

*Westside Haines City
Community Development District*

Meeting Agenda

April 22, 2026

AGENDA

Westside Haines City

Community Development District

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

April 15, 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, April 22, 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 February 25, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-14 Approving the Proposed Fiscal Year 2026/2027 Budget (Suggested Date: July 22, 2026), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2026-15 Ratifying Series 2026 Assessment Area Three Bonds
6. Consideration of Second Amended and Restated Disclosure of Public Financing
7. Consideration of Resolution 2026-16 Setting a Public Hearing on the Adoption of Parking and Towing Policies (Brentwood Phase) (Suggested Date: June 24, 2026)
8. Discussion Regarding Wynnstone Nature/Walking Trail Area
 - A. Consideration of Resolution 2026-17 Setting a Public Hearing on the Adoption of Amended Amenity Policies (Nature/Walking Trail Policies) (Suggested Date: June 24, 2026)
9. Consideration of Proposal for Camera System Installation at Wynnstone Amenity and Monthly Remote Monitoring Services
10. Presentation of Arbitrage Rebate Report for Series 2021 (Assessment Area One) Project Bonds
11. Staff Reports

- A. Attorney
- B. Engineer
- C. Field Manager's Report
 - i. Consideration of Proposals for Wynnstone Amenity
 - a) Proposal for Janitorial Maintenance Services
 - b) Proposal for Pool Maintenance Services
 - c) Proposal for Pest Control Services (*to be provided under separate cover*)
 - d) Proposal Addendum to Add Amenity Landscaping to Current Maintenance Contract (*to be provided under separate cover*)
 - ii. Consideration of Proposal for Fitness Center Mirrors at Cascades and Brentwood Amenities
 - a) Scope Photos for Project
 - b) Bids Received for Project (*to be provided under separate cover—under review*)
 - iii. Consideration of Proposal for Additional Solar Street Lights in Brentwood Phase
 - a) Presentation of Review Document for Consideration
 - b) Bids Received for Project (*to be provided under separate cover—under review*)
 - iv. Presentation/Discussion of Brentwood Retaining Wall Review & Report
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—939
- 12. Other Business
- 13. Supervisors Requests and Audience Comments
- 14. Appointment of Audit Committee
- 15. Adjournment

Audit Committee Meeting

- 1. Roll Call
- 2. Public Comment Period
- 3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
- 4. 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, February 25, 2026** at 9:19 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
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:19 a.m. and called the roll. Three Supervisors were present in person constituting a quorum and one Supervisor attended via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted there were no members of the public present. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 28,
2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the January 28, 2026 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 January 28, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-13 Amending Cascades Phase Amenity Policies to Include Splash Pad Rules, Dog Park Policies & Playground Policies

Ms. Burns presented Resolution 2026-13 to update amenity policies for the Cascades phase by adding specific rules for the splash pad, dog park, and playground, areas that were not previously included in the adopted policies.

On MOTION by Ms. Schwenk, seconded by Ms. Shockley, with all in favor, Resolution 2026-13 Amending Cascades Phase Amenity Policies to Include Splash Pad Rules, Dog Park Policies & Playground Policies, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There were no comments, the next item followed.

C. Field Manager’s Report

i. Consideration of Pet Waste Station Review in Brentwood Phase

Mr. Tindall presented the field manager's report on page 58 of the agenda. It covers several key updates and minor discussion items. There is a proposal to add dog bag dispensers in Brentwood due to complaints about dog waste near the townhomes. Amenity centers are generally in good shape, though Cascade is undergoing construction and recently resolved access control issues following stormy weather. Contracted services remain quiet; pond levels are low, and grass is dormant while frost damage will be assessed in mid-March. A new gym maintenance vendor has started, but cable repairs for gym equipment may take 6–8 weeks due to supply delays. Wynnstone amenities are progressing, with new landscaping installed and a meeting scheduled to discuss contract addendums. Brentwood 2 construction has begun, and a mailbox installation is

pending. Minor concerns about streetlights were addressed with a density map, and construction photos document progress at Cascade and Brentwood 2. He noted there are photos on page 50 in the agenda that shows the progress at Cascades and Brentwood.

