

*Westside Haines City  
Community Development District*

*Meeting Agenda*

*January 28, 2026*

# AGENDA

# ***Westside Haines City Community Development District***

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**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) (*to be provided under separate cover*)
7. Consideration of Series 2026 Assessment Area Three Project Ancillary Financing Documents (*Items A through G to be provided under separate cover*)
  - 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. Staff Reports

- A. Attorney
  - B. Engineer
  - C. Field Manager's Report (*to be provided under separate cover*)
    - 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
12. Other Business
13. Supervisors Requests and Audience Comments
14. 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, KVW 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.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

REFERENCE NO. 50142055

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# WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT

Third Amended and Restated Engineer's Report

January 28, 2026



**Dewberry**®

**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

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

# 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 Massee 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
<b>TOTAL</b>	<b>595.10</b>

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
<b>TOTAL – Westside Haines City CDD</b>	<b>2,513</b>

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
<b>TOTAL LOTS – Westside Haines City CDD</b>		<b>2,513</b>

## 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 Massee 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 for 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 &amp; 3, Brentwood Phases 4 &amp; 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.



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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";**

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**LEGAL DESCRIPTION**

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EMAIL: INFO@WOODCIVIL.COM  
CERTIFICATE OF AUTHORIZATION NO. 32508

**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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  OF SECTION 19, **AND** LYING SOUTH OF AND ADJOINING THE SOUTH BOUNDARY OF TRACTS 27 AND 28 IN THE NORTHWEST  $\frac{1}{4}$  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  $\frac{1}{4}$  (QUARTER) CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST  $\frac{1}{4}$  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  $\frac{1}{4}$  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 PONT ON THE NORTH BOUNDARY OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 30, SAID POINT IS ALSO ON THE SOUTH BOUNDARY OF THE SOUTHWEST  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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

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FEET OF TRACTS 1, 2, AND 3 IN THE NORTHWEST  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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

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



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.



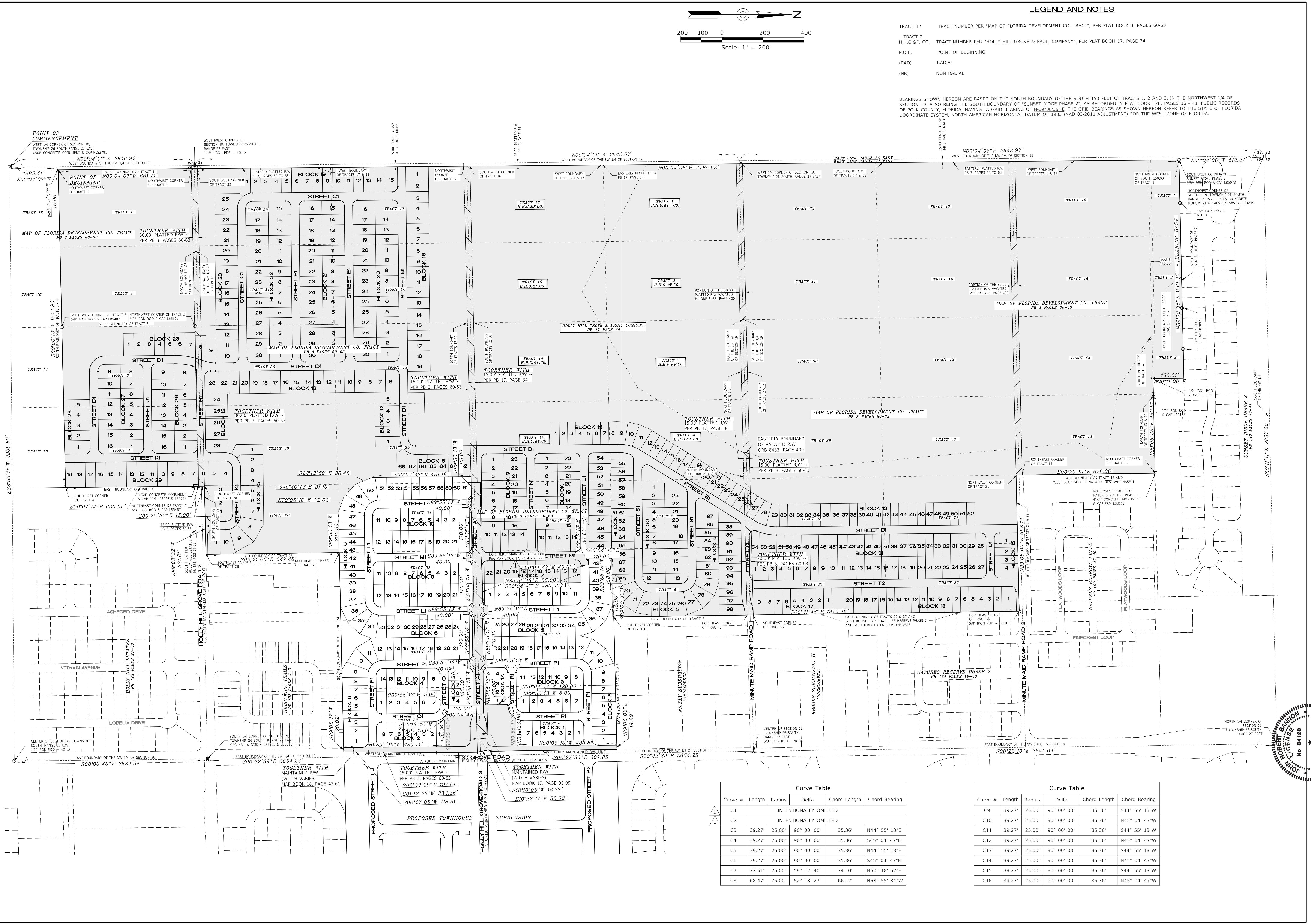
1925 BARTOW ROAD LAKELAND, FL 33801  
OFFICE: (863) 940-2040 FAX: (863) 940-2044  
EMAIL: [INFO@WOODCIVIL.COM](mailto:INFO@WOODCIVIL.COM)  
CERTIFICATE OF AUTHORIZATION NO. 32508

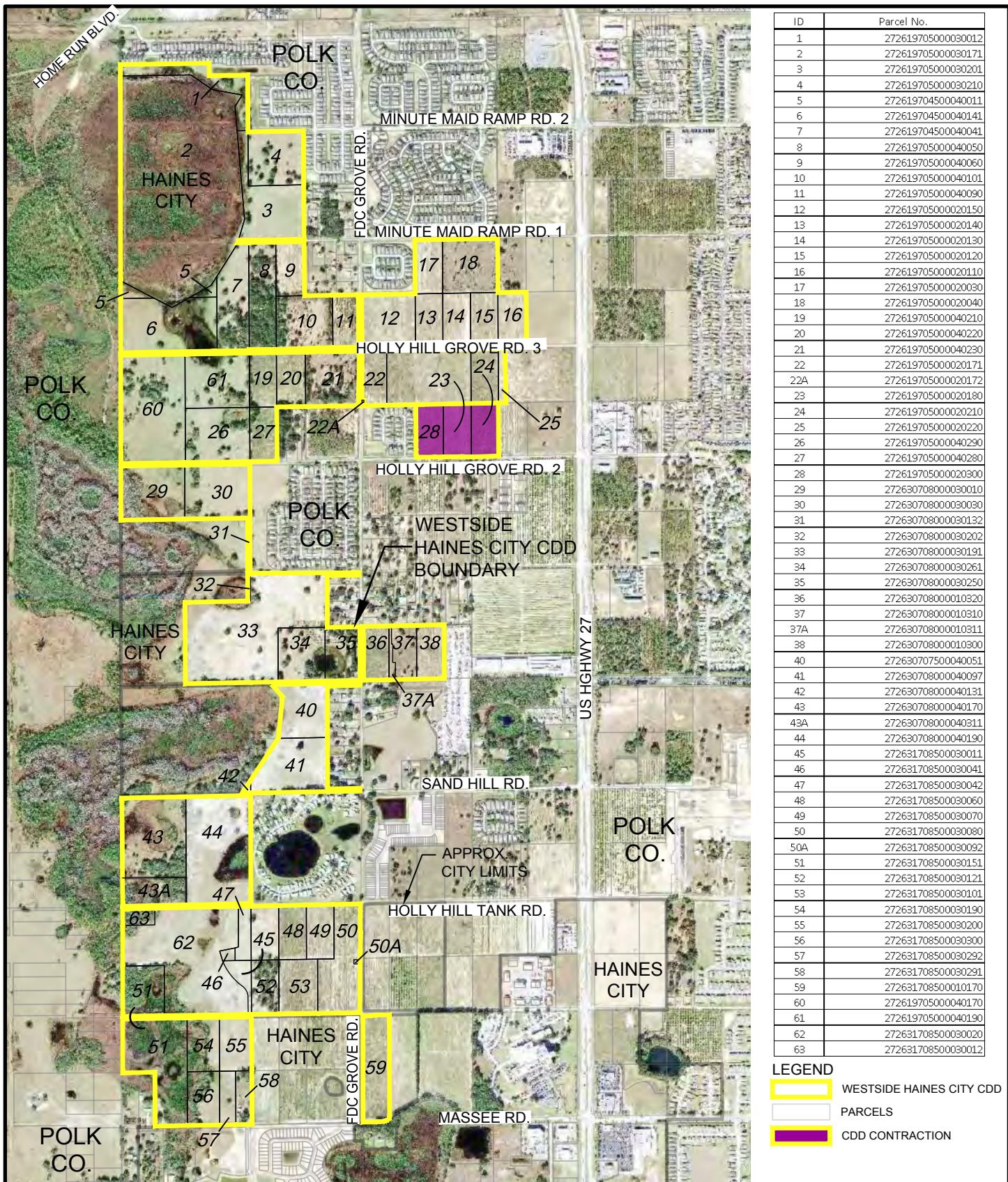
#### PHASE 1 - BOND ISSUANCE BOUNDARY FOR PROPOSED "WYNNSTONE" SUBDIVISION

#### **LEGAL DESCRIPTION**

(NOT A SURVEY)

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





## 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 BOUDNARY, 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 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 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  $\frac{1}{4}$  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  $\frac{1}{4}$  OF SAID SECTION 31 AND PROCEED S 89°18'58" W, ALONG THE SOUTH LINE OF THE NW  $\frac{1}{4}$  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  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  OF SAID SECTION 31 AND PROCEED N 00°16'19" W, ALONG THE WEST BOUNDARY OF THE NORTHEAST  $\frac{1}{4}$  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°51'52" 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°S8'11" 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, 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 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 EASTERNLY 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 EASTERNLY 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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  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.

