

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

***Proposed Budget***  
***FY2027***



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**Westside Haines City**  
**Community Development District**  
**Proposed Budget**  
**General Fund - Administrative**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 170,463	\$ 141,714	\$ 28,749	\$ 170,463	\$ 177,089
Interest Income	\$ -	\$ 11,233	\$ 8,986	\$ 20,219	\$ -
<b>Total Revenues</b>	<b>\$ 170,463</b>	<b>\$ 152,947</b>	<b>\$ 37,735</b>	<b>\$ 190,682</b>	<b>\$ 177,089</b>

**Expenditures**

General & Administrative

Supervisor Fees	\$ 12,000	\$ 2,400	\$ 7,000	\$ 9,400	\$ 12,000
FICA Expenditures	\$ 918	\$ 184	\$ 536	\$ 719	\$ 918
Engineering	\$ 15,000	\$ 5,295	\$ 7,000	\$ 12,295	\$ 15,000
Attorney	\$ 28,000	\$ 13,648	\$ 17,500	\$ 31,148	\$ 32,000
Annual Audit	\$ 5,000	\$ -	\$ 4,000	\$ 4,000	\$ 5,000
Assessment Administration	\$ 7,725	\$ 7,725	\$ -	\$ 7,725	\$ 8,111
Arbitrage	\$ 1,350	\$ 450	\$ 900	\$ 1,350	\$ 1,350
Dissemination	\$ 7,210	\$ 2,575	\$ 4,206	\$ 6,781	\$ 7,571
Disclosure Software	\$ 5,000	\$ 3,250	\$ 1,750	\$ 5,000	\$ 5,000
Reamortization Schedules	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Trustee Fees	\$ 13,335	\$ 8,325	\$ 675	\$ 9,000	\$ 13,335
Management Fees	\$ 56,650	\$ 23,604	\$ 33,046	\$ 56,650	\$ 59,483
Information Technology	\$ 1,947	\$ 811	\$ 1,136	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 541	\$ 757	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 1,000	\$ 1,477	\$ 700	\$ 2,177	\$ 1,000
Insurance	\$ 7,820	\$ 6,096	\$ -	\$ 6,096	\$ 6,705
Copies	\$ 500	\$ -	\$ 292	\$ 292	\$ 500
Legal Advertising	\$ 2,500	\$ 3,061	\$ 3,000	\$ 6,061	\$ 3,500
Other Current Charges	\$ 2,135	\$ 149	\$ 490	\$ 639	\$ 1,135
Office Supplies	\$ 400	\$ 94	\$ 35	\$ 129	\$ 400
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Expenditures</b>	<b>\$ 170,463</b>	<b>\$ 79,859</b>	<b>\$ 83,522</b>	<b>\$ 163,381</b>	<b>\$ 177,089</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 73,088</b>	<b>\$ (45,788)</b>	<b>\$ 27,300</b>	<b>\$ -</b>
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Gross Assessments	\$ 190,419
(Less: Discounts & Collections: 7%)	\$ (13,329)
Net Assessments	\$ 177,089

Product	Assessable Units	ERU/ FACTOR	ERU/UNITS	Net Assessment	Net Per Unit	Gross Per Unit
<b>Phase 1-3 - Cascades</b>						
Single Family	1,015	1.00	1015	\$ 75,412.55	\$ 74.30	\$ 79.89
<b>Phase 1-5 Brentwood</b>						
Townhome	762	0.75	572	\$ 42,461.35	\$ 55.72	\$ 59.92
<b>Phase 1 - Wynnstone</b>						
Single Family	526	1.00	526	\$ 39,080.79	\$ 74.30	\$ 79.89
<b>Phase 2 - Wynnstone</b>						
Single Family	271	1.00	271	\$ 20,134.78	\$ 74.30	\$ 79.89
	2574		2384	<b>\$ 177,089.48</b>		

**Westside Haines City**  
**Community Development District**  
**Proposed Budget**  
**General Fund - Cascades**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 790,159	\$ 741,169	\$ 48,991	\$ 790,159	\$ 825,040
Interest Income	\$ -	\$ 2,835	\$ 2,268	\$ 5,103	\$ -
Miscellaneous Revenue	\$ -	\$ 13,822	\$ -	\$ 13,822	\$ -
Vending Machine Revenue	\$ -	\$ 158	\$ -	\$ 158	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 75,385
<b>Total Revenues</b>	<b>\$ 790,159</b>	<b>\$ 757,984</b>	<b>\$ 51,259</b>	<b>\$ 809,243</b>	<b>\$ 900,425</b>

**Expenditures**

*Operations & Maintenance*

**Cascades Expenditures**

Field Expenditures

Property Insurance	\$ 30,000	\$ 14,902	\$ -	\$ 14,902	\$ 20,000
Field Management	\$ 15,450	\$ 6,438	\$ 9,013	\$ 15,450	\$ 16,223
Landscape Maintenance	\$ 194,988	\$ 79,482	\$ 109,906	\$ 189,388	\$ 197,700
Landscape Replacement	\$ 25,000	\$ 23,675	\$ 10,000	\$ 33,675	\$ 100,000
Lake Maintenance	\$ 18,000	\$ 4,875	\$ 6,825	\$ 11,700	\$ 12,120
Streetlights	\$ 40,000	\$ 24,030	\$ 33,950	\$ 57,980	\$ 63,778
Electric	\$ 18,000	\$ 2,348	\$ 4,200	\$ 6,548	\$ 10,000
Water & Sewer	\$ 105,000	\$ 13,216	\$ 24,500	\$ 37,716	\$ 82,000
Well Iron Filtration Services	\$ 3,174	\$ 2,721	\$ 4,599	\$ 7,320	\$ 8,250
Lift Station Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Irrigation Repairs	\$ 12,000	\$ 4,301	\$ 9,261	\$ 13,562	\$ 15,000
General Repairs & Maintenance	\$ 15,000	\$ 6,310	\$ 8,690	\$ 15,000	\$ 25,000
Holiday Décor	\$ 10,000	\$ 7,425	\$ -	\$ 7,425	\$ 15,000
Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Field Contingency	\$ 12,500	\$ 2,503	\$ 2,100	\$ 4,603	\$ 12,500