Mr. Tindall discussed the installation of bag dispensers and dog waste bins to encourage pet owners to clean up after their dogs, especially in tight townhome areas. He noted the limitations due to space and the potential for misuse or non-compliance, acknowledging that incentives have limited effectiveness. The dispensers are strategically placed, but some areas, particularly those under construction, lack coverage. He noted that it would be \$10 per bag. Ms. Burns stated that for those six to order and install the total would be \$1,888. She asked for a motion to approve.

On MOTION by Ms. Roden, seconded by Ms. Schwenk with all in favor, the Pet Waste Station Review in Brentwood Phase, 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. Shockley, seconded by Ms. Schwenk, with all in favor, the Check Register, was approved.

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

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

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Westside Haines City Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Governmental Management Services – Central Florida, LLC, 219 E. Livingston St., Orlando FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the

District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, July 22, 2026
HOUR: 9:15 a.m.
LOCATION: Offices of Prime Community Management
375 Avenue A SE
Winter Haven, FL 33880

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County, Florida at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed by Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22ND DAY OF APRIL 2026.

ATTEST:

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Exhibit A

Proposed Budget for Fiscal Year 2027

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
Revenues					
Assessments	\$ 170,463	\$ 141,714	\$ 28,749	\$ 170,463	\$ 177,089
Interest Income	\$ -	\$ 11,233	\$ 8,986	\$ 20,219	\$ -
Total Revenues	\$ 170,463	\$ 152,947	\$ 37,735	\$ 190,682	\$ 177,089

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
Total Expenditures	\$ 170,463	\$ 79,859	\$ 83,522	\$ 163,381	\$ 177,089

Excess Revenues/(Expenditures)	\$ -	\$ 73,088	\$ (45,788)	\$ 27,300	\$ -
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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
Phase 1-3 - Cascades						
Single Family	1,015	1.00	1015	\$ 75,412.55	\$ 74.30	\$ 79.89
Phase 1-5 Brentwood						
Townhome	762	0.75	572	\$ 42,461.35	\$ 55.72	\$ 59.92
Phase 1 - Wynnstone						
Single Family	526	1.00	526	\$ 39,080.79	\$ 74.30	\$ 79.89
Phase 2 - Wynnstone						
Single Family	271	1.00	271	\$ 20,134.78	\$ 74.30	\$ 79.89
	2574		2384	\$ 177,089.48		

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
Revenues					
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
Total Revenues	\$ 790,159	\$ 757,984	\$ 51,259	\$ 809,243	\$ 900,425

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	\$ -	\$ -	\$ -	\$ -

Total Expenditures	\$ 790,159	\$ 264,298	\$ 316,131	\$ 580,429	\$ 900,425
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Excess Revenues/(Expenditures)	\$ -	\$ 493,686	\$ (264,872)	\$ 228,814	\$ -
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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
Phase 1-3 - Cascades						
Single Family	1,015	1.00	1015	\$ 825,040.23	\$ 812.85	\$ 874.03
	1015		1015	\$ 825,040.23		

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
Revenues					
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	\$ -
Total Revenues	\$ 599,828	\$ 563,790	\$ 38,044	\$ 601,835	\$ 693,777
Expenditures					
Brentwood Expenditures					
<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
Total Expenditures	\$ 599,828	\$ 162,476	\$ 222,044	\$ 384,520	\$ 693,777
Excess Revenues/(Expenditures)	\$ -	\$ 401,314	\$ (184,000)	\$ 217,314	\$ -

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
Phase 1-5 Brentwood						
Townhome	762	1.00	762	\$ 693,776.50	\$ 910.47	\$ 979.00
	762		762	\$ 693,776.50		