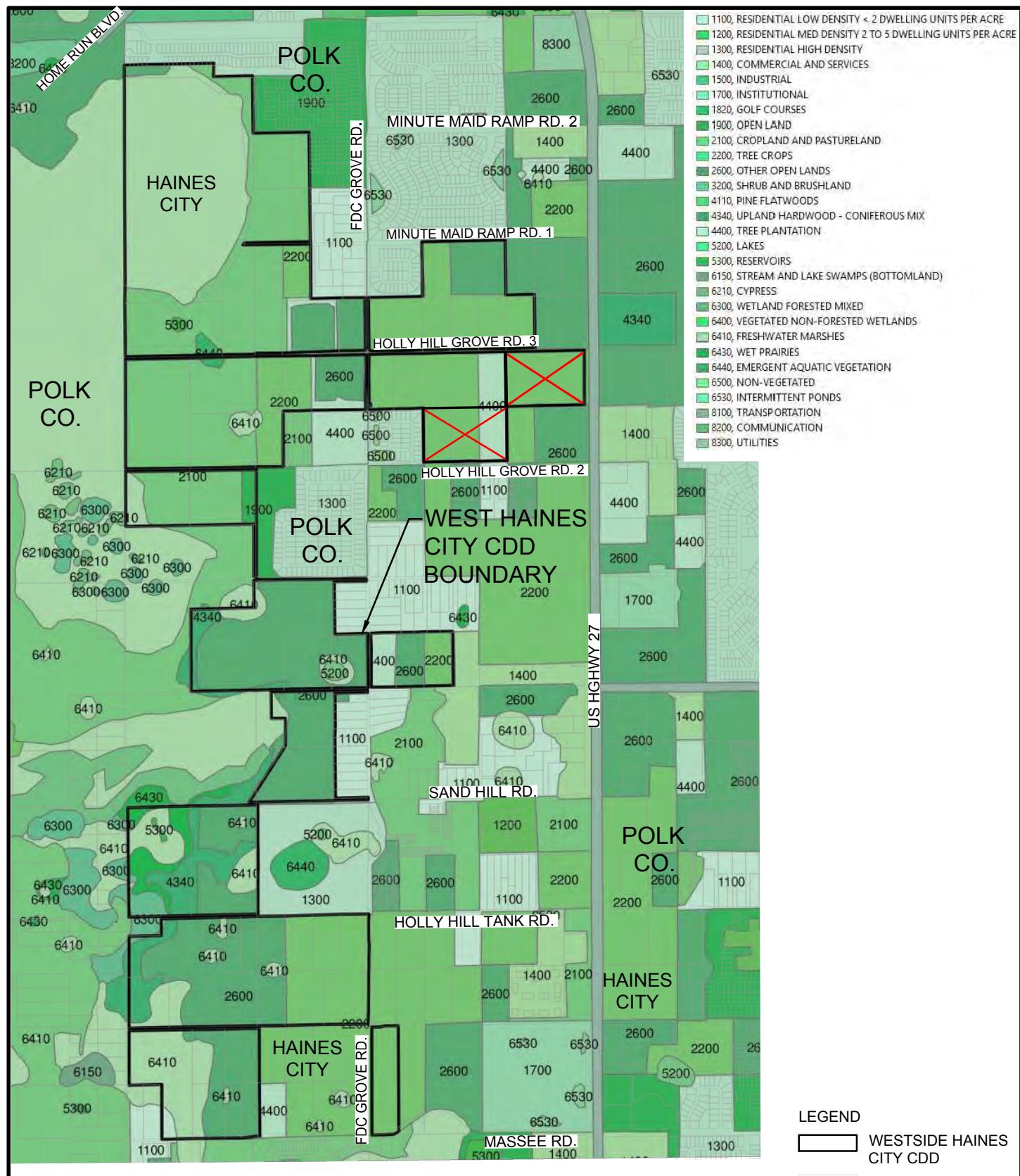
LESS OUT

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. $88^{\circ}40'49''$ W., A DISTANCE OF 13.76 FEET; 2) S. $87^{\circ}34'32''$ W., A DISTANCE OF 110.73 FEET; 3) S. $87^{\circ}59'33''$ W., A DISTANCE OF 207.44 FEET; 4) N. $87^{\circ}51'09''$ W., A DISTANCE OF 118.81 FEET; 5) S. $88^{\circ}50'51''$ W., A DISTANCE OF 326.26 FEET; 6) S. $89^{\circ}40'20''$ W., A DISTANCE OF 202.13 FEET; 7) S. $88^{\circ}29'07''$ 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. $00^{\circ}21'09''$ W., A DISTANCE OF 631.43 FEET; THENCE N. $88^{\circ}48'08''$ E., A DISTANCE OF 991.93 FEET TO THE POINT OF BEGINNING.  
CONTAINING 14.481 ACRES, MORE OR LESS.

