

*Westside Haines City  
Community Development District*

*Meeting Agenda*

*February 25, 2026*

# AGENDA

# *Westside Haines City*

## *Community Development District*

---

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

February 18, 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, February 25, 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 January 28, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-13 Amending Cascades Phase Amenity Policies to Include Splash Pad Rules, Dog Park Policies & Playground Policies
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Pet Waste Station Review in Brentwood Phase
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. 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, January 28, 2026** at 9:15 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairperson
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
Mitchell Zwang <i>by Zoom</i>	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
Bob Gang <i>by Zoom</i>	Bond Counsel, Greenberg Traurig

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 9:21 a.m. and called the roll. Three Supervisors were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the December 10,  
2025 Board of Supervisors Meeting**

Ms. Burns presented the Minutes of the December 10, 2025 Board of Supervisors meeting. With no questions or comments a motion was moved for approval of minutes.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the December 10, 2025 Board of Supervisors Meeting Minutes, were approved.

**FOURTH ORDER OF BUSINESS**

**Presentation and Approval of Third Amended and Restated Engineer’s Report dated January 28, 2026**

Ms. Burns presented the Third Amended and Restated Engineer’s Report dated January 28. Mr. Arrington explained that the report covers approximately 595 acres within the District. He stated that the report was updated in connection with the issuance for Wynnstone 2, which consists of 193 40’ lots and 17 50’ lots, for a total of 210 lots. The total infrastructure cost associated with Wynnstone 2 is \$14,340,290, bringing the new grand total for the entire District to \$103,654,755. He stated that it is the engineer’s opinion that the costs identified in the report are reasonable and sufficient to complete the construction of the public infrastructure improvements.

A Board member raised a question regarding the cost estimate reflected in Exhibit 7, which is also included in the delegation resolution. It was noted that the exhibit referenced 271 lots, whereas the updated total should reflect 210 lots. Mr. Arrington confirmed that, based on the most recent update, the correct number is 210 lots. Staff acknowledged the discrepancy and stated that the exhibit would be corrected and redistributed once revised.

It was further noted that the meeting would need to be continued, as certain exhibits to the delegation resolution were still pending. Counsel advised that the Board could review the documents in preliminary form and approve them in substantial form at this time, with final updated versions to be presented at the continued meeting. Staff will identify and communicate any revisions made prior to final approval. The Board agreed to proceed accordingly.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Third Amended and Restated Engineer’s Report dated January 28, 2026, was approved in substantial form.

**FIFTH ORDER OF BUSINESS**

**Presentation and Consideration of Preliminary Supplemental Assessment Methodology – Assessment Area Three dated January 28, 2026**

Ms. Burns presented the Preliminary Supplemental Assessment Methodology Report for Assessment Area 3. Ms. Burns stated that the report allocates the proposed debt to the 210 parcels included within Assessment Area 3, identified as Wynnstone Phase 2. Table 1 outlines the development plan, consisting of 193 single-family 40’ lots and 17 single-family 50’ lots, for a total of 210 lots. Table 2 reflects the project cost estimates derived from the Engineer’s Report, totaling \$14,340,290. Table 3 presents the estimated bond sizing based on the most recent figures provided by FMS, in the approximate amount of \$4,055,000. Table 4 details the improvement cost allocated per unit. Table 5 identifies the total par debt per unit, approximately \$19,310, and notes a developer contribution for the 50’ lots to equalize assessments across product types. Table 6 shows the net and gross annual debt assessments per unit, with a net annual assessment of approximately \$1,350. The gross annual assessment, inclusive of early payment discounts and Polk County collection fees when placed on the tax bill, is approximately \$1,451.61. Table 7 contains the preliminary assessment roll allocating debt to each of the platted parcels.

On MOTION by Ms. Schwenk, seconded by Ms. Shockley, with all in favor, the Preliminary Supplemental Assessment Methodology Report dated January 28, 2026, was approved in substantial form.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-10  
Delegation Resolution (Series 2026–  
Assessment Area Three Bonds–  
Wynnstone Phase 2)**

Ms. Burns presented Resolution 2026-10, the Delegation Resolution for Assessment Area 3. She noted that certain exhibits were still pending; however Mr. Gang confirmed that the substance of the resolution was accurate, with the exception of the cost table to be updated as Schedule 1. He advised that the resolution could be approved in substantial form with the revised exhibit to be incorporated prior to finalization.

Mr. Gang reviewed the background of the District’s bond validation. In 2021, the District validated a total of \$110 million. Of that amount, \$19,810,000 was issued for Assessment Area One, and \$35,500,000 was issued in 2024 for Assessment Area Two, leaving approximately \$54,690,000 of remaining validated. The current Delegation Resolution authorized the issuance of bonds in a principal amount not to exceed \$5 million for Assessment Area three (Wynnstone Phase 2), consisting of 210 lots.

Mr. Gang summarized the attached documents, including the form of Third Supplemental Trust Indenture, Bond Purchase Agreement with FMS Bonds, Preliminary Limited Offering Memorandum, Rule 15c212 certificate required by the SEC, and Continuing Disclosure Agreement. Section 4 of the resolution contains the required Board findings supporting a negotiated sale, which is appropriate for unrated debt. Section 5 establishes the delegation parameters, including: a principal amount not to exceed \$5 million; a maximum interest rate not to exceed 300 basis points over the 20 Bond Index published on the last day of the prior month; an amortization period not to exceed 30 years; an underwriter’s discount not to exceed 2%; and optional redemption provisions to be determined at pricing, typically between years 10 and 11.

Mr. Gang confirmed that Schedule 1 would be updated to reflect the revised engineer’s cost table.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-10 Delegation Resolution (Series 2026-Assessment Area Three Bonds-Wynnstone Phase 2, was approved in substantial form.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Series 2026 Assessment Area Three Project Ancillary Financing Documents**

- A. True-Up Agreement**
- B. Completion Agreement**
- C. Acquisition Agreement**
- D. Collateral Assignment Agreement**
- E. Declaration of Consent**
- F. Notice of Special Assessments**

Ms. Burns presented the Series 2026 Assessment Area Three financing documents. She explained that these are the standard financing-related agreements required in connection with the bond issuance. The documents include the True-Up Agreement, Completion Agreement, Acquisition Agreement, Collateral Assignment, Declaration of Consent (to be updated to reflect the transfer of the lots to the new developing entity), and the Notice of Special Assessments.

Ms. Burns advised that these documents are customary for this type of financing and are necessary to secure the bonds and ensure completion of the improvements. She further noted that an updated Declaration of Consent would be provided due to change in ownership of the lots.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Series 2026 Assessment Area Three Project Ancillary Financing Documents Items A, B, C, D, E and F, were approved in substantial form.

**G. Consideration of Resolution 2026-11 Supplemental Delegation Assessment Resolution**

Ms. Burns presented Item G, the Supplemental Delegation Assessment Resolution. Ms. Burns advised that this is the standard supplemental resolution. She offered to answer any questions from the Board. Hearing no questions, a motion was made.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, Resolution 2026-11 Supplemental Delegation Assessment Resolution, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Letter for Underwriter Services from FMS Bonds for Series 2026 Bonds**

Ms. Burns presented the letter for underwriting services from FMS bonds for the Series 2026 bonds. She stated this is their standard engagement letter.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Letter for Underwriter Services from FMS Bonds for Series 2026 Bonds, was approved.

**NINTH ORDER OF BUSINESS**

**Public Hearing**

**A. Public Hearing on the Adoption of Amenity Rules & Rates for the District (Wynnstone Phase)**

Ms. Burns conducted the duly advertised public hearing regarding the adoption of amenity rules and rates for the Wynnstone Phase amenity. Ms. Burns confirmed that there were no members of the public present or via zoom who wished to provide comment.

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

**i. Consideration of Resolution 2026-12 Adopting Amenity Rules & Rates for the District (Wynnstone Phase)**

Ms. Burns presented Resolution 2026-12 adopting the amenity rules and rates for the Wynnstone Phase amenity. Ms. Burns explained that the rules are substantially similar to those previously adopted for the Cascades and Brentwood amenities, with modifications to reflect the specific facilities included in the Wynnstone Phase amenity currently under construction.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-12 Adopting Amenity Rules & Rates for the District (Wynnstone Phase), was approved.

Ms. Burns presented a motion to close public hearing.

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

**TENTH ORDER OF BUSINESS**

**Consideration of 2026 Contract Agreement with Polk County Property Appraiser**

Ms. Burns presented the 2026 Contract Agreement with the Polk County Property Appraiser. She stated Polk County requires an annual renewal of this agreement and this is the standard agreement for the year.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the 2026 Contract Agreement with Polk County Property Appraiser, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Equipment Lease/Purchase Agreement for Pool Furniture at Wynnstone Phase Amenity**

Ms. Burns presented the Equipment Lease/Purchase Agreement for the pool furniture in Wynnstone. She stated it is similar to the agreement with Cascades and Brentwood where we are leasing the furniture over a term of five years and is within budget that was contemplated for the Wynnstone Phase.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Equipment Lease/Purchase Agreement for Pool Furniture at Wynnstone Phase Amenity, was approved.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock reminded Supervisors of the annual ethics training requirement. It was noted that the ethics training is based on the calendar year, not the fiscal year, and Supervisors have the full calendar year to complete the requirement. She offered to resend the training link to any Board member upon request.

Ms. Hammock further noted that there were no additional items to report at this time, other than that the meeting would likely be continued in order to finalize the bond issuance documents for the Board’s consideration.

**B. Engineer**

Mr. Arrington stated he would get the cost table updated and offered to answer any questions.

**C. Field Manager’s Report**

**i. Consideration of Approval of Increase from ConstaFlow for Lift Station (Monthly)**

Mr. Tindall presented the Field Manager’s report, beginning on page 271 of the agenda package. He reviewed completed items, noting that winter mulch refreshes were performed at Brentwood and Cascades, particularly along FTC Grove at Brentwood where prior road widening had disturbed plantings and mulch. He also reported meeting with insurance adjusters for a site review to confirm progress on previously identified items.

Mr. Tindall advised that a washout behind the Brentwood pool was repaired and rip rap installed to stabilize the area near a drain. He noted that insufficient riprap had originally been in place, and erosion was exacerbated by pool deck discharge. While on site, the contractor also addressed drainage swales behind nearby townhomes by removing filter fabric that had remained in place following prior construction. These items were reported as substantially complete, and overall site maintenance was satisfactory.

At Brentwood and Cascades, new lifts were installed, and gym maintenance contracts are currently under review. In Wynnstone, irrigation enhancements for tree plantings along Wind Street were completed, and tree installations are nearing completion. Mr. Tindall also reported coordination with Code Compliance regarding builder flags and confirmed compliance issues have been addressed.

Mr. Tindall stated that construction at Wynnstone is progressing, including the amenity facility and pool. Staff will coordinate with an internet service provider and ensure signage and operational preparations are in place as the amenity nears completion. At Cascades, amenity improvements remain under construction with fencing in place, and staff will ensure vendors maintain access for cleaning and servicing as needed. Mailbox pedestal repairs have been delivered to the Postal Service for completion, and staff will follow up to confirm progress.

