 Representations and Covenants of Lessee. Lessee represents, covenants and warrants for the benefit of Lessor on the date hereof and as of the Commencement Date of the Lease as follows:

(a) Lessee is a political subdivision of the State within the meaning of Section 103(c) of the Code, duly organized and existing under the constitution and laws of the State with full power and authority to enter into this Agreement and the Lease and the transactions contemplated hereby and to perform all of its obligations hereunder.

(b) Lessee has duly authorized the execution and delivery of this Agreement and this Lease by proper action of its governing body at a meeting duly called, regularly

convened and attended throughout by the requisite quorum of the members thereof, or by other appropriate official approval, and all requirements have been met and procedures have occurred in order to ensure the validity and enforceability of this Agreement and this Lease.

(c) No event or condition that constitutes, or with the giving of notice or the lapse of time or both would constitute, an Event of Default exists at the date hereof.

(d) Lessee will do or cause to be done all things necessary to preserve and keep in full force and effect its existence as a political subdivision.

(e) Lessee has complied with such public bidding requirements as may be applicable to this Agreement and the Lease and the acquisition by Lessee of the Equipment as provided in the Lease.

(f) During the Lease Term, the Equipment will be used by Lessee only for the purpose of performing essential governmental or proprietary functions of Lessee consistent with the permissible scope of Lessee's authority. Lessee does not intend to sell or otherwise dispose of any interest in the Equipment prior to the last Rental Payment scheduled to be paid under each Lease.

(g) Lessee shall deliver to Lessor (i) annual audited financial statements (including (1) a balance sheet, (2) statement of revenues, expenses and changes in fund balances, (3) statement of cash flows and notes, and (4) schedules and attachments to the financial statements) within 270 days of its fiscal year end, (ii) such other financial statements and information as Lessor may reasonably request, and (iii) its annual budget for the following fiscal year within 30 days of the adoption thereof. The annual audited financial statements shall be accompanied by an unqualified opinion of Lessee's auditor. Credit information relating to Lessee may be disseminated among Lessor and any of its affiliates and any of their respective successors and assigns.

(h) Lessee has kept, and throughout the Lease Term of this Agreement will keep, its books and records in accordance with generally accepted accounting principles.

(i) Lessee has an immediate need for the Equipment listed on the Schedule and expects to make immediate use of the Equipment listed on the Schedule. Lessee's need for the Equipment is not temporary and Lessee does not expect the need for any item of the Equipment to diminish during the Lease Term .

(j) The payment of the Rental Payments or any portion thereof is not (under the terms of this Lease or any underlying arrangement) directly or indirectly (a) secured by any interest in property used or to be used in any activity carried on by any person other than a state or local governmental unit or payments in respect of such property; or (b) on a present value basis, derived from payments (whether or not to Lessee) in respect of property, or borrowed money, used or to be used in any activity carried on by any person other than a state or local governmental unit. The Equipment will not be used, directly or indirectly, in any activity carried on by any person other than a state or local

governmental unit. No portion of the Equipment Costs for the Equipment will be used, directly or indirectly, to make or finance loans to any person other than Lessee. Lessee has not entered into any management or other service contract with respect to the use and operation of the Equipment.

(k) There is no pending litigation, tax claim, proceeding or dispute that Lessee reasonably expects will materially and adversely affect Lessee's financial condition or impairs its ability to perform its obligations hereunder. Lessee will, at its expense, maintain its legal existence in good standing and do any further act and execute, acknowledge, deliver, file, register and record any further documents Lessor may reasonably request in order to protect Lessor's interest in the Equipment and Lessor's rights and benefits under this Lease.

ARTICLE III

LEASE

Section 3.01 Lease of Equipment. Subject to the terms of this Agreement, Lessor agrees to provide the funds specified in this Lease to be provided by it to acquire the Equipment, up to an amount equal to the Maximum Equipment Cost. Upon the execution of this Lease, Lessor leases and lets to Lessee, and Lessee rents and leases from Lessor, the Equipment as set forth in such Lease and in accordance with the terms thereof.

Section 3.02 Continuation of Lease Term. Lessee intends to continue the Lease Term and to pay the Rental Payments thereunder. Lessee reasonably believes that an amount sufficient to make all Rental Payments during the entire Lease Term of the Lease can be obtained from legally available funds of Lessee. Lessee further intends to do all things lawfully within its power to obtain and maintain funds sufficient and available to discharge its obligation to make Rental Payments due hereunder, including making provision for such payments to the extent necessary in each budget or appropriation request submitted and adopted in accordance with applicable provisions of law, to have such portion of the budget or appropriation request approved and to exhaust all available reviews and appeals in the event such portion of the budget or appropriation request is not approved.

Section 3.03 Abatement. During any period in which, by reason of material damage or destruction or taking under the power of eminent domain (or sale to any entity threatening the use of such power) or material title defect with respect to any Equipment, there is substantial interference with the use and possession by Lessee of such Equipment, the Lessee's obligation to pay rent applicable to such Equipment shall be abated proportionately in whole or in part. Lessee shall immediately notify Lessor upon the occurrence of any event causing substantial interference with Lessee's use and possession of any Equipment, and such notice shall be provided prior to the abatement of any rent. The amount of abatement of the Lessee's obligation to pay rent shall be such that the remaining rental obligation of the Lessee for each rental period represents fair consideration for the use and possession of the portions of the Equipment that are not affected by such interference. Such abatement shall commence on the date that Lessee's use and possession of the affected Equipment is restricted because of such interference and end on the earlier of (i) the date on which the use and possession thereof are restored to Lessee, or (ii) the date on which

Lessee either (x) replaces the affected Equipment or (y) uses the proceeds of insurance or condemnation award to pay the applicable Purchase Price therefor. Notwithstanding any such interference with Lessee's use and possession of a portion of the Equipment, this Lease shall continue in full force and effect with respect to any remaining Equipment. To the extent applicable, Lessee waives any and all other rights to terminate this Lease by virtue of any interference with the use and possession of any Equipment.

Section 3.04 Conditions to Lessor's Performance.

(a) As a prerequisite to the performance by Lessor of any of its obligations pursuant to this Lease, Lessee shall deliver to Lessor the following:

(i) A fully completed Schedule, executed by Lessee;

(ii) An Acquisition Fund Agreement, if applicable;

(iii) A Certificate executed by the Secretary or other comparable officer of Lessee, in substantially the form attached hereto as Exhibit C, completed to the satisfaction of Lessor;

(iv) Proof of official action of Lessee's governing body authorizing the execution and delivery of this Lease and performance by Lessee of its obligations hereunder;

(v) Evidence of insurance as required by Section 7.02 hereof;

(vi) All documents, including financing statements, affidavits, notices and similar instruments, in form satisfactory to Lessor, which Lessor deems necessary or appropriate at that time pursuant to Section 6.01 and 6.02;

(vii) Such other items, if any, as are set forth in such Lease or are reasonably required by Lessor.

(b) In addition, the performance by Lessor of any of its obligations pursuant to this Lease shall be subject to: (i) no material adverse change in the financial condition of Lessee since the date of this Lease, (ii) no Event of Default having occurred, and (iii) if no Acquisition Fund has been established, the Equipment must be accepted by Lessee no later than _____ (the "Utilization Period").

(c) Subject to satisfaction of the foregoing, Lessor will pay the Acquisition Amount for Equipment described in the Schedule to the Vendor upon receipt of the documents described in Sections 5.01(a) and (b); or if an Acquisition Fund has been established pursuant to an Acquisition Fund Agreement, Lessor will deposit the Acquisition Amount for Equipment described in the Schedule with the Acquisition Fund Custodian.

(d) Lessee will cooperate with Lessor in Lessor's review of this proposed Lease. Without limiting the foregoing, Lessee will provide Lessor with any documentation or information Lessor may request in connection with Lessor's review of any proposed

Lease. Such documentation may include, without limitation, documentation concerning the Equipment and its contemplated use and location and documentation or information concerning the financial status of Lessee and other matters related to Lessee.

ARTICLE IV

PAYMENT AND PREPAYMENT OF RENT

Section 4.01 Rental Payments. Lessee shall promptly pay Rental Payments, in lawful money of the United States of America, to Lessor on the dates and in such amounts as provided in this Lease. Lessee shall pay Lessor a charge on any Rental Payment not paid on the date such payment is due at the stated rate plus ten percent [10%] per annum or the maximum amount permitted by law, whichever is less, from such date. Lessee shall not permit the federal government to guarantee any Rental Payments under this Lease. Rental Payments consist of principal and interest payments as more fully detailed on the Schedule, the interest on which begins to accrue as of the Commencement Date for each such Schedule.

Section 4.02 Interest and Principal Components. A portion of each Rental Payment is paid as, and represents payment of, interest, and the balance of each Rental Payment is paid as, and represents payment of, principal. The Lease shall set forth the principal and interest components of each Rental Payment payable thereunder during the Lease Term.

Section 4.03 Rental Payments to Constitute a Current Expense of Lessee. Lessor and Lessee understand and intend that the obligation of Lessee to pay Rental Payments under this Lease shall constitute a current expense of Lessee payable solely from its general fund or other funds that are legally available for that purpose and shall not in any way be construed to be a debt of Lessee in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by Lessee, nor shall anything contained herein or in a Lease constitute a pledge of any general tax revenues, funds or moneys of Lessee.

Section 4.04 Rental Payments to be Unconditional. Except as provided in Section 3.03, the obligations of Lessee to make Rental Payments and to perform and observe the other covenants and agreements contained in this Lease shall be absolute and unconditional in all events without abatement, diminution, deduction, set-off or defense, for any reason, including without limitation any failure of the Equipment, after it has been accepted by Lessee, any defects, malfunctions, breakdowns or infirmities in the equipment or any accident, condemnation or unforeseen circumstances. Lessee's obligations to make Rental Payments or pay other amounts hereunder shall not be abated on account of obsolescence or failure of the Equipment to perform as desired.

Section 4.05 Tax Covenant. Lessee agrees that it will not take any action that would cause the interest component of Rental Payments to be or to become ineligible for the exclusion from gross income of the owner or owners thereof for federal income tax purposes, nor will it omit to take or cause to be taken, in timely manner, any action, which omission would cause the interest component of Rental Payments to be or to become ineligible for the exclusion from gross income of the owner or owners thereof for federal income tax purposes. Lessee makes no representation as to the excludability of any interest payment from federal, state, or local taxation.

Section 4.06 Event of Taxability. Upon the occurrence of an Event of Taxability, the interest component shall be at a Taxable Rate retroactive to the date as of which the interest component is determined by the Internal Revenue Service to be includible in the gross income of the owner or owners thereof for federal income tax purposes, and Lessee will not pay any additional amount.

For purposes of this Section, “Event of Taxability” means a determination that the interest component is includible for federal income tax purposes in the gross income of the owner thereof due to Lessee’s action or failure to take any action.

Section 4.07 Mandatory Prepayment. If the Lease Proceeds are deposited into an Acquisition Fund, any funds remaining in the Acquisition Fund on or after the Acquisition Period and not applied to Equipment Costs, shall be applied by Lessor on the next Rental Payment date to the prepayment of the principal component of the outstanding Rental Payments due under the applicable Schedule in inverse order of maturity.

ARTICLE V

THE EQUIPMENT

Section 5.01 Delivery, Installation and Acceptance of Equipment. (a) Lessee shall order the Equipment, cause the Equipment to be delivered and installed at the location specified in the Leases and pay any and all delivery and installation costs and other Equipment Costs in connection therewith (which amounts may be funded from the Acquisition Fund or amounts from the Acquisition Fund will be used to reimburse Lessee for any prior payment from Lessee’s own funds). When the Equipment listed in this Lease has been delivered and installed, Lessee shall promptly accept such Equipment and evidence said acceptance by executing and delivering to Lessor an acceptance certificate in the form attached hereto as **Exhibit B.**

(b) Lessee shall deliver to Lessor original invoices and bills of sale (if title to such Equipment has passed to Lessee) relating to each item of Equipment accepted by Lessee. With respect to Equipment not purchased through an Acquisition Fund, Lessor shall, upon receipt of an Acceptance Certificate from Lessee, prepare a Schedule of Property and Rental Payment Schedule. Lessee shall execute and deliver such Schedules to Lessor within five (5) business days of receipt.

Section 5.02 Enjoyment of Equipment. Lessor shall provide Lessee with quiet use and enjoyment of the Equipment during the Lease Term, and Lessee shall peaceably and quietly have, hold and enjoy the Equipment during the Lease Term, without suit, trouble or hindrance from Lessor, except as otherwise expressly set forth in the related Lease. Lessor shall not interfere with such quiet use and enjoyment during the Lease Term so long as Lessee is not in default under the related Lease.

Section 5.03 Location; Inspection. Once installed, no item of the Equipment will be moved from the location specified for it in the Lease on which such item is listed without Lessor’s consent, which consent shall not be unreasonably withheld. Lessor shall have the right

at all reasonable times during regular business hours to enter into and upon the property of Lessee for the purpose of inspecting the Equipment.

Section 5.04 Use and Maintenance of the Equipment. Lessee will not install, use, operate, or maintain the Equipment improperly, carelessly, in violation of any applicable law or in a manner contrary to that contemplated by the related Lease. Lessee shall provide all permits and licenses, if any, necessary for the installation and operation of the Equipment. In addition, Lessee agrees to comply in all respects with all applicable laws, regulations and rulings of any legislative, executive, administrative, or judicial body; provided that Lessee may contest in good faith the validity or application of any such law, regulation or ruling in any reasonable manner that does not, in the opinion of Lessor, adversely affect the interest (including the reversionary interest) of Lessor in and to the Equipment or its interest or rights under the Lease.

Lessee agrees that it will maintain, preserve, and keep the Equipment in good repair and working order, in accordance with manufacturer's recommendations. Lessor shall have no responsibility to maintain, repair or make improvements or additions to the Equipment.

Lessee shall not alter any item of Equipment or install any accessory, equipment or device on an item of Equipment if that would impair any applicable warranty, the originally intended function or the value of that Equipment. All repairs, parts, accessories, equipment and devices furnished, affixed to or installed on any Equipment, excluding temporary replacements, shall thereupon become subject to the interest of Lessor therein.

ARTICLE VI

TITLE AND SECURITY

Section 6.01 Title to the Equipment. During the Lease Term, all right, title and interest in and to each item of the Equipment shall be vested in Lessor. Lessee shall at all times protect and defend, at its own cost and expense, Lessor's title in and to the Equipment from and against all claims, liens and legal processes of its creditors, and keep all Equipment free and clear of all such claims, liens and processes. Upon purchase of the Equipment under a Lease by Lessee pursuant to Section 10.01, Lessor shall transfer to Lessee title to the Equipment, as-is, without warranty of any kind other than as to the absence of liens created by or through Lessor, and shall execute and deliver to Lessee such documents as Lessee may reasonably request to evidence the transfer of Lessor's right, title and interest in the Equipment subject to the related Lease.