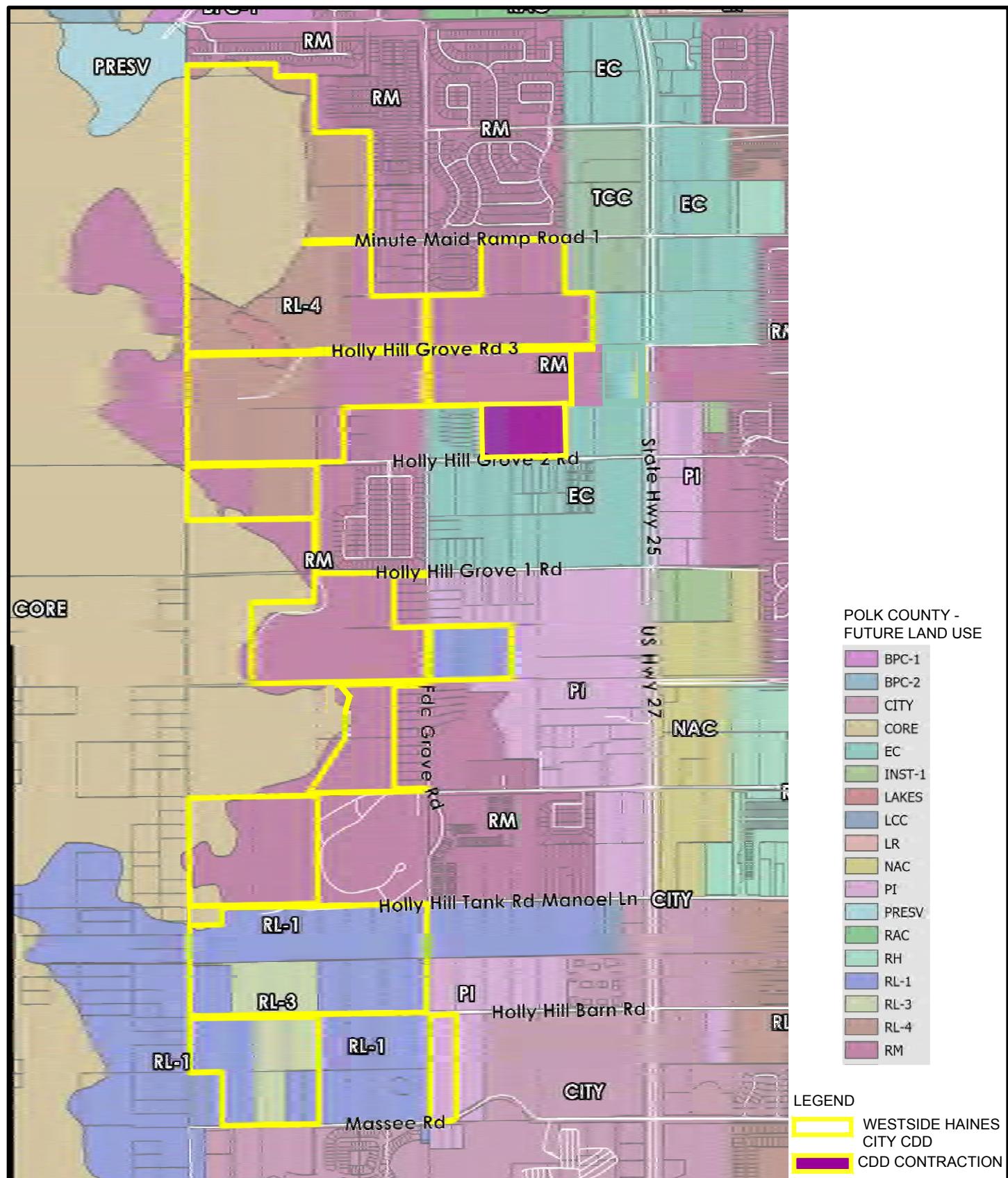
ALTOGETHER CONTAINING 595.10± ACRES



SECTS 19, 30 & 31,  
T26S, R27E

## EXHIBIT 4 - EXSITING LAND USE WESTSIDE HAINES CITY CDD

N 0' 1600' 3200'  
DATE: March 17, 2021



SECTS 19, 30 & 31,  
T26S, R27E

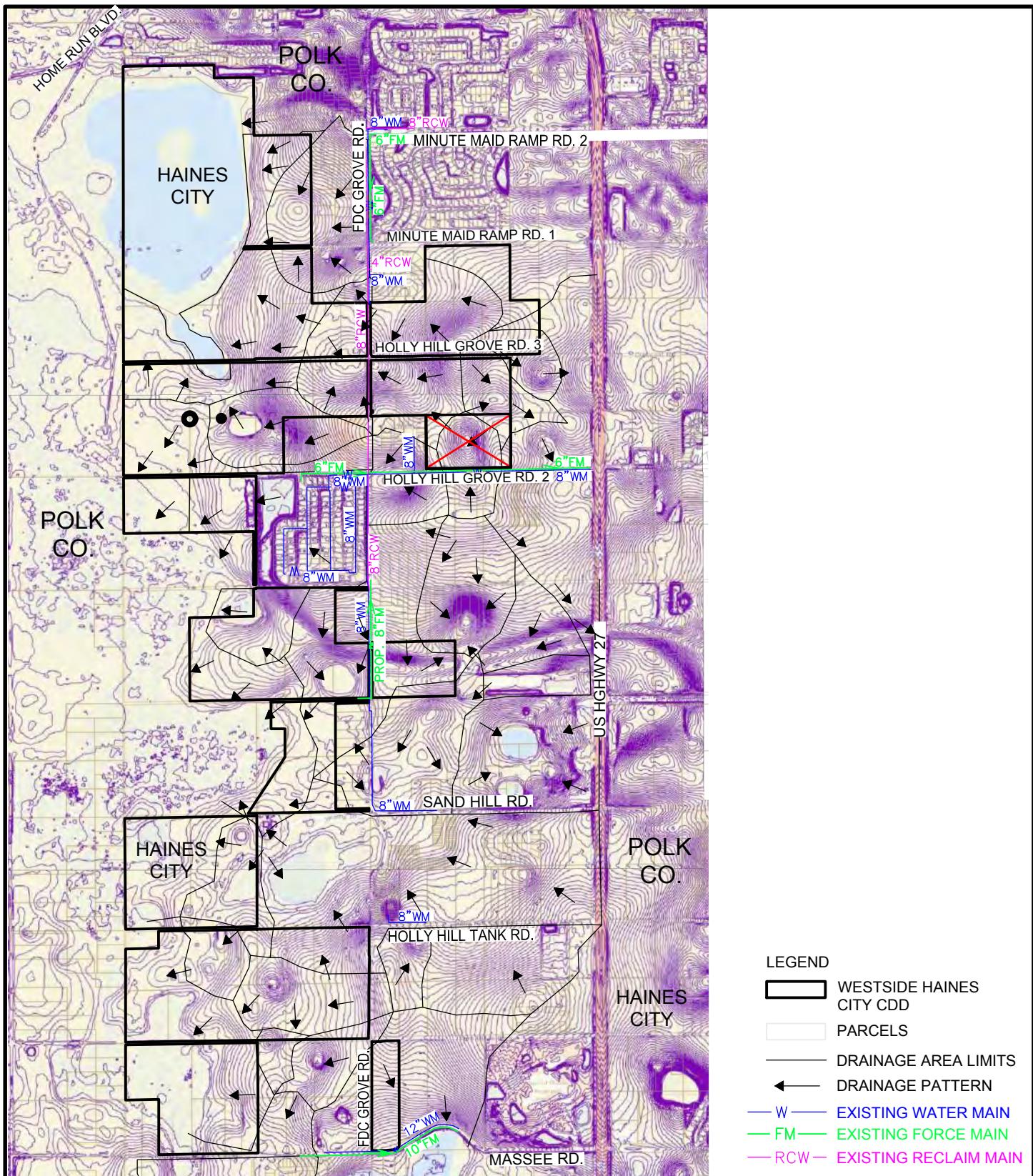
## EXHIBIT 5 - FUTURE LAND USE WESTSIDE HAINES CITY CDD

APPROX. CDD BOUNDARY  
AREA 595.10± AC.

0' 1600' 3200'



7/10/23



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

**Dewberry**

N 0' 1600' 3200'  
DATE: March 17, 2021

**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)911)		\$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
<b>Subtotal</b>		<b>\$5,085,000</b>	<b>\$2,790,000</b>	<b>\$3,631,251</b>	<b>\$12,147,768</b>	<b>\$13,432,500</b>	<b>\$1,665,000</b>	<b>\$12,707,707</b>	<b>\$20,484,435</b>	<b>\$1,869,947</b>	<b>\$11,851,479</b>	<b>\$85,665,087</b>
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
<b>Subtotal</b>		<b>\$5,593,500</b>	<b>\$3,069,000</b>	<b>\$3,994,376</b>	<b>\$13,362,545</b>	<b>\$14,775,750</b>	<b>\$1,831,500</b>	<b>\$13,978,478</b>	<b>\$22,532,879</b>	<b>\$2,056,942</b>	<b>\$13,036,627</b>	<b>\$94,231,596</b>
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
<b>Total</b>		<b>\$6,152,850</b>	<b>\$3,375,900</b>	<b>\$4,393,814</b>	<b>\$14,698,799</b>	<b>\$16,253,325</b>	<b>\$2,014,650</b>	<b>\$15,376,325</b>	<b>\$24,786,166</b>	<b>\$2,262,636</b>	<b>\$14,340,290</b>	<b>\$103,654,755</b>

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**

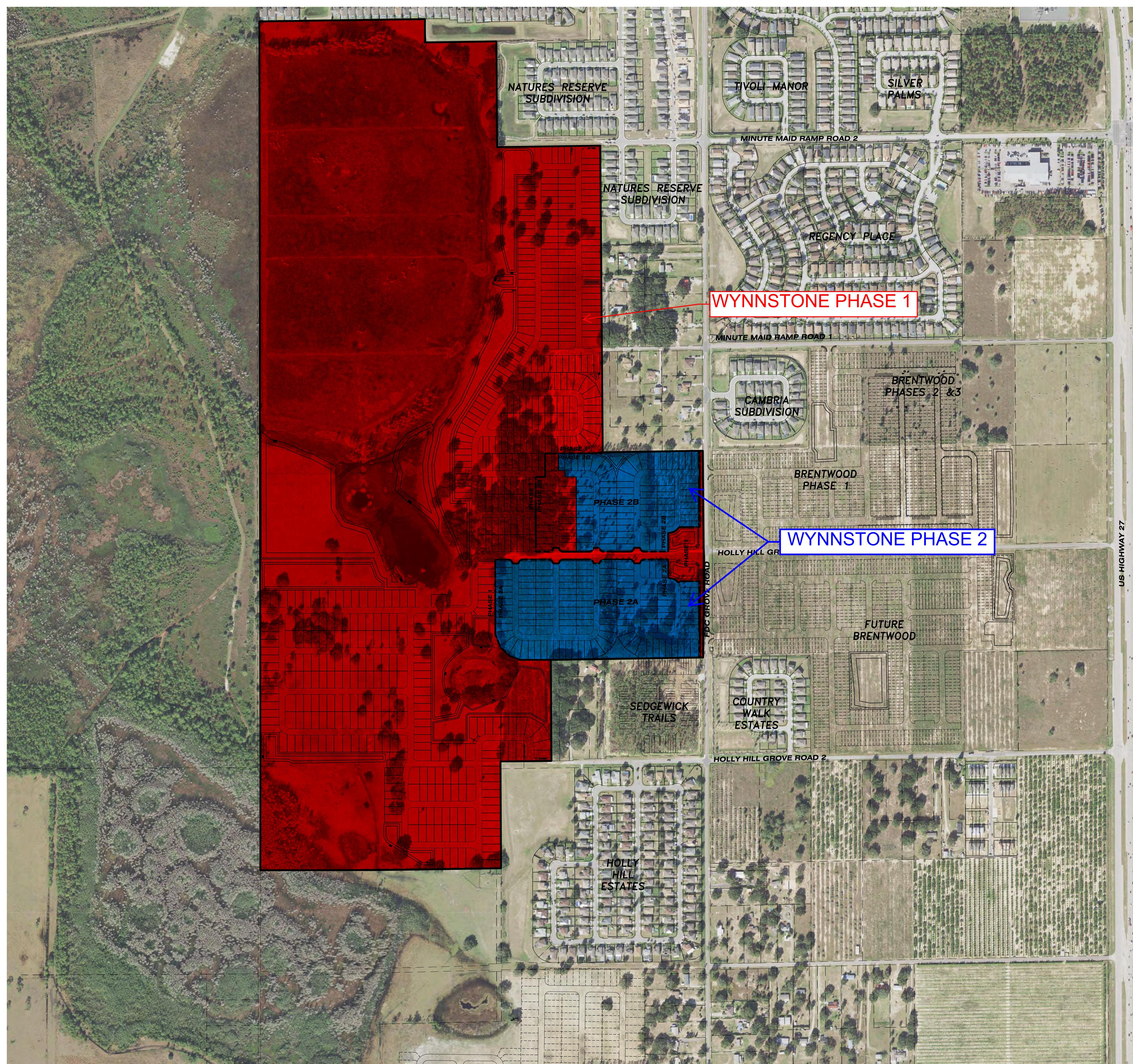
DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING*	OPERATION AND MAINTENANCE
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Polk County****	District Bonds	Polk County****
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.