Mr. Tindall reported that stair climbers at both Brentwood and Cascades remain out of service due to warranty claims. Replacement parts are backordered with no confirmed delivery timeline. Staff noted increasing resident complaints and limited information to provide beyond the backorder status. The Board discussed potentially relocating the equipment temporarily to reduce complaints while pursuing warranty resolution. Staff will continue to pursue warranty claims and explore alternative options if delays persist.

Mr. Tindall addressed ConstaFlow services clarifying that the previously discussed \$250 service fee is monthly rather than quarterly and would be paid from field contingency funds.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Increase from ConstaFlow for Lift Station (monthly), was approved.
---

**ii. Consideration of Proposal for Plant Fill-Ins at Brentwood Amenity**

Mr. Tindall presented a proposal from Prince & Sons for potential plant installation behind the pool. The Board discussed ongoing pond work and agreed to defer consideration of the proposal until pond improvements are completed and final conditions are known.

**iii. Consideration of Proposal for Palm Tree Replacement in Cascades**

Mr. Tindall presented a proposal to replace a dead Sylvester palm at Cascades Avenue and Massey. The Board discussed options, including removal only or replacement to maintain aesthetic consistency. A motion was made to remove the dead tree and replace it with a foxtail palm while retaining the remaining Sylvester palm.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Palm Tree Replacement in Cascades, was approved.

**iv. Consideration of Proposal from Kitt’s Fitness Services for Fitness Center Maintenance**

- a) Brentwood**
- b) Cascades**

Mr. Tindall presented proposals from Kitt’s Fitness Services (page 286) for quarterly gym maintenance at Brentwood and Cascades. He explained that the current vendor has been unresponsive due to staffing changes and communication gaps. Kitt’s Fitness Services offers improved responsiveness and lower service call rates. The Board discussed terminating the existing maintenance agreement, subject to attorney review, and approving the new proposals. A motion was made and seconded to proceed pending legal review of the existing agreement.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Proposal from Kitt’s Fitness Services for Fitness Center Maintenance Pending Legal Review of Existing Agreement, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

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

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

**ii. Balance Sheet & Income Statement**

Ms. Burns noted financial statements were included in the agenda package for review. There is no action required by the Board.

**THIRTEENTH ORDER OF BUSINESS                      Other Business**

There being no comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS                      Supervisors Requests and Audience  
Comments**

There being no comments, the next item followed.

**FIFTEENTH ORDER OF BUSINESS                      Continuation of Meeting**

Ms. Burns asked for a motion to continue the meeting to February 3, 2026 at 10:15 at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

On MOTION by Ms. Roden, seconded by Ms. Shockley, Continuing the meeting to February 3, 2026 at 10:15 a.m. was approved.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2026-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDMENT TO THE AMENITY POLICIES OF CASCADES DEVELOPMENT WITHIN 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, being situated entirely within Polk County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules, rates, charges and fees; and

**WHEREAS**, on November 20, 2024, the District’s Board adopted Resolution 2025-02, adopting amenity rules and policies, a suspension and termination rule, and rates, fees and charges for the *Cascades* development located within the District, as further amended on July 23, 2025, by Resolution 2025-09 (together, “**Policies**”); and

**WHEREAS**, the Board accordingly finds that it is in the best interest of the District to adopt by resolution an amendment to the Policies of the *Cascades* development by adding rules related to usage of swimming pool play structure, dog park, and playground (together, the “**Amendment to Policies**”), as set forth in **Exhibit A**, which relates to use of the District’s amenity facilities and other District-owned property, for immediate use and application.

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

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The Amendment to Policies attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business.

**SECTION 3.** The Policies set forth in **Exhibit B**, inclusive of policies, rates and fees and disciplinary rule, are hereby amended pursuant to this resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, Florida Statutes.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of February 2026.

**ATTEST:**

**WESTSIDE HAINES CITY  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Amendment to Policies - Swimming Pool Play Structure, Dog Park and Playground Policies (Cascades)

**Exhibit B:** Policies (Cascades)

**EXHIBIT A**  
**Amendment to Policies (Cascades)**

## SWIMMING POOL PLAY STRUCTURE POLICIES

In addition to all General Policies applicable to the swimming pool, the following policies apply to use of the swimming pool's Play Structure:

- (1) The Play Structure hours vary per season, please note hours posted on the signage.
- (2) The Play Structure may be shut down for maintenance one day a week or as otherwise necessary in the District's discretion.
- (3) No cotton or denim is allowed.
- (4) No food, drink, or chewing gum is permitted in the deck area.
- (5) No one shall pollute the Play Structure. Anyone who does pollute it is liable for any costs incurred in treating and reopening.
- (6) Loud, profane, or abusive language is prohibited.
- (7) No physical or verbal abuse will be tolerated.
- (8) Pets, bicycles, skateboards, roller blades, scooters, and other wheeled toys and vehicles are not permitted on the deck area at any time.
- (9) The water is re-circulated and not suitable for drinking.
- (10) The Play Structure areas may be slippery; therefore, water shoes are recommended. No other footwear is permitted on the deck area.
- (11) Children ten (10) years of age and younger must always be accompanied and directly supervised by an adult (18) years and older while in the Play Structure area.

## DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their Guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) **Use.** Patrons shall use the Dog Park 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 Park. The District is not responsible for injuries to visiting dogs, their owners, or others using the Dog Park. The Dog Park is exclusively for the use and enjoyment of Patrons' dogs and should not be used for other activities. Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park.
- (2) **Hours of Operation.** The Dog Park may be used from sunrise until sunset.

- (3) **Reservations Not Permitted.** The Dog Park is available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use. Play shall be limited to one (1) hour if the Dog Park is at full occupancy and other Patrons are waiting for entry.
- (4) **Supervision.** Patrons must be capable of exerting physical control over their dog(s), and are responsible for the behavior of their dog(s). Dogs must be on leashes at all times, except within the Dog Park area. Dogs inside the Dog park must be under voice control by their handler at all times and continuously supervised with a leash readily available if necessary. If voice control is not possible, do not enter the Dog Park. Dogs may not be left unattended and must be within unobstructed sight of the dog handler. No more than three (3) dogs per handler.
- (5) **Vaccinations.** Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) **Prohibited.** Dogs in heat, dogs with aggressive behavior, and dogs under four (4) months of age are not permitted. Any dogs showing signs of aggression should be removed from the Dog Park immediately. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (7) **Attire.** Proper footwear and clothing should be worn while inside the Dog Park.
- (8) **Food and Toys Prohibited.** Human or dog food inside the Dog Park is prohibited. Dog toys and bones are not permitted inside the Dog Park.
- (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).
- (10) **Dog Trainers.** Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (11) **No Smoking.** The Dog Park is a designated “No Smoking” area.

## 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 fourteen (14) 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) **Pets.** Pets, with the exception of Service Animals, are not allowed within the fenced area of the playground.
- (5) **Shoes.** Proper closed-toe footwear is required and no loose clothing, especially with strings, should be worn. No bathing suits are permitted.
- (6) **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.
- (7) **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.
- (8) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.
- (9) **First-Come, First Served.** The playground is available on a first-come, first-served basis. Play is limited to one (1) hour if the playground is at full occupancy and other Patrons are waiting.
- (10) **Prohibited Equipment.** Bicycles, scooters, skateboards, rollerblades, or other similar equipment are not permitted on the playground.

**Exhibit B: Policies (Cascades)**

**WESTSIDE HAINES CITY  
COMMUNITY DEVELOPMENT  
DISTRICT  
*CASCADES***

**AMENITY POLICIES AND RATES**  
**Adopted November 20, 2024<sup>1</sup>**  
**Amended July 23, 2025 and February 25, 2026**

---

<sup>1</sup> LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2024); In accordance with Chapter 190 of the Florida Statutes, and on November 20, 2024, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors

# Contents

<u>DEFINITIONS</u> .....	3
<u>AMENITIES ACCESS AND USAGE</u> .....	5
<u>GENERAL AMENITY POLICIES</u> .....	7
<u>SMOKING, DRUGS AND ALCOHOL</u> .....	9
<u>SERVICE ANIMAL POLICY</u> .....	9
<u>SWIMMING POOL POLICIES</u> .....	10
<u>SWIMMING POOL PLAY STRUCTURE POLICIES</u> .....	11
<u>DOG PARK POLICIES</u> .....	12
<u>PLAYGROUND POLICIES</u> .....	12
<u>MULTI-PURPOSE FIELD POLICIES</u> .....	13
<u>FITNESS CENTER POLICIES</u> .....	14
<u>LAKE AND POND POLICIES</u> .....	13
<u>SUSPENSION AND TERMINATION OF PRIVILEGES</u> .....	17
<u>USE AT OWN RISK; INDEMNIFICATION</u> .....	21
<u>SOVEREIGN IMMUNITY</u> .....	21
<u>SEVERABILITY</u> .....	21
<u>AMENDMENTS AND WAIVERS</u> .....	21

---

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, swimming pool play structure, playground, multi-purpose field(s), gym, dog park, and lakes and ponds 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 Access Cards.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment to the District. This Non-Resident User Fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron may accompany its Guests during its Guests’ use of the Amenities and in every event is responsible

for all actions, omissions and negligence of such Guests, including Guests' adherence or failure to adhere, to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.

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

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

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

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

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

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

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

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

## GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable facility, all outdoor Amenities are open only from dawn until dusk (unless herein otherwise noted). No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
  - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests should be accompanied by a Patron possessing a valid Access Card at all times or such Guest will be subject to confirmation of right to access the Amenities by District Staff.
  - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for its intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
  - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
  - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs), golf carts and other electric vehicles are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
  - (e) **Fireworks / Flames.** Fireworks or open flames of any kind are not permitted anywhere on District owned property or adjacent areas.
  - (f) **Skateboards, Etc.** Bicycles, scooters, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, tot lot, and sidewalks surrounding these areas.
  - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
  - (h) **Firearms.** The possession and use of firearms shall be in strict accordance with Florida law.
  - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
  - (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
  - (k) **Bounce Houses and Other Structures.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District in writing at least a week in advance of such request. Proof of liability insurance acceptable to the District shall also be

required.

- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned into the Amenity Manager for storage in the lost and found, if one is available. Items will be stored in the lost and found for two 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.

## SWIMMING POOL PLAY STRUCTURE POLICIES

In addition to all General Policies applicable to the swimming pool, the following policies apply to use of the swimming pool Play Structure:

- (1) The Play Structure hours vary per season, please note hours posted on the signage.
- (2) The Play Structure may be shut down for maintenance one day a week or as otherwise necessary in the District's discretion.
- (3) No cotton or denim is allowed.
- (4) No food, drink, or chewing gum is permitted in the deck area.
- (5) No one shall pollute the Play Structure. Anyone who does pollute it is liable for any costs incurred in treating and reopening.
- (6) Loud, profane, or abusive language is prohibited.
- (7) No physical or verbal abuse will be tolerated.
- (8) Pets, bicycles, skateboards, roller blades, scooters, and other wheeled toys and vehicles are not permitted on the deck area at any time.
- (9) The water is recirculated and not suitable for drinking.
- (10) The Play Structure areas may be slippery; therefore, water shoes are recommended. No other footwear is permitted on the deck area.
- (11) Children ten (10) years of age and younger must always be accompanied and directly supervised by an adult (18) years and older while in the Play Structure area.

## DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their Guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) **Use.** Patrons shall use the Dog Park 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 Park. The District is not responsible for injuries to visiting dogs, their owners, or others using the Dog Park. The Dog Park is exclusively for the use and enjoyment of Patrons' dogs and should not be used for other activities. Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park.
- (2) **Hours of Operation.** The Dog Park may be used from sunrise until sunset.
- (3) **Reservations Not Permitted.** The Dog Park is available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use. Play shall be limited to one (1) hour if the Dog Park is at full occupancy and other Patrons are waiting for entry.
- (4) **Supervision.** Patrons must be capable of exerting physical control over their dog(s), and are responsible for the behavior of their dog(s). Dogs must be on leashes at all times, except within the Dog Park area. Dogs inside the Dog park must be under voice control by their handler at all times and continuously supervised with a leash readily available if necessary. If voice control is not possible, do not enter the Dog Park. Dogs may not be left unattended and must be within unobstructed sight of the dog handler. No more than three (3) dogs per handler.
- (5) **Vaccinations.** Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) **Prohibited.** Dogs in heat, dogs with aggressive behavior, and dogs under four (4) months of age are not permitted. Any dogs showing signs of aggression should be removed from the Dog Park immediately. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (7) **Attire.** Proper footwear and clothing should be worn while inside the Dog Park.
- (8) **Food and Toys Prohibited.** Human or dog food inside the Dog Park is prohibited. Dog toys and bones are not permitted inside the Dog Park.
- (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).
- (10) **Dog Trainers.** Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (11) **No Smoking.** The Dog Park is a designated “No Smoking” area.

## 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 fourteen (14) 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) **Pets.** Pets, with the exception of Service Animals, are not allowed within the fenced area of the playground.
- (5) **Shoes.** Proper closed-toe footwear is required and no loose clothing, especially with strings, should be worn. No bathing suits are permitted.
- (6) **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.
- (7) **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.
- (8) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.
- (9) **First-Come, First Served.** The playground is available on a first-come, first-served basis. Play is limited to one (1) hour if the playground is at full occupancy and other Patrons are waiting.
- (10) **Prohibited Equipment.** Bicycles, scooters, skateboards, rollerblades, or other similar equipment are not permitted on the playground.

## MULTI-PURPOSE FIELD POLICIES

- (1) **Hours.** The Multi-Purpose Field shall be available for use from sunrise until sunset. No access will be allowed, by a Patron or any other person, before or after Multi-Purpose Field hours.
- (2) **Eligible Users.** Patrons and Guests ten (10) years of age and older are permitted to use the Multi-Purpose Field. Children under ten (10) years of age must be accompanied at all times by a guardian or adult Patron over (18) years of age during usage of the Multi-Purpose Field.
- (3) **Emergencies.** For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the District Manager, whose number is on the District's website.
- (4) **Reservations.** This facility is on a first come, first serve basis, unless reserved in accordance with the Facility Rental Policies described herein. Use of a field is limited to one (1) hour when others are waiting.
- (5) **General Policies.**
  - (a) The Multi-Purpose Field is not to be used for events other than athletic events, Board approved reservations, or District sponsored events.
  - (b) Pets (other than service animals), bicycles, skates, skateboard, scooters, rollerblades and motorized vehicles of any kind are not permitted in the Multi-Purpose Field at any time.
  - (c) Alcoholic beverages, glass containers and other breakable items are prohibited.
  - (d) The use of profanity or disruptive behavior is prohibited.

- (e) Patrons must bring their own sports equipment (e.g., soccer balls, softball bats, etc.).
- (f) Persons using the Multi-Purpose Field must clean up all food, beverages and miscellaneous trash brought to the Multi-Purpose Field.
- (g) Use of the Multi-Purpose Field may be limited from time to time due to a District-sponsored event.

## FITNESS CENTER POLICIES

All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard for or violation of the District's policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Amenity privileges.

Please note that the Fitness Center is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Fitness Center are presumed to have consulted with a physician prior to commencing a fitness program and assume the risks inherent with exercise.

- (1) Hours and Maximum Occupancy.** Unless otherwise posted on the website or at the applicable facility, the fitness center is currently open only from dawn until dusk (unless herein otherwise noted). Fitness Center hours will be posted at the facility. No use is permitted outside of the posted hours. The maximum occupancy of \_\_ people shall not be exceeded at any time.
- (2) Emergencies.** For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the District Manager and, if present, Amenity Staff.
- (3) Eligible Users.** Patrons fourteen (14) years of age and older may use the Fitness Center. No children (13) years of age or younger are permitted in the Fitness Center. Guests (18) years of age or older may use the Fitness Center if accompanied by an adult Patron aged eighteen (18) years of age or older. Each Patron eighteen (18) years of age or older may bring a maximum of one (1) guest to the Fitness Center.
- (4) Proper Attire.** Appropriate clothing (shirts, shorts or pants) and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing choices include t-shirts, tank tops, shorts (no jeans), leotards, and sweat suits. Swimsuits (wet or dry) are not allowed in the Fitness Center.
- (5) Food and Beverage.** Food (including chewing gum) and alcoholic beverages are not permitted within the Fitness Center. Nonalcoholic beverages are permitted in the Fitness Center if contained in non-breakable containers with screw-top or sealed lids.
- (6) Personal Training.** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited. For purposes of this section, "personal training" shall mean provision of one-on-one or group fitness or exercise instruction by a person for a fee.
- (7) General Policies.**

- Each individual is responsible for wiping off fitness equipment after use.
- Hand chalk is not permitted to be used in the Fitness Center.
- Personal music devices are permitted only if they are personal units equipped with headphones.
- No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
- Please return weights to their proper location after use. Weights or other fitness equipment may not be removed from the Fitness Center. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if others are waiting.
- Any fitness program operated by the District may have priority over other users of the Fitness Center.

## 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: November 20, 2024

---

**In accordance with Chapters 190 and 120 of the Florida Statutes, and on November 20, 2024 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Westside Haines City Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.**

---

**1. Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the Amenities and other properties owned and managed by the District (“Amenity Center” or “Amenity Facilities”).

**2. General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

**3. Access Card.** Access Cards are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

**4. Suspension and Termination of Rights.** The District, through its Board of Supervisors (“Board”) and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;
- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;

- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

## 5. Suspension Procedures.

- a. **Immediate Suspension.** The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's Amenities or property from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.
- b. **Notice of Suspension.** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

**6. Administrative Reimbursement.** The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

**7. Property Damage Reimbursement.** If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

## 8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or

other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.

- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

**9. Suspension by the Board.** The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

**10. Automatic Extension of Suspension for Non-Payment.** Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Cards associated with an address within the District until such time as the outstanding amounts are paid.

**11. Appeal of Board Suspension.** After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no

new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

**12. Legal Action; Criminal Prosecution; Trespass.** If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

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

## USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests or invitees and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any grossly negligent act by the Indemnitees.

For purposes of this section, the term "Activities" means the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District, including any use of District property or the Amenities whatsoever.

## SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limited waiver of liability contained in Section 768.28, F.S., or other statutes or law.

## SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

## AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time provided that the Suspension and Termination of Access Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120, Florida Statutes. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting but does not require a public hearing. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

**Exhibit A:** Amenity Rates  
**Exhibit B:** Amenity Access Registration Form

**EXHIBIT A  
AMENITY RATES**

<b>TYPE</b>	<b>RATE</b>
Annual User Fee	\$2,000.00 - \$4,000.00
Replacement Access Card	\$25.00
Returned Check/Insufficient Funds Fee	\$50.00
Administrative Fee	Up to \$500.00

**EXHIBIT B**  
**AMENITIES ACCESS REGISTRATION FORM**



# Cascades: Westside Haines City Community Development District

## Amenities Access Registration Form

Name: \_\_\_\_\_  
*(Resident listed on proof of residency)*

Residential Address: \_\_\_\_\_ **Haines City FL 33844**  
*(Within Westside Haines City CDD)* Street Address City State ZIP Code

Mailing Address: \_\_\_\_\_  
*(If different from Residential)* Street Address City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Additional Resident(s): \_\_\_\_\_  
*(Using the amenities)*

### ACCEPTANCE:

I acknowledge that the Access Card(s) will be received by the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my Facility Access Card. It is understood that Facility Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its agents, officers and employees from any and all liability for any injuries that might occur in conjunction with the use of any of the District's amenity facilities (including but not limited to: swimming pools, playground equipment, other facilities), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
*(Parent or Guardian if a minor)*

### RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Cascades..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@gmscf.com](mailto:amenityaccess@gmscf.com)

### OR MAIL TO:

Cascades: 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@gmscf.com](mailto:amenityaccess@gmscf.com)

TO REPORT AMENITY POLICY VIOLATIONS: Phone: (321) 248-2141

# SECTION V

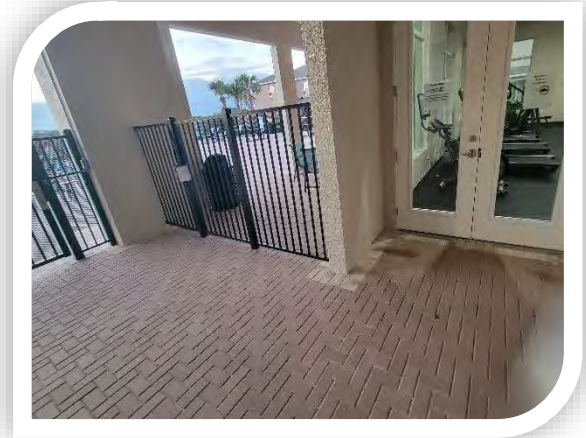
# SECTION C

# Westside Haines City CDD

## Field Management Report

### Completed Items

- Resolved access controls system issues after weekend storms.
- Reviewed streetlights following resident complaints in Brentwood.
- A proposal for discussion was created for dog bag stations in Brentwood.
- Haines city code compliance issue with builder flags were resolved in Cascades.



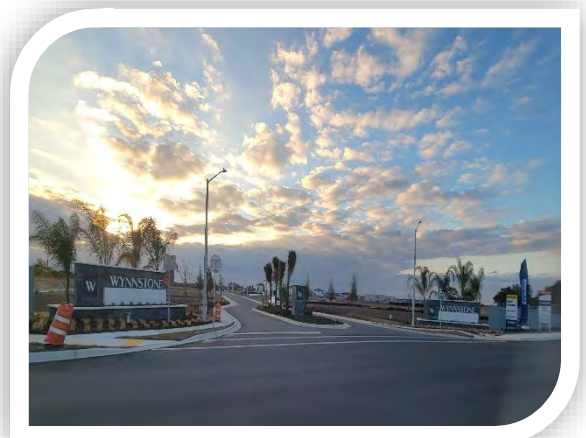
### Contracted Services

- Overall site maintenance is satisfactory.
- Turf is mowed and beds are detailed.
- Pond levels remain low.
- No notable issues reported by Janitor nor Pool Vendor.
- Contract with new GYM maintenance vendor has been executed and inspections are being scheduled.