Amenity Expenditures

Amenity - Electric	\$ 15,000	\$ 5,424	\$ 8,400	\$ 13,824	\$ 30,000
Amenity - Water	\$ 2,500	\$ 797	\$ 1,190	\$ 1,987	\$ 45,000
Gas/Propane Heater	\$ -	\$ -	\$ -	\$ -	\$ 16,000
Patio & Fitness Equipment Lease	\$ 23,664	\$ 9,860	\$ 13,804	\$ 23,664	\$ 23,664
Echelon Bike Membership	\$ -	\$ -	\$ -	\$ -	\$ 720
Gym Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Internet	\$ 2,000	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 1,210	\$ 500	\$ 700	\$ 1,200	\$ 2,000
Janitorial Service	\$ 25,090	\$ 11,080	\$ 16,100	\$ 27,180	\$ 43,820
Security Services/ Staffing	\$ 50,000	\$ 1,174	\$ 1,330	\$ 2,504	\$ 50,000
Pool Maintenance	\$ 42,000	\$ 18,000	\$ 25,200	\$ 43,200	\$ 50,400
Amenity Repairs & Maintenance	\$ 15,000	\$ 4,387	\$ 10,613	\$ 15,000	\$ 16,000
Amenity Access Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,750
Amenity Contingency	\$ 12,000	\$ 14,599	\$ 7,000	\$ 21,599	\$ 15,000
Capital Reserve	\$ 87,583	\$ -	\$ -	\$ -	\$ -

<b>Total Expenditures</b>	<b>\$ 790,159</b>	<b>\$ 264,298</b>	<b>\$ 316,131</b>	<b>\$ 580,429</b>	<b>\$ 900,425</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 493,686</b>	<b>\$ (264,872)</b>	<b>\$ 228,814</b>	<b>\$ -</b>
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Gross Assessments	\$ 887,140
(Less: Discounts & Collections: 7%)	\$ (62,100)
Net Assessments	\$ 825,040

Product	Assessable Units	ERU/ FACTOR	ERU/UNITS	Net Assessment	Net Per Unit	Gross Per Unit
<b>Phase 1-3 - Cascades</b>						
Single Family	1,015	1.00	1015	\$ 825,040.23	\$ 812.85	\$ 874.03
	1015		1015	<b>\$ 825,040.23</b>		

**Westside Haines City**  
**Community Development District**  
**Proposed Budget**  
**General Fund - Brentwood**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 599,828	\$ 562,638	\$ 37,190	\$ 599,828	\$ 693,777
Interest Income	\$ -	\$ 1,068	\$ 854	\$ 1,922	\$ -
Miscellaneous Revenue	\$ -	\$ 55	\$ -	\$ 55	\$ -
Vending Machine Revenue	\$ -	\$ 30	\$ -	\$ 30	\$ -
<b>Total Revenues</b>	<b>\$ 599,828</b>	<b>\$ 563,790</b>	<b>\$ 38,044</b>	<b>\$ 601,835</b>	<b>\$ 693,777</b>
<b>Expenditures</b>					
<b>Brentwood Expenditures</b>					
<u>Field Expenditures</u>					
Property Insurance	\$ 55,000	\$ 10,675	\$ -	\$ 10,675	\$ 25,000
Field Management	\$ 15,450	\$ 6,438	\$ 9,013	\$ 15,450	\$ 16,223
Landscape Maintenance (Phases 2-5)	\$ 100,000	\$ 42,756	\$ 57,840	\$ 100,596	\$ 141,060
Landscape Replacement	\$ 10,000	\$ 9,647	\$ 10,000	\$ 19,647	\$ 33,000
Streetlights	\$ 23,760	\$ 8,730	\$ 15,400	\$ 24,130	\$ 30,000
Electric	\$ 2,000	\$ 111	\$ 175	\$ 286	\$ 2,000
Water & Sewer	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Irrigation Repairs	\$ 5,000	\$ 1,820	\$ 3,180	\$ 5,000	\$ 7,000
General Repairs & Maintenance	\$ 15,000	\$ 2,859	\$ 12,141	\$ 15,000	\$ 15,000
Holiday Décor	\$ 7,500	\$ 5,200	\$ -	\$ 5,200	\$ 15,000
Field Contingency	\$ 10,000	\$ 397	\$ 9,603	\$ 10,000	\$ 10,000
<u>Amenity Expenditures</u>					
Amenity - Electric	\$ 40,000	\$ 3,113	\$ 4,900	\$ 8,013	\$ 24,000
Amenity - Water	\$ 30,000	\$ 8,237	\$ 9,800	\$ 18,037	\$ 50,000
Patio & Fitness Equipment Lease	\$ 25,224	\$ 10,510	\$ 14,714	\$ 25,224	\$ 25,224
Echelon Bike Membership	\$ -	\$ -	\$ -	\$ -	\$ 720
Gym Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Internet	\$ 4,000	\$ 108	\$ 140	\$ 248	\$ 500
Amenity Landscaping	\$ 70,000	\$ -	\$ -	\$ -	\$ -
Amenity Landscape Replacement	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Amenity Irrigation Repairs	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 3,110	\$ 650	\$ 910	\$ 1,560	\$ 3,460
Janitorial Service	\$ 38,600	\$ 9,490	\$ 14,700	\$ 24,190	\$ 51,040
Security Services/ Staffing	\$ 30,000	\$ 4,658	\$ 14,000	\$ 18,658	\$ 50,000
Pool Maintenance	\$ 43,200	\$ 9,000	\$ 12,600	\$ 21,600	\$ 46,800
Amenity Repairs & Maintenance	\$ 20,000	\$ 4,805	\$ 15,195	\$ 20,000	\$ 22,000
Amenity Access Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,750
Amenity Contingency	\$ 15,000	\$ 17,023	\$ 7,000	\$ 24,023	\$ 25,000
Capital Reserve	\$ 1,984	\$ -	\$ 1,984	\$ 1,984	\$ 75,000
<b>Total Expenditures</b>	<b>\$ 599,828</b>	<b>\$ 162,476</b>	<b>\$ 222,044</b>	<b>\$ 384,520</b>	<b>\$ 693,777</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 401,314</b>	<b>\$ (184,000)</b>	<b>\$ 217,314</b>	<b>\$ -</b>