**NOTE:**  
**THIS EXHIBIT WAS PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. THE LATEST AVAILABLE DIGITAL AERIAL FILES HAVE BEEN USED. HOWEVER, THIS MAY NOT ACCURATELY DEPICT CURRENT SITE CONDITIONS. ADDITIONAL ENGINEERING, ENVIRONMENTAL REVIEWS, FIELD SURVEYING AND DATA COLLECTION ARE NECESSARY TO CORRECTLY PORTRAY ACTUAL SITE CONDITIONS. THIS EXHIBIT IS SUBJECT TO CHANGE WITHOUT NOTICE BASED ON THE ABOVE.**

**DATE OF PHOTO:** **2020**

**TITLE:** WYNNSTONE SINGLE FAMILY SUBDIVISION  
**AERIAL SITE PLAN**

---

**WYNNSTONE SINGLE FAMILY SUBDIVISION**  
**FDC GROVE ROAD**  
**POLK COUNTY, FLORIDA**

# ABSOLUTE ENGINEER

ENGENIERING, INC.  
(813) 221-1516 TEL  
(813) 344-0100 FAX  
C.A. NO. 28358  
1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602

# EXHIBIT 9

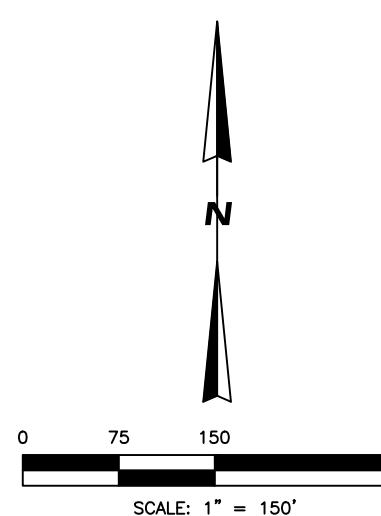
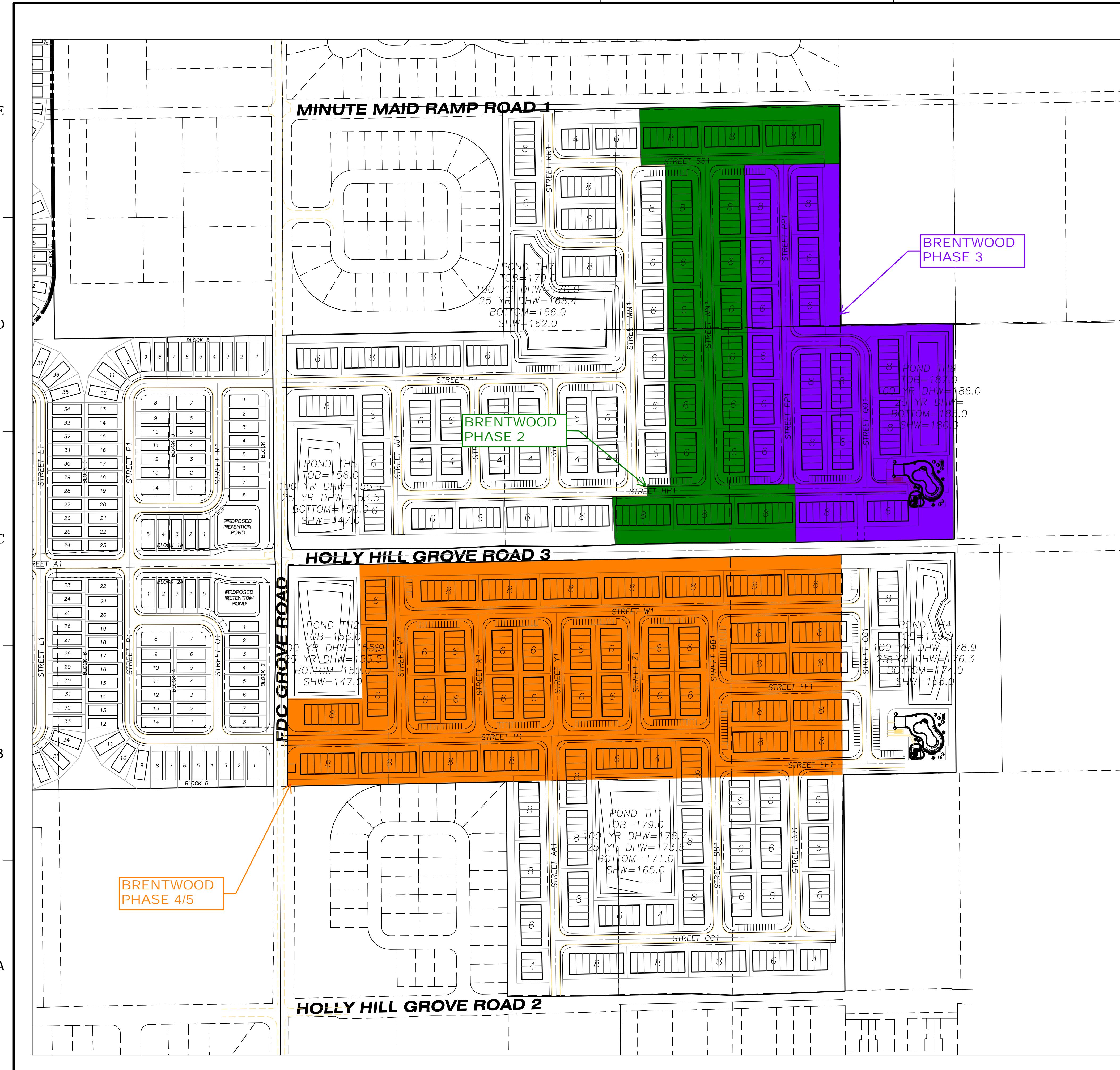
1

2

3

4

5



**Dewberry**  
Dewberry Engineers Inc.  
801 NORTH MAGNOLIA AVENUE  
SUITE 100  
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			
		MJB	
		RM	
		RM	
	03/22/21		
TITLE			
BRENTWOOD			
PROJECT NO. 50137547			
SHEET NO.			



# EXHIBIT 9

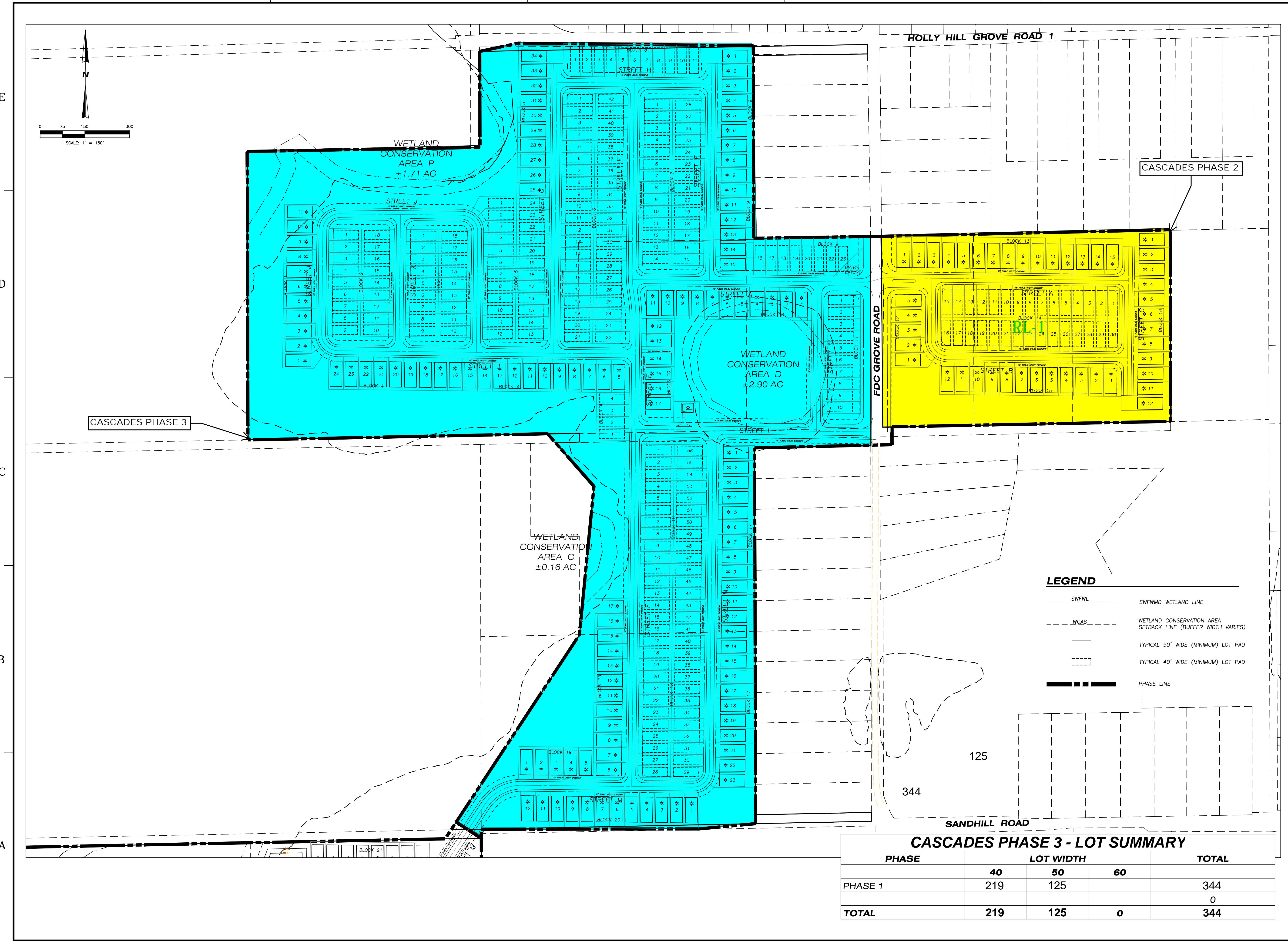
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**Dewberry**

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

WETLAND CONSERVATION AREA P ±1.71 AC

WETLAND CONSERVATION AREA D ±2.90 AC

WETLAND CONSERVATION AREA C ±0.16 AC

SEAL

KEY PLAN

SCALE

NORTH

NO.	DATE	BY
		DESCRIPTION

REVISIONS

DRAWN BY

MJB

APPROVED BY

RM

CHECKED BY

RM

DATE

03/22/21

TITLE

CASCADES PHASES 2 & 3

PROJECT NO.