### In Progress

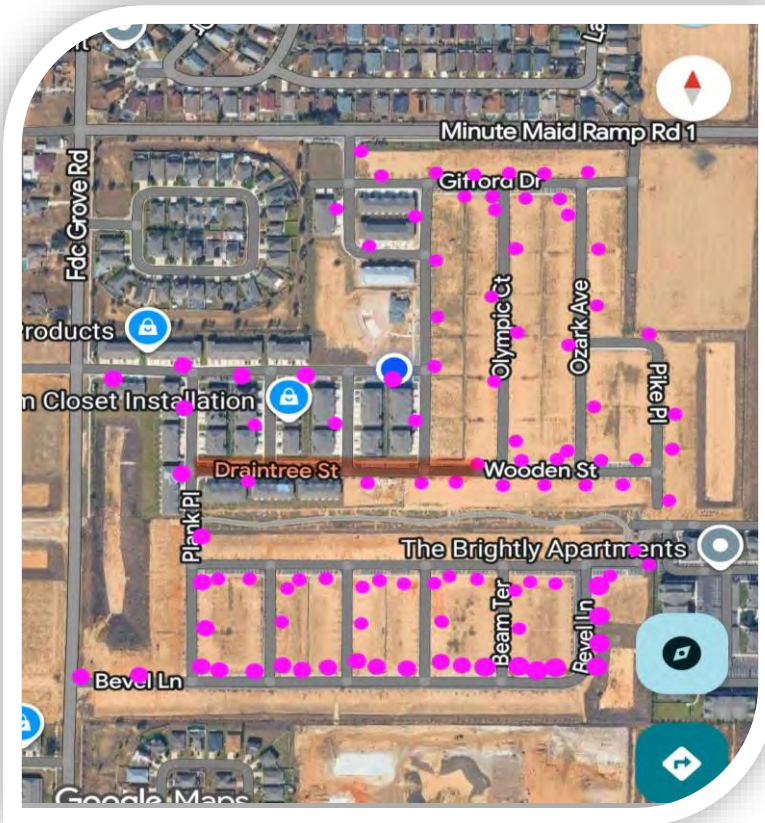
- Wynnstone amenities are progressing. Working with the landscaper to assess new entrances for service.
- Cascades pool improvements construction is underway, and pool area has been closed. Gym remains open.
- Brentwood's second amenity area construction started earlier this month.
- Cascades mailbox pedestal repair is being coordinated with postmaster. Monitoring damage from frost. Full assessment will be made at the start of spring to see what comes back.



# West Side Haines City CDD

## Field Management Report – Photo Supplement

### Brentwood Streetlights



#### Photo Description:

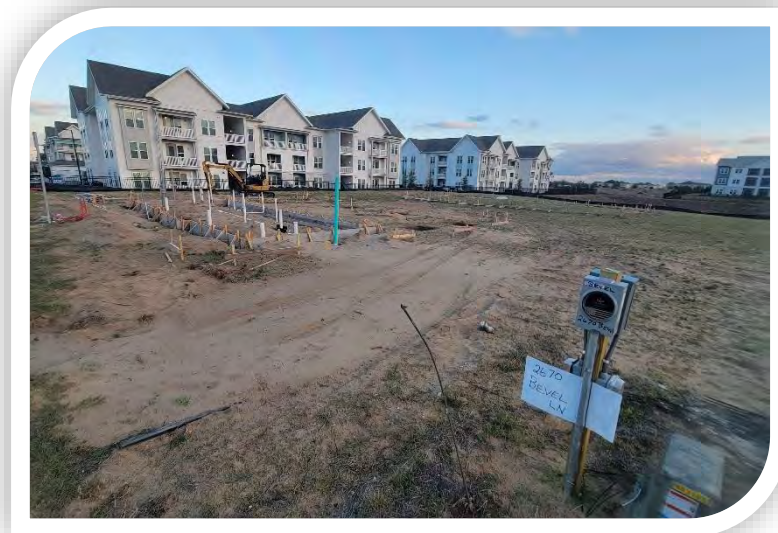
- ✚ Street light density map for reference.

# Construction



## Photo Description:

- ✚ Cascades amenity enhancements progress.



## Photo Description:

- ✚ Brentwood 2<sup>nd</sup> Amenity has broken ground.

# SECTION 1

# Proposal #511



## Governmental Management Services

Maintenance  
Services

<b>Bill To/District:</b> Westside Haines City CDD <b>[BRENTWOOD]</b>	<b>Prepared By:</b> Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
<b>Job name and Description</b>	
<b><u>Westside Haines City CDD [BRENTWOOD] –Dog Bag Stations</u></b> - Proposal is for delivery and installation of x6 Dog Bag Stations within the community - Final locations TBD (Options map included for reference) - <b>PLEASE NOTE: stations will also require regular restocking (not included)</b>	

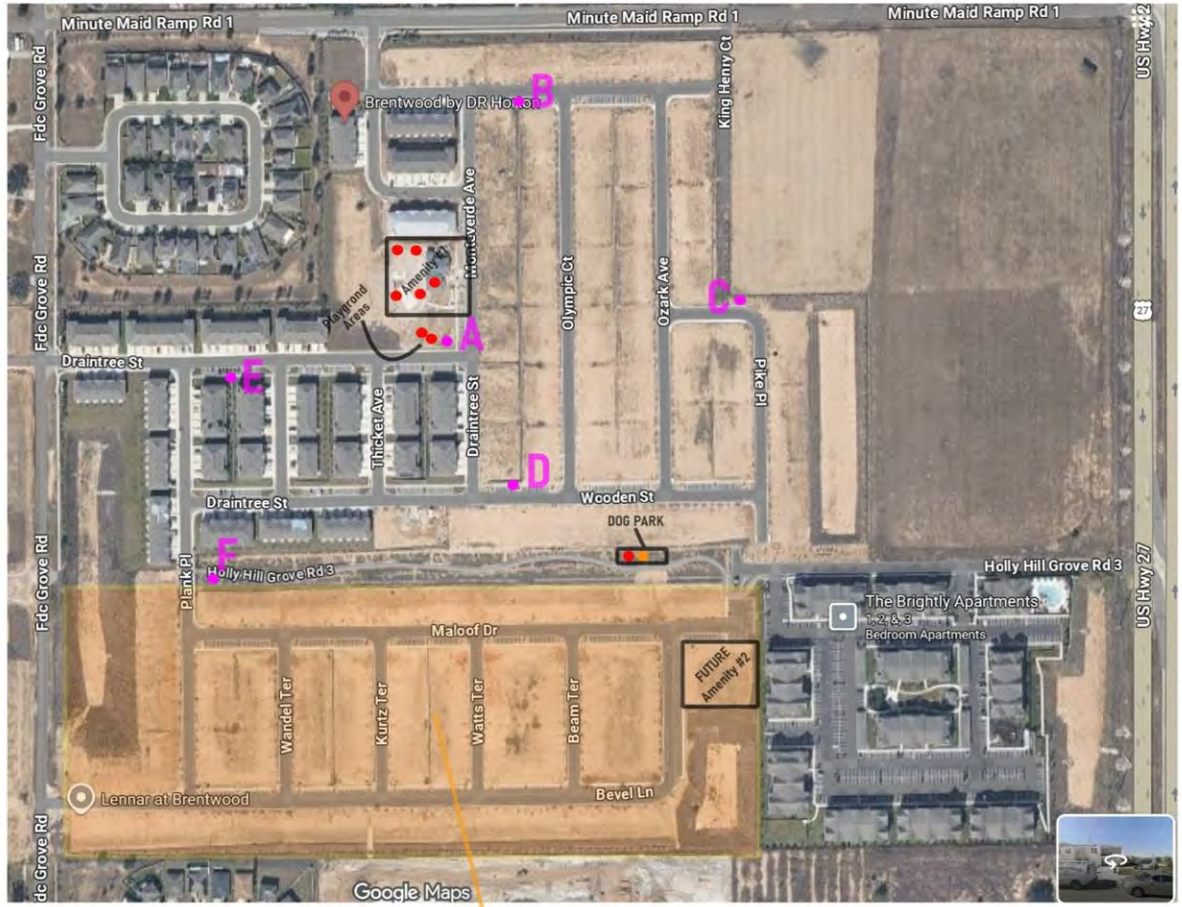
Qty	Description	Unit Price	Line Total
	Labor		\$550.00
	Materials		\$1228.00
	Mobilization		\$65.00
	Equipment		\$45.00
	<b>Total Due:</b>		<b>\$1,888.00</b>

This Proposal is Valid for 30 days.

Client Signature: \_\_\_\_\_

# Westside Haines City CDD Dog bag station locations consideration

Current:  
Garbage Can  
Dog Waste Station  
Possible locations for new bag dispensers



**NEWER CONSTRUCTION AREA**  
**\*Note: Also lacks CDD owned encaps from Maloof and Bevel\***





## PRICING TRASH COLLECT FOR SERVICES

- Trash and Pet stations Once a Week → \$ 35.00/per station/month
- Trash and Pet stations Two X a week → \$ 50.00/per station/month
- Trash and Pet stations Three X a week → \$ 75.00/per station/month
- Mail trash removal, 3 times a week → \$100.00/per station/month
- Dog waist Dispenser bags, as needed, 200 bags/box → \$10.00/box

Supplies, chemicals and equipment will be provided by CSS Clean Star Services. Products used to Disinfect for the Covid19, are CDC certified and approved.