Gross Assessments	\$ 745,996
(Less: Discounts & Collections: 7%)	\$ (52,220)
Net Assessments	\$ 693,777

Product	Assessable Units	ERU/ FACTOR	ERU/UNITS	Net Assessment	Net Per Unit	Gross Per Unit
<b>Phase 1-5 Brentwood</b>						
Townhome	762	1.00	762	\$ 693,776.50	\$ 910.47	\$ 979.00
	762		762	<b>\$ 693,776.50</b>		

**Westside Haines City**  
**Community Development District**  
**Proposed Budget**  
**General Fund - Wynnstone**

Description	Adopted Budget FY2026	Actuals Thru \$46,081	Projected Next 7 Months	Projected Thru \$46,295	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 369,871	\$ 346,938	\$ 20,072	\$ 367,010	\$ 830,236
Assessments - Lot Closings	\$ -	\$ 2,861	\$ -	\$ 2,861	\$ -
Interest Income	\$ -	\$ 871	\$ 1,451	\$ 2,322	\$ -
<b>Total Revenues</b>	<b>\$ 369,871</b>	<b>\$ 350,670</b>	<b>\$ 21,523</b>	<b>\$ 372,193</b>	<b>\$ 830,236</b>
<b>Expenditures</b>					
<b>Wynnstone Expenditures</b>					
<u>Field Expenditures</u>					
Property Insurance	\$ 16,500	\$ 124	\$ -	\$ 124	\$ 16,500
Field Management	\$ 15,450	\$ 6,250	\$ 8,750	\$ 15,000	\$ 16,223
Landscape Maintenance	\$ 95,000	\$ 29,850	\$ 39,780	\$ 69,630	\$ 131,500
Landscape Replacement	\$ 13,000	\$ -	\$ 13,000	\$ 13,000	\$ 32,650
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,120
Streetlights	\$ 30,000	\$ 11,630	\$ 31,500	\$ 43,130	\$ 60,000
Electric	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 10,000
Water & Sewer	\$ 15,000	\$ 5,768	\$ 7,000	\$ 12,768	\$ 50,000
Irrigation Repairs	\$ 7,500	\$ -	\$ 4,375	\$ 4,375	\$ 7,500
General Repairs & Maintenance	\$ 12,500	\$ 1,276	\$ 11,224	\$ 12,500	\$ 12,500
Field Contingency	\$ 15,000	\$ 158	\$ 280	\$ 438	\$ 15,000
<u>Amenity Expenditures</u>					
Amenity - Electric	\$ 15,000	\$ -	\$ 8,750	\$ 8,750	\$ 18,000
Amenity - Water	\$ 16,667	\$ -	\$ 9,722	\$ 9,722	\$ 18,000
Equipment Lease	\$ 25,000	\$ -	\$ 5,293	\$ 5,293	\$ 10,586
Internet	\$ 1,667	\$ -	\$ 972	\$ 972	\$ 500
Pest Control	\$ 1,296	\$ -	\$ 756	\$ 756	\$ 2,260
Janitorial Service	\$ 15,208	\$ 310	\$ 1,120	\$ 1,430	\$ 21,000
Security Services	\$ 25,000	\$ -	\$ 14,583	\$ 14,583	\$ 50,000
Pool Maintenance	\$ 18,000	\$ -	\$ 10,500	\$ 10,500	\$ 36,000
Amenity Repairs & Maintenance	\$ 10,417	\$ -	\$ 6,076	\$ 6,076	\$ 12,500
Amenity Access Management	\$ 8,333	\$ -	\$ 4,861	\$ 4,861	\$ 15,000
Amenity Contingency	\$ 8,333	\$ -	\$ 4,861	\$ 4,861	\$ 20,000
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 264,398
<b>Total Expenditures</b>	<b>\$ 369,871</b>	<b>\$ 55,365</b>	<b>\$ 186,321</b>	<b>\$ 241,686</b>	<b>\$ 830,236</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 295,305</b>	<b>\$ (164,798)</b>	<b>\$ 130,507</b>	<b>\$ -</b>

Gross Assessments	\$ 892,727
(Less: Discounts & Collections: 7%)	\$ (62,491)
Net Assessments	\$ 830,236

Product	Assessable Units	ERU/ FACTOR	ERU/UNITS	Net Assessment	Net Per Unit	Gross Per Unit
<b>Phase 1 - Wynnstone</b>						
Single Family	526	1.00	526	\$ 547,935.21	\$ 1,041.70	\$ 1,120.11
<b>Phase 2 - Wynnstone</b>						
Single Family	271	1.00	271	\$ 282,301.22	\$ 1,041.70	\$ 1,120.11
	797		797	<b>\$ 830,236.43</b>		

**Westside Haines City**  
**Community Development District**  
**Proposed Budget**  
**General Funds Assessment Chart**

Product	Assessable Units	ERU/FACTOR	ERU/UNITS	Net Assessment	Net Per Unit	Gross Per Unit
<b>Phase 1-3 - Cascades</b>						
Single Family	1,015	1.00	1015	\$ 900,452.78	\$ 887.15	\$ 953.92
<b>Phase 1-5 Brentwood</b>						
Townhome	762	0.75	572	\$ 736,237.85	\$ 966.19	\$ 1,038.92
<b>Phase 1 - Wynnstone</b>						
Single Family	526	1.00	526	\$ 587,016.00	\$ 1,116.00	\$ 1,200.00
<b>Phase 2 - Wynnstone</b>						
Single Family	271	1.00	271	\$ 302,436.00	\$ 1,116.00	\$ 1,200.00
	2574		2384	<b>\$ 2,526,142.64</b>		