50137547

SHEET NO.

# 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 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
<b>Total Units</b>	<b>210</b>	<b>210</b>		<b>214.25</b>

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

## 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		Allocation of Par Debt Per Product		Developer Contributions**	Allocation of Par Debt Per Product		Per Unit Revised Par
		Costs Per Product	Type	Type	Debt Per Product		Type	Type	
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		Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Assessment Per Unit (1)
		Debt Per Product	Total Par Debt Per Unit			
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

TABLE 7

## WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT

## PRELIMINARY ASSESSMENT ROLL

SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA THREE





Owner	Book and Page #	Lot and Block #	Type	Product	Units	Total Par Debt	Net Annual Debt	Gross Annual
						Allocated	Assessment Allocation	Debt Assessment Allocation (1)
GLK REAL ESTATE LLC	Plat Book 217, Pages 36-40	Lot 6 Block 10	40'	1	\$ 19,309.52	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 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	\$ 1,350.00	\$ 1,451.61
<b>Totals</b>				<b>210</b>	<b>\$ 4,055,000.00</b>	<b>\$ 283,500.00</b>	<b>\$ 304,838.71</b>	

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

*Item will be  
provided under  
separate cover.*

# SECTION VII

*Items A  
through G will  
be provided  
under separate  
cover.*

# SECTION A

## SECTION B

# **SECTION C**

# **SECTION D**

# SECTION E

# SECTION F

# SECTION G

# 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)<sup>1</sup> (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.

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<sup>1</sup> 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 28<sup>th</sup> day of January 2026.

ATTEST:

**WESTSIDE HAINES CITY COMMUNITY  
DEVELOPMENT DISTRICT**

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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, 2026<sup>1</sup>**

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<sup>1</sup> 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 barbecue 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

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**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.**

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**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**

<b>TYPE</b>	<b>RATE</b>
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: \_\_\_\_\_

*(Within Westside Haines City CDD)*

Street Address

Davenport FL 33837

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 **GuestPolicy**, 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](mailto: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: \_\_\_\_\_

*(For Renter(s) only)*

**ADDITIONAL INFORMATION REGARDING THE CDD:** <https://westsidehainescitycdd.com/>

**CONTACT OUR OFFICE:** Phone: (689) 500-4540 / Email: [amenityaccess@gmscfl.com](mailto: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

# SECTION C

*Item will be  
provided under  
separate cover.*

# SECTION 1



5574 Commercial Blvd  
Winter Haven, FL 33880  
Office: (863) 965-2599, Fax (863) 965-1733  
[www.constaflow.com](http://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.constaflo.com](http://www.constaflo.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 chooses 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



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

200 S. F. Street  
Haines City, Florida 33844

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@gmscfl.com](mailto:Mtindall@gmscfl.com)

**Job Name / Location:**

Brentwood (Amenit pool)  
Davenport

**Proposal to Install Podocarpus and a Fox Tail along the Back Wall of the Amenity Center.**

	<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>TOTAL</b>
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
			<b>TOTAL</b>	<b>\$4,116.25</b>

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



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

200 S. F. Street  
Haines City, Florida 33844

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@gmscfl.com](mailto:mtindall@gmscfl.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**

	<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>TOTAL</b>
<b>Foxtail Palms</b>	<b>2</b>	<b>CT</b>	<b>\$1,750.00</b>	<b>\$ 3,500.00</b>
<b>Sylvester Palm Removal</b>	<b>2</b>	<b>EA</b>	<b>\$250.00</b>	<b>\$ 500.00</b>
<b>Irrigation Adjustment</b>	<b>1</b>	<b>EA</b>	<b>\$250.00</b>	<b>\$250.00</b>
			<b>TOTAL</b>	<b>\$4,250.00</b>

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

<b>Bank</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>	
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	50035	\$	184.70
	Lindsey E Roden	50034	\$	184.70
	Patrick R Bonin	50032	\$	184.70
	Warren K Heath II	50033	\$	184.70
			Total:	\$ 738.80
			<b>Total Amount</b>	<b>\$ 1,412,342.91</b>

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/26 PAGE 1  
\*\*\* CHECK DATES 12/01/2025 - 01/18/2026 \*\*\* WESTSIDE HAINES CITY ADMIN  
BANK B GENERAL FUND-#4367

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT	#
12/08/25	00072	11/03/25	1656	202511	310-51300-31302				DISCLOSURE TECHNOLOGY SERVICES LLC	*	3,250.00		
			FY26 DISCLOSURES									3,250.00	000464
12/08/25	00008	11/19/25	22469719	202510	310-51300-31100				DEWBERRY ENGINEERS, INC	*	450.00		
			ENGINEER SERVICES OCT 25									450.00	000465
12/08/25	00055	10/31/25	00074022	202510	310-51300-48000				GANNETT MEDIA CORP DBA	*	1,101.70		
			NOT BOS MTG 10/22/25									1,101.70	000466
12/08/25	00007	11/01/25	194	202511	310-51300-34000				GOVERNMENTAL MANAGEMENT SERVICES-CF	*	4,720.83		
			MANAGEMENT FEES NOV 25									4,720.83	000467
		11/01/25	194	202511	310-51300-35200					*	108.17		
			WEBSITE ADMIN NOV 25									108.17	000468
		11/01/25	194	202511	310-51300-35100					*	162.25		
			INFORMATION TECH NOV 25									162.25	000469
		11/01/25	194	202511	310-51300-31300					*	515.00		
			DISSEMINATION SVC NOV 25									515.00	000470
		11/01/25	194	202511	310-51300-51000					*	4.60		
			OFFICE SUPPLIES									4.60	000471
		11/01/25	194	202511	310-51300-42000					*	146.82		
			POSTAGE									146.82	000472
		11/01/25	194	202511	310-51300-51000					*	29.46		
			STAPLES									29.46	000473
12/08/25	00094	9/30/25	1	202509	320-57200-48000				GOVERNMENTAL MANAGEMENT SVC TAMPA	*	175.00		
			POOL GATE REPAIR CASCADE									175.00	000474
12/08/25	00017	11/14/25	13631	202510	310-51300-31500				KILINSKI VAN WYK PLLC	*	2,385.70		
			GENERAL COUNSEL OCT 25									2,385.70	000475
12/08/25	00065	9/18/25	7654	202509	340-57200-49000				PRO PLAYGROUNDS	*	1,823.60		
			PLAY EQUIPMENT									1,823.60	000476
12/16/25	00052	10/13/25	4652323	202511	300-20700-10000				POLK COUNTY PROP	*	33,381.70		
			DEBT ADMIN FEE 1%									33,381.70	000477
		10/13/25	4652324	202511	300-32500-10000					*	1,624.53		
			MAINT ADMIN FEE 1%									1,624.53	000478
		10/13/25	4652324	202511	300-20700-10200					*	18,923.19		
			MAINT ADMIN FEE 1%									18,923.19	000479
												53,929.42	000471

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/26 PAGE 2  
\*\*\* CHECK DATES 12/01/2025 - 01/18/2026 \*\*\* WESTSIDE HAINES CITY ADMIN  
BANK B GENERAL FUND-#4367

WHCD WESTSIDE HAINE KCOSTA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/26 PAGE 3  
\*\*\* CHECK DATES 12/01/2025 - 01/18/2026 \*\*\* WESTSIDE HAINES CITY ADMIN  
BANK B GENERAL FUND-#4367

CHECK DATE	VEND#	.....INVOICE.....	....EXPENSED TO...	VENDOR NAME					STATUS	AMOUNT	....CHECK.....
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#

WHCD WESTSIDE HAINE 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							*	37,912.03			
				TSFR TO BW OPERATING											
					WESTSIDE	HAINES	CITY	CDD				37,912.03	000005		
-----															
													TOTAL FOR BANK C	37,912.03	
													TOTAL FOR REGISTER	1,227,333.21	

WHCD WESTSIDE HAINE KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK.... AMOUNT	#
12/08/25	00006	10/30/25	20590	202510	320-53800-47000					*	975.00		
			LAKE MAINTENANCE OCT 25									975.00	000008
									AQUATIC WEED MANAGEMENT INC.				
12/08/25	00013	10/31/25	10943	202510	320-53800-49000					*	220.00		
			LIFT MAINT CHECK OCT 25									220.00	000009
									CONSTA FLOW				
12/08/25	00014	10/21/25	16310	202510	330-57200-48200					*	2,430.00		
			CLEANING OCT 25									2,430.00	000010
									CSS CLEAN STAR SERVICES OF CFL				
12/08/25	00008	11/15/25	114737	202511	330-57200-34500					*	190.00		
			VIDEO VERIFICATION										
									CURRENT DEMANDS ELECTRICAL &				
12/08/25	00001	11/01/25	193	202511	320-53800-12000					*	1,287.50		
			FIELD MANAGEMENT NOV 25										
			11/01/25 193 202511 330-57200-48300							*	1,250.00		
			AMENITY ACCESS NOV 25										
			11/01/25 193 202511 330-57200-49000							*	.63		
			OFFICE SUPPLIES										
			11/01/25 193 202511 330-57200-49000							*	15.60		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SVCS CFL				
12/08/25	00004	11/05/25	68015921	202511	330-57200-48100					*	100.00		
			PEST CONTROL NOV 25										
									MASSEY SERVICES INC.				
12/08/25	00007	11/03/25	99515	202510	330-57200-34500					*	223.60		
			SECURITY 10/31/25										
									NATION SECURITY SERVICES LLC				
12/08/25	00005	10/28/25	20613	202510	320-53800-49000					*	1,755.00		
			TREE TRIMMING CLEAN UP										
			10/30/25 20912 202510 320-53800-47300							*	350.92		
			IRRIGATION REPAIRS										
			11/01/25 20889 202511 320-53800-46200							*	15,058.33		
			LANDSCAPE MAINT NOV 25										
									PRINCE & SONS INC.				
12/08/25	00002	12/05/25	12052025	202512	330-57200-48400					*	1,972.04		
			PLAYGROUND EQUIP DEC 25										
			12/08/25 12082025 202512 300-15500-10000							*	1,972.04		
			PLAYGROUND EQUIP JAN 26										
									THM LEASING INC.				
												3,944.08	000016
									WHCD WESTSIDE HAINES KOSTA				