# SECTION D

# SECTION 1

# Westside Haines City Community Development District

## Summary of Check Register

January 19, 2026 to February 18, 2026

Bank	Date	Check No.'s	Amount
General Fund - Admin	1/22/26	478-479	\$ 2,786.51
	1/27/26	480	\$ 3,556.60
	2/17/26	481-482	\$ 8,994.36
	Total:		\$ 15,337.47
General Fund - Cascades	1/22/26	30-35	\$ 23,491.74
	1/27/26	36-37	\$ 11,025.00
	2/17/26	38-44	\$ 27,219.37
		Autodrafts	\$ 9,838.16
	Total:		\$ 71,574.27
General Fund - Brentwood	1/22/26	26-30	\$ 14,193.36
	1/27/26	31	\$ 5,200.00
	2/17/26	32-38	\$ 18,152.54
		Autodrafts	\$ 5,536.76
Total:		\$ 43,082.66	
General Fund - Wynnstone	1/22/26	11-14	\$ 6,299.10
	1/29/26	15-17	\$ 274.29
	2/17/26	18-20	\$ 6,440.00
		Autodrafts	\$ 4,556.79
Total:		\$ 17,570.18	
Supervisors	January 2026 Meeting		
		Bobbie J Shockley	\$ 184.70
		Lauren O Schwenk	\$ 184.70
		Lindsey E Roden	\$ 184.70
		Patrick R Bonin	\$ 184.70
Total:		\$ 738.80	
<b>Total Amount</b>			<b>\$ 148,303.38</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/22/26	00055	11/30/25	00074527	202511	310	51300	48000		NOT RULE DEV MTG 11/5	*	387.99		
		11/30/25	00074527	202511	310	51300	48000		NOT RULEMAKING MTG 11/12	*	641.86		
		12/31/25	00075053	202512	310	51300	48000		NOT RULE DEV MTG 12/24	*	311.35		
		12/31/25	00075053	202512	310	51300	48000		NOT RULEMAKING MTG 12/31	*	617.91		
GANNETT MEDIA CORP DBA												1,959.11	000478
1/22/26	00076	1/13/26	216	202601	310	51300	42000		REIMBURSEMENT OF POSTAGE	*	827.40		
POLK COUNTY TAX COLLECTOR												827.40	000479
1/27/26	00017	1/13/26	14074	202512	310	51300	31500		GENERAL COUNSEL DEC 25	*	3,556.60		
KILINSKI VAN WYK PLLC												3,556.60	000480
2/17/26	00008	9/30/25	22464396	202508	310	51300	31100		ENGINEER SVCS AUG 25	*	3,027.50		
		1/14/26	22476013	202512	310	51300	31100		ENGINEER SVCS DEC 25	*	425.00		
DEWBERRY ENGINEERS, INC												3,452.50	000481
2/17/26	00007	2/01/26	243	202602	310	51300	34000		MANAGEMENT FEES FEB 26	*	4,720.83		
		2/01/26	243	202602	310	51300	35200		WEBSITE ADMIN FEB 26	*	108.17		
		2/01/26	243	202602	310	51300	35100		INFORMATION TECH FEB 26	*	162.25		
		2/01/26	243	202602	310	51300	31300		DISSEMINATION SVC FEB 26	*	515.00		
		2/01/26	243	202602	310	51300	51000		OFFICE SUPPLIES	*	3.79		
		2/01/26	243	202602	310	51300	42000		POSTAGE	*	31.82		
GOVERNMENTAL MANAGEMENT SERVICES-CF												5,541.86	000482
TOTAL FOR BANK B											15,337.47		
TOTAL FOR REGISTER											15,337.47		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/22/26	00013	11/26/25	11251	202511	320	53800	49000		LIFT STATION CHECK NOV 25	*	220.00		
									CONSTA FLOW			220.00	000030
1/22/26	00001	1/01/26	221	202601	320	53800	12000		FIELD MANAGEMENT JAN 26	*	1,287.50		
		1/01/26	221	202601	330	57200	48300		AMENITY ACCESS JAN 26	*	1,250.00		
		1/01/26	221	202601	330	57200	49000		OFFICE SUPPLIES	*	.15		
		1/01/26	221	202601	330	57200	49000		POSTAGE	*	3.72		
									GOVERNMENTAL MANAGEMENT SVCS CFL			2,541.37	000031
1/22/26	00004	1/05/26	68954608	202601	330	57200	48100		PEST CONTROL JAN 26	*	100.00		
									MASSEY SERVICES INC.			100.00	000032
1/22/26	00005	1/01/26	21797	202601	320	53800	46200		LANDSCAPE MAINT JAN 26	*	15,058.33		
									PRINCE & SONS INC.			15,058.33	000033
1/22/26	00003	12/01/25	29915	202512	330	57200	48500		POOL MAINTENANCE DEC 25	*	3,600.00		
									MCDONNELL CORPORATION DBA RESORT			3,600.00	000034
1/22/26	00002	1/20/26	01202026	202601	300	15500	10000		PLAYGROUND EQUIP FEB 26	*	1,972.04		
									THM LEASING LLC.			1,972.04	000035
1/27/26	00015	1/07/26	9389	202601	320	53800	49100		HOLIDAY DECOR	*	7,425.00		
									SPARKLING POOLS AND LIGHTS DBA			7,425.00	000036
1/27/26	00003	11/01/25	29563	202511	330	57200	48500		POOL MAINTENANCE NOV 25	*	3,600.00		
									MCDONNELL CORPORATION DBA RESORT			3,600.00	000037
2/17/26	00006	1/28/26	21208	202601	320	53800	47000		LAKE MAINTENANCE JAN 26	*	975.00		
									AQUATIC WEED MANAGEMENT INC.			975.00	000038
2/17/26	00009	1/19/26	43860	202601	320	53800	47200		WELL SYSTEM SERVICE	*	657.00		
									DUNHAM WELL DRILLING INC			657.00	000039

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
2/17/26	00001	2/01/26	242	202602	320	53800	12000			*	1,287.50			
			FIELD MANAGEMENT FEB 26											
2/01/26		242	202602	330	57200	48300				*	1,250.00			
			AMENITY ACCESS FEB 26											
2/01/26		242	202602	330	57200	49000				*	.54			
			OFFICE SUPPLIES											
2/01/26		242	202602	330	57200	49000				*	13.37			
			POSTAGE											
			GOVERNMENTAL MANAGEMENT SVCS CFL										2,551.41	000040
2/17/26	00004	2/02/26	69490139	202602	330	57200	48100			*	100.00			
			PEST CONTROL FEB 26											
			MASSEY SERVICES INC.										100.00	000041
2/17/26	00005	12/31/25	21615	202512	320	53800	47300			*	306.10			
			IRRIGATION REPAIRS											
12/31/25		21813	202512	320	53800	47300				*	487.85			
			IRRIGATION REPAIRS											
1/19/26		21906	202601	320	53800	46201				*	1,200.00			
			BROWN MULCH											
1/23/26		21975	202601	320	53800	47300				*	311.65			
			IRRIGATION REPAIRS											
2/01/26		22193	202602	320	53800	46200				*	15,058.33			
			LANDSCAPE MAINT FEB 26											
			PRINCE & SONS INC.										17,363.93	000042
2/17/26	00003	2/01/26	30574	202602	330	57200	48500			*	3,600.00			
			POOL MAINTENANCE FEB 26											
			MCDONNELL CORPORATION DBA RESORT										3,600.00	000043
2/17/26	00002	2/16/26	02162026	202602	300	15500	10000			*	1,972.03			
			PLAYGROUND EQUIP MAR 26											
			THM LEASING LLC.										1,972.03	000044
TOTAL FOR BANK D											61,736.11			

WHCD WESTSIDE HAINES CITY COSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/12/26	00010	1/26/26 2988-01.	202601 320-53800-43100		3500 FDC GROVE RD JAN 26	*	1,750.43	
					DUKE ENERGY PAYMENT PROCESSING			1,750.43 080035
2/12/26	00010	1/29/26 0594-01.	202601 320-53800-43000		3503 MCWAY FALLS CT JAN26	*	21.78	
					DUKE ENERGY PAYMENT PROCESSING			21.78 080036
2/12/26	00010	1/29/26 2397-01.	202601 320-53800-43000		0 MONTEREY BAY ST JAN 26	*	19.68	
					DUKE ENERGY PAYMENT PROCESSING			19.68 080037
2/12/26	00010	1/29/26 2724-01.	202601 330-57200-43000		2617 ANGEL FALLS DR JAN26	*	1,165.09	
					DUKE ENERGY PAYMENT PROCESSING			1,165.09 080038
2/12/26	00010	1/29/26 4612-01.	202601 320-53800-43000		2617 ANGEL FALLS JAN 26	*	151.45	
					DUKE ENERGY PAYMENT PROCESSING			151.45 080039
2/12/26	00010	1/29/26 5842-01.	202601 320-53800-43000		1057 WATERFALL BLVD JAN26	*	147.29	
					DUKE ENERGY PAYMENT PROCESSING			147.29 080040
2/12/26	00010	1/29/26 6827-01.	202601 320-53800-43000		3122 MASSEE RD JAN 26	*	65.66	
					DUKE ENERGY PAYMENT PROCESSING			65.66 080041
2/12/26	00010	1/12/26 7280-12.	202512 320-53800-43100		000 FDC GROVE RD DEC 25	*	2,785.31	
					DUKE ENERGY PAYMENT PROCESSING			2,785.31 080042
2/12/26	00010	1/13/26 7022-12.	202512 320-53800-43100		000 FDC GROVE RD DEC 25	*	310.39	
					DUKE ENERGY PAYMENT PROCESSING			310.39 080043
2/12/26	00010	1/13/26 8457-12.	202512 320-53800-43000		424 ADAMS ALE PL DEC 25	*	19.73	
					DUKE ENERGY PAYMENT PROCESSING			19.73 080044
2/12/26	00012	1/15/26 5533-12.	202512 320-53800-43200		424 ADAMS ALE PL DEC 25	*	198.73	
					HAINES CITY UTILITIES			198.73 080045
2/12/26	00011	1/16/26 4168-12.	202512 320-53800-43200		POTABLE OR BIG SUR DEC 25	*	1,399.86	
					POLK COUNTY UTILITIES DIVISON			1,399.86 080046

WHCD WESTSIDE HAINES CITY COSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/12/26	00011	1/16/26 5934-12.	202512 330-57200-43200 2617 ANGEL FALLS DR DEC25	POLK COUNTY UTILITIES DIVISON	*	140.40	140.40 080047
2/12/26	00011	1/16/26 9988-12.	202512 320-53800-43200 POTABLE IR MOULIN DEC25	POLK COUNTY UTILITIES DIVISON	*	22.92	22.92 080048
2/12/26	00011	1/16/26 9990-12.	202512 320-53800-43200 POTABLE IR POINT LO DEC25	POLK COUNTY UTILITIES DIVISON	*	1,639.44	1,639.44 080049
TOTAL FOR BANK Z						9,838.16	
TOTAL FOR REGISTER						71,574.27	

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/22/26	00003	1/01/26	219	202601	320	53800	12000			*	1,287.50		
			FIELD MANAGEMENT JAN 26										
1/01/26		219	202601	330	57200	48300				*	1,250.00		
			AMENITY ACCESS JAN 26										
1/01/26		219	202601	330	57200	49000				*	.15		
			OFFICE SUPPLIES										
1/01/26		219	202601	330	57200	49000				*	3.72		
			POSTAGE										
GOVERNMENTAL MANAGEMENT SERVICES												2,541.37	000026
1/22/26	00001	1/20/26	01202026	202601	300	15500	10000			*	2,101.99		
			FURNITURE LEASE FEB 26										
HEIDI BONNETT DBA HNB PROPERTY LLC												2,101.99	000027
1/22/26	00005	1/09/26	68930292	202601	330	57200	48100			*	130.00		
			PEST CONTROL JAN 26										
MASSEY SERVICECS INC												130.00	000028
1/22/26	00004	1/01/26	21694	202601	320	53800	46200			*	7,620.00		
			LANDSCAPE MAINT JAN 26										
PRINCE & SONS INC												7,620.00	000029
1/22/26	00002	1/01/26	30233	202601	330	57200	48500			*	1,800.00		
			POOL MAINTENANCE JAN 26										
MCDONNELL CORPORATION DBA												1,800.00	000030
1/27/26	00012	1/07/26	9389	202601	320	53800	49100			*	5,200.00		
			HOLIDAY DECOR										
SPARKLING POOLS AND LIGHTS DBA												5,200.00	000031
2/17/26	00013	1/27/26	2611922	202601	320	53800	49000			*	250.00		
			LIFT STATION JAN 26										
CONSTA FLOW												250.00	000032
2/17/26	00010	1/27/26	17046	202601	330	57200	48200			*	2,110.00		
			CLEANING JAN 26										
CSS CLEAN STAR SERVICES OF CFL												2,110.00	000033
2/17/26	00003	2/01/26	240	202602	320	53800	12000			*	1,287.50		
			FIELD MANAGEMENT FEB 26										
2/01/26		240	202602	330	57200	48300				*	1,250.00		
			AMENITY ACCESS FEB 26										
2/01/26		240	202602	330	57200	49000				*	.48		
			OFFICE SUPPLIES										
2/01/26		240	202602	330	57200	49000				*	11.89		
			POSTAGE										
GOVERNMENTAL MANAGEMENT SERVICES												2,549.87	000034