Product	FY2027 Gross Per Unit	FY2026 Gross Per Unit	Increase/ (Decrease)
<b>Phase 1-3 - Cascades</b>			
Single Family	\$ 953.92	\$ 913.98	\$ 39.94
<b>Phase 1-5 Brentwood</b>			
Townhome	\$ 1,038.92	\$ 904.10	\$ 134.82
<b>Phase 1 - Wynnstone</b>			
Single Family	\$ 1,200.00	\$ 833.00	\$ 367.00
<b>Phase 2 - Wynnstone</b>			
Single Family	\$ 1,200.00	\$ 76.90	\$ 1,123.10

# Westside Haines City Community Development District General Fund Budget

## **Revenues:**

### Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

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## **Expenditures:**

### **General & Administrative:**

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

#### Engineering

The District's engineer, Dewberry Engineering, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### Attorney

The District's legal counsel, Kilinski | Van Wyk, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

#### Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### Arbitrage

The District has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on its Series 2021, 2024 & 2026 bond issuances.

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This service is contracted with Governmental Management Services – Central FL LLC for its current Series 2021, 2024 & 2026 bond issuances.

# Westside Haines City Community Development District General Fund Budget

## Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

## Reamortization Schedules

Represents the cost of having revised amortization schedules issued on the District's bonds when extraordinary redemptions are made.

## Trustee Fees

The District will incur trustee related costs with the issuance of its Series 2021, 2024 & 2026 bonds with US Bank.

## Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

## Information Technology

Represents various cost of information technology with Governmental Management Services-Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

## Website Maintenance

Represents the costs with Governmental Management Services-Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

## Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

## Insurance

The District's general liability and public official's liability insurance coverages with Florida Insurance Alliance.

## Copies

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

# Westside Haines City Community Development District General Fund Budget

## Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

## Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

## Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

## Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

## **Expenditures:**

### **Operations & Maintenance:**

#### **Field Expenditures**

##### Property Insurance

The District's estimated property insurance coverages.

##### Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services provided include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

##### Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

##### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

##### Lake Maintenance

Represents the estimated costs to maintain the lakes within the District's boundaries.

##### Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year with Duke Energy.

# Westside Haines City Community Development District General Fund Budget

## Electric

Represents estimated electric charges of common areas throughout the District with Duke Energy.

## Water & Sewer

Represents estimated costs for water and refuse services provided for common areas throughout the District.

## Well Iron Filtration Services

Represents the costs of a filtration system utilized to filter out the iron from the well water used to water the common areas in Cascades Phase 1A.

## Irrigation Repairs

Represents the estimated cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

## General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

## Holiday Décor

Represents the estimated costs of adding holiday décor to the districts monuments.

## Reserve Study

Represents the estimated cost to conduct a reserve study to evaluate the condition and useful life of the District's capital assets and to assist in planning for future repair and replacement funding needs.

## Field Contingency

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that do not fit into any field category.

## **Amenity Expenditures**

### Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

### Amenity - Water

Represents estimated water charges for the District's amenity facilities.

### Gas/Propane Heater

Represents the estimated costs for gas/propane heaters.

# Westside Haines City Community Development District General Fund Budget

## Patio & Fitness Equipment Lease

Represents the estimated expenditure of the District entering a patio furniture and fitness equipment lease agreement.

## Echelon Bike Membership

The estimated cost of annual echelon bike membership.

## Gym Maintenance

Represents the cost of quarterly maintenance of gym equipment, service calls and replacement parts needed for repairs.

## Internet

Internet service estimated to be added for use at the Amenity Center.

## Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

## Janitorial Services

Represents the estimated costs to provide janitorial services and supplies for the District's amenity facilities.

## Security Services/Staffing

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

## Pool Maintenance

Represents the estimated costs of regular cleaning and treatments of the District's pool.

## Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

## Amenity Access Management

Represents the estimated cost of managing and monitoring access to the District's amenity facilities

## Amenity Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

## Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

**Westside Haines City  
Community Development District  
Proposed Budget  
Capital Reserve Fund - Cascades**

Description	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Carry Forward Surplus	\$ 165,490	\$ 116,511	\$ -	\$ 116,511	\$ 120,118
Transfer In - Cascades	\$ 87,583	\$ -	\$ -	\$ -	\$ -
Interest - Cascades	\$ 1,005	\$ 2,278	\$ 1,329	\$ 3,607	\$ 1,804
<b>Total Revenues</b>	<b>\$ 254,078</b>	<b>\$ 118,789</b>	<b>\$ 1,329</b>	<b>\$ 120,118</b>	<b>\$ 121,922</b>
<b>Expenditures</b>					
Capital Expenditures - Cascades	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 254,078</b>	<b>\$ 118,789</b>	<b>\$ 1,329</b>	<b>\$ 120,118</b>	<b>\$ 121,922</b>

**Westside Haines City**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund - Brentwood**

Description	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Carry Forward Surplus	\$ 149,910	\$ 150,835	\$ -	\$ 150,835	\$ 156,086
Transfer In - Brentwood	\$ 1,984	\$ -	\$ 1,984	\$ 1,984	\$ 75,000
Interest - Brentwood	\$ 910	\$ 2,064	\$ 1,204	\$ 3,268	\$ 1,634
<b>Total Revenues</b>	<b>\$ 152,803</b>	<b>\$ 152,898</b>	<b>\$ 3,187</b>	<b>\$ 156,086</b>	<b>\$ 232,719</b>
<b>Expenditures</b>					
Capital Expenditures - Brentwood	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 152,803</b>	<b>\$ 152,898</b>	<b>\$ 3,187</b>	<b>\$ 156,086</b>	<b>\$ 232,719</b>