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/26 PAGE 2  
\*\*\* CHECK DATES 12/01/2025 - 01/18/2026 \*\*\* WESTSIDE HAINES CITY CASCADES  
BANK D WHC-CASCADES

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO...	DPT	ACCT#	SUB	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	ITEM #
12/16/25	00006	11/25/25	20806	202511	320-53800-47000				AQUATIC WEED MANAGEMENT INC.	*	975.00		
				LAKE MAINTENANCE NOV 25							975.00	000017	
12/16/25	00014	11/30/25	16553	202511	330-57200-48200				CSS CLEAN STAR SERVICES OF CFL	*	2,610.00		
			CLEANING NOV 25								2,610.00	000018	
12/16/25	00008	6/06/25	23634	202505	330-57200-34500					*	215.00		
			GYM DOOR LOCKS REPLACED								215.00		
		6/06/25	23634	202505	330-57200-34500					V	215.00-		
			GYM DOOR LOCKS REPLACED								215.00-		
					CURRENT DEMANDS ELECTRICAL &						.00	000019	
12/16/25	00009	11/18/25	1125-150	202511	320-53800-47200				DUNHAM WELL DRILLING INC	*	551.00		
			WELLIRON FILTRATION NOV25								551.00	000020	
12/16/25	00001	10/31/25	197	202510	330-57200-48000					*	1,474.88		
			REPLACE GYM DOORS								1,474.88		
		10/31/25	199	202510	320-53800-48000					*	643.78		
			REMOVE TRASH/TEPIDITY BAR								643.78		
		10/31/25	200	202510	330-57200-48000					*	550.00		
			TROUBLESHOOT GYM AC								550.00		
		10/31/25	202	202510	320-53800-48000					*	330.00		
			POND TRASH								330.00		
		10/31/25	204	202510	320-53800-48000					*	227.36		
			REPAIR PHASE 3 SIGN								227.36		
		10/31/25	205	202510	320-53800-48000					*	407.50		
			REPLACE STOLEN SOLARLIGHT								407.50		
		10/31/25	206	202510	330-57200-48000					*	440.00		
			ADJUST POOL GATE								440.00		
		10/31/25	207	202510	320-53800-48000					*	330.00		
			VIOLATION AREA TRASHCLEAN								330.00		
		11/01/25	214	202511	330-57200-49000					*	7.00		
			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					*	100.00		
			PEST CONTROL DEC 25								100.00		
					MASSEY SERVICES INC.							100.00	000022
12/16/25	00005	11/26/25	21172	202511	320-53800-47300					*	345.22		
			IRRIGATION REPAIRS								345.22		
		11/28/25	21185	202511	320-53800-47300					*	975.70		
			IRRIGATION REPAIR								975.70		

WHCD WESTSIDE HAINE KCOSTA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/26 PAGE 3  
\*\*\* CHECK DATES 12/01/2025 - 01/18/2026 \*\*\* WESTSIDE HAINES CITY CASCADES  
BANK D WHC-CASCADES

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		12/01/25	21306	202512	320-53800-46200				PRINCE & SONS INC.	*	1,500.00		
				POND	DISKING	DEC	25						
		12/01/25	21307	202512	320-53800-46200				LANDSCAPE MAINT DEC25	*	15,058.33		
												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	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/26 PAGE 4  
\*\*\* CHECK DATES 12/01/2025 - 01/18/2026 \*\*\* WESTSIDE HAINES CITY CASCADES  
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
12/03/25	00010	10/30/25	0594-10.	202510	320-53800-43000					*	20.89		
			3503 MCWAY FALLS OCT 25						DUKE ENERGY PAYMENT PROCESSING			20.89	080002
12/03/25	00010	10/30/25	2397-10.	202510	320-53800-43000					*	19.04		
			0 MONTEREY BAY IRR OCT 25						DUKE ENERGY PAYMENT PROCESSING			19.04	080003
12/03/25	00010	10/30/25	2724-10.	202510	330-57200-43000					*	1,250.04		
			2617 ANGEL FALL AME OCT25						DUKE ENERGY PAYMENT PROCESSING			1,250.04	080004
12/03/25	00010	10/30/25	4612-10.	202510	320-53800-43000					*	155.48		
			2617 ANGEL FALL LIF OCT25						DUKE ENERGY PAYMENT PROCESSING			155.48	080005
12/03/25	00010	10/30/25	6827-10.	202510	320-53800-43000					*	62.77		
			3122 MASSEE RD OCT 25						DUKE ENERGY PAYMENT PROCESSING			62.77	080006
12/03/25	00010	11/11/25	8457-10.	202510	320-53800-43000					*	19.06		
			424 ADAMS ALE OCT 25						DUKE ENERGY PAYMENT PROCESSING			19.06	080007
12/03/25	00011	11/17/25	4168-10.	202510	320-53800-43200					*	1,040.49		
			POTABLE IR BUG SUR OCT 25						POLK COUNTY UTILITIES DIVISON			1,040.49	080008
12/03/25	00011	11/17/25	5934-10.	202510	330-57200-43200					*	177.63		
			2617 ANGEL FALLS OCT 25						POLK COUNTY UTILITIES DIVISON			177.63	080009
12/03/25	00011	11/17/25	9988-10.	202510	320-53800-43200					*	19.58		
			POTABLE IR MOULIN OCT 25						POLK COUNTY UTILITIES DIVISON			19.58	080010
12/03/25	00011	11/17/25	9990-10.	202510	320-53800-43200					*	1,280.07		
			POTABLE IR POINT OCT 25						POLK COUNTY UTILITIES DIVISON			1,280.07	080011
12/09/25	00010	11/24/25	2988-11.	202511	320-53800-43100					*	1,745.01		
			3500 FDC GROVE RD NOV25						DUKE ENERGY PAYMENT PROCESSING			1,745.01	080012
12/09/25	00010	11/26/25	0594-11.	202511	320-53800-43000					*	20.63		
			3503 MCWAY FALLS NOV25						DUKE ENERGY PAYMENT PROCESSING			20.63	080013

WHCD WESTSIDE HAINE KCOSTA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/26 PAGE 5  
\*\*\* CHECK DATES 12/01/2025 - 01/18/2026 \*\*\* WESTSIDE HAINES CITY CASCADES  
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT	#
12/09/25	00010	11/26/25	2397-11. 202511	320-53800-43000						*	18.94		
			0 MONTEREY BAY IRR NOV25										
									DUKE ENERGY PAYMENT PROCESSING			18.94	080014
12/09/25	00010	11/26/25	2724-11. 202511	330-57200-43000						*	997.71		
			2617 ANGEL FALLS AM NOV25										
									DUKE ENERGY PAYMENT PROCESSING			997.71	080015
12/09/25	00010	11/26/25	4612-11. 202511	320-53800-43000						*	146.78		
			2617 ANGEL FALLS DL NOV25										
									DUKE ENERGY PAYMENT PROCESSING			146.78	080016
12/09/25	00010	11/26/25	5842-11. 202511	320-53800-43000						*	143.55		
			1057 WATERFALL BD W NOV25										
									DUKE ENERGY PAYMENT PROCESSING			143.55	080017
12/09/25	00010	11/26/25	6827-11. 202511	320-53800-43000						*	56.25		
			3122 MASSEE RD NOV 25										
									DUKE ENERGY PAYMENT PROCESSING			56.25	080018
1/12/26	00010	12/10/25	7022-11. 202511	320-53800-43100						*	308.90		
			0000 FDC GROVE RD NOV 25										
									DUKE ENERGY PAYMENT PROCESSING			308.90	080019
1/12/26	00010	12/10/25	8457-11. 202511	320-53800-43000						*	19.03		
			424 ADAMS ALE PL NOV25										
									DUKE ENERGY PAYMENT PROCESSING			19.03	080020
1/12/26	00010	12/23/25	2988-12. 202512	320-53800-43100						*	1,745.01		
			3500 FDC GROVE RD DEC 25										
									DUKE ENERGY PAYMENT PROCESSING			1,745.01	080021
1/12/26	00010	12/30/25	0594-12. 202512	320-53800-43000						*	21.02		
			3503 MCWAY FALLS CT DEC25										
									DUKE ENERGY PAYMENT PROCESSING			21.02	080022
1/12/26	00010	12/30/25	2397-12. 202512	320-53800-43000						*	19.04		
			0 MONTEREY BAY DEC 25										
									DUKE ENERGY PAYMENT PROCESSING			19.04	080023
1/12/26	00010	12/30/25	2724-12. 202512	330-57200-43000						*	1,131.75		
			2617 ANGEL FALLS DR DEC25										
									DUKE ENERGY PAYMENT PROCESSING			1,131.75	080024
1/12/26	00010	12/30/25	4612-12. 202512	320-53800-43000						*	162.97		
			2617 ANGEL FALLS DR DEC25										
									DUKE ENERGY PAYMENT PROCESSING			162.97	080025