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/17/26	00001	2/16/26	02162026	202602	300	15500	10000		FURNITURE LEASE MAR 26 HEIDI BONNETT DBA HNB PROPERTY LLC	*	2,101.99	2,101.99	000035
2/17/26	00005	2/04/26	69428149	202602	330	57200	48100		PEST CONTROL FEB 26 MASSEY SERVICECS INC	*	130.00	130.00	000036
2/17/26	00004	1/23/26	21973	202601	320	53800	47300		IRRIGATION REPAIRS	*	90.68		
		2/01/26	22095	202602	320	53800	46200		POND DISKING FEB 26	*	1,500.00		
		2/01/26	22096	202602	320	53800	46200		LANDSCAPE MAINT FEB 26 PRINCE & SONS INC	*	7,620.00	9,210.68	000037
2/17/26	00002	2/01/26	30534	202602	330	57200	48500		POOL MAINTENANCE FEB 26 MCDONNELL CORPORATION DBA	*	1,800.00	1,800.00	000038
TOTAL FOR BANK E											37,545.90		

WHCD WESTSIDE HAINES CITY BRENTWOOD



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/22/26	00003	1/01/26	220	202601	320-53800-12000				FIELD MANAGEMENT JAN 26	*	1,250.00		
									GOVERNMENTAL MANAGEMENT SERVICES			1,250.00	000011
1/22/26	00002	1/07/26	2714-12. 3424	202512	320-53800-43200				RECLAIMED MUD DEC25	*	4.55		
									POLK COUNTY UTILITIES			4.55	000012
1/22/26	00002	1/07/26	2742-12. 4469	202512	320-53800-43200				RECLAIMED RVR DEC 25	*	4.55		
									POLK COUNTY UTILITIES			4.55	000013
1/22/26	00001	1/01/26	21802	202601	320-53800-46200				LANDSCAPE MAINT JAN 26	*	5,040.00		
									PRINCE & SONS INC.			5,040.00	000014
1/29/26	00002	12/17/25	1708-12. 4320	202512	320-53800-43200				RECLAIMED RIVE DEC25	*	244.19		
									POLK COUNTY UTILITIES			244.19	000015
1/29/26	00002	1/16/26	2714-12. 3424	202512	320-53800-43200				RECLAIMED MUD DEC 25	*	15.05		
									POLK COUNTY UTILITIES			15.05	000016
1/29/26	00002	1/16/26	2742-12. 4469	202512	320-53800-43200				RECLAIMED RIVE DEC25	*	15.05		
									POLK COUNTY UTILITIES			15.05	000017
2/17/26	00006	1/27/26	17048	202601	330-57200-48200				CLEANING JAN 26	*	150.00		
									CSS CLEAN STAR SERVICES OF CFL			150.00	000018
2/17/26	00003	2/01/26	241	202602	320-53800-12000				FIELD MANAGEMENT FEB 26	*	1,250.00		
									GOVERNMENTAL MANAGEMENT SERVICES			1,250.00	000019
2/17/26	00001	2/01/26	22198	202602	320-53800-46200				LANDSCAPE MAINT FEB 26	*	5,040.00		
									PRINCE & SONS INC.			5,040.00	000020
TOTAL FOR BANK F											13,013.39		

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/12/26	00005	1/27/26	7223-01. 4590 WYNNSTONE DR	202601	320	53800	43100		DUKE ENERGY PAYMENT PROCESSING	*	4,310.47	4,310.47	080005
2/12/26	00002	1/16/26	1704-12. 5517 RELAIM MEADOW	202512	320	53800	43200		POLK COUNTY UTILITIES	*	16.50	16.50	080006
2/12/26	00002	1/16/26	1706-12. 3301 RECLAIMED FDC	202512	320	53800	43200		POLK COUNTY UTILITIES	*	42.41	42.41	080007
2/12/26	00002	1/16/26	1708-12. 4320 RECLAIM RIVER	202512	320	53800	43200		POLK COUNTY UTILITIES	*	16.50	16.50	080008
2/12/26	00002	1/16/26	1710-12. 3016 RECLAIM GLORY	202512	320	53800	43200		POLK COUNTY UTILITIES	*	16.50	16.50	080009
2/12/26	00002	1/16/26	2312-12. 4179 RECLAIES RIVE	202512	320	53800	43200		POLK COUNTY UTILITIES	*	154.41	154.41	080010
TOTAL FOR BANK Z											4,556.79		
TOTAL FOR REGISTER											17,570.18		

WHCD WESTSIDE HAINES CITY WYNNSTONE

# SECTION 2

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

***Unaudited Financial Reporting***  
***January 31, 2026***



# 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**  
**January 31, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserves Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating - Admin	\$ 2,910,145	\$ -	\$ -	\$ -	\$ 2,910,145
Operating - Cascades	\$ 1,058,820	\$ -	\$ -	\$ -	\$ 1,058,820
Operating - Brentwood	\$ 392,818	\$ -	\$ -	\$ -	\$ 392,818
Operating - Wynnstone	\$ 326,791	\$ -	\$ -	\$ -	\$ 326,791
Operating Reserves - Admin	\$ 232	\$ -	\$ -	\$ -	\$ 232
Reserves - Cascades	\$ -	\$ -	\$ -	\$ 168,376	\$ 168,376
Reserves - Brentwood	\$ -	\$ -	\$ -	\$ 152,524	\$ 152,524
Reserves - Wynnstone	\$ -	\$ -	\$ -	\$ 13,355	\$ 13,355
Capital Projects - Amenity	\$ -	\$ -	\$ 3,354,448	\$ -	\$ 3,354,448
<b>Investments:</b>					
<b>Series 2021</b>					
Reserve	\$ -	\$ 548,975	\$ -	\$ -	\$ 548,975
Revenue	\$ -	\$ 590,139	\$ -	\$ -	\$ 590,139
Construction - Cascades Phase 1 & 2	\$ -	\$ -	\$ 0	\$ -	\$ 0
Construction - Brentwood Phase 1	\$ -	\$ -	\$ 1	\$ -	\$ 1
<b>Series 2024</b>					
Prepayment	\$ -	\$ 70	\$ -	\$ -	\$ 70
Reserve	\$ -	\$ 1,001,891	\$ -	\$ -	\$ 1,001,891
Revenue	\$ -	\$ 747,342	\$ -	\$ -	\$ 747,342
Construction - Brentwood Phase 2/3	\$ -	\$ -	\$ 544,398	\$ -	\$ 544,398
Construction - Brentwood Phase 4/5	\$ -	\$ -	\$ 937	\$ -	\$ 937
Construction - Cascades	\$ -	\$ -	\$ 954	\$ -	\$ 954
Construction - Wynnstone 1A	\$ -	\$ -	\$ 444,318	\$ -	\$ 444,318
Construction - Wynnstone 1B	\$ -	\$ -	\$ 10,575	\$ -	\$ 10,575
Due From Developer	\$ -	\$ -	\$ 34,898	\$ -	\$ 34,898
Due From General Fund	\$ -	\$ 1,772,995	\$ -	\$ -	\$ 1,772,995
Prepaid Expenses	\$ 8,148	\$ -	\$ -	\$ -	\$ 8,148
<b>Total Assets</b>	<b>\$ 4,696,955</b>	<b>\$ 4,661,412</b>	<b>\$ 4,390,529</b>	<b>\$ 334,255</b>	<b>\$ 14,083,151</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 39,409	\$ -	\$ -	\$ -	\$ 39,409
Retainage Payable	\$ -	\$ -	\$ 354,137	\$ -	\$ 354,137
Due to Debt Service	\$ 1,772,995	\$ -	\$ -	\$ -	\$ 1,772,995
Employee FICA	\$ 122	\$ -	\$ -	\$ -	\$ 122
<b>Total Liabilities</b>	<b>\$ 1,812,527</b>	<b>\$ -</b>	<b>\$ 354,137</b>	<b>\$ -</b>	<b>\$ 2,166,664</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 8,148	\$ -	\$ -	\$ -	\$ 8,148
<b>Restricted for:</b>					
Debt Service - Series 2021	\$ -	\$ 1,766,299	\$ -	\$ -	\$ 1,766,299
Debt Service - Series 2024	\$ -	\$ 2,895,113	\$ -	\$ -	\$ 2,895,113
Capital Projects - Series 2021	\$ -	\$ -	\$ (587)	\$ -	\$ (587)
Capital Projects - Series 2024	\$ -	\$ -	\$ 958,556	\$ -	\$ 958,556
Capital Projects - FDC Grove	\$ -	\$ -	\$ (264,122)	\$ -	\$ (264,122)
Capital Projects - Wynnstone Phase 2	\$ -	\$ -	\$ (11,903)	\$ -	\$ (11,903)
Capital Projects - Amenity	\$ -	\$ -	\$ 3,354,448	\$ -	\$ 3,354,448
<b>Assigned:</b>					
Capital Reserves	\$ -	\$ -	\$ -	\$ 334,255	\$ 334,255
Unassigned	\$ 2,876,280	\$ -	\$ -	\$ -	\$ 2,876,280
<b>Total Fund Balances</b>	<b>\$ 2,884,429</b>	<b>\$ 4,661,412</b>	<b>\$ 4,036,391</b>	<b>\$ 334,255</b>	<b>\$ 11,916,487</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 4,696,955</b>	<b>\$ 4,661,412</b>	<b>\$ 4,390,529</b>	<b>\$ 334,255</b>	<b>\$ 14,083,151</b>

# Westside Haines City

## Community Development District

### General Funds - Combined

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,910,939	\$ 1,773,998	\$ 1,773,998	\$ -
Assessments - Direct Bill	\$ 19,381	\$ 9,691	\$ -	\$ (9,691)
Assessments - Lot Closing	\$ -	\$ -	\$ 2,861	\$ 2,861
Interest Income	\$ -	\$ -	\$ 9,060	\$ 9,060
Miscellaneous Revenue	\$ -	\$ -	\$ 55	\$ 55
Vending Machine Revenue	\$ -	\$ -	\$ 189	\$ 189
<b>Total Revenues</b>	<b>\$ 1,930,321</b>	<b>\$ 1,783,689</b>	<b>\$ 1,786,162</b>	<b>\$ 2,474</b>
<b>Expenditures:</b>				
<i>General &amp; Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,400	\$ 1,600
FICA Expenditures	\$ 918	\$ 306	\$ 184	\$ 122
Engineering	\$ 15,000	\$ 5,000	\$ 1,210	\$ 3,790
Attorney	\$ 28,000	\$ 9,333	\$ 7,393	\$ 1,941
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,725	\$ 7,725	\$ 7,725	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,210	\$ 2,403	\$ 2,060	\$ 343
Disclosure Software	\$ 5,000	\$ 3,250	\$ 3,250	\$ -
Reamortization Schedules	\$ 500	\$ -	\$ -	\$ -
Trustee Fees	\$ 13,335	\$ 8,325	\$ 8,325	\$ -
Management Fees	\$ 56,650	\$ 18,883	\$ 18,883	\$ 0
Information Technology	\$ 1,947	\$ 649	\$ 649	\$ (0)
Website Maintenance	\$ 1,298	\$ 433	\$ 433	\$ (0)
Postage & Delivery	\$ 1,000	\$ 333	\$ 1,445	\$ (1,112)
Insurance	\$ 7,820	\$ 7,820	\$ 6,096	\$ 1,724
Copies	\$ 500	\$ 167	\$ -	\$ 167
Legal Advertising	\$ 2,500	\$ 833	\$ 3,061	\$ (2,227)
Other Current Charges	\$ 2,135	\$ 712	\$ 87	\$ 625
Office Supplies	\$ 400	\$ 133	\$ 91	\$ 43
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 170,463</b>	<b>\$ 70,480</b>	<b>\$ 63,465</b>	<b>\$ 7,015</b>