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
Revenues					
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	\$ -
Total Revenues	\$ 369,871	\$ 350,670	\$ 21,523	\$ 372,193	\$ 830,236
Expenditures					
Wynnstone Expenditures					
<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
Total Expenditures	\$ 369,871	\$ 55,365	\$ 186,321	\$ 241,686	\$ 830,236
Excess Revenues/(Expenditures)	\$ -	\$ 295,305	\$ (164,798)	\$ 130,507	\$ -

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
Phase 1 - Wynnstone						
Single Family	526	1.00	526	\$ 547,935.21	\$ 1,041.70	\$ 1,120.11
Phase 2 - Wynnstone						
Single Family	271	1.00	271	\$ 282,301.22	\$ 1,041.70	\$ 1,120.11
	797		797	\$ 830,236.43		

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
Phase 1-3 - Cascades						
Single Family	1,015	1.00	1015	\$ 900,452.78	\$ 887.15	\$ 953.92
Phase 1-5 Brentwood						
Townhome	762	0.75	572	\$ 736,237.85	\$ 966.19	\$ 1,038.92
Phase 1 - Wynnstone						
Single Family	526	1.00	526	\$ 587,016.00	\$ 1,116.00	\$ 1,200.00
Phase 2 - Wynnstone						
Single Family	271	1.00	271	\$ 302,436.00	\$ 1,116.00	\$ 1,200.00
	2574		2384	\$ 2,526,142.64		

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

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
Revenues					
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
Total Revenues	\$ 254,078	\$ 118,789	\$ 1,329	\$ 120,118	\$ 121,922
Expenditures					
Capital Expenditures - Cascades	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 254,078	\$ 118,789	\$ 1,329	\$ 120,118	\$ 121,922

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
Revenues					
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
Total Revenues	\$ 152,803	\$ 152,898	\$ 3,187	\$ 156,086	\$ 232,719
Expenditures					
Capital Expenditures - Brentwood	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 152,803	\$ 152,898	\$ 3,187	\$ 156,086	\$ 232,719

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
Revenues					
Carry Forward Surplus	\$ 13,126	\$ 13,207	\$ -	\$ 13,207	\$ 13,494
Transfer In - Wynnstone	\$ -	\$ -	\$ -	\$ -	\$ 264,398
Interest - Wynnstone	\$ 80	\$ 181	\$ 105	\$ 286	\$ 143
Total Revenues	\$ 13,206	\$ 13,388	\$ 105	\$ 13,494	\$ 278,034
Expenditures					
Capital Expenditures - Wynnstone	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,206	\$ 13,388	\$ 105	\$ 13,494	\$ 278,034

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
Revenues					
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
Total Revenues	\$ 1,638,917	\$ 2,000,397	\$ 76,351	\$ 2,076,748	\$ 2,083,607
Expenditures					
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
Total Expenditures	\$ 1,102,638	\$ 333,819	\$ 768,819	\$ 1,102,638	\$ 1,101,763
Net Change in Fund Balance	\$ 536,280	\$ 1,666,578	\$ (692,468)	\$ 974,110	\$ 981,844

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
		\$ 18,140,000.00	\$ 10,670,250.00	\$ 29,579,068.75

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
Revenues					
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
Total Revenues	\$ 3,970,294	\$ 2,736,426	\$ 653,193	\$ 3,389,620	\$ 3,900,888
Expenditures					
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
Total Expenditures	\$ 2,013,519	\$ 806,759	\$ 1,206,759	\$ 2,013,519	\$ 2,014,019
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (14,959)	\$ -	\$ (14,959)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (14,959)	\$ -	\$ (14,959)	\$ -
Net Change in Fund Balance	\$ 1,956,775	\$ 1,914,708	\$ (553,566)	\$ 1,361,142	\$ 1,886,869

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	Principal	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
		\$ 27,420,000.00	\$ 29,416,400.00	\$ 58,043,159.38