WHCD WESTSIDE HAINE KCOSTA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/26 PAGE 6  
\*\*\* CHECK DATES 12/01/2025 - 01/18/2026 \*\*\* WESTSIDE HAINES CITY CASCADES  
BANK 7 GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
1/12/26	00010	12/30/25	5842-12.	202512	320-53800-43000				DUKE ENERGY PAYMENT PROCESSING	*	160.52	160.52	080026
			1057 WATERFALL BLVD	DEC25									
1/12/26	00010	12/30/25	6827-12.	202512	320-53800-43000				DUKE ENERGY PAYMENT PROCESSING	*	61.89	61.89	080027
			3122 MASSEE RD	DEC 25									
1/12/26	00012	12/31/25	5533-11.	202511	320-53800-43200				HAINES CITY UTILITIES	*	198.73	198.73	080028
			424 ADAMS ALE	NOV 25									
1/12/26	00011	12/17/25	4168-11.	202511	320-53800-43200				POLK COUNTY UTILITIES DIVISON	*	1,495.69	1,495.69	080029
			POTABLE IR BIG SUR	NOV25									
1/12/26	00011	12/17/25	5934-11.	202511	330-57200-43200				POLK COUNTY UTILITIES DIVISON	*	156.95	156.95	080030
			2617 ANGEL FALLS DR	NOV25									
1/12/26	00011	12/17/25	9988-11.	202511	320-53800-43200				POLK COUNTY UTILITIES DIVISON	*	22.92	22.92	080031
			POTABLE IR MOULIN R	NOV25									
1/12/26	00011	12/17/25	9990-11.	202511	320-53800-43200				POLK COUNTY UTILITIES DIVISON	*	1,831.10	1,831.10	080032
			POTABLE IR POINT LO	NOV25									
									TOTAL FOR BANK Z		14,509.44		
									TOTAL FOR REGISTER		88,538.42		

WHCD WESTSIDE HAINE KCOSTA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/26 PAGE 1  
\*\*\* CHECK DATES 12/01/2025 - 01/18/2026 \*\*\* WESTSIDE HAINES CITY BRENTWOOD  
BANK E WHC-BRENTWOOD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	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	*	225.00		
									REPROGRAMMED CAMERA				
									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	*	1,250.00		
									AMENITY ACCESS NOV 25	*	.45		
									11/01/25 191 202511 330-57200-49000	*			
									OFFICE SUPPLIES	*	50.53		
									11/01/25 191 202511 330-57200-49000	*			
									POSTAGE				
									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	*	2,101.99		
									FURNITURE LEASE JAN 26				
									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	*	440.00		
									ADJUST POOL GATE				
									GOVERNMENTAL MANAGEMENT SERVICES			3,087.28	000015
									WHCD WESTSIDE HAINE KCOSTA				

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/26 PAGE 2  
\*\*\* CHECK DATES 12/01/2025 - 01/18/2026 \*\*\* WESTSIDE HAINES CITY BRENTWOOD  
BANK E WHC-BRENTWOOD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
12/16/25	00005	12/04/25	68567443	202512	330-57200-48100				MASSEY SERVICECS INC	*	130.00		
			PEST CONTROL DEC 25									130.00	000016
12/16/25	00004	11/25/25	21156	202511	320-53800-46201					*	7,895.00		
			LIVE OAK TREE INSTALLED										
		11/26/25	21170	202511	320-53800-47300					*	390.23		
			IRRIGATION REPAIRS										
		11/28/25	21184	202511	320-53800-47300					*	628.68		
			IRRIGAITON REPAIRS										
		12/01/25	21205	202512	320-53800-46200					*	1,500.00		
			POND DISKING DEC 25										
		12/01/25	21206	202512	320-53800-46200					*	7,620.00		
			LANDSCAPE MAINT DEC 25										
			PRINCE & SONS INC									18,033.91	000017
12/16/25	00002	12/01/25	29899	202512	330-57200-48500					*	1,800.00		
			POOL MAINTENANCE DEC 25										
			MCDONNELL CORPORATION DBA									1,800.00	000018
12/22/25	00009	10/15/25	25088-3	202510	330-57200-34500					*	240.00		
			VIDEO VERIFICATION OCT25										
		11/15/25	114736	202511	330-57200-34500					*	260.00		
			VIDEO VERIFICATION NOV25										
			CURRENT DEMANDS ELECTRICAL &									500.00	000019
12/22/25	00003	12/01/25	209	202512	320-53800-12000					*	1,287.50		
			BW FIELD MANAGEMENT DEC25										
		12/01/25	209	202512	330-57200-48300					*	1,250.00		
			BW AMENITY ACCESS DEC 25										
		12/01/25	209	202512	330-57200-49000					*	.39		
			OFFICE SUPPLIES										
		12/01/25	209	202512	330-57200-49000					*	9.66		
			POSTAGE										
			GOVERNMENTAL MANAGEMENT SERVICES									2,547.55	000020
1/08/26	00010	12/19/25	16799	202512	330-57200-48200					*	1,800.00		
			CLEANING DEC 25										
			CSS CLEAN STAR SERVICES OF CFL									1,800.00	000021
1/08/26	00009	12/15/25	115035	202512	330-57200-34500					*	240.00		
			VIDEO VERIFICATION										
		12/19/25	115286	202512	330-57200-34500					*	1,265.20		
			REPLACE HARD DRIVES										
			CURRENT DEMANDS ELECTRICAL &									1,505.20	000022

WHCD WESTSIDE HAINE KCOSTA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/26 PAGE 3  
\*\*\* CHECK DATES 12/01/2025 - 01/18/2026 \*\*\* WESTSIDE HAINES CITY BRENTWOOD  
BANK F. HIG BRENTWOOD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
1/08/26	00011	11/03/25	99531	202510	330-57200-34500				NATION SECURITY SERVICES LLC	*	223.60	223.60	000023
			SECURITY	10/31/25									
1/08/26	00004	12/16/25	21534	202512	320-53800-47300				PRINCE & SONS INC	*	511.60	511.60	000024
			IRRIGATION REPAIRS										
1/08/26	00002	11/14/25	29668	202511	330-57200-49000				MCDONNELL CORPORATION DBA	*	13,500.00	13,500.00	000025
			LIFT STATION INSTALLED										
									TOTAL FOR BANK E		66,504.46		

WHCD WESTSIDE HAINE KCOSTA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/26 PAGE 4  
\*\*\* CHECK DATES 12/01/2025 - 01/18/2026 \*\*\* WESTSIDE HAINES CITY BRENTWOOD  
BANK Z GENERAL FUND AUTOPAY

WHCD WESTSIDE HAINE KCOSTA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/26 PAGE 5  
\*\*\* CHECK DATES 12/01/2025 - 01/18/2026 \*\*\* WESTSIDE HAINES CITY BRENTWOOD  
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE.....	....EXPENSED TO...	VENDOR NAME					STATUS	AMOUNT	.....CHECK.....
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#

TOTAL FOR REGISTER 75,176.55

WHCD WESTSIDE HAINE KCOSTA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/26 PAGE 1  
\*\*\* CHECK DATES 12/01/2025 - 01/18/2026 \*\*\* WESTSIDE HAINES CITY WYNNSTONE  
BANKS E-WIC WYNNSTONE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	ITEM #
12/08/25	00003	11/01/25	195A	202510	320-53800-12000					*	1,250.00		
			FIELD MANAGEMENT	OCT	25								
		11/01/25	195B	202511	320-53800-12000					*	1,250.00		
			FIELD MANAGEMENT	NOV	25								
									GOVERNMENTAL MANAGEMENT SERVICES			2,500.00	000005
12/08/25	00001	11/01/25	20887	202511	320-53800-46200					*	5,040.00		
			LANDSCAPE MAINT	NOV	25								
									PRINCE & SONS INC.			5,040.00	000006
12/16/25	00003	10/31/25	203	202510	320-53800-48000					*	1,275.62		
			REMOVE BARBED WIRE FENCE										
									GOVERNMENTAL MANAGEMENT SERVICES			1,275.62	000007
12/16/25	00001	12/01/25	21312	202512	320-53800-46200					*	5,040.00		
			LANDSCAPE MAINT	DEC	25								
		12/01/25	21313	202512	320-53800-46200					*	1,500.00		
			POND DISKING	DEC	25								
									PRINCE & SONS INC.			6,540.00	000008
12/22/25	00003	12/01/25	215	202512	320-53800-12000					*	1,250.00		
			WS FIELD MANAGEMENT	DEC25									
									GOVERNMENTAL MANAGEMENT SERVICES			1,250.00	000009
1/08/26	00002	1/05/26	01052026	202601	320-53800-43200					*	285.00		
			4469 RIVER BEACON	SETUP									
		1/05/26	01052026	202601	320-53800-43200					*	285.00		
			3424 MUD CANYON DR	SETUP									
									POLK COUNTY UTILITIES			570.00	000010
									TOTAL FOR BANK F			17,175.62	

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WHCD WESTSIDE HAINC 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
<b>Assets:</b>					
<b>Cash:</b>					
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
<b>Investments:</b>					
Custody - FDC Grove	\$ -	\$ -	\$ 35	\$ -	\$ 35
Custody - Wynnstone Phase 2	\$ -	\$ -	\$ 21,964	\$ -	\$ 21,964
<b>Series 2021</b>					
Reserve	\$ -	\$ 548,975	\$ -	\$ -	\$ 548,975
Revenue	\$ -	\$ 190,093	\$ -	\$ -	\$ 190,093
Construction - Cascades Phase 1 & 2	\$ -	\$ -	\$ 150	\$ -	\$ 150
<b>Series 2024</b>					
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	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Assets</b>	<b>\$ 1,593,891</b>	<b>\$ 1,847,190</b>	<b>\$ 4,730,405</b>	<b>\$ 332,431</b>	<b>\$ 8,503,918</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 191,876	\$ -	\$ -	\$ -	\$ 191,876
Retainage Payable	\$ -	\$ -	\$ 354,137	\$ -	\$ 354,137
Due to Debt Service	\$ 76,402	\$ -	\$ -	\$ -	\$ 76,402
<b>Total Liabilities</b>	<b>\$ 268,277</b>	<b>\$ -</b>	<b>\$ 354,137</b>	<b>\$ -</b>	<b>\$ 622,415</b>
<b>Fund Balance:</b>					
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
<b>Total Fund Balances</b>	<b>\$ 1,325,614</b>	<b>\$ 1,847,190</b>	<b>\$ 4,376,268</b>	<b>\$ 332,431</b>	<b>\$ 7,881,503</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,593,891</b>	<b>\$ 1,847,190</b>	<b>\$ 4,730,405</b>	<b>\$ 332,431</b>	<b>\$ 8,503,918</b>