Section 6.02 Security Interest. As additional security for the payment of all of Lessee's obligations under this Lease, upon the execution of this Lease, Lessee grants to Lessor a security interest constituting a first lien on (a) Lessee's right, title and interest in the Equipment applicable to such Lease, (b) moneys and investments held from time to time in the Acquisition Fund, if any, and (c) any and all proceeds of any of the foregoing. Lessee agrees to execute and authorizes Lessor to file such notices of assignment, chattel mortgages, financing statements and other documents, in form satisfactory to Lessor, which Lessor deems necessary or appropriate to establish and maintain Lessor's security interest in the Equipment, the Acquisition Fund and the proceeds thereof.

Section 6.03 Personal Property. The Equipment is and will remain personal property and will not be deemed to be affixed to or a part of the real estate on which it may be situated, notwithstanding that the Equipment or any part thereof may be or hereafter become in any manner physically affixed or attached to real estate or any building thereon. Upon the request of Lessor, Lessee will, at Lessee's expense, furnish a waiver of any interest in the Equipment from any party having an interest in any such real estate or building.

ARTICLE VII

TAXES, CHARGES AND INSURANCE

Section 7.01 Liens, Taxes, Other Governmental Charges and Utility Charges. Lessee shall keep the Equipment free of all levies, liens, and encumbrances except those created by this Lease. The parties to this Agreement contemplate that the Equipment will be used for a governmental or proprietary purpose of Lessee and that the Equipment will therefore be exempt from all property taxes. If the use, possession or acquisition of any Equipment is nevertheless determined to be subject to taxation, Lessee shall pay when due all taxes and governmental charges lawfully assessed or levied against or with respect to such Equipment. Lessee shall pay all utility and other charges incurred in the use and maintenance of the Equipment. Lessee shall pay such taxes or charges as the same may become due; provided that, with respect to any such taxes or charges that may lawfully be paid in installments over a period of years, Lessee shall be obligated to pay only such installments as accrue during the Lease Term.

Section 7.02 Insurance. Lessee shall during the Lease Term maintain or cause to be maintained casualty insurance insuring the Equipment against loss or damage by fire and all other risks covered by the standard extended coverage endorsement then in use in the State, and any other risks reasonably required by Lessor, in an amount at least equal to the then-applicable Purchase Price of the Equipment; provided that, with Lessor's prior written consent, Lessee may self-insure against the risks described herein. Lessee shall furnish to Lessor evidence of such insurance or self-insurance coverage throughout the Lease Term. Lessee shall not cancel or modify such insurance or self-insurance coverage in any way that would affect the interests of Lessor without first giving written notice thereof to Lessor at least thirty (30) days in advance of such cancellation or modification.

Section 7.03 Advances. In the event Lessee shall fail to keep the Equipment in good repair and working order, Lessor may, but shall be under no obligation to, maintain and repair the Equipment and pay the cost thereof. All amounts so advanced by Lessor shall constitute additional rent for the Lease Term and Lessee covenants and agrees to pay such amounts so advanced by Lessor with interest thereon from the due date until paid at the rate of ten percent (10%) per annum or the maximum amount permitted by law, whichever is less.

ARTICLE VIII

DAMAGE TO AND REPLACEMENT OF EQUIPMENT

Section 8.01 Damage, Destruction and Condemnation. Unless Lessee shall have exercised its option to purchase the Equipment by making payment of the Purchase Price as provided in the related Lease, if, prior to the termination of the applicable Lease Term, (a) the Equipment or any portion thereof is destroyed, in whole or in part, or is damaged by fire or other casualty or (b) title to, or the temporary use of, the Equipment or any part thereof shall be taken under the exercise or threat of the power of eminent domain by any governmental body or by any person, firm or corporation acting pursuant to governmental authority, Lessee and Lessor will cause the Net Proceeds of any insurance claim or condemnation award or sale under threat of condemnation to be applied to the prompt replacement, repair, restoration, modification or improvement of the Equipment. Any balance of the Net Proceeds remaining after such work has been completed shall be paid to Lessee.

If Lessee elects to replace any item of the Equipment (the “Replaced Equipment”) pursuant to this Section, the replacement equipment (the “Replacement Equipment”) shall be of similar type, utility and condition to the Replaced Equipment and shall be of equal or greater value and useful life than the Replaced Equipment. Lessee shall represent, warrant and covenant to Lessor that each item of Replacement Equipment is free and clear of all claims, liens, security interests and encumbrances, excepting only those liens created by or through Lessor, and shall provide to Lessor any and all documents as Lessor may reasonably request in connection with the replacement, including, but not limited to, documentation in form and substance satisfactory to Lessor evidencing Lessor’s title in the Replacement Equipment. Lessor and Lessee hereby acknowledge and agree that any Replacement Equipment acquired pursuant to this paragraph shall constitute “Equipment” for purposes of this Agreement and the related Lease. Lessee shall complete the documentation of Replacement Equipment on or before the next Rent Payment date after the occurrence of a casualty event or be required to exercise the Purchase Option with respect to the damaged equipment.

For purposes of this Article, the term “Net Proceeds” shall mean the amount remaining from the gross proceeds of any insurance claim or condemnation award or sale under threat of condemnation after deducting all expenses, including attorneys’ fees, incurred in the collection thereof.

Section 8.02 Insufficiency of Net Proceeds. If the Net Proceeds are insufficient to pay in full the cost of any repair, restoration, modification or improvement referred to in Section 8.01, Lessee shall either (a) complete such replacement, repair, restoration, modification or improvement and pay any costs thereof in excess of the amount of the Net Proceeds, or (b) pay or cause to be paid to Lessor the amount of the then applicable Purchase Price for the Equipment, and, upon such payment, the applicable Lease Term shall terminate and Lessor’s interest in the Equipment shall terminate as provided in Section 6.01. The amount of the Net Proceeds, if any, remaining after completing such repair, restoration, modification or improvement or after purchasing such Equipment and such other Equipment shall be retained by Lessee. If Lessee shall make any payments pursuant to this Section, Lessee shall not be entitled to any reimbursement therefor from Lessor nor shall Lessee be entitled to any diminution of the amounts payable under

Article IV.

ARTICLE IX

WARRANTIES

Section 9.01 Disclaimer of Warranties. Lessor makes no warranty or representation, either express or implied, as to the value, design, condition, merchantability or fitness for particular purpose or fitness for use of the Equipment, or any other warranty or representation, express or implied, with respect thereto and, as to Lessor, Lessee's acquisition of the Equipment shall be on an "as is" basis. In no event shall Lessor be liable for any incidental, indirect, special or consequential damage in connection with or arising out of this Agreement, this Lease, the Equipment or the existence, furnishing, functioning or Lessee's use of any item, product or service provided for in this Agreement or Lease.

Section 9.02 Vendor's Warranties. Lessor hereby irrevocably appoints Lessee its agent and attorney-in-fact during the Lease Term, so long as Lessee shall not be in default under the related Lease, to assert from time to time whatever claims and rights (including without limitation warranties) relating to the Equipment that Lessor may have against Vendor. Lessee's sole remedy for the breach of such warranty, indemnification or representation shall be against Vendor of the Equipment, and not against Lessor. Any such matter shall not have any effect whatsoever on the rights of Lessor with respect to this Lease, including the right to receive full and timely payments under a Lease. Lessee expressly acknowledges that Lessor makes, and has made, no representations or warranties whatsoever as to the existence or the availability of such warranties by Lessor of the Equipment.

ARTICLE X

PURCHASE OF EQUIPMENT

Section 10.01 Purchase Option. Lessee shall have the option to purchase all of the Equipment listed in a Lease, upon giving written notice to Lessor at least thirty (30), but not more than one hundred twenty (120), days before the date of purchase, at the following times and upon the following terms:

(a) From and after the date specified in the related Schedule (the "Purchase Option Commencement Date"), on the Rental Payment dates specified in the Lease, upon payment in full of the Rental Payments then due under such Lease plus the then applicable Purchase Price, which may include a prepayment premium on the unpaid balance as set forth in the applicable Schedule; or

(b) In the event of substantial damage to or destruction or condemnation of substantially all of the Equipment listed in a Lease, on the day specified in Lessee's notice to Lessor of its exercise of the purchase option upon payment in full to Lessor of the Rental Payments then due under such Lease plus the then applicable Purchase Price; or

(c) Upon the expiration of the Lease Term, upon payment in full of all Rental

Payments then due and all other amounts then owing under the Lease, and the payment of \$10.00 to Lessor.

After payment of the applicable Purchase Price, Lessee will own the related Equipment, and Lessor's right, title and interests in and to such Equipment will be transferred and terminated in accordance with Section 6.01.

ARTICLE XI

ASSIGNMENT

Section 11.01 Assignment by Lessor. Lessor's right, title and interest in and to Rental Payments and any other amounts payable by Lessee under the Lease, its interest in the Equipment subject to each such Lease, and all proceeds therefrom may be assigned and reassigned in whole or in part to one or more assignees or sub-assignees by Lessor, without the necessity of obtaining the consent of Lessee; *provided, however*, that any such assignment, transfer or conveyance to a trustee for the benefit of owners of certificates of participation shall be made in a manner that conforms to any applicable State law. Nothing in this Section 11.01 shall be construed, however, to prevent Lessor from executing any such assignment, transfer or conveyance that does not involve funding through the use of certificates of participation within the meaning of applicable State law, including any such assignment, transfer or conveyance as part of a multiple asset pool to a partnership or trust, interests in which are offered and sold in a private placement or limited offering only to investors whom Lessor reasonably believes are qualified institutional buyers or accredited investors within the meaning of the applicable federal securities law; *provided further, however*, that in any event, Lessee shall not be required to make Rental Payments, to send notices or to otherwise deal with respect to matters arising under a Lease with or to more than one individual or entity. No assignment, transfer or conveyance permitted by this Section 11.01 shall be effective until Lessee shall have received a written notice of assignment that discloses the name and address of each such assignee; *provided, however*, that if such assignment is made to a bank or trust company as trustee or paying agent for owners of certificates of participation, trust certificates or partnership interests with respect to the Rental Payments payable under a Lease, it shall thereafter be sufficient that Lessee receives notice of the name and address of the bank or trust company as trustee or paying agent. During the term of the Lease, Lessee shall keep, or cause to be kept, a complete and accurate record of all such assignments in form necessary to comply with Section 149 of the Code. Lessee shall retain all such notices as a register of all assignees and shall make all payments to the assignee or assignees designated in such register. Lessee shall not have the right to and shall not assert against any assignee any claim, counterclaim or other right Lessee may have against Lessor or the Vendor. Assignments in part may include without limitation assignment of all of Lessor's interest in and to the Equipment listed in a particular Lease and all rights in, to and under the Lease related to such Equipment. The option granted in this Section may be separately exercised from time to time with respect to the Equipment listed in the Lease, but such option does not permit the assignment of less than all of Lessor's interests in the Equipment listed in a single Lease. Lessor acknowledges and agrees that any assignment under this Section shall not, and shall not purport to, alter or modify in any respect Lessee's obligations to perform in accordance with the terms of this Agreement and the related Lease in accordance with their terms as originally executed. Any assignment under this Section shall be subject to the condition that Lessee shall incur no costs nor

be required to provide or execute any documents or participate in any manner in connection with such assignment, and Lessor and any such assignee shall be solely responsible for compliance with all securities and other laws in connection with such assignment. Lessor acknowledges that this Agreement and the Lease has not been and will not be registered under the Securities Act of 1933 or any state securities laws and that Lessee has not and will not prepare any offering or disclosure materials or documents for use in connection with this Agreement or any assignment under this Section.

Section 11.02 Assignment and Subleasing by Lessee. None of Lessee's right, title, and interest in, to and under this Lease or any portion of the Equipment may be assigned or encumbered by Lessee for any reason.

ARTICLE XII

DEFAULTS AND REMEDIES

Section 12.01 Events of Default Defined. Any of the following events shall constitute an "Event of Default" under a Lease:

(a) Failure by Lessee to pay any Rental Payment or other payment required to be paid under this Lease at the time specified herein;

(b) Failure by Lessee to observe and perform any covenant, condition or agreement on its part to be observed or performed, other than as referred to in subparagraph (a) above, for a period of thirty (30) days after written notice specifying such failure and requesting that it be remedied is given to Lessee by Lessor, unless Lessor shall agree in writing to an extension of such time prior to its expiration; provided that, if the failure stated in the notice cannot be corrected within the applicable period, Lessor will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by Lessee within the applicable period and diligently pursued until the default is corrected;

(c) Any statement, representation or warranty made by Lessee in or pursuant to this Lease or its execution, delivery or performance shall prove to have been false, incorrect, misleading, or breached in any material respect on the date when made;

(d) Any default occurs under any other agreement for borrowing money or receiving credit under which Lessee may be obligated as borrower, if such default consists of (i) the failure to pay any indebtedness when due or (ii) the failure to perform any other obligation thereunder and gives the holder of the indebtedness the right to accelerate the indebtedness or pursue other remedies;

(e) Lessee shall (i) apply for or consent to the appointment of a receiver, trustee, custodian or liquidator of Lessee, or of all or a substantial part of the assets of Lessee, (ii) be unable, fail or admit in writing its inability generally to pay its debts as they become due, (iii) make a general assignment for the benefit of creditors, (iv) have an order for relief entered against it under applicable federal bankruptcy law, or (v) file a

voluntary petition in bankruptcy or a petition or an answer seeking reorganization or an arrangement with creditors or taking advantage of any insolvency law or any answer admitting the material allegations of a petition filed against Lessee in any bankruptcy, reorganization or insolvency proceeding; or

(f) An order, judgment or decree shall be entered by any court of competent jurisdiction, approving a petition or appointing a receiver, trustee, custodian or liquidator or Lessee or of all or a substantial part of the assets of Lessee, in each case without its application, approval or consent, and such order, judgment or decree shall continue unstayed and in effect for any period of thirty (30) consecutive days.