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
Revenues					
Assessments	\$ -	\$ -	\$ 109,916	\$ 109,916	\$ 283,499
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 109,916
Total Revenues	\$ -	\$ -	\$ 109,916	\$ 109,916	\$ 393,415
Expenditures					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 109,916
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Interest - 5/1	\$ -	\$ -	\$ 31,143	\$ 31,143	\$ 109,916
Total Expenditures	\$ -	\$ -	\$ 31,143	\$ 31,143	\$ 279,831
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ -	\$ 172,871	\$ 172,871	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 172,871	\$ 172,871	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 251,644	\$ 251,644	\$ 113,584

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
	\$ 4,150,000.00	\$ 4,394,706.25	\$ 8,575,849.01	

SECTION V

RESOLUTION 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$4,150,000 WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA THREE PROJECT); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted Resolution Nos. 2021-24, 2024-03 and 2026-10 on March 29, 2021, November 7, 2023, and January 28, 2026, respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of its \$4,150,000 Westside Haines City Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three Project) (the “**Assessment Area Three Bonds**”), for the purpose of financing the acquisition and/or construction of all or a portion of the public infrastructure necessary for development of Wynnstone Phase 2 (the “**Assessment Area Three Project**”), as described in the *Third Amended and Restated Engineer's Report*, dated January 28, 2026, updated February 13, 2026 (the “**Engineer’s Report**”); and

WHEREAS, the District closed on the issuance of the Assessment Area Three Bonds on March 10, 2026; and

WHEREAS, as prerequisites to the issuance of the Assessment Area Three Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Assessment Consultant, District Counsel and Bond Counsel (“**District Staff**”) were required to execute and deliver various documents (the “**Closing Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Assessment Area Three Bonds.

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

SECTION 1. The issuance of the Assessment Area Three Bonds, the adoption of resolutions relating to such Assessment Area Three Bonds, and all actions taken in the furtherance of the closing on such Assessment Area Three Bonds, are hereby declared and affirmed as being

in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Assessment Area Three Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Assessment Area Three Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 22nd day of April 2026.

ATTEST:

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairperson, Board of Supervisors

SECTION VI

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Westside Haines City Community Development District
c/o Governmental Management Services –
Central Florida, LLC
219 E. Livingston St.
Orlando, Florida 32801

**SECOND AMENDED AND RESTATED
DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT¹**

Board of Supervisors²

Westside Haines City Community Development District

Warren K. (Rennie) Heath, II
Chairperson

Bobbie Shockley
Assistant Secretary

Lauren O. Schwenk
Vice Chairperson

Rob Bonin
Assistant Secretary

Lindsey Roden
Assistant Secretary

Governmental Management Services – Central Florida, LLC
District Manager
219 E. Livingston St.
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of Governmental Management Services – Central Florida, LLC, located at 219 East Livingston Street, Orlando, Florida 32801, and at the District’s local records office at 346 East Central Avenue, Winter Haven, Florida 33880, and are available for public inspection upon request during normal business hours.

¹ This amends, supplements, and reinstates the *Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Westside Haines City Community Development District*, recorded in the Official Records Book 13110, Pages 1522-1539, inclusive, of the Public Records of Polk County, Florida and the *Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Westside Haines City Community Development District*, recorded in the Official Records Book 11967, Pages 0742-0756, inclusive, of the Public Records of Polk County, Florida.

² This list reflects the composition of the Board of Supervisors as of April 22, 2026. For a current list of Board Members, please contact the District Manager’s office.