**Westside Haines City**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund - Wynnstone**

Description	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Carry Forward Surplus	\$ 13,126	\$ 13,207	\$ -	\$ 13,207	\$ 13,494
Transfer In - Wynnstone	\$ -	\$ -	\$ -	\$ -	\$ 264,398
Interest - Wynnstone	\$ 80	\$ 181	\$ 105	\$ 286	\$ 143
<b>Total Revenues</b>	<b>\$ 13,206</b>	<b>\$ 13,388</b>	<b>\$ 105</b>	<b>\$ 13,494</b>	<b>\$ 278,034</b>
<b>Expenditures</b>					
Capital Expenditures - Wynnstone	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 13,206</b>	<b>\$ 13,388</b>	<b>\$ 105</b>	<b>\$ 13,494</b>	<b>\$ 278,034</b>

**Westside Haines City  
Community Development District  
Proposed Budget  
Series 2021 Debt Service Fund**

Description	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 1,097,950	\$ 1,030,107	\$ 67,843	\$ 1,097,950	\$ 1,097,950
Interest Income	\$ 23,405	\$ 14,585	\$ 8,508	\$ 23,092	\$ 11,546
Carryforward Surplus	\$ 517,563	\$ 955,706	\$ -	\$ 955,706	\$ 974,110
<b>Total Revenues</b>	<b>\$ 1,638,917</b>	<b>\$ 2,000,397</b>	<b>\$ 76,351</b>	<b>\$ 2,076,748</b>	<b>\$ 2,083,607</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 333,819	\$ 333,819	\$ -	\$ 333,819	\$ 328,381
Principal - 5/1	\$ 435,000	\$ -	\$ 435,000	\$ 435,000	\$ 445,000
Interest - 5/1	\$ 333,819	\$ -	\$ 333,819	\$ 333,819	\$ 328,381
<b>Total Expenditures</b>	<b>\$ 1,102,638</b>	<b>\$ 333,819</b>	<b>\$ 768,819</b>	<b>\$ 1,102,638</b>	<b>\$ 1,101,763</b>
<b>Net Change in Fund Balance</b>	<b>\$ 536,280</b>	<b>\$ 1,666,578</b>	<b>\$ (692,468)</b>	<b>\$ 974,110</b>	<b>\$ 981,844</b>

Interest Expense 11/1/27 \$ 321,706  
Total \$ 321,706

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhome	226	\$ 192,100	\$ 850	\$ 914
Single Family 40'	434	\$ 585,900	\$ 1,350	\$ 1,452
Single Family 50'	237	\$ 319,950	\$ 1,350	\$ 1,452
	897	\$ 1,097,950		

**Westside Haines City**  
**Community Development District**  
**Series 2021 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/26	\$ 18,140,000.00	\$ -	\$ 328,381.25	\$ 1,097,200.00
05/01/27	\$ 18,140,000.00	\$ 445,000.00	\$ 328,381.25	
11/01/27	\$ 15,775,000.00	\$ -	\$ 321,706.25	\$ 1,095,087.50
05/01/28	\$ 17,695,000.00	\$ 460,000.00	\$ 321,706.25	
11/01/28	\$ 17,235,000.00	\$ -	\$ 314,806.25	\$ 1,096,512.50
05/01/29	\$ 17,235,000.00	\$ 475,000.00	\$ 314,806.25	
11/01/29	\$ 16,760,000.00	\$ -	\$ 307,681.25	\$ 1,097,487.50
05/01/30	\$ 16,760,000.00	\$ 485,000.00	\$ 307,681.25	
11/01/30	\$ 16,275,000.00	\$ -	\$ 300,406.25	\$ 1,093,087.50
05/01/31	\$ 16,275,000.00	\$ 500,000.00	\$ 300,406.25	
11/01/31	\$ 15,775,000.00	\$ -	\$ 292,906.25	\$ 1,093,312.50
05/01/32	\$ 15,775,000.00	\$ 520,000.00	\$ 292,906.25	
11/01/32	\$ 15,255,000.00	\$ -	\$ 284,456.25	\$ 1,097,362.50
05/01/33	\$ 15,255,000.00	\$ 535,000.00	\$ 284,456.25	
11/01/33	\$ 14,720,000.00	\$ -	\$ 275,762.50	\$ 1,095,218.75
05/01/34	\$ 14,720,000.00	\$ 555,000.00	\$ 275,762.50	
11/01/34	\$ 14,165,000.00	\$ -	\$ 266,743.75	\$ 1,097,506.25
05/01/35	\$ 14,165,000.00	\$ 570,000.00	\$ 266,743.75	
11/01/35	\$ 13,595,000.00	\$ -	\$ 257,481.25	\$ 1,094,225.00
05/01/36	\$ 13,595,000.00	\$ 590,000.00	\$ 257,481.25	
11/01/36	\$ 13,005,000.00	\$ -	\$ 247,893.75	\$ 1,095,375.00
05/01/37	\$ 13,005,000.00	\$ 610,000.00	\$ 247,893.75	
11/01/37	\$ 12,395,000.00	\$ -	\$ 237,981.25	\$ 1,095,875.00
05/01/38	\$ 12,395,000.00	\$ 630,000.00	\$ 237,981.25	
11/01/38	\$ 11,765,000.00	\$ -	\$ 227,743.75	\$ 1,095,725.00
05/01/39	\$ 11,765,000.00	\$ 650,000.00	\$ 227,743.75	
11/01/39	\$ 11,115,000.00	\$ -	\$ 217,181.25	\$ 1,094,925.00
05/01/40	\$ 11,115,000.00	\$ 670,000.00	\$ 217,181.25	
11/01/40	\$ 10,445,000.00	\$ -	\$ 206,293.75	\$ 1,093,475.00
05/01/41	\$ 10,445,000.00	\$ 695,000.00	\$ 206,293.75	
11/01/41	\$ 9,750,000.00	\$ -	\$ 195,000.00	\$ 1,096,293.75
05/01/42	\$ 9,750,000.00	\$ 720,000.00	\$ 195,000.00	
11/01/42	\$ 9,030,000.00	\$ -	\$ 180,600.00	\$ 1,095,600.00
05/01/43	\$ 9,030,000.00	\$ 750,000.00	\$ 180,600.00	
11/01/43	\$ 8,280,000.00	\$ -	\$ 165,600.00	\$ 1,096,200.00
05/01/44	\$ 8,280,000.00	\$ 780,000.00	\$ 165,600.00	
11/01/44	\$ 7,500,000.00	\$ -	\$ 150,000.00	\$ 1,095,600.00
05/01/45	\$ 7,500,000.00	\$ 810,000.00	\$ 150,000.00	
11/01/45	\$ 6,690,000.00	\$ -	\$ 133,800.00	\$ 1,093,800.00
05/01/46	\$ 6,690,000.00	\$ 845,000.00	\$ 133,800.00	
11/01/46	\$ 5,845,000.00	\$ -	\$ 116,900.00	\$ 1,095,700.00
05/01/47	\$ 5,845,000.00	\$ 880,000.00	\$ 116,900.00	
11/01/47	\$ 4,965,000.00	\$ -	\$ 99,300.00	\$ 1,096,200.00
05/01/48	\$ 4,965,000.00	\$ 915,000.00	\$ 99,300.00	
11/01/48	\$ 4,050,000.00	\$ -	\$ 81,000.00	\$ 1,095,300.00
05/01/49	\$ 4,050,000.00	\$ 955,000.00	\$ 81,000.00	
11/01/49	\$ 3,095,000.00	\$ -	\$ 61,900.00	\$ 1,097,900.00
05/01/50	\$ 3,095,000.00	\$ 990,000.00	\$ 61,900.00	
11/01/50	\$ 2,105,000.00	\$ -	\$ 42,100.00	\$ 1,094,000.00
05/01/51	\$ 2,105,000.00	\$ 1,030,000.00	\$ 42,100.00	
11/01/51	\$ 1,075,000.00	\$ -	\$ 21,500.00	\$ 1,093,600.00
05/01/52	\$ 1,075,000.00	\$ 1,075,000.00	\$ 21,500.00	\$ 1,096,500.00
		<b>\$ 18,140,000.00</b>	<b>\$ 10,670,250.00</b>	<b>\$ 29,579,068.75</b>