Section 12.02 Remedies on Default. Whenever any Event of Default exists, Lessor shall have the right, at its sole option without any further demand or notice, to take one or any combination of the following remedial steps:

(a) By written notice to Lessee, Lessor may without terminating such Lease, collect each Rental Payment payable by Lessee pursuant to such Lease and other amounts payable by Lessee under such Lease as they become due and payable;

(b) With or without terminating the Lease Term under such Lease, Lessor may enter the premises where the Equipment listed in such Lease is located and retake possession of such Equipment or require Lessee at Lessee's expense to promptly return any or all of such Equipment to the possession of Lessor at such place within the United States as Lessor shall specify, and sell or lease such Equipment or, for the account of Lessee, sublease such Equipment, continuing to hold Lessee liable, but solely from legally available funds, for the difference between (i) the Rental Payments payable by Lessee pursuant to such Lease and other amounts related to such Lease or the Equipment listed therein that are payable by Lessee to the end of the Lease Term, and (ii) the net proceeds of any such sale, leasing or subleasing (after deducting all expenses of Lessor in exercising its remedies under such Lease, including without limitation all expenses of taking possession, storing, reconditioning and selling or leasing such Equipment and all brokerage, auctioneer's and attorney's fees). The exercise of any such remedies respecting any such Event of Default shall not relieve Lessee of any other liabilities under any other Lease or the Equipment listed therein;

(c) Lessor may take whatever action at law or in equity may appear necessary or desirable to enforce its rights under such Lease or as a secured party in any or all of the Equipment subject to such Lease; and

(d) By action pursuant to Florida law, or as otherwise provided by law, obtain the issuance of a writ of mandamus enforcing, for the entire balance of the remaining Lease Term, the duty of Lessee to appropriate and take all other administrative steps necessary for the payment of rents, and other amounts due hereunder.

Section 12.03 No Remedy Exclusive. No remedy herein conferred upon or reserved to Lessor is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease now or hereafter existing at law or in equity, provided that Lessor shall have no right to accelerate any Rental Payment or otherwise declare any

Rental Payment or other amount payable not then in default to be immediately due and payable. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. In order to entitle Lessor to exercise any remedy reserved to it in this Article it shall not be necessary to give any notice other than such notice as may be required in this Article.

Section 12.04 Application of Moneys. Any net proceeds from the exercise of any remedy under this Agreement, including the application specified in Section 12.02(b)(ii) (after deducting all expenses of Lessor in exercising such remedies including without limitation all expenses of taking possession, storing, reconditioning and selling or leasing Equipment and all brokerage, auctioneer's or attorney's fees), shall be applied as follows:

(a) If such remedy is exercised solely with respect to a single Lease, Equipment listed in such Lease or rights thereunder, then to amounts due pursuant to such Lease and other amounts related to such Lease or such Equipment.

ARTICLE XIII

MISCELLANEOUS

Section 13.01 Notices. All notices, certificates or other communications under this Lease shall be sufficiently given and shall be deemed given when delivered or mailed by registered mail, postage prepaid, or delivered by overnight courier, or sent by facsimile transmission (with electronic confirmation) to the parties hereto at the addresses immediately after the signatures to this Agreement (or at such other address as either party hereto shall designate in writing to the other for notices to such party) and to any assignee at its address as it appears on the registration books maintained by Lessee.

Section 13.02 E-Verify. The Lessor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Lessor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Lessor anticipates entering into agreements with a subcontractor for services under this Agreement, Lessor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Lessor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the Lessee upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Lessor shall be liable for any additional costs incurred by the Lessee because of the termination. If the Lessee has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Lessor has otherwise complied with its obligations hereunder, the Lessee shall promptly notify the Lessor. The Lessor agrees to immediately terminate the agreement with the subcontractor upon notice from the Lessee.

Section 13.03 Release and Indemnification. To the extent permitted by law, but only from legally available funds, without waiving available insurance coverage, and only up to the monetary limits of liability granted in Section 768.28, *Florida Statutes*, Lessee shall indemnify, protect, hold harmless, save and keep harmless Lessor from and against any and all liability, obligation, loss, claim, tax and damage whatsoever, regardless of cause thereof, and all expenses in connection therewith (including, without limitation, counsel fees and expenses, penalties connected therewith imposed on interest received) arising out of or as a result of (a) the entering into of this Agreement or Lease, (b) the ownership of any item of the Equipment, (c) the ordering, acquisition, use, operation, condition, purchase, delivery, rejection, storage or return of any item of the Equipment, (d) any accident in connection with the operation, use, condition, possession, storage or return of any item of the Equipment resulting in damage to property or injury to or death to any person, and/or (e) the breach of any covenant in the Lease or any material misrepresentation contained in the Lease. The indemnification arising under this paragraph shall continue in full force and effect notwithstanding the full payment of all obligations under all Leases or the termination of the Lease Term under all Leases for any reason. Notwithstanding the foregoing, nothing herein shall be deemed as a waiver of the Lessee 's sovereign immunity or the Lessee's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

Section 13.04 Binding Effect. This Agreement and Lease shall inure to the benefit of and shall be binding upon Lessor and Lessee and their respective successors and assigns.

Section 13.05 Severability. In the event any provision of this Agreement and/or Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 13.06 Amendments, Changes and Modifications. This Agreement and Lease may only be amended by Lessor and Lessee in writing.

Section 13.07 Execution in Counterparts. This Agreement and Lease may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 13.08 Applicable Law. This Agreement and Lease shall be governed by and construed in accordance with the laws of the State.

Section 13.09 Captions. The captions or headings in this Agreement and in this Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections herein.

[Signatures on following page]

IN WITNESS WHEREOF, Lessor and Lessee have caused this Agreement to be executed in their names by their duly authorized representatives as of the date first above written.

LESSOR:

BOWPROP II, LLC

P.O. Box 1912

Winter Haven, Florida 33880

LESSEE:

Westside Haines City Community Development
District

219 East Livingston Street

Orlando, Florida 32801

Attention: District Manager

By _____

By _____

Title _____

Title _____

EXHIBIT A

SCHEDULE OF PROPERTY NO. 1

Dated: February , 2026

Re: Pool Furniture Equipment Lease/Purchase Agreement, dated as of February ____, 2026, by and between BOWPROP II, LLC as Lessor, and the Westside Haines City Community Development District, as Lessee

1. Defined Terms. All terms used herein have the meanings ascribed to them in the above-referenced Pool Furniture Equipment Lease/Purchase Agreement (the “Pool Furniture Equipment Lease”).

2. Equipment. The following items of Equipment are hereby included under this Schedule of the Pool Furniture Equipment Lease:

[See Attached Exhibit A-2]

3. Payment Schedule.

(a) *Rental Payments.* The Rental Payments shall be in such amounts and payable on such dates as set forth in the Rental Payment Schedule attached to this Schedule as Exhibit A-1.

(b) *Purchase Price Schedule.* The Purchase Price on each Rental Payment date for the Equipment listed in this Schedule shall be the amount set forth for such Rental Payment date in the “Purchase Price” column of the Rental Payment Schedule attached to this Schedule. The Purchase Price is in addition to all Rental Payments then due under this Schedule (including the Rental Payment shown on the same line in the Rental Payment Schedule).

4. Representations, Warranties and Covenants. Lessee hereby represents, warrants and covenants that its representations, warranties and covenants set forth in the Pool Furniture Equipment Lease are true and correct as though made on the date of commencement of Rental Payments on this Schedule. Lessee further represents and warrants that no material adverse change in Lessee’s financial condition has occurred since the date of the Pool Furniture Equipment Lease.

5. The Lease. The terms and provisions of the Pool Furniture Equipment Lease are hereby incorporated into this Schedule by reference and made a part hereof.

[Remainder of Page Intentionally Left Blank]

6. Purchase Option Commencement Date. For purposes of Section 10.01 of the Lease, the Purchase Option Commencement Date is February _____, 2026.

LESSOR:
BOWPROP II, LLC
P.O. Box 1912
Winter Haven, Florida 33883

LESSEE:
Westside Haines City Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attention: District Manager

By _____

By _____

Title _____

Title _____

This Counterpart No. 1 must be manually executed and in serially numbered counterparts. To the extent that this Lease constitutes chattel paper (as defined in the Uniform Commercial Code), no security interest herein may be created through the transfer or possession of any Counterpart other than this Counterpart No. 1.

**EXHIBIT A-1
RENTAL PAYMENT SCHEDULE**

Westside Haines City CDD- wynnstone

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>
04/01/2025	536.17	10.000%	346.00	882.17
05/01/2026	540.64	10.000%	341.53	882.17
06/01/2026	545.15	10.000%	337.02	882.17
07/01/2026	549.69	10.000%	332.48	882.17
08/01/2026	554.27	10.000%	327.90	882.17
09/01/2026	558.89	10.000%	323.28	882.17
10/01/2026	563.55	10.000%	318.62	882.17
11/01/2026	568.24	10.000%	313.93	882.17
12/01/2026	572.98	10.000%	309.19	882.17
01/01/2027	577.75	10.000%	304.42	882.17
02/01/2027	582.57	10.000%	299.60	882.17
03/01/2027	587.42	10.000%	294.75	882.17
04/01/2027	592.32	10.000%	289.85	882.17
05/01/2027	597.25	10.000%	284.92	882.17
06/01/2027	602.23	10.000%	279.94	882.17
07/01/2027	607.25	10.000%	274.92	882.17
08/01/2027	612.31	10.000%	269.86	882.17
09/01/2027	617.41	10.000%	264.76	882.17
10/01/2027	622.56	10.000%	259.61	882.17
11/01/2027	627.75	10.000%	254.43	882.18
12/01/2027	632.98	10.000%	249.19	882.17
01/01/2028	638.25	10.000%	243.92	882.17
02/01/2028	643.57	10.000%	238.60	882.17
03/01/2028	648.93	10.000%	233.24	882.17
04/01/2028	654.34	10.000%	227.83	882.17
05/01/2028	659.79	10.000%	222.38	882.17
06/01/2028	665.29	10.000%	216.88	882.17
07/01/2028	670.84	10.000%	211.33	882.17
08/01/2028	676.43	10.000%	205.74	882.17
09/01/2028	682.06	10.000%	200.11	882.17
10/01/2028	687.75	10.000%	194.42	882.17
11/01/2028	693.48	10.000%	188.69	882.17
12/01/2028	699.26	10.000%	182.91	882.17
01/01/2029	705.08	10.000%	177.09	882.17
02/01/2029	710.96	10.000%	171.21	882.17
03/01/2029	716.89	10.000%	165.29	882.18
04/01/2029	722.86	10.000%	159.31	882.17
05/01/2029	728.88	10.000%	153.29	882.17
06/01/2029	734.96	10.000%	147.21	882.17
07/01/2029	741.08	10.000%	141.09	882.17
08/01/2029	747.26	10.000%	134.91	882.17
09/01/2029	753.48	10.000%	128.69	882.17
10/01/2029	759.76	10.000%	122.41	882.17
11/01/2029	766.10	10.000%	116.08	882.18
12/01/2029	772.48	10.000%	109.69	882.17
01/01/2030	778.92	10.000%	103.25	882.17
02/01/2030	785.41	10.000%	96.76	882.17
03/01/2030	791.95	10.000%	90.22	882.17
04/01/2030	798.55	10.000%	83.67	882.17
05/01/2030	805.21	10.000%	76.96	882.17
06/01/2030	811.92	10.000%	70.25	882.17
07/01/2030	818.68	10.000%	63.49	882.17
08/01/2030	825.51	10.000%	56.57	882.18
09/01/2030	832.38	10.000%	49.79	882.17
10/01/2030	839.32	10.000%	42.85	882.17
11/01/2030	846.32	10.000%	35.86	882.18
12/01/2030	853.37	10.000%	28.80	882.17
01/01/2031	860.48	10.000%	21.69	882.17
02/01/2031	867.65	10.000%	14.52	882.17
03/01/2031	874.88	10.000%	7.29	882.17
	41,519.71		11,410.54	52,930.25

**EXHIBIT A-2
EQUIPMENT**

patio showcase 13655 belcher rd south largo fl 33771 727-531-2260	<h2 style="margin: 0;">Estimate</h2> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: black; color: white;">Number</td> <td style="padding: 2px;">wynnstone</td> </tr> <tr> <td style="background-color: black; color: white;">Date</td> <td style="padding: 2px;">8/20/2025</td> </tr> </table>	Number	wynnstone	Date	8/20/2025																																																												
Number	wynnstone																																																																
Date	8/20/2025																																																																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: black; color: white; padding: 2px;">Bill To</td> <td style="padding: 2px;">wynnstone odd</td> </tr> </table>	Bill To	wynnstone odd	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: black; color: white; padding: 2px;">Ship To</td> <td style="padding: 2px;">wynnstone ammenity</td> </tr> </table>	Ship To	wynnstone ammenity																																																												
Bill To	wynnstone odd																																																																
Ship To	wynnstone ammenity																																																																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: black; color: white;">PO Number</th> <th style="background-color: black; color: white;">Terms</th> <th style="background-color: black; color: white;">Customer #</th> <th style="background-color: black; color: white;">Ship</th> <th style="background-color: black; color: white;">Via</th> <th style="background-color: black; color: white;">Project</th> </tr> <tr> <td></td> <td></td> <td></td> <td>deliver</td> <td>our truck</td> <td></td> </tr> </table>		PO Number	Terms	Customer #	Ship	Via	Project				deliver	our truck																																																					
PO Number	Terms	Customer #	Ship	Via	Project																																																												
			deliver	our truck																																																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: black; color: white;">Item #</th> <th style="background-color: black; color: white;">Description</th> <th style="background-color: black; color: white;">Quantity</th> <th style="background-color: black; color: white;">Price Each</th> <th style="background-color: black; color: white;">Tax1</th> <th style="background-color: black; color: white;">Amount</th> </tr> </thead> <tbody> <tr> <td>AP-RD-42HFU</td> <td>42" poly table</td> <td>6.00</td> <td>\$477.18</td> <td></td> <td>\$2,863.08</td> </tr> <tr> <td>AP-RD-20HF</td> <td>20" poly table</td> <td>29.00</td> <td>\$143.27</td> <td></td> <td>\$4,154.83</td> </tr> <tr> <td>D-750</td> <td>lb diamond chair</td> <td>24.00</td> <td>\$233.45</td> <td></td> <td>\$5,602.80</td> </tr> <tr> <td>L-716-7</td> <td>armless 16" chaise</td> <td>60.00</td> <td>\$434.25</td> <td></td> <td>\$26,055.00</td> </tr> <tr> <td>DEL</td> <td>deliver and set up</td> <td>1.00</td> <td>\$300.00</td> <td></td> <td>\$300.00</td> </tr> <tr> <td></td> <td>granite frames</td> <td></td> <td>\$0.00</td> <td></td> <td>\$0.00</td> </tr> <tr> <td></td> <td>#915 madras tweed surf</td> <td></td> <td>\$0.00</td> <td></td> <td>\$0.00</td> </tr> <tr> <td>PATC2400</td> <td>comfo back addy</td> <td>6.00</td> <td>\$424.00</td> <td></td> <td>\$2,544.00</td> </tr> <tr> <td></td> <td>any/ standard color</td> <td></td> <td>\$0.00</td> <td></td> <td>\$0.00</td> </tr> </tbody> </table>						Item #	Description	Quantity	Price Each	Tax1	Amount	AP-RD-42HFU	42" poly table	6.00	\$477.18		\$2,863.08	AP-RD-20HF	20" poly table	29.00	\$143.27		\$4,154.83	D-750	lb diamond chair	24.00	\$233.45		\$5,602.80	L-716-7	armless 16" chaise	60.00	\$434.25		\$26,055.00	DEL	deliver and set up	1.00	\$300.00		\$300.00		granite frames		\$0.00		\$0.00		#915 madras tweed surf		\$0.00		\$0.00	PATC2400	comfo back addy	6.00	\$424.00		\$2,544.00		any/ standard color		\$0.00		\$0.00
Item #	Description	Quantity	Price Each	Tax1	Amount																																																												
AP-RD-42HFU	42" poly table	6.00	\$477.18		\$2,863.08																																																												
AP-RD-20HF	20" poly table	29.00	\$143.27		\$4,154.83																																																												
D-750	lb diamond chair	24.00	\$233.45		\$5,602.80																																																												
L-716-7	armless 16" chaise	60.00	\$434.25		\$26,055.00																																																												
DEL	deliver and set up	1.00	\$300.00		\$300.00																																																												
	granite frames		\$0.00		\$0.00																																																												
	#915 madras tweed surf		\$0.00		\$0.00																																																												
PATC2400	comfo back addy	6.00	\$424.00		\$2,544.00																																																												
	any/ standard color		\$0.00		\$0.00																																																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: black; color: white; padding: 2px;">Amount Paid</td> <td style="padding: 2px;">\$0.00</td> </tr> <tr> <td style="background-color: black; color: white; padding: 2px;">Amount Due</td> <td style="padding: 2px;">\$41,519.71</td> </tr> </table>		Amount Paid	\$0.00	Amount Due	\$41,519.71	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: black; color: white; padding: 2px;">Discount</td> <td style="padding: 2px;">\$0.00</td> </tr> <tr> <td style="background-color: black; color: white; padding: 2px;">Shipping Cost</td> <td style="padding: 2px;">\$0.00</td> </tr> <tr> <td style="background-color: black; color: white; padding: 2px;">Sub Total</td> <td style="padding: 2px;">\$41,519.71</td> </tr> <tr> <td style="background-color: black; color: white; padding: 2px;">Sales Tax 7.00% on \$0.00</td> <td style="padding: 2px;">\$0.00</td> </tr> <tr> <td style="background-color: black; color: white; padding: 2px;">Total</td> <td style="padding: 2px;">\$41,519.71</td> </tr> </table>				Discount	\$0.00	Shipping Cost	\$0.00	Sub Total	\$41,519.71	Sales Tax 7.00% on \$0.00	\$0.00	Total	\$41,519.71																																														
Amount Paid	\$0.00																																																																
Amount Due	\$41,519.71																																																																
Discount	\$0.00																																																																
Shipping Cost	\$0.00																																																																
Sub Total	\$41,519.71																																																																
Sales Tax 7.00% on \$0.00	\$0.00																																																																
Total	\$41,519.71																																																																