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**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The Westside Haines City Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Westside Haines City Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (“Act”), and established by Ordinance No. 21-017 duly enacted by the Board of County Commissioners for Polk County, Florida, on March 16, 2021. The boundaries of the District were amended by Ordinance No. 22-071, adopted by the Board of County Commissioners of Polk County, Florida and effective on November 2, 2022, and by Ordinance No. 23-065, adopted by the Board of County Commissioners of Polk County, Florida and effective on October 3, 2023 (collectively, the “**Ordinance**”). The District encompasses approximately 595.10 acres of land, more or less, located within the city limits of Haines City, Florida (“**City**”) and unincorporated Polk County (“**County**”). As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating, and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 595.10 acres of land located within Haines City and unincorporated Polk County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A.” The public infrastructure necessary to support the District’s development program includes, but is not limited to, roadways, stormwater management system facilities, off-site improvements; water and wastewater facilities, recreational facilities, entry feature, landscaping, hardscaping and irrigation, and street lighting. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted the *Westside Haines City Community Development District Engineer’s Report*, March 29, 2021, as amended by that *Second Amended and Restated Engineer’s Report*, dated March 18, 2024, and by that *Third Amended and Restated Engineer’s Report*, dated February 13, 2026 (collectively, the “**Engineer’s Report**”), which details all of the improvements contemplated for the completion of the infrastructure of the District (“**Capital Improvement Plan**”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On June 7, 2021, the Circuit Court for the Tenth Judicial Circuit, in and for Polk County, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$110,000,000 in Special Assessment Bonds for infrastructure needs of the District.

On July 17, 2021, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District associated with the development of Assessment Area One (“**Assessment Area One Project**”) of the District. On that date, the District issued its Westside Haines City Community Development District Special Assessment Bonds, Series 2021, in the principal amount of \$19,810,000 (“**Assessment Area One Bonds**”). The Assessment Area One Project is more specifically set forth in the Engineer’s Report. Proceeds of the Assessment Area One Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Assessment Area One Project.

On April 29, 2024, the District issued a series of bonds for the purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District associated with the development of Assessment Area Two (“**Assessment Area Two Project**”) of the District. On that date, the District issued its Westside Haines City Community Development District Special Assessments Bonds, Series 2024, in the principal amount of \$35,500,000 (“**Assessment Area Two Bonds**”). The Assessment Area Two Project is more specifically set forth in the Engineer’s Report. Proceeds of the Assessment Area Two Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Assessment Area Two Project.

On March 10, 2026, the District issued a series of bonds for the purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District associated with the development of Assessment Area Three (“**Assessment Area Three Project**”) of the District. On that date, the District issued its Westside Haines City Community Development District Special Assessments Bonds, Series 2026 (Assessment Area Three Project), in the principal amount of \$4,150,000 (“**Assessment Area Three Bonds**”). The Assessment Area Three Project is more specifically set forth in the Engineer’s Report. Proceeds of the Assessment Area Three Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Assessment Area Three Project.

Stormwater Management Facilities

Stormwater Management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the City, the County, and SWFWMD. There are various conservation areas throughout the District that will be preserved in their existing condition and will accept stormwater discharges from the District's ponds. There is not a requirement for an Army Corps of Engineer (ACOE) Permit.

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

During the construction of stormwater management facilities, utilities, and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections are to be 50' rights-of-way with 22' of asphalt and Miami curb or Type F curb and gutters on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

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

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the development. The water service provider will be Polk County Public Utilities for Brentwood Phases 1 through 5, Cascades Phases 2 and 3, Wynnstone Phases 1A and 1B, and most of Cascades Phase 1. Within Cascades Phase 1, Haines City will provide water services for 54 out of 597 lots. The water system will be designed to provide an equally distributed system that provides redundancy to the system. These facilities will be installed within the District's public rights-of-way

and will provide the potable (domestic) and fire protection services which will serve the lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this development. Flow from the lift station shall be connected to a proposed force main that will interconnect the District's three (3) lift stations. The lift stations will discharge to a master lift station that will pump through a force main which connects to the City's water treatment facility located north of the development.

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

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the development are anticipated for completion by villages and phases based on the estimated schedule for each village and phase. Upon completion of each phase within each village, the required inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County, respectively.