**Westside Haines City**  
**Community Development District**  
**Proposed Budget**  
**Series 2024 Debt Service Fund**

Description	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 2,522,100	\$ 1,881,909	\$ 640,191	\$ 2,522,100	\$ 2,522,100
Interest	\$ 79,772	\$ 22,290	\$ 13,003	\$ 35,293	\$ 17,646
Carry Forward Surplus	\$ 1,368,422	\$ 832,227	\$ -	\$ 832,227	\$ 1,361,142
<b>Total Revenues</b>	<b>\$ 3,970,294</b>	<b>\$ 2,736,426</b>	<b>\$ 653,193</b>	<b>\$ 3,389,620</b>	<b>\$ 3,900,888</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 806,759	\$ 806,759	\$ -	\$ 806,759	\$ 797,009
Principal - 5/1	\$ 400,000	\$ -	\$ 400,000	\$ 400,000	\$ 420,000
Interest - 5/1	\$ 806,759	\$ -	\$ 806,759	\$ 806,759	\$ 797,009
<b>Total Expenditures</b>	<b>\$ 2,013,519</b>	<b>\$ 806,759</b>	<b>\$ 1,206,759</b>	<b>\$ 2,013,519</b>	<b>\$ 2,014,019</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (14,959)	\$ -	\$ (14,959)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (14,959)</b>	<b>\$ -</b>	<b>\$ (14,959)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,956,775</b>	<b>\$ 1,914,708</b>	<b>\$ (553,566)</b>	<b>\$ 1,361,142</b>	<b>\$ 1,886,869</b>

Interest Expense 11/1/27 \$ 786,772  
**Total** \$ 786,772

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhome - DR Horton Brentwood 2&3	246	\$ 369,239	\$ 1,501	\$ 1,614
Townhome - Lennar Brentwood 4&5	290	\$ 333,500	\$ 1,150	\$ 1,237
Single Family 40' - DR Horton Cascades 3	219	\$ 522,074	\$ 2,384	\$ 2,563
Single Family 40' - Wynnstone 1A	239	\$ 466,050	\$ 1,950	\$ 2,097
Single Family 40' - DR Horton Wynnstone 1B	34	\$ 45,900	\$ 1,350	\$ 1,452
Single Family 50' - DR Horton Cascades 3	125	\$ 297,987	\$ 2,384	\$ 2,563
Single Family 50' - Wynnstone 1A	243	\$ 473,849	\$ 1,950	\$ 2,097
Single Family 50' - DR Horton Wynnstone 1B	10	\$ 13,500	\$ 1,350	\$ 1,452
	1406	\$ 2,522,100		