EXHIBIT B

ACCEPTANCE CERTIFICATE

BOWPROP II, LLC

P.O. Box 1912

Winter Haven, Florida 33883

Re: Schedule of Property No. 1, dated February ____, 2026, to Pool Furniture Equipment Lease/Purchase Agreement, dated as of February ____, 2026, between BOWPROP II, LLC, as Lessor, and the Westside Haines City Community Development District, as Lessee.

Ladies and Gentlemen:

In accordance with the Pool Furniture Equipment Lease/Purchase Agreement (the "Agreement"), the undersigned Lessee hereby certifies and represents to, and agrees with Lessor as follows:

1. All of the Equipment (as such term is defined in the Agreement) listed in the above-referenced Schedule of Property (the "Schedule") has been delivered, installed and accepted on the date hereof.

2. Lessee has conducted such inspection and/or testing of the Equipment listed in the Schedule as it deems necessary and appropriate and hereby acknowledges that it accepts the Equipment for all purposes.

3. Lessee is currently maintaining the insurance coverage required by Section 7.02 of the Agreement.

4. No event or condition that constitutes, or with notice or lapse of time, or both, would constitute, an Event of Default (as defined in the Agreement) exists at the date hereof.

Date: February _____, 2026

LESSEE:
Westside Haines City Community Development
District

By _____

Title _____

EXHIBIT C

CERTIFICATE

The undersigned, a duly elected Chairman of the Board of Supervisors of the Westside Haines City Community Development District, certified as follows:

- A. The following listed persons are duly elected and acting officials of the
- B. Westside Haines City Community Development District, as Lessee (the “Officials”) in the capacity set forth opposite their respective names below and that the facsimile signatures are true and correct as of the date hereof.

B. The Officials are duly authorized, on behalf of Lessee, to negotiate, execute and deliver the Pool Furniture Equipment Lease/Purchase Agreement dated as of February ____, 2026 and the Schedule(s) thereunder and all future Schedule(s) (the “Agreements”) by and between Lessee and BOWPROP II, LLC, and these Agreements are binding and authorized Agreements of Lessee, enforceable in all respects in accordance with their terms.

Name of Official	Title	Signature
_____	_____	_____
_____	_____	_____
_____	_____	_____

Dated _____ By _____
Title _____
(Seal)

The signer of this Certificate cannot be listed above as authorized to execute the Agreements.

SECTION XII

SECTION C

Westside Haines City CDD

Field Management Report

Completed Items

- Winter mulch refresh was completed at Brentwood and Cascades entrances.
- Insurance site review was completed with adjusters.
- Repaired washout and installed additional rip rap for drain behind Brentwood Pool. Performed cleaning of drain grates in swale behind completed areas of townhomes.



Contracted Services

- Overall site maintenance is satisfactory.
- Turf is mowed and beds are detailed.
- Approved pool lifts were installed at both Brentwood and Cascades.
- No notable issues reported by Janitor nor Pool Vendor.
- Assessing gym maintenance contracts.



In Progress

- Brentwood irrigation enhancements were completed, and tree installations are wrapping up.
- Coordinating with city code compliance and builders on signs and feather-flag that are not in compliance.
- Wynnstone amenities are progressing. Working with the landscaper to assess new entrances for service.
- GYM stair climbers are awaiting back-ordered parts for their warranty repairs.
- Cascades pool improvements construction is underway, and pool area has been closed. Gym remains open.
- Cascades mailbox pedestal repair is being coordinated with postmaster.



West Side Haines City CDD

Field Management Report – Photo Supplement

Landscaper Proposals Reference

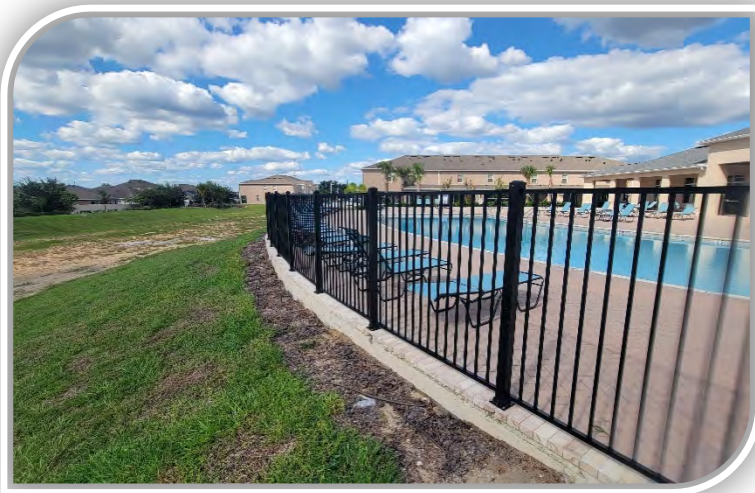


Photo Description:

- Rear fence of Brentwood pool has irrigation lines but no landscape.



Photo Description:

- Dead Sylvester at Cascades and Masee.

SECTION 1



5574 Commercial Blvd
Winter Haven, FL 33880
Office: (863) 965-2599, Fax (863) 965-1733
www.constaflow.com

West Side Haines City

October 22, 2025

We hope this letter finds you well, and we want to take a moment to express our sincere gratitude for your continued support and partnership with Consta Flow. We greatly appreciate the trust you have placed in us and are committed to providing you with the highest level of service.

Over the past years, we have been dedicated to delivering the best possible value to our clients. However, to maintain the quality of our services and continue to invest in our people and technology, we find it necessary to adjust our pricing structure. We understand that price increases are not ideal, but we believe that these adjustments due to increased insurance cost and employee minimum wage increase, this is essential to sustain the level of service you have come to expect from us.

Effective January 1, 2026, we will be implementing the following pricing changes:

- Your current Monthly lift station cost is \$220.00 Your new Monthly lift station cost is \$250.00.

We truly value your business, and the long term relationship we have developed over the years. Our commitment to you remains the same – to provide reliable and honest service to your facility, keeping you in compliance with all environmental rules and regulations, and superior customer service at an affordable rate.

If you have any questions or would like to discuss these changes further, please do not hesitate to reach our office at 863-965-2599. Thank you for allowing us to serve you.

Sincerely,

Cindy Alexander
Consta Flow, Inc.



5574 Commercial Blvd
Winter Haven, Florida 33880
Office: (863) 965-2599, Fax (863) 965-1733
www.constaflow.com

This contract is made and entered into between West Side Haines City, hereinafter referred to as the CUSTOMER, and Consta Flow, Inc., a Florida corporation, hereinafter referred to as the CONTRACTOR, this 22nd day of October 2025. Whereas, the parties desire to enter into a contract whereby the contractor shall provide services with regard to the CUSTOMER's lift station(s) known as West Side Haines City, located at FDC Grove Rd Davenport, FL for and in consideration of the mutual covenants and agreements set forth herein, the parties agree as follows:

I. SCOPE OF THE CONTRACT

1. The CONTRACTOR will visit the facility, for one time per month.
2. The CONTRACTOR agrees to service the facilities and complete necessary tasks as listed on the attached Schedule "A".
3. The CONTRACTOR will promptly notify the CUSTOMER of necessary repairs and it will be the CUSTOMER'S responsibility.
4. The CUSTOMER will be responsible to approve pump truck hauling from the lift station at the request of the CONTRACTOR . At the request and approval of the CUSTOMER, Consta Flow may need to coordinate this effort. CUSTOMER understands fees from the hauling company varies.
5. The CONTRACTOR is not responsible for overflows.

II. TERMS OF CONTRACT:

The CONTRACTOR and the CUSTOMER mutually agree that this contract shall commence on January 1, 2026 until either party choses to cancel the contract. An executed copy will be received by said CONTRACTOR and shall be in force until either party terminates this agreement with (30) days written notice sent registered or certified mail. If an annual contract is required by the CUSTOMER a (30) day notice is required to be provided to our office.

III. COMPENSATION:

The CUSTOMER will compensate the CONTRACTOR at the following rates:

- A. Flat rate of \$250.00 per month, not to exceed 1-1/2 hours.

IV. INVOICING

The CUSTOMER agrees to pay for contracted services according to the conditions of this contract. Invoices for compensation for services and expenses will be submitted in detail and will be sufficient for a proper pre-audit thereof. Payments are due in full within fifteen days after billing. An interest rate of 18 percent monthly may be applied to amounts delinquent over forty-five days.

V. NAME AND ADDRESS OF CONTRACTOR AND CUSTOMER:

Consta Flow, Inc.
5574 Commercial Blvd.
Winter Haven, FL 33880

West Side Haines City
FDC Grove RD
Davenport, FL 33837

SCHEDULE "A"
CONTRACTOR RESPONSIBILITY

(With 1 visit per month)

1. Run each pump and record amperage and voltage.
2. Record hour meter.
3. Clean floats and check operation.
4. Clean lift station each visit, with water provided by the customer
5. Inspect & tighten wire connections and components in electrical panel.
6. One time per year, perform annual inspection of both pumps to check for signs of wear and potential pump failure.

Accepted by Customer:
West Side Haines City

By: _____

Date Accepted: _____

Accepted by Contractor:
Consta Flow Inc.

By: _____

Date Accepted: _____

Return executed document to Consta Flow, Inc. Upon completion, a fully executed copy will be provided for your records.

SECTION 2



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: Nov 22, 2025

SUBMITTED TO:

GMS Services
219 E. Livingston St.
Orlando, FL 32801
Attn: Marshall Tindall
Phone: 407-346-2453
Email: Mtindall@gmscf.com

Job Name / Location:

Brentwood (Amenit pool)
Davenport

Proposal to Install Podocarpus and a Fox Tail along the Back Wall of the Amenity Center.

	Qty	Unit	Unit Cost	TOTAL
Podocarpus	56	7G	\$60.00	\$3,360.00
Fox Tail	1	5CT	\$406.00	\$406.25
Mini Pine Bark Mulch	3	CY	\$60.00	\$180.00
Irrigation Adjustment	2	HRS	\$85.00	\$170.00
			TOTAL	\$4,116.25

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

Submitted by: Cody Dawson

Accepted by: _____

Date Submitted: 12.22.2025

Date Accepted: _____



SECTION 3



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: January 9, 2026

SUBMITTED TO:

GMS Services
219 E Livingston St.
Orlando, FL 32801
Marshall Tindall
Phone: (407)-346-2453
Email: mtindall@gmscf.com

Job Name / Location:

Haines City West CDD (Cascades)
Haines City, FL 33844

Massey/Cascades

PROPOSAL TO REMOVE AND REPLACE SYLVESTER PALMS WITH FOXTAIL PALMS

	Qty	Unit	Unit Cost	TOTAL
Foxtail Palms	2	CT	\$1,750.00	\$ 3,500.00
Sylvester Palm Removal	2	EA	\$250.00	\$ 500.00
Irrigation Adjustment	1	EA	\$250.00	\$250.00
			TOTAL	\$4,250.00

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

Submitted by: Brian Bubendorf

Accepted by: _____

Date Submitted: January 9, 2026

Date Accepted: _____

**Westside Haines
city cdd
"cascades"
@ cascades ave
& massee rd**

proposal for foxtails



SECTION 4

SECTION (a)

KITT'S FITNESS SERVICES PRICING PLAN FOR BRENTWOOD WINTER HAVEN

PRICES FOR VARIOUS SERVICES OFFERED

Contact Scott Kittelstad at 352-348-0536 for all your needs

OVERVIEW

1. Preventative Maintenance

\$175

Quarterly inspections of all machines at facility
Diagnose and document any issues with machines
Test functionality of all machines
Clean and lubricate machines as needed

2. Service Call

\$125

Unlimited time needed to diagnose machine
Written estimate for repairs to machine will be provided after diagnostics are complete

3. Labor Rate

\$95 per hour

1 hour minimum, then billable by every ½ hour

APPROVAL AND AUTHORITY TO PROCEED

We approve the project as described above, and authorize the team to proceed.