# Westside Haines City

## Community Development District

### General Funds - Combined

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<u>Operations &amp; Maintenance</u>				
<b>Cascades Expenditures</b>				
<u>Field Expenditures</u>				
Property Insurance	\$ 30,000	\$ 30,000	\$ 14,902	\$ 15,098
Field Management	\$ 15,450	\$ 5,150	\$ 5,150	\$ -
Landscape Maintenance	\$ 194,988	\$ 64,996	\$ 62,924	\$ 2,072
Landscape Replacement	\$ 25,000	\$ 8,333	\$ 23,675	\$ (15,342)
Lake Maintenance	\$ 18,000	\$ 6,000	\$ 3,900	\$ 2,100
Streetlights	\$ 40,000	\$ 13,333	\$ 19,271	\$ (5,938)
Electric	\$ 18,000	\$ 6,000	\$ 1,961	\$ 4,039
Water & Sewer	\$ 105,000	\$ 35,000	\$ 9,846	\$ 25,154
Well Iron Filtration Services	\$ 3,174	\$ 1,058	\$ 1,547	\$ (489)
Irrigation Repairs	\$ 12,000	\$ 4,000	\$ 2,777	\$ 1,223
General Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ 1,939	\$ 3,061
Holiday Décor	\$ 10,000	\$ -	\$ 7,425	\$ (7,425)
Field Contingency	\$ 12,500	\$ 4,167	\$ 2,545	\$ 1,622
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 15,000	\$ 5,000	\$ 4,545	\$ 455
Amenity - Water	\$ 2,500	\$ 833	\$ 628	\$ 206
Patio & Fitness Equipment Lease	\$ 23,664	\$ 7,888	\$ 5,916	\$ 1,972
Internet	\$ 2,000	\$ 667	\$ -	\$ 667
Pest Control	\$ 1,210	\$ 403	\$ 400	\$ 3
Janitorial Service	\$ 25,090	\$ 8,363	\$ 7,310	\$ 1,053
Security Services/Staffing	\$ 50,000	\$ 16,667	\$ 794	\$ 15,873
Pool Maintenance	\$ 42,000	\$ 14,000	\$ 10,800	\$ 3,200
Amenity Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ 2,465	\$ 2,535
Amenity Access Management	\$ 15,000	\$ 5,000	\$ 5,000	\$ -
Amenity Contingency	\$ 12,000	\$ 4,000	\$ 13,757	\$ (9,757)
Capital Reserve	\$ 87,583	\$ -	\$ -	\$ -
<b>Subtotal Cascades Expenditures</b>	<b>\$ 790,159</b>	<b>\$ 250,859</b>	<b>\$ 209,476</b>	<b>\$ 41,383</b>

# Westside Haines City

## Community Development District

### General Funds - Combined

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<b>Brentwood Expenditures</b>				
<u>Field Expenditures</u>				
Property Insurance	\$ 55,000	\$ 55,000	\$ 10,675	\$ 44,325
Field Management	\$ 15,450	\$ 5,150	\$ 5,150	\$ -
Landscape Maintenance	\$ 100,000	\$ 33,333	\$ 30,036	\$ 3,297
Landscape Replacement	\$ 10,000	\$ 3,333	\$ 7,895	\$ (4,562)
Streetlights	\$ 23,760	\$ 7,920	\$ 8,515	\$ (595)
Electric	\$ 2,000	\$ 667	\$ 89	\$ 578
Water & Sewer	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ 1,621	\$ 45
General Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Holiday Décor	\$ 7,500	\$ -	\$ 5,200	\$ (5,200)
Field Contingency	\$ 10,000	\$ 3,333	\$ 588	\$ 2,745
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 40,000	\$ 13,333	\$ 2,601	\$ 10,732
Amenity - Water	\$ 30,000	\$ 10,000	\$ 5,899	\$ 4,101
Patio & Fitness Equipment Lease	\$ 25,224	\$ 8,408	\$ 6,306	\$ 2,102
Internet	\$ 4,000	\$ 1,333	\$ 88	\$ 1,245
Amenity Landscaping	\$ 70,000	\$ 23,333	\$ -	\$ 23,333
Amenity Landscape Replacement	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Amenity Irrigation Repairs	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Pest Control	\$ 3,110	\$ 1,037	\$ 520	\$ 517
Janitorial Service	\$ 38,600	\$ 12,867	\$ 7,590	\$ 5,277
Security Services/Staffing	\$ 30,000	\$ 10,000	\$ 2,454	\$ 7,546
Pool Maintenance	\$ 43,200	\$ 14,400	\$ 7,200	\$ 7,200
Amenity Repairs & Maintenance	\$ 20,000	\$ 6,667	\$ 3,087	\$ 3,579
Amenity Access Management	\$ 15,000	\$ 5,000	\$ 5,000	\$ -
Amenity Contingency	\$ 15,000	\$ 5,000	\$ 16,183	\$ (11,183)
Capital Reserve	\$ 1,984	\$ -	\$ -	\$ -
<b>Subtotal Brentwood Expenditures</b>	<b>\$ 599,828</b>	<b>\$ 233,448</b>	<b>\$ 126,697</b>	<b>\$ 106,751</b>

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

**General Funds - Combined**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**

**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Wynnstone Expenditures</b>				
<u>Field Expenditures</u>				
Property Insurance	\$ 16,500	\$ 16,500	\$ 124	\$ 16,376
Field Management	\$ 15,450	\$ 5,150	\$ 5,000	\$ 150
Landscape Maintenance	\$ 95,000	\$ 31,667	\$ 23,310	\$ 8,357
Landscape Replacement	\$ 13,000	\$ 4,333	\$ -	\$ 4,333
Streetlights	\$ 30,000	\$ 10,000	\$ 7,376	\$ 2,624
Electric	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Water & Sewer	\$ 15,000	\$ 5,000	\$ 3,796	\$ 1,204
Irrigation Repairs	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
General Repairs & Maintenance	\$ 12,500	\$ 4,167	\$ 1,276	\$ 2,891
Field Contingency	\$ 15,000	\$ 5,000	\$ 339	\$ 4,661
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Amenity - Water	\$ 16,667	\$ 5,556	\$ -	\$ 5,556
Equipment Lease	\$ 25,000	\$ 8,333	\$ -	\$ 8,333
Internet	\$ 1,667	\$ 556	\$ -	\$ 556
Pest Control	\$ 1,296	\$ 432	\$ -	\$ 432
Janitorial Service	\$ 15,208	\$ 5,069	\$ 150	\$ 4,919
Security Services	\$ 25,000	\$ 8,333	\$ -	\$ 8,333
Pool Maintenance	\$ 18,000	\$ 6,000	\$ -	\$ 6,000
Amenity Repairs & Maintenance	\$ 10,417	\$ 3,472	\$ -	\$ 3,472
Amenity Access Management	\$ 8,333	\$ 2,778	\$ -	\$ 2,778
Amenity Contingency	\$ 8,333	\$ 2,778	\$ -	\$ 2,778
<b>Subtotal Wynnstone Expenditures</b>	<b>\$ 369,871</b>	<b>\$ 134,290</b>	<b>\$ 41,371</b>	<b>\$ 92,920</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,759,858</b>	<b>\$ 618,597</b>	<b>\$ 377,543</b>	<b>\$ 241,054</b>
<b>Total Expenditures</b>	<b>\$ 1,930,321</b>	<b>\$ 689,078</b>	<b>\$ 441,008</b>	<b>\$ 248,070</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (0)</b>		<b>\$ 1,345,154</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,539,274</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 2,884,429</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 January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,097,950	\$ 1,019,498	\$ 1,019,498	\$ -
Interest	\$ 23,405	\$ 11,377	\$ 11,377	\$ -
<b>Total Revenues</b>	<b>\$ 1,121,355</b>	<b>\$ 1,030,875</b>	<b>\$ 1,030,875</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>\$ 697,056</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>\$ 1,766,299</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 January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 2,522,100	\$ 1,862,528	\$ 1,862,528	\$ -
Interest	\$ 79,772	\$ 17,364	\$ 17,364	\$ -
<b>Total Revenues</b>	<b>\$ 2,601,872</b>	<b>\$ 1,879,891</b>	<b>\$ 1,879,891</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>\$ 1,073,132</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (12,137)	\$ (12,137)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (12,137)</b>	<b>\$ (12,137)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 588,353</b>		<b>\$ 1,060,995</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>\$ 2,895,113</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 January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Developer Contributions	\$ -	\$ -	\$ 226,392	\$ 226,392
Interest	\$ -	\$ -	\$ 152	\$ 152
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 226,544</b>	<b>\$ 226,544</b>
<b>Expenditures:</b>				
Capital Outlay - Brentwood	\$ -	\$ -	\$ 25,259	\$ (25,259)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 191,651</b>	<b>\$ (191,651)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,894</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (35,481)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (587)</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 January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Developer Contributions	\$ -	\$ -	\$ 934,913	\$ 934,913
Interest	\$ -	\$ -	\$ 13,573	\$ 13,573
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 948,486</b>	<b>\$ 948,486</b>
<b>Expenditures:</b>				
Capital Outlay - Brentwood Phase 2/3	\$ -	\$ -	\$ 1,346	\$ (1,346)
Capital Outlay - Brentwood Phase 4/5	\$ -	\$ -	\$ 57,775	\$ (57,775)
Capital Outlay - Cascades	\$ -	\$ -	\$ 2,340	\$ (2,340)
Capital Outlay - Wynnstone 1A	\$ -	\$ -	\$ 887,234	\$ (887,234)
Capital Outlay - Wynnstone 1B	\$ -	\$ -	\$ 450	\$ (450)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 949,145</b>	<b>\$ (949,145)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (659)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 12,137	\$ 12,137
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,137</b>	<b>\$ 12,137</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,478</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 947,078</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 958,556</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 January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 237	\$ 237
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 237</b>	<b>\$ 237</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 623,175	\$ (623,175)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 623,175</b>	<b>\$ (623,175)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (622,938)</b>	
<b>Other Financing Sources/(Uses)</b>				
Developer Advances	\$ -	\$ -	\$ 622,941	\$ 622,941
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 622,941</b>	<b>\$ 622,941</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (264,125)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (264,122)</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 January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 545	\$ 545
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 545</b>	<b>\$ 545</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 216,227	\$ (216,227)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 216,227</b>	<b>\$ (216,227)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (215,683)</b>	
<b>Other Financing Sources/(Uses)</b>				
Developer Advances	\$ -	\$ -	\$ 109,232	\$ 109,232
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 109,232</b>	<b>\$ 109,232</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (106,451)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 94,548</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (11,903)</b>	