**Westside Haines City**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 27,420,000.00	\$ -	\$ 797,009.38	\$ 2,003,768.75
05/01/27	\$ 27,420,000.00	\$ 420,000.00	\$ 797,009.38	
11/01/27	\$ 27,000,000.00	\$ -	\$ 786,771.88	\$ 2,003,781.25
05/01/28	\$ 27,000,000.00	\$ 440,000.00	\$ 786,771.88	
11/01/28	\$ 26,560,000.00	\$ -	\$ 776,046.88	\$ 2,002,818.75
05/01/29	\$ 26,560,000.00	\$ 460,000.00	\$ 776,046.88	
11/01/29	\$ 26,100,000.00	\$ -	\$ 764,834.38	\$ 2,000,881.25
05/01/30	\$ 26,100,000.00	\$ 485,000.00	\$ 764,834.38	
11/01/30	\$ 25,615,000.00	\$ -	\$ 753,012.50	\$ 2,002,846.88
05/01/31	\$ 25,615,000.00	\$ 510,000.00	\$ 753,012.50	
11/01/31	\$ 25,105,000.00	\$ -	\$ 740,581.25	\$ 2,003,593.75
05/01/32	\$ 25,105,000.00	\$ 535,000.00	\$ 740,581.25	
11/01/32	\$ 24,570,000.00	\$ -	\$ 725,200.00	\$ 2,000,781.25
05/01/33	\$ 24,570,000.00	\$ 565,000.00	\$ 725,200.00	
11/01/33	\$ 24,005,000.00	\$ -	\$ 708,956.25	\$ 1,999,156.25
05/01/34	\$ 24,005,000.00	\$ 600,000.00	\$ 708,956.25	
11/01/34	\$ 23,405,000.00	\$ -	\$ 691,706.25	\$ 2,000,662.50
05/01/35	\$ 23,405,000.00	\$ 635,000.00	\$ 691,706.25	
11/01/35	\$ 22,770,000.00	\$ -	\$ 673,450.00	\$ 2,000,156.25
05/01/36	\$ 22,770,000.00	\$ 675,000.00	\$ 673,450.00	
11/01/36	\$ 22,095,000.00	\$ -	\$ 654,043.75	\$ 2,002,493.75
05/01/37	\$ 22,095,000.00	\$ 715,000.00	\$ 654,043.75	
11/01/37	\$ 21,380,000.00	\$ -	\$ 633,487.50	\$ 2,002,531.25
05/01/38	\$ 21,380,000.00	\$ 755,000.00	\$ 633,487.50	
11/01/38	\$ 20,625,000.00	\$ -	\$ 611,781.25	\$ 2,000,268.75
05/01/39	\$ 20,625,000.00	\$ 800,000.00	\$ 611,781.25	
11/01/39	\$ 19,825,000.00	\$ -	\$ 588,781.25	\$ 2,000,562.50
05/01/40	\$ 19,825,000.00	\$ 850,000.00	\$ 588,781.25	
11/01/40	\$ 18,975,000.00	\$ -	\$ 564,343.75	\$ 2,003,125.00
05/01/41	\$ 18,975,000.00	\$ 900,000.00	\$ 564,343.75	
11/01/41	\$ 18,075,000.00	\$ -	\$ 538,468.75	\$ 2,002,812.50
05/01/42	\$ 18,075,000.00	\$ 950,000.00	\$ 538,468.75	
11/01/42	\$ 17,125,000.00	\$ -	\$ 511,156.25	\$ 1,999,625.00
05/01/43	\$ 17,125,000.00	\$ 1,010,000.00	\$ 511,156.25	
11/01/43	\$ 16,115,000.00	\$ -	\$ 482,118.75	\$ 2,003,275.00
05/01/44	\$ 16,115,000.00	\$ 1,065,000.00	\$ 482,118.75	
11/01/44	\$ 15,050,000.00	\$ -	\$ 451,500.00	\$ 1,998,618.75
05/01/45	\$ 15,050,000.00	\$ 1,130,000.00	\$ 451,500.00	
11/01/45	\$ 13,920,000.00	\$ -	\$ 417,600.00	\$ 1,999,100.00
05/01/46	\$ 13,920,000.00	\$ 1,200,000.00	\$ 417,600.00	
11/01/46	\$ 12,720,000.00	\$ -	\$ 381,600.00	\$ 1,999,200.00
05/01/47	\$ 12,720,000.00	\$ 1,275,000.00	\$ 381,600.00	
11/01/47	\$ 11,445,000.00	\$ -	\$ 343,350.00	\$ 1,999,950.00
05/01/48	\$ 11,445,000.00	\$ 1,355,000.00	\$ 343,350.00	
11/01/48	\$ 10,090,000.00	\$ -	\$ 302,700.00	\$ 2,001,050.00
05/01/49	\$ 10,090,000.00	\$ 1,440,000.00	\$ 302,700.00	
11/01/49	\$ 8,650,000.00	\$ -	\$ 259,500.00	\$ 2,002,200.00
05/01/50	\$ 8,650,000.00	\$ 1,530,000.00	\$ 259,500.00	
11/01/50	\$ 7,120,000.00	\$ -	\$ 213,600.00	\$ 2,003,100.00
05/01/51	\$ 7,120,000.00	\$ 1,620,000.00	\$ 213,600.00	
11/01/51	\$ 5,500,000.00	\$ -	\$ 165,000.00	\$ 1,998,600.00
05/01/52	\$ 5,500,000.00	\$ 1,725,000.00	\$ 165,000.00	
11/01/52	\$ 3,775,000.00	\$ -	\$ 113,250.00	\$ 2,003,250.00
05/01/53	\$ 3,775,000.00	\$ 1,830,000.00	\$ 113,250.00	
11/01/53	\$ 1,945,000.00	\$ -	\$ 58,350.00	\$ 2,001,600.00
05/01/54	\$ 1,945,000.00	\$ 1,945,000.00	\$ 58,350.00	\$ 2,003,350.00
		<b>\$ 27,420,000.00</b>	<b>\$ 29,416,400.00</b>	<b>\$ 58,043,159.38</b>

**Westside Haines City**  
**Community Development District**  
**Proposed Budget**  
**Series 2026 Debt Service Fund**

Description	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ -	\$ -	\$ 109,916	\$ 109,916	\$ 283,499
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 109,916
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 109,916</b>	<b>\$ 109,916</b>	<b>\$ 393,415</b>
<b>Expenditures</b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 109,916
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Interest - 5/1	\$ -	\$ -	\$ 31,143	\$ 31,143	\$ 109,916
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,143</b>	<b>\$ 31,143</b>	<b>\$ 279,831</b>
<b>Other Financing Sources/(Uses)</b>					
Bond Proceeds	\$ -	\$ -	\$ 172,871	\$ 172,871	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 172,871</b>	<b>\$ 172,871</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 251,644</b>	<b>\$ 251,644</b>	<b>\$ 113,584</b>

Interest Expense 11/1/27 \$ 108,716  
**Total \$ 108,716**

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family 40'	193	\$ 260,549	\$ 1,350	\$ 1,452
Single Family 50'	17	\$ 22,950	\$ 1,350	\$ 1,452
	210	\$ 283,499		