DATE _____

PROPERTY NAME

JOB TITLE

EMAIL ADDRESS

REPRESENTATIVE NAME (SIGN)

SECTION (b)

KITT'S FITNESS SERVICES PRICING PLAN FOR CASCADES WINTER HAVEN

PRICES FOR VARIOUS SERVICES OFFERED

Contact Scott Kittelstad at 352-348-0536 for all your needs

OVERVIEW

1. Preventative Maintenance

\$175

Quarterly inspections of all machines at facility
Diagnose and document any issues with machines
Test functionality of all machines
Clean and lubricate machines as needed

2. Service Call

\$125

Unlimited time needed to diagnose machine
Written estimate for repairs to machine will be provided after diagnostics are complete

3. Labor Rate

\$95 per hour

1 hour minimum, then billable by every ½ hour

APPROVAL AND AUTHORITY TO PROCEED

We approve the project as described above, and authorize the team to proceed.

DATE _____

PROPERTY NAME

JOB TITLE

EMAIL ADDRESS

REPRESENTATIVE NAME (SIGN)

SECTION D

SECTION 1

Westside Haines City Community Development District

Summary of Check Register

December 1, 2025 to January 18, 2026

Bank	Date	Check No.'s	Amount
General Fund - Admin	12/8/25	464-470	\$ 14,873.13
	12/16/25	471	\$ 53,929.42
	12/18/25	472-473	\$ 1,112,082.16
	12/22/25	474-476	\$ 7,086.27
	1/8/26	477	\$ 1,450.20
Total:			\$ 1,189,421.18
General Fund - Money Market	12/22/25	5	\$ 37,912.03
	Total:			$ 37,912.03
General Fund - Cascades	12/8/25	8-16	\$ 27,800.66
	12/16/25	17-23	\$ 26,525.77
	12/22/25	24	\$ 2,547.55
	1/8/26	25-29	\$ 17,155.00
		Autodrafts	\$ 14,509.44
			\$ 88,538.42
General Fund - Brentwood	12/8/25	7-13	\$ 20,985.32
	12/16/25	14-18	\$ 24,931.19
	12/22/25	19-20	\$ 3,047.55
	1/8/26	21-25	\$ 17,540.40
		Autodrafts	\$ 8,672.09
			\$ 75,176.55
General Fund - Wynnstone	12/8/25	5-6	\$ 7,540.00
	12/16/25	7-8	\$ 7,815.62
	12/22/25	9	\$ 1,250.00
	1/8/26	10	\$ 570.00
		Autodrafts	\$ 3,380.31
			\$ 20,555.93
Supervisors	December 2025 Meeting		
		Bobbie J Shockley	\$ 184.70
		Lindsey E Roden	\$ 184.70
		Patrick R Bonin	\$ 184.70
		Warren K Heath II	\$ 184.70
Total:			\$ 738.80
Total Amount			\$ 1,412,342.91

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/08/25	00072	11/03/25	1656	202511	310	51300	31302			*	3,250.00		
			FY26 DISCLOSURES						DISCLOSURE TECHNOLOGY SERVICES LLC			3,250.00	000464
12/08/25	00008	11/19/25	22469719	202510	310	51300	31100			*	450.00		
			ENGINEER SERVICES OCT 25						DEWBERRY ENGINEERS, INC			450.00	000465
12/08/25	00055	10/31/25	00074022	202510	310	51300	48000			*	1,101.70		
			NOT BOS MTG 10/22/25						GANNETT MEDIA CORP DBA			1,101.70	000466
12/08/25	00007	11/01/25	194	202511	310	51300	34000			*	4,720.83		
			MANAGEMENT FEES NOV 25							*	108.17		
		11/01/25	194	202511	310	51300	35200			*	162.25		
			WEBSITE ADMIN NOV 25							*	515.00		
		11/01/25	194	202511	310	51300	35100			*	4.60		
			INFORMATION TECH NOV 25							*	146.82		
		11/01/25	194	202511	310	51300	31300			*	29.46		
			DISSEMINATION SVC NOV 25							*			
		11/01/25	194	202511	310	51300	51000			*			
			OFFICE SUPPLIES							*			
		11/01/25	194	202511	310	51300	42000			*			
			POSTAGE							*			
		11/01/25	194	202511	310	51300	51000			*			
			STAPLES							*			
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,687.13	000467
12/08/25	00094	9/30/25	1	202509	320	57200	48000			*	175.00		
			POOL GATE REPAIR CASCADE						GOVERNMENTAL MANAGEMENT SVC TAMPA			175.00	000468
12/08/25	00017	11/14/25	13631	202510	310	51300	31500			*	2,385.70		
			GENERAL COUNSEL OCT 25						KILINSKI VAN WYK PLLC			2,385.70	000469
12/08/25	00065	9/18/25	7654	202509	340	57200	49000			*	1,823.60		
			PLAY EQUIPMENT						PRO PLAYGROUNDS			1,823.60	000470
12/16/25	00052	10/13/25	4652323	202511	300	20700	10000			*	33,381.70		
			DEBT ADMIN FEE 1%							*	1,624.53		
		10/13/25	4652324	202511	300	32500	10000			*	18,923.19		
			MAINT ADMIN FEE 1%							*			
		10/13/25	4652324	202511	300	20700	10200			*			
			MAINT ADMIN FEE 1%						POLK COUNTY PROP			53,929.42	000471

WHCD WESTSIDE HAINES CITY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/18/25	00042	12/17/25	12172025	202512	300	20700	10000			*	3,051.96		
			FY25 ASSESSMENT	TSFR	S21				WESTSIDE HAINES CITY C/O US BANK			3,051.96	000472
12/18/25	00042	12/17/25	12172025	202512	300	20700	10000			*	392,312.22		
			FY26 ASSESSMENT	TSFR	S21					*	716,717.98		
		12/17/25	12172025	202512	300	20700	10000			*		1,109,030.20	000473
			FY26 ASSESSMENT	TSFR	S24				WESTSIDE HAINES CITY C/O US BANK				
12/22/25	00081	5/16/25	111761	202505	320	57200	34500			*	230.00		
			VIDEO VERIFICATION	MAY	25					*	215.00		
		6/06/25	23634	202506	320	57200	34500			*			
			ACCESS/CAMERA	CHECK						*	220.00		
		7/15/25	24181	202507	330	57200	34500			*			
			VIDEO VERIFICATION	JULY	25					*	220.00		
		8/15/25	S4846	202508	330	57200	34500			*			
			VIDEO VERIFICATION	AUG	25					*	240.00		
		9/15/25	24913-3	202509	330	57200	34500			*			
			VIDEO VERIFICATION	SEPT	25							1,125.00	000474
									CURRENT DEMANDS ELECTRICAL &				
12/22/25	00008	12/10/25	22472310	202511	310	51300	31100			*	335.00		
			ENGINEER SVCS	NOV	25							335.00	000475
									DEWBERRY ENGINEERS, INC				
12/22/25	00007	12/01/25	212	202512	310	51300	34000			*	4,720.83		
			MANAGEMENT FEES	DEC	25					*	108.17		
		12/01/25	212	202512	310	51300	35200			*			
			WEBSITE ADMIN	DEC	25					*	162.25		
		12/01/25	212	202512	310	51300	35100			*			
			INFORMATION TECH	DEC	25					*	515.00		
		12/01/25	212	202512	310	51300	31300			*			
			DISSEMINATION SVC	DEC	25					*	2.86		
		12/01/25	212	202512	310	51300	51000			*			
			OFFICE SUPPLIES							*	69.35		
		12/01/25	212	202512	310	51300	42000			*			
			POSTAGE							*	45.22		
		12/01/25	212	202512	310	51300	51000			*			
			STAPLES BOS COVER	10/21						*	2.59		
		12/01/25	212	202512	310	51300	51000			*			
			STAPLES BOS COVER	10/21								5,626.27	000476
									GOVERNMENTAL MANAGEMENT SERVICES-CF				
1/08/26	00017	12/19/25	13859	202511	310	51300	31500			*	1,450.20		
			GENERAL COUNSEL	NOV	25							1,450.20	000477
									KILINSKI VAN WYK PLLC				

TOTAL FOR BANK B 1,189,421.18
 WHCD WESTSIDE HAINES CITY

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
---------------	-------	-----------------------------------	--	-------------	--------	--------	-----------------------------

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/22/25	00013	12/22/25 12222025	202512 300-58100-10100	TSFR TO BW OPERATING	*	37,912.03		
-----							WESTSIDE HAINES CITY CDD	37,912.03 000005
						TOTAL FOR BANK C	37,912.03	
						TOTAL FOR REGISTER	1,227,333.21	

WHCD WESTSIDE HAINES CITY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/08/25	00006	10/30/25	20590	202510	320	53800	47000		LAKE MAINTENANCE OCT 25	*	975.00		
									AQUATIC WEED MANAGEMENT INC.			975.00	000008
12/08/25	00013	10/31/25	10943	202510	320	53800	49000		LIFT MAINT CHECK OCT 25	*	220.00		
									CONSTA FLOW			220.00	000009
12/08/25	00014	10/21/25	16310	202510	330	57200	48200		CLEANING OCT 25	*	2,430.00		
									CSS CLEAN STAR SERVICES OF CFL			2,430.00	000010
12/08/25	00008	11/15/25	114737	202511	330	57200	34500		VIDEO VERIFICATION	*	190.00		
									CURRENT DEMANDS ELECTRICAL &			190.00	000011
12/08/25	00001	11/01/25	193	202511	320	53800	12000		FIELD MANAGEMENT NOV 25	*	1,287.50		
		11/01/25	193	202511	330	57200	48300		AMENITY ACCESS NOV 25	*	1,250.00		
		11/01/25	193	202511	330	57200	49000		OFFICE SUPPLIES	*	.63		
		11/01/25	193	202511	330	57200	49000		POSTAGE	*	15.60		
									GOVERNMENTAL MANAGEMENT SVCS CFL			2,553.73	000012
12/08/25	00004	11/05/25	68015921	202511	330	57200	48100		PEST CONTROL NOV 25	*	100.00		
									MASSEY SERVICES INC.			100.00	000013
12/08/25	00007	11/03/25	99515	202510	330	57200	34500		SECURITY 10/31/25	*	223.60		
									NATION SECURITY SERVICES LLC			223.60	000014
12/08/25	00005	10/28/25	20613	202510	320	53800	49000		TREE TRIMMING CLEAN UP	*	1,755.00		
		10/30/25	20912	202510	320	53800	47300		IRRIGATION REPAIRS	*	350.92		
		11/01/25	20889	202511	320	53800	46200		LANDSCAPE MAINT NOV 25	*	15,058.33		
									PRINCE & SONS INC.			17,164.25	000015
12/08/25	00002	12/05/25	12052025	202512	330	57200	48400		PLAYGROUND EQUIP DEC 25	*	1,972.04		
		12/08/25	12082025	202512	300	15500	10000		PLAYGROUND EQUIP JAN 26	*	1,972.04		
									THM LEASING INC.			3,944.08	000016

WHCD WESTSIDE HAINES CITY COSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/16/25	00006	11/25/25	20806	202511	320	53800	47000		LAKE MAINTENANCE NOV 25	*	975.00		
									AQUATIC WEED MANAGEMENT INC.			975.00	000017
12/16/25	00014	11/30/25	16553	202511	330	57200	48200		CLEANING NOV 25	*	2,610.00		
									CSS CLEAN STAR SERVICES OF CFL			2,610.00	000018
12/16/25	00008	6/06/25	23634	202505	330	57200	34500		GYM DOOR LOCKS REPLACED	*	215.00		
		6/06/25	23634	202505	330	57200	34500		GYM DOOR LOCKS REPLACED	V	215.00-		
									CURRENT DEMANDS ELECTRICAL &			.00	000019
12/16/25	00009	11/18/25	1125-150	202511	320	53800	47200		WELLIRON FILTRATION NOV25	*	551.00		
									DUNHAM WELL DRILLING INC			551.00	000020
12/16/25	00001	10/31/25	197	202510	330	57200	48000		REPLACE GYM DOORS	*	1,474.88		
		10/31/25	199	202510	320	53800	48000		REMOVE TRASH/TEPIDITY BAR	*	643.78		
		10/31/25	200	202510	330	57200	48000		TROUBLESHOOT GYM AC	*	550.00		
		10/31/25	202	202510	320	53800	48000		POND TRASH	*	330.00		
		10/31/25	204	202510	320	53800	48000		REPAIR PHASE 3 SIGN	*	227.36		
		10/31/25	205	202510	320	53800	48000		REPLACE STOLEN SOLARLIGHT	*	407.50		
		10/31/25	206	202510	330	57200	48000		ADJUST POOL GATE	*	440.00		
		10/31/25	207	202510	320	53800	48000		VIOLATION AREA TRASHCLEAN	*	330.00		
		11/01/25	214	202511	330	57200	49000		SIFER KEY TAG	*	7.00		
									GOVERNMENTAL MANAGEMENT SVCS CFL			4,410.52	000021
12/16/25	00004	12/04/25	68551145	202512	330	57200	48100		PEST CONTROL DEC 25	*	100.00		
									MASSEY SERVICES INC.			100.00	000022
12/16/25	00005	11/26/25	21172	202511	320	53800	47300		IRRIGATION REPAIRS	*	345.22		
		11/28/25	21185	202511	320	53800	47300		IRRIGATION REPAIR	*	975.70		

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/01/25		21306	202512 320-53800-46200		*	1,500.00	
			POND DISKING DEC 25				
12/01/25		21307	202512 320-53800-46200		*	15,058.33	
			LANDSCAPE MAINT DEC25				
PRINCE & SONS INC.							17,879.25 000023
12/22/25	00001	12/01/25 211	202512 320-53800-12000		*	1,287.50	
			CAS FIELD MANAGEMT DC 25				
12/01/25		211	202512 330-57200-48300		*	1,250.00	
			AMENITY ACCESS DEC 25				
12/01/25		211	202512 330-57200-49000		*	.39	
			OFFICE SUPPLIES				
12/01/25		211	202512 330-57200-49000		*	9.66	
			POSTAGE				
GOVERNMENTAL MANAGEMENT SVCS CFL							2,547.55 000024
1/08/26	00006	12/22/25 20852	202512 320-53800-47000		*	975.00	
			LAKE MAINTENANCE DEC 25				
AQUATIC WEED MANAGEMENT INC.							975.00 000025
1/08/26	00013	12/22/25 11537	202512 330-57200-49000		*	220.00	
			LIFT STATION CHECK DEC 25				
CONSTA FLOW							220.00 000026
1/08/26	00014	12/19/25 16800	202512 330-57200-48200		*	2,270.00	
			CLEANING DEC 25				
CSS CLEAN STAR SERVICES OF CFL							2,270.00 000027
1/08/26	00008	12/15/25 115034	202512 330-57200-34500		*	190.00	
			VIDEO VERIFICATION				
CURRENT DEMANDS ELECTRICAL &							190.00 000028
1/08/26	00003	11/14/25 29667	202511 330-57200-49000		*	13,500.00	
			LIFT STATION INSTALLED				
MCDONNELL CORPORATION DBA RESORT							13,500.00 000029
TOTAL FOR BANK D						74,028.98	