**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		Variance
	Budget	Thru 11/30/25		Thru 11/30/25		
<b><u>Revenues:</u></b>						
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		
<b>Total Revenues</b>	<b>\$ 1,930,321</b>	<b>\$ 54,840</b>	<b>\$ 48,885</b>	<b>\$ (5,955)</b>		
<b><u>Expenditures:</u></b>						
<i>General &amp; 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	\$ -		
<b>Total General &amp; Administrative</b>	<b>\$ 170,463</b>	<b>\$ 48,888</b>	<b>\$ 43,712</b>	<b>\$ 5,176</b>		

**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
<b><u>Operations &amp; Maintenance</u></b>				
<b>Cascades Expenditures</b>				
<b><u>Field Expenditures</u></b>				
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
<b><u>Amenity Expenditures</u></b>				
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	\$ -	\$ -	\$ -
<b>Subtotal Cascades Expenditures</b>	<b>\$ 790,159</b>	<b>\$ 140,429</b>	<b>\$ 125,203</b>	<b>\$ 15,227</b>

**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		Variance	
	Budget	Thru 11/30/25	Thru 11/30/25	Thru 11/30/25	Thru 11/30/25		
<b>Brentwood Expenditures</b>							
<b><u>Field Expenditures</u></b>							
Property Insurance	\$ 55,000	\$ 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			
<b><u>Amenity Expenditures</u></b>							
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	\$ -	\$ -	\$ -			
<b>Subtotal Brentwood Expenditures</b>	<b>\$ 599,828</b>	<b>\$ 144,224</b>	<b>\$ 78,488</b>	<b>\$ 65,736</b>			

**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
<b>Wynnstone Expenditures</b>				
<b><u>Field Expenditures</u></b>				
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
<b><u>Amenity Expenditures</u></b>				
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
<b>Subtotal Wynnstone Expenditures</b>	<b>\$ 369,871</b>	<b>\$ 75,395</b>	<b>\$ 18,171</b>	<b>\$ 57,224</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,759,858</b>	<b>\$ 360,049</b>	<b>\$ 221,862</b>	<b>\$ 138,187</b>
<b>Total Expenditures</b>	<b>\$ 1,930,321</b>	<b>\$ 408,936</b>	<b>\$ 265,573</b>	<b>\$ 143,363</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (0)</b>		<b>\$ (216,688)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,542,302</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 1,325,614</b>	

**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
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,097,950	\$ 25,947	\$ 25,947	\$ -
Interest	\$ 23,405	\$ 6,696	\$ 6,696	\$ -
<b>Total Revenues</b>	<b>\$ 1,121,355</b>	<b>\$ 32,643</b>	<b>\$ 32,643</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 333,819	\$ 333,819	\$ 333,819	\$ -
Principal - 5/1	\$ 435,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 333,819	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,102,638</b>	<b>\$ 333,819</b>	<b>\$ 333,819</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 18,717</b>		<b>\$ (301,175)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 517,563</b>		<b>\$ 1,069,243</b>	
<b>Fund Balance - Ending</b>	<b>\$ 536,280</b>		<b>\$ 768,067</b>	

**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
<b>Revenues:</b>				
Assessments - Tax Roll				
Interest	\$ 2,522,100	\$ 47,403	\$ 47,403	\$ -
Interest	\$ 79,772	\$ 10,646	\$ 10,646	\$ -
<b>Total Revenues</b>	<b>\$ 2,601,872</b>	<b>\$ 58,049</b>	<b>\$ 58,049</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 806,759	\$ 806,759	\$ 806,759	\$ (0)
Principal - 5/1	\$ 400,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 806,759	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 2,013,519</b>	<b>\$ 806,759</b>	<b>\$ 806,759</b>	<b>\$ (0)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 588,353</b>		<b>\$ (748,711)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (6,284)	\$ (6,284)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (6,284)</b>	<b>\$ (6,284)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 588,353</b>		<b>\$ (754,995)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,368,422</b>		<b>\$ 1,834,118</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,956,775</b>		<b>\$ 1,079,123</b>	

**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
<b>Revenues:</b>				
Developer Contributions	\$ -	\$ -	\$ 10,473	\$ 10,473
Interest	\$ -	\$ -	\$ 150	\$ 150
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,623</b>	<b>\$ 10,623</b>
<b>Expenditures:</b>				
Capital Outlay - Brentwood	\$ -	\$ -	\$ 10,479	\$ (10,479)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,479</b>	<b>\$ (10,479)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 144</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (35,481)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (35,337)</b>	

**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
<b>Revenues:</b>				
Developer Contributions				
Interest	\$ -	\$ -	\$ 193,110	\$ 193,110
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,309</b>	<b>\$ 200,309</b>
<b>Expenditures:</b>				
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)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,962</b>	<b>\$ (72,962)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 127,347</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 6,284	\$ 6,284
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>		<b>\$ 6,284</b>	<b>\$ 6,284</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 133,631</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 947,078</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,080,709</b>	

**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
<b><u>Revenues:</u></b>				
Interest	\$ -	\$ -	\$ 37	\$ 37
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37</b>	<b>\$ 37</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 37</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (264,125)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (150,053)</b>	

**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
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 280	\$ 280
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 280</b>	<b>\$ 280</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 17,990	\$ (17,990)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,990</b>	<b>\$ (17,990)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (17,710)</b>	
<b>Other Financing Sources/(Uses)</b>				
Developer Advances	\$ -	\$ -	\$ 55,886	\$ 55,886
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>		<b>\$ 55,886</b>	<b>\$ 55,886</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 38,176</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 94,548</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 132,724</b>	

**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
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 8,355	\$ 8,355
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,355</b>	<b>\$ 8,355</b>
<b>Expenditures:</b>				
Miscellaneous	\$ -	\$ -	\$ 76	\$ (76)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 76</b>	<b>\$ (76)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 8,279</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 3,339,946</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 3,348,225</b>	

**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
<b>Revenues:</b>				
Interest	\$ 1,995	\$ 332	\$ 1,878	\$ 1,545
<b>Total Revenues</b>	<b>\$ 1,995</b>	<b>\$ 332</b>	<b>\$ 1,878</b>	<b>\$ 1,545</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,995</b>		<b>\$ 1,878</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In - Cascades	\$ 87,583	\$ -	\$ -	\$ -
Transfer In - Brentwood	\$ 1,984	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 89,566</b>		<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 91,561</b>		<b>\$ 1,878</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 328,526</b>		<b>\$ 330,553</b>	
<b>Fund Balance - Ending</b>	<b>\$ 420,087</b>		<b>\$ 332,431</b>	

**Westside Haines City**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 45,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,150
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 3,631	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,736
<b>Total Revenues</b>	<b>\$ 3,631</b>	<b>\$ 45,254</b>	<b>\$ -</b>	<b>\$ 48,885</b>									
<b>Expenditures:</b>													
<i>General &amp; Administrative:</i>													
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
<b>Total General &amp; Administrative</b>	<b>\$ 32,987</b>	<b>\$ 10,724</b>	<b>\$ -</b>	<b>\$ 43,712</b>									

**Westside Haines City**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Cascades Expenditures</b>													
<b>Field Expenditures</b>													
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
<b>Amenity Expenditures</b>													
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													\$ -
<b>Subtotal Cascades Expenditures</b>	<b>\$ 79,119</b>	<b>\$ 46,083</b>	<b>\$ -</b>	<b>\$ 125,203</b>									

**Westside Haines City**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Brentwood Expenditures</b>													
<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													\$ -
<b>Subtotal Brentwood Expenditures</b>	<b>\$ 34,952</b>	<b>\$ 43,536</b>	<b>\$ -</b>	<b>\$ 78,488</b>									

**Westside Haines City**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Wynnstone Expenditures</b>													
<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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Wynnstone Expenditures</b>	<b>\$ 11,494</b>	<b>\$ 6,677</b>	<b>\$ -</b>	<b>\$ 18,171</b>									
<b>Total Operations &amp; Maintenance</b>	<b>\$ 114,072</b>	<b>\$ 89,619</b>	<b>\$ -</b>	<b>\$ 221,862</b>									
<b>Total Expenditures</b>	<b>\$ 147,059</b>	<b>\$ 100,343</b>	<b>\$ -</b>	<b>\$ 265,573</b>									
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (143,428)</b>	<b>\$ (55,089)</b>	<b>\$ -</b>	<b>\$ (216,688)</b>									

**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)
 <b>Current Bonds Outstanding</b>	<b>\$18,575,000</b>

**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)
 <b>Current Bonds Outstanding</b>	<b>\$27,820,000</b>

**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)
		<b>\$ 129,354.12</b>	<b>\$ (7,336.03)</b>	<b>\$ (3,518.95)</b>	<b>\$ -</b>	<b>\$ 118,499.14</b>	<b>\$ 3,569.58</b>	<b>\$ 18,669.02</b>	<b>\$ 14,172.06</b>	<b>\$ 8,738.89</b>	<b>\$ 25,946.93</b>	<b>\$ 47,402.66</b>	<b>\$ 118,499.14</b>

2%	\$ 4,896,938.34
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	Net Percent Collected Balance Remaining to Collect
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GLK REAL ESTATE 2025-01		Net Assessments	\$ 19,381.36	\$ 19,381.36	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
	10/1/24		\$ 9,690.68		
	2/1/25		\$ 4,845.34		
	5/1/25		\$ 4,845.34		
			\$ 19,381.36	\$ -	\$ -