**Westside Haines City**  
**Community Development District**  
**Capital Projects Fund - Amenity**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 14,654	\$ 14,654
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,654</b>	<b>\$ 14,654</b>
<b>Expenditures:</b>				
Miscellaneous	\$ -	\$ -	\$ 152	\$ (152)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 152</b>	<b>\$ (152)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,502</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,339,946</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,354,448</b>	

**Westside Haines City**  
**Community Development District**  
**Capital Reserve Fund - Combined**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Interest	\$ 1,995	\$ 665	\$ 3,702	\$ 3,037
<b>Total Revenues</b>	<b>\$ 1,995</b>	<b>\$ 665</b>	<b>\$ 3,702</b>	<b>\$ 3,037</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>\$ 3,702</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>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 91,561</b>		<b>\$ 3,702</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 328,526</b>		<b>\$ 330,553</b>	
<b>Fund Balance - Ending</b>	<b>\$ 420,087</b>		<b>\$ 334,255</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	\$ 1,693,780	\$ 35,069	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,773,998
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Lot Closing	\$ -	\$ -	\$ -	\$ 2,861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,861
Interest Income	\$ 3,631	\$ 105	\$ 85	\$ 5,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,060
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55
Vending Machine Revenue	\$ -	\$ -	\$ 89	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189
<b>Total Revenues</b>	<b>\$ 3,631</b>	<b>\$ 45,254</b>	<b>\$ 1,693,953</b>	<b>\$ 43,324</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,786,162</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
FICA Expenditures	\$ 61	\$ -	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184
Engineering	\$ 450	\$ 335	\$ 425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,210
Attorney	\$ 2,386	\$ 1,450	\$ 3,557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,393
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,725
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 515	\$ 515	\$ 515	\$ 515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,060
Disclosure Software	\$ -	\$ 3,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,325
Management Fees	\$ 4,721	\$ 4,721	\$ 4,721	\$ 4,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,883
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433
Postage & Delivery	\$ 360	\$ 147	\$ 69	\$ 870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,445
Insurance	\$ 6,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,096
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,102	\$ 1,030	\$ 929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,061
Other Current Charges	\$ 0	\$ 2	\$ 15	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87
Office Supplies	\$ 2	\$ 34	\$ 51	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 32,987</b>	<b>\$ 11,754</b>	<b>\$ 11,414</b>	<b>\$ 7,310</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 63,465</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations &amp; Maintenance</u>													
<b>Cascades Expenditures</b>													
<u>Field Expenditures</u>													
Property Insurance	\$ 14,902	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,902
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150
Landscape Maintenance	\$ 16,249	\$ 15,058	\$ 16,558	\$ 15,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,924
Landscape Replacement	\$ 22,475	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,675
Lake Maintenance	\$ 975	\$ 975	\$ 975	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900
Streetlights	\$ 4,825	\$ 4,825	\$ 4,841	\$ 4,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,271
Electric	\$ 685	\$ 405	\$ 445	\$ 425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,961
Water & Sewer	\$ 2,539	\$ 3,548	\$ 3,460	\$ 299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,846
Well Iron Filtration Services	\$ 339	\$ 551	\$ -	\$ 657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,547
Irrigation Repairs	\$ 351	\$ 1,321	\$ 794	\$ 312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,777
General Repairs & Maintenance	\$ 1,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,939
Holiday Décor	\$ -	\$ -	\$ -	\$ 7,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,425
Field Contingency	\$ 1,975	\$ 303	\$ 146	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,545
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ 1,250	\$ 998	\$ 1,132	\$ 1,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,545
Amenity - Water	\$ 178	\$ 157	\$ 140	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 628
Patio & Fitness Equipment Lease	\$ 1,972	\$ 1,972	\$ 1,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,916
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Janitorial Service	\$ 2,430	\$ 2,610	\$ 2,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,310
Security Services/Staffing	\$ 414	\$ 190	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 794
Pool Maintenance	\$ 3,600	\$ 3,600	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,800
Amenity Repairs & Maintenance	\$ 2,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,465
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Amenity Contingency	\$ -	\$ 13,523	\$ 230	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,757
Capital Reserve													\$ -
<b>Subtotal Cascades Expenditures</b>	<b>\$ 82,199</b>	<b>\$ 52,674</b>	<b>\$ 39,391</b>	<b>\$ 35,212</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 209,476</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	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150
Landscape Maintenance	\$ 5,676	\$ 7,620	\$ 9,120	\$ 7,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,036
Landscape Replacement	\$ -	\$ 7,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,895
Streetlights	\$ 2,225	\$ 2,101	\$ 2,109	\$ 2,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,515
Electric	\$ 22	\$ 22	\$ 22	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 1,019	\$ 512	\$ 91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,621
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Décor	\$ -	\$ -	\$ -	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Field Contingency	\$ -	\$ 74	\$ 148	\$ 366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 588
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ 720	\$ 571	\$ 676	\$ 634	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,601
Amenity - Water	\$ 2,849	\$ 1,926	\$ 1,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,899
Patio & Fitness Equipment Lease	\$ 2,102	\$ 2,102	\$ 2,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,306
Internet	\$ -	\$ 48	\$ 20	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88
Amenity Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 130	\$ 130	\$ 130	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520
Janitorial Service	\$ 1,800	\$ 1,880	\$ 1,800	\$ 2,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,590
Security Services/Staffing	\$ 689	\$ 260	\$ 1,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,454
Pool Maintenance	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200
Amenity Repairs & Maintenance	\$ 3,087	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,087
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Amenity Contingency	\$ 2,618	\$ 13,551	\$ 10	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,183
Capital Reserve													\$ -
<b>Subtotal Brentwood Expenditures</b>	<b>\$ 36,930</b>	<b>\$ 43,536</b>	<b>\$ 23,616</b>	<b>\$ 22,615</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 126,697</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	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Landscape Maintenance	\$ 6,690	\$ 5,040	\$ 6,540	\$ 5,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,310
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ 3,066	\$ 4,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,376
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 2,155	\$ 314	\$ 530	\$ 797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,796
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 1,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,276
Field Contingency	\$ -	\$ 73	\$ 153	\$ 114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
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>\$ 11,538</b>	<b>\$ 11,661</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,371</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 119,129</b>	<b>\$ 96,210</b>	<b>\$ 63,006</b>	<b>\$ 57,827</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 377,543</b>
<b>Total Expenditures</b>	<b>\$ 152,117</b>	<b>\$ 107,964</b>	<b>\$ 74,420</b>	<b>\$ 65,137</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 441,008</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (148,485)</b>	<b>\$ (62,710)</b>	<b>\$ 1,619,533</b>	<b>\$ (21,813)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,345,154</b>

**Westside Haines City**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2021, Special Assessment Revenue Bonds</b>	
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>

<b>Series 2024, Special Assessment Revenue Bonds</b>	
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)
12/08/25	11/16/25-11/25/25	\$1,170,981.75	(\$46,811.50)	(\$22,483.41)	\$0.00	\$1,101,686.84	\$33,186.47	\$173,565.74	\$131,757.61	\$81,245.52	\$241,228.84	\$440,702.66	\$1,101,686.84
12/08/25	11/16/25-11/25/25	\$607,439.64	(\$24,281.03)	(\$11,663.17)	\$0.00	\$571,495.44	\$17,215.35	\$90,036.50	\$68,348.71	\$42,145.77	\$125,136.45	\$228,612.66	\$571,495.44
12/19/25	11/26/25-11/30/25	\$1,062,300.87	(\$42,491.84)	(\$20,396.18)	\$0.00	\$999,412.85	\$30,105.64	\$157,452.94	\$119,526.03	\$73,703.17	\$218,834.60	\$399,790.47	\$999,412.85
12/19/25	11/26/25-11/30/25	\$724,349.82	(\$28,975.00)	(\$13,907.50)	\$0.00	\$681,467.32	\$20,528.06	\$107,362.07	\$81,500.94	\$50,255.81	\$149,216.24	\$272,604.20	\$681,467.32
12/31/25	12/01/25-12/15/25	\$502,826.50	(\$21,787.47)	(\$9,620.78)	\$0.00	\$471,418.25	\$14,200.68	\$74,269.80	\$56,379.86	\$34,765.43	\$103,223.23	\$188,579.25	\$471,418.25
12/31/25	12/01/25-12/15/25	\$661,781.75	(\$29,127.75)	(\$12,653.08)	\$0.00	\$620,000.92	\$18,676.49	\$97,678.32	\$74,149.78	\$45,722.88	\$135,757.37	\$248,016.08	\$620,000.92
01/09/26	12/16/26-12/31/25	\$30,048.14	(\$1,788.01)	(\$565.20)	\$0.00	\$27,694.93	\$834.26	\$4,363.21	\$3,312.21	\$2,042.40	\$6,064.17	\$11,078.67	\$27,694.93
01/09/26	12/16/26-12/31/25	\$60,153.78	(\$3,213.14)	(\$1,138.81)	\$0.00	\$55,801.83	\$1,680.93	\$8,791.32	\$6,673.69	\$4,115.19	\$12,218.55	\$22,322.15	\$55,801.83
01/29/26	10/01/25-12/31/25	\$0.00	\$0.00	\$0.00	\$3,296.31	\$3,296.31	\$99.29	\$519.32	\$394.23	\$243.09	\$721.77	\$1,318.61	\$3,296.31
01/29/26	10/01/25-12/31/25	\$0.00	\$0.00	\$0.00	\$5,249.73	\$5,249.73	\$158.13	\$827.07	\$627.85	\$387.15	\$1,149.50	\$2,100.03	\$5,249.73
		<b>\$ 4,949,236.37</b>	<b>\$ (205,811.77)</b>	<b>\$ (95,947.08)</b>	<b>\$ 8,546.04</b>	<b>\$ 4,656,023.56</b>	<b>\$ 140,254.88</b>	<b>\$ 733,535.31</b>	<b>\$ 556,842.97</b>	<b>\$ 343,365.30</b>	<b>\$ 1,019,497.65</b>	<b>\$ 1,862,527.44</b>	<b>\$ 4,656,023.55</b>

93%	<b>Net Percent Collected</b>
\$ 359,413.92	<b>Balance Remaining to Collect</b>

GLK REAL ESTATE			Net Assessments	\$ 19,381.36	\$ 19,381.36
2025-01			Net Assessed	Amount Received	General Fund
Date Received	Due Date	Check Number	\$ 9,690.68		
	10/1/25		\$ 4,845.34		
	2/1/26		\$ 4,845.34		
	5/1/26		\$ 19,381.36	\$ -	\$ -