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/03/25	00010	10/30/25 0594-10.	202510 320-53800-43000		3503 MCWAY FALLS OCT 25	*	20.89	
					DUKE ENERGY PAYMENT PROCESSING			20.89 080002
12/03/25	00010	10/30/25 2397-10.	202510 320-53800-43000		0 MONTEREY BAY IRR OCT 25	*	19.04	
					DUKE ENERGY PAYMENT PROCESSING			19.04 080003
12/03/25	00010	10/30/25 2724-10.	202510 330-57200-43000		2617 ANGEL FALL AME OCT25	*	1,250.04	
					DUKE ENERGY PAYMENT PROCESSING			1,250.04 080004
12/03/25	00010	10/30/25 4612-10.	202510 320-53800-43000		2617 ANGEL FALL LIF OCT25	*	155.48	
					DUKE ENERGY PAYMENT PROCESSING			155.48 080005
12/03/25	00010	10/30/25 6827-10.	202510 320-53800-43000		3122 MASSEE RD OCT 25	*	62.77	
					DUKE ENERGY PAYMENT PROCESSING			62.77 080006
12/03/25	00010	11/11/25 8457-10.	202510 320-53800-43000		424 ADAMS ALE OCT 25	*	19.06	
					DUKE ENERGY PAYMENT PROCESSING			19.06 080007
12/03/25	00011	11/17/25 4168-10.	202510 320-53800-43200		POTABLE IR BUG SUR OCT 25	*	1,040.49	
					POLK COUNTY UTILITIES DIVISON			1,040.49 080008
12/03/25	00011	11/17/25 5934-10.	202510 330-57200-43200		2617 ANGEL FALLS OCT 25	*	177.63	
					POLK COUNTY UTILITIES DIVISON			177.63 080009
12/03/25	00011	11/17/25 9988-10.	202510 320-53800-43200		POTABLE IR MOULIN OCT 25	*	19.58	
					POLK COUNTY UTILITIES DIVISON			19.58 080010
12/03/25	00011	11/17/25 9990-10.	202510 320-53800-43200		POTABLE IR POINT OCT 25	*	1,280.07	
					POLK COUNTY UTILITIES DIVISON			1,280.07 080011
12/09/25	00010	11/24/25 2988-11.	202511 320-53800-43100		3500 FDC GROVE RD NOV25	*	1,745.01	
					DUKE ENERGY PAYMENT PROCESSING			1,745.01 080012
12/09/25	00010	11/26/25 0594-11.	202511 320-53800-43000		3503 MCWAY FALLS NOV25	*	20.63	
					DUKE ENERGY PAYMENT PROCESSING			20.63 080013

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/09/25	00010	11/26/25 2397-11.	202511 320-53800-43000		0 MONTEREY BAY IRR NOV25	*	18.94	
					DUKE ENERGY PAYMENT PROCESSING			18.94 080014
12/09/25	00010	11/26/25 2724-11.	202511 330-57200-43000		2617 ANGEL FALLS AM NOV25	*	997.71	
					DUKE ENERGY PAYMENT PROCESSING			997.71 080015
12/09/25	00010	11/26/25 4612-11.	202511 320-53800-43000		2617 ANGEL FALLS DL NOV25	*	146.78	
					DUKE ENERGY PAYMENT PROCESSING			146.78 080016
12/09/25	00010	11/26/25 5842-11.	202511 320-53800-43000		1057 WATERFALL BD W NOV25	*	143.55	
					DUKE ENERGY PAYMENT PROCESSING			143.55 080017
12/09/25	00010	11/26/25 6827-11.	202511 320-53800-43000		3122 MASSEE RD NOV 25	*	56.25	
					DUKE ENERGY PAYMENT PROCESSING			56.25 080018
1/12/26	00010	12/10/25 7022-11.	202511 320-53800-43100		0000 FDC GROVE RD NOV 25	*	308.90	
					DUKE ENERGY PAYMENT PROCESSING			308.90 080019
1/12/26	00010	12/10/25 8457-11.	202511 320-53800-43000		424 ADAMS ALE PL NOV25	*	19.03	
					DUKE ENERGY PAYMENT PROCESSING			19.03 080020
1/12/26	00010	12/23/25 2988-12.	202512 320-53800-43100		3500 FDC GROVE RD DEC 25	*	1,745.01	
					DUKE ENERGY PAYMENT PROCESSING			1,745.01 080021
1/12/26	00010	12/30/25 0594-12.	202512 320-53800-43000		3503 MCWAY FALLS CT DEC25	*	21.02	
					DUKE ENERGY PAYMENT PROCESSING			21.02 080022
1/12/26	00010	12/30/25 2397-12.	202512 320-53800-43000		0 MONTEREY BAY DEC 25	*	19.04	
					DUKE ENERGY PAYMENT PROCESSING			19.04 080023
1/12/26	00010	12/30/25 2724-12.	202512 330-57200-43000		2617 ANGEL FALLS DR DEC25	*	1,131.75	
					DUKE ENERGY PAYMENT PROCESSING			1,131.75 080024
1/12/26	00010	12/30/25 4612-12.	202512 320-53800-43000		2617 ANGEL FALLS DR DEC25	*	162.97	
					DUKE ENERGY PAYMENT PROCESSING			162.97 080025

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/12/26	00010	12/30/25 5842-12.	202512 320-53800-43000		1057 WATERFALL BLVD DEC25	*	160.52	
					DUKE ENERGY PAYMENT PROCESSING			160.52 080026
1/12/26	00010	12/30/25 6827-12.	202512 320-53800-43000		3122 MASSEE RD DEC 25	*	61.89	
					DUKE ENERGY PAYMENT PROCESSING			61.89 080027
1/12/26	00012	12/31/25 5533-11.	202511 320-53800-43200		424 ADAMS ALE NOV 25	*	198.73	
					HAINES CITY UTILITIES			198.73 080028
1/12/26	00011	12/17/25 4168-11.	202511 320-53800-43200		POTABLE IR BIG SUR NOV25	*	1,495.69	
					POLK COUNTY UTILITIES DIVISON			1,495.69 080029
1/12/26	00011	12/17/25 5934-11.	202511 330-57200-43200		2617 ANGEL FALLS DR NOV25	*	156.95	
					POLK COUNTY UTILITIES DIVISON			156.95 080030
1/12/26	00011	12/17/25 9988-11.	202511 320-53800-43200		POTABLE IR MOULIN R NOV25	*	22.92	
					POLK COUNTY UTILITIES DIVISON			22.92 080031
1/12/26	00011	12/17/25 9990-11.	202511 320-53800-43200		POTABLE IR POINT LO NOV25	*	1,831.10	
					POLK COUNTY UTILITIES DIVISON			1,831.10 080032
					TOTAL FOR BANK Z		14,509.44	
					TOTAL FOR REGISTER		88,538.42	

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/08/25	00010	10/21/25 16309	202510 330-57200-48200		CLEANING OCT 25	*	1,800.00	
					CSS CLEAN STAR SERVICES OF CFL			1,800.00 000007
12/08/25	00009	10/27/25 23724	202510 330-57200-49000		SECURITY CONNECTION	*	2,617.85	
		11/05/25 114184	202510 330-57200-34500		REPROGRAMMED CAMERA	*	225.00	
					CURRENT DEMANDS ELECTRICAL &			2,842.85 000008
12/08/25	00003	11/01/25 191	202511 320-53800-12000		FIELD MANAGEMENT NOV 25	*	1,287.50	
		11/01/25 191	202511 330-57200-48300		AMENITY ACCESS NOV 25	*	1,250.00	
		11/01/25 191	202511 330-57200-49000		OFFICE SUPPLIES	*	.45	
		11/01/25 191	202511 330-57200-49000		POSTAGE	*	50.53	
					GOVERNMENTAL MANAGEMENT SERVICES			2,588.48 000009
12/08/25	00001	12/05/25 12052025	202512 330-57200-48400		FURNITURE LEASE DEC 25	*	2,102.00	
		12/08/25 12082025	202512 300-15500-10000		FURNITURE LEASE JAN 26	*	2,101.99	
					HEIDI BONNETT DBA HNB PROPERTY LLC			4,203.99 000010
12/08/25	00005	11/05/25 68047655	202511 330-57200-48100		PEST CONTROL NOV 25	*	130.00	
					MASSEY SERVICECS INC			130.00 000011
12/08/25	00004	11/01/25 20888	202511 320-53800-46200		LANDSCAPE MAINT NOV 25	*	7,620.00	
					PRINCE & SONS INC			7,620.00 000012
12/08/25	00002	11/01/25 26741	202511 330-57200-48500		POOL MAINTENANCE NOV 25	*	1,800.00	
					MCDONNELL CORPORATION DBA			1,800.00 000013
12/16/25	00010	11/30/25 16552	202511 330-57200-48200		CLEANING NOV 25	*	1,880.00	
					CSS CLEAN STAR SERVICES OF CFL			1,880.00 000014
12/16/25	00003	10/31/25 198	202510 330-57200-48000		AMENITY PREPARATIONS	*	2,647.28	
		10/31/25 201	202510 330-57200-48000		ADJUST POOL GATE	*	440.00	
					GOVERNMENTAL MANAGEMENT SERVICES			3,087.28 000015

WHCD WESTSIDE HAINES CITY BRENTWOOD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/16/25	00005	12/04/25	68567443	202512	330-57200-48100			PEST CONTROL DEC 25	*	130.00		
								MASSEY SERVICECS INC			130.00	000016
12/16/25	00004	11/25/25	21156	202511	320-53800-46201			LIVE OAK TREE INSTALLED	*	7,895.00		
		11/26/25	21170	202511	320-53800-47300			IRRIGATION REPAIRS	*	390.23		
		11/28/25	21184	202511	320-53800-47300			IRRIGAITON REPAIRS	*	628.68		
		12/01/25	21205	202512	320-53800-46200			POND DISKING DEC 25	*	1,500.00		
		12/01/25	21206	202512	320-53800-46200			LANDSCAPE MAINT DEC 25	*	7,620.00		
								PRINCE & SONS INC			18,033.91	000017
12/16/25	00002	12/01/25	29899	202512	330-57200-48500			POOL MAINTENANCE DEC 25	*	1,800.00		
								MCDONNELL CORPORATION DBA			1,800.00	000018
12/22/25	00009	10/15/25	25088-3	202510	330-57200-34500			VIDEO VERIFICATION OCT25	*	240.00		
		11/15/25	114736	202511	330-57200-34500			VIDEO VERIFICATION NOV25	*	260.00		
								CURRENT DEMANDS ELECTRICAL &			500.00	000019
12/22/25	00003	12/01/25	209	202512	320-53800-12000			BW FIELD MANAGEMENT DEC25	*	1,287.50		
		12/01/25	209	202512	330-57200-48300			BW AMENITY ACCESS DEC 25	*	1,250.00		
		12/01/25	209	202512	330-57200-49000			OFFICE SUPPLIES	*	.39		
		12/01/25	209	202512	330-57200-49000			POSTAGE	*	9.66		
								GOVERNMENTAL MANAGEMENT SERVICES			2,547.55	000020
1/08/26	00010	12/19/25	16799	202512	330-57200-48200			CLEANING DEC 25	*	1,800.00		
								CSS CLEAN STAR SERVICES OF CFL			1,800.00	000021
1/08/26	00009	12/15/25	115035	202512	330-57200-34500			VIDEO VERIFICATION	*	240.00		
		12/19/25	115286	202512	330-57200-34500			REPLACE HARD DRIVES	*	1,265.20		
								CURRENT DEMANDS ELECTRICAL &			1,505.20	000022

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/08/26	00011	11/03/25 99531	202510 330-57200-34500	SECURITY 10/31/25	*	223.60		
							NATION SECURITY SERVICES LLC	223.60 000023
1/08/26	00004	12/16/25 21534	202512 320-53800-47300	IRRIGATION REPAIRS	*	511.60		
							PRINCE & SONS INC	511.60 000024
1/08/26	00002	11/14/25 29668	202511 330-57200-49000	LIFT STATION INSTALLED	*	13,500.00		
							MCDONNELL CORPORATION DBA	13,500.00 000025
						TOTAL FOR BANK E	66,504.46	

WHCD WESTSIDE HAINES CITY BRENTWOOD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/09/25	00006	11/07/25 2919-10.	202510 320-53800-43100		DUKE ENERGY PAYMENT PROCESSING	*	247.37	247.37 080003
12/09/25	00006	11/26/25 5313-11.	202511 320-53800-43000		DUKE ENERGY PAYMENT PROCESSING	*	21.69	21.69 080004
12/09/25	00006	12/01/25 5745-11.	202511 330-57200-43000		DUKE ENERGY PAYMENT PROCESSING	*	570.81	570.81 080005
12/09/25	00006	12/05/25 2919-11.	202511 320-53800-43100		DUKE ENERGY PAYMENT PROCESSING	*	217.37	217.37 080006
12/09/25	00006	12/09/25 2106-11.	202511 320-53800-43100		DUKE ENERGY PAYMENT PROCESSING	*	1,883.90	1,883.90 080007
12/09/25	00007	11/17/25 8034-10.	202510 330-57200-43200		POLK COUNTY UTILITIES DIVISION	*	2,848.52	2,848.52 080008
12/09/25	00008	12/01/25 3712-12.	202512 330-57200-44000		SUMMIT BROADBAND INC	*	20.00	20.00 080009
1/12/26	00006	12/30/25 5313-12.	202512 320-53800-43000		DUKE ENERGY PAYMENT PROCESSING	*	22.07	22.07 080010
1/12/26	00006	12/31/25 5745-12.	202512 330-57200-43000		DUKE ENERGY PAYMENT PROCESSING	*	676.13	676.13 080011
1/12/26	00006	1/08/26 2919-12.	202512 320-53800-43100		DUKE ENERGY PAYMENT PROCESSING	*	218.28	218.28 080012
1/12/26	00007	12/17/25 8034-11.	202511 330-57200-43200		POLK COUNTY UTILITIES DIVISION	*	1,925.95	1,925.95 080013
1/12/26	00008	1/02/26 1231-1.2	202601 330-57200-44000		SUMMIT BROADBAND INC	*	20.00	20.00 080014

TOTAL FOR BANK Z 8,672.09

WHCD WESTSIDE HAINES CITY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						75,176.55	