**Westside Haines City**  
**Community Development District**  
**Series 2026 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/26	\$ 4,150,000.00	\$ -	\$ 109,915.63	\$ 141,058.39
05/01/27	\$ 4,150,000.00	\$ 60,000.00	\$ 109,915.63	
11/01/27	\$ 4,090,000.00	\$ -	\$ 108,715.63	\$ 278,631.25
05/01/28	\$ 4,090,000.00	\$ 65,000.00	\$ 108,715.63	
11/01/28	\$ 4,025,000.00	\$ -	\$ 107,415.63	\$ 281,131.25
05/01/29	\$ 4,025,000.00	\$ 65,000.00	\$ 107,415.63	
11/01/29	\$ 3,960,000.00	\$ -	\$ 106,115.63	\$ 278,531.25
05/01/30	\$ 3,960,000.00	\$ 70,000.00	\$ 106,115.63	
11/01/30	\$ 3,890,000.00	\$ -	\$ 104,715.63	\$ 280,831.25
05/01/31	\$ 3,890,000.00	\$ 75,000.00	\$ 104,715.63	
11/01/31	\$ 3,815,000.00	\$ -	\$ 103,215.63	\$ 282,931.25
05/01/32	\$ 3,815,000.00	\$ 75,000.00	\$ 103,215.63	
11/01/32	\$ 3,740,000.00	\$ -	\$ 101,715.63	\$ 279,931.25
05/01/33	\$ 3,740,000.00	\$ 80,000.00	\$ 101,715.63	
11/01/33	\$ 3,660,000.00	\$ -	\$ 100,115.63	\$ 281,831.25
05/01/34	\$ 3,660,000.00	\$ 85,000.00	\$ 100,115.63	
11/01/34	\$ 3,575,000.00	\$ -	\$ 97,884.38	\$ 283,000.00
05/01/35	\$ 3,575,000.00	\$ 85,000.00	\$ 97,884.38	
11/01/35	\$ 3,490,000.00	\$ -	\$ 95,653.13	\$ 278,537.50
05/01/36	\$ 3,490,000.00	\$ 90,000.00	\$ 95,653.13	
11/01/36	\$ 3,400,000.00	\$ -	\$ 93,290.63	\$ 278,943.75
05/01/37	\$ 3,400,000.00	\$ 95,000.00	\$ 93,290.63	
11/01/37	\$ 3,305,000.00	\$ -	\$ 90,796.88	\$ 279,087.50
05/01/38	\$ 3,305,000.00	\$ 100,000.00	\$ 90,796.88	
11/01/38	\$ 3,205,000.00	\$ -	\$ 88,171.88	\$ 278,968.75
05/01/39	\$ 3,205,000.00	\$ 110,000.00	\$ 88,171.88	
11/01/39	\$ 3,095,000.00	\$ -	\$ 85,284.38	\$ 283,456.25
05/01/40	\$ 3,095,000.00	\$ 115,000.00	\$ 85,284.38	
11/01/40	\$ 2,980,000.00	\$ -	\$ 82,265.63	\$ 282,550.00
05/01/41	\$ 2,980,000.00	\$ 120,000.00	\$ 82,265.63	
11/01/41	\$ 2,860,000.00	\$ -	\$ 79,115.63	\$ 281,381.25
05/01/42	\$ 2,860,000.00	\$ 125,000.00	\$ 79,115.63	
11/01/42	\$ 2,735,000.00	\$ -	\$ 75,834.38	\$ 279,950.00
05/01/43	\$ 2,735,000.00	\$ 135,000.00	\$ 75,834.38	
11/01/43	\$ 2,600,000.00	\$ -	\$ 72,290.63	\$ 283,125.00
05/01/44	\$ 2,600,000.00	\$ 140,000.00	\$ 72,290.63	
11/01/44	\$ 2,460,000.00	\$ -	\$ 68,615.63	\$ 280,906.25
05/01/45	\$ 2,460,000.00	\$ 150,000.00	\$ 68,615.63	
11/01/45	\$ 2,310,000.00	\$ -	\$ 64,678.13	\$ 283,293.75
05/01/46	\$ 2,310,000.00	\$ 155,000.00	\$ 64,678.13	
11/01/46	\$ 2,155,000.00	\$ -	\$ 60,609.38	\$ 280,287.50
05/01/47	\$ 2,155,000.00	\$ 165,000.00	\$ 60,609.38	
11/01/47	\$ 1,990,000.00	\$ -	\$ 55,968.75	\$ 281,578.13
05/01/48	\$ 1,990,000.00	\$ 175,000.00	\$ 55,968.75	
11/01/48	\$ 1,815,000.00	\$ -	\$ 51,046.88	\$ 282,015.63
05/01/49	\$ 1,815,000.00	\$ 185,000.00	\$ 51,046.88	
11/01/49	\$ 1,630,000.00	\$ -	\$ 45,843.75	\$ 281,890.63
05/01/50	\$ 1,630,000.00	\$ 195,000.00	\$ 45,843.75	
11/01/50	\$ 1,435,000.00	\$ -	\$ 40,359.38	\$ 281,203.13
05/01/51	\$ 1,435,000.00	\$ 205,000.00	\$ 40,359.38	
11/01/51	\$ 1,230,000.00	\$ -	\$ 34,593.75	\$ 279,953.13
05/01/52	\$ 1,230,000.00	\$ 220,000.00	\$ 34,593.75	
11/01/52	\$ 1,010,000.00	\$ -	\$ 28,406.25	\$ 283,000.00
05/01/53	\$ 1,010,000.00	\$ 230,000.00	\$ 28,406.25	
11/01/53	\$ 780,000.00	\$ -	\$ 21,937.50	\$ 280,343.75
05/01/54	\$ 780,000.00	\$ 245,000.00	\$ 21,937.50	
11/01/54	\$ 535,000.00	\$ -	\$ 15,046.88	\$ 281,984.38
05/01/55	\$ 535,000.00	\$ 260,000.00	\$ 15,046.88	
11/01/55	\$ 275,000.00	\$ -	\$ 7,734.38	\$ 282,781.25
05/01/56	\$ 275,000.00	\$ 275,000.00	\$ 7,734.38	\$ 282,734.38
	<b>\$ 4,150,000.00</b>	<b>\$ 4,394,706.25</b>	<b>\$ 8,575,849.01</b>	