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/08/25	00003	11/01/25 195A	202510 320-53800-12000	FIELD MANAGEMENT OCT 25	*	1,250.00	
		11/01/25 195B	202511 320-53800-12000	FIELD MANAGEMENT NOV 25	*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES							2,500.00 000005
12/08/25	00001	11/01/25 20887	202511 320-53800-46200	LANDSCAPE MAINT NOV 25	*	5,040.00	
PRINCE & SONS INC.							5,040.00 000006
12/16/25	00003	10/31/25 203	202510 320-53800-48000	REMOVE BARBED WIRE FENCE	*	1,275.62	
GOVERNMENTAL MANAGEMENT SERVICES							1,275.62 000007
12/16/25	00001	12/01/25 21312	202512 320-53800-46200	LANDSCAPE MAINT DEC 25	*	5,040.00	
		12/01/25 21313	202512 320-53800-46200	POND DISKING DEC 25	*	1,500.00	
PRINCE & SONS INC.							6,540.00 000008
12/22/25	00003	12/01/25 215	202512 320-53800-12000	WS FIELD MANAGEMENT DEC25	*	1,250.00	
GOVERNMENTAL MANAGEMENT SERVICES							1,250.00 000009
1/08/26	00002	1/05/26 01052026	202601 320-53800-43200	4469 RIVER BEACON SETUP	*	285.00	
		1/05/26 01052026	202601 320-53800-43200	3424 MUD CANYON DR SETUP	*	285.00	
POLK COUNTY UTILITIES							570.00 000010
TOTAL FOR BANK F						17,175.62	

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/09/25	00002	11/26/25 1708-11.	202511 320-53800-43200		4320 RECLAIM RIVER NOV25	*	213.90	
					POLK COUNTY UTILITIES			213.90 080000
1/12/26	00005	12/26/25 7223-12.	202512 320-53800-43100		4590 WYNNSTONE DR DEC 25	*	3,065.91	
					DUKE ENERGY PAYMENT PROCESSING			3,065.91 080001
1/12/26	00002	12/17/25 1704-11.	202511 320-53800-43200		5517 RECLAIM MEADOW NOV25	*	33.50	
					POLK COUNTY UTILITIES			33.50 080002
1/12/26	00002	12/17/25 1708-11.	202511 320-53800-43200		4320 RECLAIM RIVER NOV 25	*	33.50	
					POLK COUNTY UTILITIES			33.50 080003
1/12/26	00002	12/17/25 1710-11.	202511 320-53800-43200		3016 RECLAIM GLORY NOV25	*	33.50	
					POLK COUNTY UTILITIES			33.50 080004
TOTAL FOR BANK Z							3,380.31	
TOTAL FOR REGISTER							20,555.93	

WHCD WESTSIDE HAINES KCOSTA

SECTION 2

Westside Haines City
Community Development District

Unaudited Financial Reporting
November 30, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-5	<u>General Funds</u>
6	<u>Series 2021 Debt Service Fund</u>
7	<u>Series 2024 Debt Service Fund</u>
8	<u>Series 2021 Capital Projects Fund</u>
9	<u>Series 2024 Capital Projects Fund</u>
10	<u>FDC Grove Capital Projects Fund</u>
11	<u>Wynnstone Phase 2 Capital Projects Fund</u>
12	<u>Amenity Capital Projects Fund</u>
13	<u>Capital Reserve Funds</u>
14-17	<u>Month to Month</u>
18	<u>Long Term Debt Report</u>
19	<u>Assessment Receipt Schedule</u>

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

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserves Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating - Admin	\$ 337,517	\$ -	\$ -	\$ -	\$ 337,517
Operating - Cascades	\$ 800,302	\$ -	\$ -	\$ -	\$ 800,302
Operating - Brentwood	\$ 236,891	\$ -	\$ -	\$ -	\$ 236,891
Operating - Wynnstone	\$ 181,082	\$ -	\$ -	\$ -	\$ 181,082
Operating Reserves - Admin	\$ 38,099	\$ -	\$ -	\$ -	\$ 38,099
Reserves - Cascades	\$ -	\$ -	\$ -	\$ 167,457	\$ 167,457
Reserves - Brentwood	\$ -	\$ -	\$ -	\$ 151,692	\$ 151,692
Reserves - Wynnstone	\$ -	\$ -	\$ -	\$ 13,282	\$ 13,282
Capital Projects - Amenity	\$ -	\$ -	\$ 3,348,225	\$ -	\$ 3,348,225
Investments:					
Custody - FDC Grove	\$ -	\$ -	\$ 35	\$ -	\$ 35
Custody - Wynnstone Phase 2	\$ -	\$ -	\$ 21,964	\$ -	\$ 21,964
Series 2021					
Reserve	\$ -	\$ 548,975	\$ -	\$ -	\$ 548,975
Revenue	\$ -	\$ 190,093	\$ -	\$ -	\$ 190,093
Construction - Cascades Phase 1 & 2	\$ -	\$ -	\$ 150	\$ -	\$ 150
Series 2024					
Prepayment	\$ -	\$ 70	\$ -	\$ -	\$ 70
Reserve	\$ -	\$ 1,001,891	\$ -	\$ -	\$ 1,001,891
Revenue	\$ -	\$ 29,760	\$ -	\$ -	\$ 29,760
Construction - Brentwood Phase 2/3	\$ -	\$ -	\$ 540,184	\$ -	\$ 540,184
Construction - Brentwood Phase 4/5	\$ -	\$ -	\$ 56,851	\$ -	\$ 56,851
Construction - Cascades	\$ -	\$ -	\$ 347	\$ -	\$ 347
Construction - Wynnstone 1A	\$ -	\$ -	\$ 71,000	\$ -	\$ 71,000
Construction - Wynnstone 1B	\$ -	\$ -	\$ 454,952	\$ -	\$ 454,952
Due From Developer	\$ -	\$ -	\$ 236,697	\$ -	\$ 236,697
Due From General Fund	\$ -	\$ 76,402	\$ -	\$ -	\$ 76,402
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 1,593,891	\$ 1,847,190	\$ 4,730,405	\$ 332,431	\$ 8,503,918
Liabilities:					
Accounts Payable	\$ 191,876	\$ -	\$ -	\$ -	\$ 191,876
Retainage Payable	\$ -	\$ -	\$ 354,137	\$ -	\$ 354,137
Due to Debt Service	\$ 76,402	\$ -	\$ -	\$ -	\$ 76,402
Total Liabilities	\$ 268,277	\$ -	\$ 354,137	\$ -	\$ 622,415
Fund Balance:					
Restricted for:					
Debt Service - Series 2021	\$ -	\$ 768,067	\$ -	\$ -	\$ 768,067
Debt Service - Series 2024	\$ -	\$ 1,079,123	\$ -	\$ -	\$ 1,079,123
Capital Projects - Series 2021	\$ -	\$ -	\$ (35,337)	\$ -	\$ (35,337)
Capital Projects - Series 2024	\$ -	\$ -	\$ 1,080,709	\$ -	\$ 1,080,709
Capital Projects - FDC Grove	\$ -	\$ -	\$ (150,053)	\$ -	\$ (150,053)
Capital Projects - Wynnstone Phase 2	\$ -	\$ -	\$ 132,724	\$ -	\$ 132,724
Capital Projects - Amenity	\$ -	\$ -	\$ 3,348,225	\$ -	\$ 3,348,225
Assigned:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 332,431	\$ 332,431
Unassigned	\$ 1,325,614	\$ -	\$ -	\$ -	\$ 1,325,614
Total Fund Balances	\$ 1,325,614	\$ 1,847,190	\$ 4,376,268	\$ 332,431	\$ 7,881,503
Total Liabilities & Fund Balance	\$ 1,593,891	\$ 1,847,190	\$ 4,730,405	\$ 332,431	\$ 8,503,918

Westside Haines City

Community Development District

General Funds - Combined

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,910,939	\$ 45,150	\$ 45,150	\$ -
Assessments - Direct Bill	\$ 19,381	\$ 9,691	\$ -	\$ (9,691)
Interest Income	\$ -	\$ -	\$ 3,736	\$ 3,736
Total Revenues	\$ 1,930,321	\$ 54,840	\$ 48,885	\$ (5,955)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 800	\$ 1,200
FICA Expenditures	\$ 918	\$ 153	\$ 61	\$ 92
Engineering	\$ 15,000	\$ 2,500	\$ 785	\$ 1,715
Attorney	\$ 28,000	\$ 4,667	\$ 3,836	\$ 831
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,725	\$ 7,725	\$ 7,725	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,210	\$ 1,202	\$ 1,030	\$ 172
Disclosure Software	\$ 5,000	\$ 3,250	\$ 3,250	\$ -
Reamortization Schedules	\$ 500	\$ -	\$ -	\$ -
Trustee Fees	\$ 13,335	\$ 8,325	\$ 8,325	\$ -
Management Fees	\$ 56,650	\$ 9,442	\$ 9,442	\$ 0
Information Technology	\$ 1,947	\$ 324	\$ 325	\$ (0)
Website Maintenance	\$ 1,298	\$ 216	\$ 216	\$ (0)
Postage & Delivery	\$ 1,000	\$ 167	\$ 506	\$ (340)
Insurance	\$ 7,820	\$ 7,820	\$ 6,096	\$ 1,724
Copies	\$ 500	\$ 83	\$ -	\$ 83
Legal Advertising	\$ 2,500	\$ 417	\$ 1,102	\$ (685)
Other Current Charges	\$ 2,135	\$ 356	\$ 2	\$ 354
Office Supplies	\$ 400	\$ 67	\$ 36	\$ 30
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 170,463	\$ 48,888	\$ 43,712	\$ 5,176

Westside Haines City

Community Development District

General Funds - Combined

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<i><u>Operations & Maintenance</u></i>				
Cascades Expenditures				
<i><u>Field Expenditures</u></i>				
Property Insurance	\$ 30,000	\$ 30,000	\$ 14,902	\$ 15,098
Field Management	\$ 15,450	\$ 2,575	\$ 2,575	\$ -
Landscape Maintenance	\$ 194,988	\$ 32,498	\$ 31,307	\$ 1,191
Landscape Replacement	\$ 25,000	\$ 4,167	\$ 22,475	\$ (18,308)
Lake Maintenance	\$ 18,000	\$ 3,000	\$ 1,950	\$ 1,050
Streetlights	\$ 40,000	\$ 6,667	\$ 3,799	\$ 2,868
Electric	\$ 18,000	\$ 3,000	\$ 1,090	\$ 1,910
Water & Sewer	\$ 105,000	\$ 17,500	\$ 6,087	\$ 11,413
Well Iron Filtration Services	\$ 3,174	\$ 529	\$ 890	\$ (361)
Irrigation Repairs	\$ 12,000	\$ 2,000	\$ 1,672	\$ 328
General Repairs & Maintenance	\$ 15,000	\$ 2,500	\$ 1,939	\$ 561
Holiday Décor	\$ 10,000	\$ -	\$ -	\$ -
Field Contingency	\$ 12,500	\$ 2,083	\$ 2,058	\$ 25
<i><u>Amenity Expenditures</u></i>				
Amenity - Electric	\$ 15,000	\$ 2,500	\$ 2,248	\$ 252
Amenity - Water	\$ 2,500	\$ 417	\$ 335	\$ 82
Patio & Fitness Equipment Lease	\$ 23,664	\$ 3,944	\$ 3,944	\$ -
Internet	\$ 2,000	\$ 333	\$ -	\$ 333
Pest Control	\$ 1,210	\$ 202	\$ 200	\$ 2
Janitorial Service	\$ 25,090	\$ 4,182	\$ 5,040	\$ (858)
Security Services/Staffing	\$ 50,000	\$ 8,333	\$ 604	\$ 7,730
Pool Maintenance	\$ 42,000	\$ 7,000	\$ 3,600	\$ 3,400
Amenity Repairs & Maintenance	\$ 15,000	\$ 2,500	\$ 2,465	\$ 35
Amenity Access Management	\$ 15,000	\$ 2,500	\$ 2,500	\$ -
Amenity Contingency	\$ 12,000	\$ 2,000	\$ 13,523	\$ (11,523)
Capital Reserve	\$ 87,583	\$ -	\$ -	\$ -
Subtotal Cascades Expenditures	\$ 790,159	\$ 140,429	\$ 125,203	\$ 15,227

Westside Haines City
Community Development District

General Funds - Combined

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Brentwood Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 55,000	\$ 55,000	\$ 10,675	\$ 44,325
Field Management	\$ 15,450	\$ 2,575	\$ 2,575	\$ -
Landscape Maintenance	\$ 100,000	\$ 16,667	\$ 13,296	\$ 3,371
Landscape Replacement	\$ 10,000	\$ 1,667	\$ 7,895	\$ (6,228)
Streetlights	\$ 23,760	\$ 3,960	\$ 2,349	\$ 1,611
Electric	\$ 2,000	\$ 333	\$ 44	\$ 290
Water & Sewer	\$ 5,000	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 5,000	\$ 833	\$ 1,019	\$ (186)
General Repairs & Maintenance	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Holiday Décor	\$ 7,500	\$ -	\$ -	\$ -
Field Contingency	\$ 10,000	\$ 1,667	\$ 74	\$ 1,593
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 40,000	\$ 6,667	\$ 1,291	\$ 5,376
Amenity - Water	\$ 30,000	\$ 5,000	\$ 4,774	\$ 226
Patio & Fitness Equipment Lease	\$ 25,224	\$ 4,204	\$ 4,204	\$ 0
Internet	\$ 4,000	\$ 667	\$ 48	\$ 619
Amenity Landscaping	\$ 70,000	\$ 11,667	\$ -	\$ 11,667
Amenity Landscape Replacement	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Amenity Irrigation Repairs	\$ 5,000	\$ 833	\$ -	\$ 833
Pest Control	\$ 3,110	\$ 518	\$ 260	\$ 258
Janitorial Service	\$ 38,600	\$ 6,433	\$ 3,680	\$ 2,753
Security Services/Staffing	\$ 30,000	\$ 5,000	\$ 949	\$ 4,051
Pool Maintenance	\$ 43,200	\$ 7,200	\$ 3,600	\$ 3,600
Amenity Repairs & Maintenance	\$ 20,000	\$ 3,333	\$ 3,087	\$ 246
Amenity Access Management	\$ 15,000	\$ 2,500	\$ 2,500	\$ -
Amenity Contingency	\$ 15,000	\$ 2,500	\$ 16,169	\$ (13,669)
Capital Reserve	\$ 1,984	\$ -	\$ -	\$ -
Subtotal Brentwood Expenditures	\$ 599,828	\$ 144,224	\$ 78,488	\$ 65,736

Westside Haines City

Community Development District

General Funds - Combined

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Wynnstone Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 16,500	\$ 16,500	\$ 124	\$ 16,376
Field Management	\$ 15,450	\$ 2,575	\$ 2,500	\$ 75
Landscape Maintenance	\$ 95,000	\$ 15,833	\$ 11,730	\$ 4,103
Landscape Replacement	\$ 13,000	\$ 2,167	\$ -	\$ 2,167
Streetlights	\$ 30,000	\$ 5,000	\$ -	\$ 5,000
Electric	\$ 5,000	\$ 833	\$ -	\$ 833
Water & Sewer	\$ 15,000	\$ 2,500	\$ 2,469	\$ 31
Irrigation Repairs	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
General Repairs & Maintenance	\$ 12,500	\$ 2,083	\$ 1,276	\$ 808
Field Contingency	\$ 15,000	\$ 2,500	\$ 73	\$ 2,427
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Amenity - Water	\$ 16,667	\$ 2,778	\$ -	\$ 2,778
Equipment Lease	\$ 25,000	\$ 4,167	\$ -	\$ 4,167
Internet	\$ 1,667	\$ 278	\$ -	\$ 278
Pest Control	\$ 1,296	\$ 216	\$ -	\$ 216
Janitorial Service	\$ 15,208	\$ 2,535	\$ -	\$ 2,535
Security Services	\$ 25,000	\$ 4,167	\$ -	\$ 4,167
Pool Maintenance	\$ 18,000	\$ 3,000	\$ -	\$ 3,000
Amenity Repairs & Maintenance	\$ 10,417	\$ 1,736	\$ -	\$ 1,736
Amenity Access Management	\$ 8,333	\$ 1,389	\$ -	\$ 1,389
Amenity Contingency	\$ 8,333	\$ 1,389	\$ -	\$ 1,389
Subtotal Wynnstone Expenditures	\$ 369,871	\$ 75,395	\$ 18,171	\$ 57,224
Total Operations & Maintenance	\$ 1,759,858	\$ 360,049	\$ 221,862	\$ 138,187
Total Expenditures	\$ 1,930,321	\$ 408,936	\$ 265,573	\$ 143,363
Excess (Deficiency) of Revenues over Expenditures	\$ (0)		\$ (216,688)	
Fund Balance - Beginning	\$ -		\$ 1,542,302	
Fund Balance - Ending	\$ (0)		\$ 1,325,614	

Westside Haines City

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,097,950	\$ 25,947	\$ 25,947	\$ -
Interest	\$ 23,405	\$ 6,696	\$ 6,696	\$ -
Total Revenues	\$ 1,121,355	\$ 32,643	\$ 32,643	\$ -
Expenditures:				
Interest - 11/1	\$ 333,819	\$ 333,819	\$ 333,819	\$ -
Principal - 5/1	\$ 435,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 333,819	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,102,638	\$ 333,819	\$ 333,819	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 18,717		\$ (301,175)	
Fund Balance - Beginning	\$ 517,563		\$ 1,069,243	
Fund Balance - Ending	\$ 536,280		\$ 768,067	

Westside Haines City
Community Development District
Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 2,522,100	\$ 47,403	\$ 47,403	\$ -
Interest	\$ 79,772	\$ 10,646	\$ 10,646	\$ -
Total Revenues	\$ 2,601,872	\$ 58,049	\$ 58,049	\$ -
Expenditures:				
Interest - 11/1	\$ 806,759	\$ 806,759	\$ 806,759	\$ (0)
Principal - 5/1	\$ 400,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 806,759	\$ -	\$ -	\$ -
Total Expenditures	\$ 2,013,519	\$ 806,759	\$ 806,759	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 588,353		\$ (748,711)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,284)	\$ (6,284)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6,284)	\$ (6,284)
Net Change in Fund Balance	\$ 588,353		\$ (754,995)	
Fund Balance - Beginning	\$ 1,368,422		\$ 1,834,118	
Fund Balance - Ending	\$ 1,956,775		\$ 1,079,123	

Westside Haines City
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 10,473	\$ 10,473
Interest	\$ -	\$ -	\$ 150	\$ 150
Total Revenues	\$ -	\$ -	\$ 10,623	\$ 10,623
Expenditures:				
Capital Outlay - Brentwood	\$ -	\$ -	\$ 10,479	\$ (10,479)
Total Expenditures	\$ -	\$ -	\$ 10,479	\$ (10,479)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 144	
Fund Balance - Beginning	\$ -	\$ -	\$ (35,481)	
Fund Balance - Ending	\$ -	\$ -	\$ (35,337)	

Westside Haines City
Community Development District
Capital Projects Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 193,110	\$ 193,110
Interest	\$ -	\$ -	\$ 7,199	\$ 7,199
Total Revenues	\$ -	\$ -	\$ 200,309	\$ 200,309
Expenditures:				
Capital Outlay - Brentwood Phase 2/3	\$ -	\$ -	\$ 1,346	\$ (1,346)
Capital Outlay - Cascades	\$ -	\$ -	\$ 1,537	\$ (1,537)
Capital Outlay - Wynnstone 1A	\$ -	\$ -	\$ 70,079	\$ (70,079)
Total Expenditures	\$ -	\$ -	\$ 72,962	\$ (72,962)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 127,347	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,284	\$ 6,284
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,284	\$ 6,284
Net Change in Fund Balance	\$ -	\$ -	\$ 133,631	
Fund Balance - Beginning	\$ -	\$ -	\$ 947,078	
Fund Balance - Ending	\$ -	\$ -	\$ 1,080,709	

Westside Haines City
Community Development District
Capital Projects Fund - FDC Grove
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 37	\$ 37
Total Revenues	\$ -	\$ -	\$ 37	\$ 37
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 37	
Fund Balance - Beginning	\$ -		\$ (264,125)	
Fund Balance - Ending	\$ -		\$ (150,053)	

Westside Haines City
Community Development District
Capital Projects Fund - Wynnstone Phase 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 280	\$ 280
Total Revenues	\$ -	\$ -	\$ 280	\$ 280
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 17,990	\$ (17,990)
Total Expenditures	\$ -	\$ -	\$ 17,990	\$ (17,990)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (17,710)	
Other Financing Sources/(Uses)				
Developer Advances	\$ -	\$ -	\$ 55,886	\$ 55,886
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 55,886	\$ 55,886
Net Change in Fund Balance	\$ -	\$ -	\$ 38,176	
Fund Balance - Beginning	\$ -	\$ -	\$ 94,548	
Fund Balance - Ending	\$ -	\$ -	\$ 132,724	

Westside Haines City
Community Development District
Capital Projects Fund - Amenity
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 8,355	\$ 8,355
Total Revenues	\$ -	\$ -	\$ 8,355	\$ 8,355
Expenditures:				
Miscellaneous	\$ -	\$ -	\$ 76	\$ (76)
Total Expenditures	\$ -	\$ -	\$ 76	\$ (76)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 8,279	
Fund Balance - Beginning	\$ -	\$ -	\$ 3,339,946	
Fund Balance - Ending	\$ -	\$ -	\$ 3,348,225	

Westside Haines City
Community Development District
Capital Reserve Fund - Combined
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Interest	\$ 1,995	\$ 332	\$ 1,878	\$ 1,545
Total Revenues	\$ 1,995	\$ 332	\$ 1,878	\$ 1,545
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,995		\$ 1,878	
Other Financing Sources/(Uses)				
Transfer In - Cascades	\$ 87,583	\$ -	\$ -	\$ -
Transfer In - Brentwood	\$ 1,984	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 89,566	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 91,561		\$ 1,878	
Fund Balance - Beginning	\$ 328,526		\$ 330,553	
Fund Balance - Ending	\$ 420,087		\$ 332,431	

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	\$ -	\$ 45,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,150
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 3,631	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,736
Total Revenues	\$ 3,631	\$ 45,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,885
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
FICA Expenditures	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Engineering	\$ 450	\$ 335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 785
Attorney	\$ 2,386	\$ 1,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,836
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,725
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 515	\$ 515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,030
Disclosure Software	\$ -	\$ 3,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,325
Management Fees	\$ 4,721	\$ 4,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,442
Information Technology	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325
Website Maintenance	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216
Postage & Delivery	\$ 360	\$ 147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 506
Insurance	\$ 6,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,096
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,102
Other Current Charges	\$ 0	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Office Supplies	\$ 2	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 32,987	\$ 10,724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,712

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Cascades Expenditures													
<i>Field Expenditures</i>													
Property Insurance	\$ 14,902	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,902
Field Management	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,575
Landscape Maintenance	\$ 16,249	\$ 15,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,307
Landscape Replacement	\$ 22,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,475
Lake Maintenance	\$ 975	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950
Streetlights	\$ 1,745	\$ 2,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,799
Electric	\$ 685	\$ 405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,090
Water & Sewer	\$ 2,539	\$ 3,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,087
Well Iron Filtration Services	\$ 339	\$ 551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 890
Irrigation Repairs	\$ 351	\$ 1,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,672
General Repairs & Maintenance	\$ 1,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,939
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ 1,975	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,058
<i>Amenity Expenditures</i>													
Amenity - Electric	\$ 1,250	\$ 998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,248
Amenity - Water	\$ 178	\$ 157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 335
Patio & Fitness Equipment Lease	\$ 1,972	\$ 1,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,944
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Janitorial Service	\$ 2,430	\$ 2,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,040
Security Services/Staffing	\$ 414	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 604
Pool Maintenance	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Amenity Repairs & Maintenance	\$ 2,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,465
Amenity Access Management	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenity Contingency	\$ -	\$ 13,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,523
Capital Reserve													\$ -
Subtotal Cascades Expenditures	\$ 79,119	\$ 46,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,203

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	\$ 10,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,675
Field Management	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,575
Landscape Maintenance	\$ 5,676	\$ 7,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,296
Landscape Replacement	\$ -	\$ 7,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,895
Streetlights	\$ 247	\$ 2,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,349
Electric	\$ 22	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 1,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,019
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ 720	\$ 571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,291
Amenity - Water	\$ 2,849	\$ 1,926	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,774
Patio & Fitness Equipment Lease	\$ 2,102	\$ 2,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,204
Internet	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48
Amenity Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 130	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260
Janitorial Service	\$ 1,800	\$ 1,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,680
Security Services/Staffing	\$ 689	\$ 260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 949
Pool Maintenance	\$ 1,800	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Amenity Repairs & Maintenance	\$ 3,087	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,087
Amenity Access Management	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenity Contingency	\$ 2,618	\$ 13,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,169
Capital Reserve													\$ -
Subtotal Brentwood Expenditures	\$ 34,952	\$ 43,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,488

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	\$ 124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124
Field Management	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Landscape Maintenance	\$ 6,690	\$ 5,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,730
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 2,155	\$ 314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,469
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 1,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,276
Field Contingency	\$ -	\$ 73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Wynnstone Expenditures	\$ 11,494	\$ 6,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,171
Total Operations & Maintenance	\$ 114,072	\$ 89,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 221,862
Total Expenditures	\$ 147,059	\$ 100,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 265,573
Excess (Deficiency) of Revenues over Expenditures	\$ (143,428)	\$ (55,089)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (216,688)

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 2026

Gross Assessments	\$ 162,453.38	\$ 849,633.66	\$ 644,975.81	\$ 397,710.57	\$ 1,180,856.00	\$ 2,157,314.12	\$ 5,392,943.53
Net Assessments	\$ 151,081.64	\$ 790,159.30	\$ 599,827.50	\$ 369,870.83	\$ 1,098,196.08	\$ 2,006,302.13	\$ 5,015,437.48

Date	Distribution Period	Gross Amount	Discount/Penalty	Commissions	Interest	Net Receipts	3.01%	15.75%	11.96%	7.37%	21.90%	40.00%	100.00%
							General Fund - Admin	General Fund - Cascades	General Fund - Brentwood	General Fund - Wynnstone	Series 2021 Debt Service	Series 2024 Debt Service	Total
11/10/25	10/20/25-10/21/25	\$185.38	(\$9.73)	(\$3.51)	\$0.00	\$172.14	\$5.19	\$27.12	\$20.59	\$12.69	\$37.69	\$68.86	\$172.14
11/10/25	10/20/25-10/21/25	\$187.41	(\$9.84)	(\$3.55)	\$0.00	\$174.02	\$5.25	\$27.42	\$20.81	\$12.83	\$38.10	\$69.61	\$174.02
11/14/25	10/01/25-10/31/25	\$2,741.94	(\$109.68)	(\$52.65)	\$0.00	\$2,579.61	\$77.70	\$406.41	\$308.51	\$190.24	\$564.84	\$1,031.91	\$2,579.61
11/14/25	10/01/25-10/31/25	\$4,355.61	(\$174.24)	(\$83.63)	\$0.00	\$4,097.74	\$123.45	\$645.58	\$490.07	\$302.19	\$897.25	\$1,639.20	\$4,097.74
11/21/25	11/01/25-11/07/25	\$17,193.78	(\$687.77)	(\$330.12)	\$0.00	\$16,175.89	\$487.27	\$2,548.44	\$1,934.58	\$1,192.91	\$3,541.92	\$6,470.77	\$16,175.89
11/21/25	11/01/25-11/07/25	\$28,339.17	(\$1,133.56)	(\$544.11)	\$0.00	\$26,661.50	\$803.12	\$4,200.40	\$3,188.62	\$1,966.19	\$5,837.89	\$10,665.28	\$26,661.50
11/26/25	11/08/25-11/15/25	\$45,054.60	(\$1,802.22)	(\$865.05)	\$0.00	\$42,387.33	\$1,276.84	\$6,677.93	\$5,069.37	\$3,125.92	\$9,281.26	\$16,956.01	\$42,387.33
11/26/25	11/08/25-11/15/25	\$85,225.65	(\$3,408.99)	(\$1,636.33)	\$0.00	\$80,180.33	\$2,415.29	\$12,632.05	\$9,589.27	\$5,913.02	\$17,556.54	\$32,074.16	\$80,180.33
11/30/25	1% Admin Fee	(\$53,929.42)	\$0.00	\$0.00	\$0.00	(\$53,929.42)	(\$1,624.53)	(\$8,496.33)	(\$6,449.76)	(\$3,977.10)	(\$11,808.56)	(\$21,573.14)	(\$53,929.42)
		\$ 129,354.12	\$ (7,336.03)	\$ (3,518.95)	\$ -	\$ 118,499.14	\$ 3,569.58	\$ 18,669.02	\$ 14,172.06	\$ 8,738.89	\$ 25,946.93	\$ 47,402.66	\$ 118,499.14

2%	Net Percent Collected
\$ 4,896,938.34	Balance Remaining to Collect

GLK REAL ESTATE			Net Assessments	\$ 19,381.36	\$ 19,381.36
2025-01			Net Assessed	Amount Received	General Fund
Date Received	Due Date	Check Number	\$ 9,690.68		
	10/1/24		\$ 4,845.34		
	2/1/25		\$ 4,845.34		
	5/1/25		\$ 19,381.36	\$ -	\$ -