Amenities and Parks

The District will provide funding for an amenity center to include the following: parking area, pavilion with restroom facilities, pool, all-purpose playfields, and walking trails between the phases and villages to provide connectivity to the various amenity centers within the District. In addition, there will be passive parks throughout the development which will include benches and walking trails. All paths, parks, etc. discussed in this paragraph are available to the general public.

Electric and Lighting

The electric distribution system serving the development is currently planned to be underground. The District presently intends to fund the cost of the electric conduit, transformer/cabinet pads, and electric manholes required by Duke Energy ("Duke"). Electric facilities will be maintained by Duke after the dedication, with Duke providing underground electrical service to the District. The District presently intends to purchase and install the street lighting along the internal roadways within the District. These lights will be operated and maintained by Duke after completion, with the District funding maintenance costs.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, entry features, and walls at the entrances and along the outside boundary of the development will be provided by the District. The City requires the walls as a buffer for the development. The irrigation system will use reclaimed water or an irrigation well. The well and irrigation watermain to the various phases of the development will be constructed or acquired by the District with District funds and operated and maintained by the District. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover, and trees for the internal roadways within the development. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the District.

Assessments, Fees and Charges

A portion of the master infrastructure improvements of the Assessment Area One Project, the Assessment Area Two Project, and the Assessment Area Three Project (together, the “**Projects**”), identified in the District’s Capital Improvement Plan, will be financed by the District from the proceeds of the sale of its Assessment Area One Bonds, Assessment Area Two Bonds, and Assessment Area Three Bonds (together, the “**Bonds**”). The amortization schedules for the Bonds are available in the District’s public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District’s *Master Assessment Methodology* dated March 29, 2021, as supplemented by that *Supplemental Assessment Methodology – Assessment Area One*, dated July 7, 2021, as further supplemented by that *Supplemental Assessment Methodology – Assessment Area Two*, dated April 16, 2024, and the *Master Assessment Methodology – Assessment Area Three*, dated October 20, 2025, as supplemented by that *Supplemental Assessment Methodology - Assessment Area Three*, dated February 24, 2026 (collectively, the “**Assessment Report**”), are available for review in the District’s public records.

The Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District’s Projects (collectively, the “**Special Assessments**”, and separately the “**Assessment Area One Special Assessments**”, the “**Assessment Area Two Special Assessments**”, and the “**Assessment Area Three Special Assessments**”). The Assessment Area One Special Assessments have been levied on a portion of the lands currently located within the District consisting of three (3) phases within two (2) villages. The Assessment Area One Project is anticipated to have 226 townhomes in Brentwood Phase 1, 597 single-family homes in Cascades Phase 1, and 74 single-family homes in Cascades Phase 2. The Assessment Area Two Special Assessments have been levied on a portion of the lands currently located within the District consisting of seven (7) phases in three (3) villages. The Assessment Area Two Project is anticipated to have 124 townhomes in Brentwood Phase 2, 122 townhomes in Brentwood Phase 3, 290 townhomes in Brentwood Phases 4 and 5, 344 single-family homes in Cascades Phase 3, 482 single-family homes in Wynnstone Phase 1A, and 44 single-family homes in Wynnstone Phase 1B. The Assessment Area Three Project consists of 210 platted single-family lots within the Wynnstone Phase 2 development.

The Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Special Assessments are levied in accordance with the District’s Assessment Report and represent an allocation of the costs of the Projects to those lands within the District benefiting from the Projects.

The Special Assessments described above exclude any operations and maintenance assessments (“**O&M Assessments**”), which may be determined and calculated annually by the District’s Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District’s current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

Method of Collection

The District’s Special Assessments and/or O&M Assessments may appear on that portion of the annual Polk County Tax Notice entitled “non-ad valorem assessments,” and will be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.**

This description of the Westside Haines City Community Development District’s operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Westside Haines City Community Development District, 219 East Livingston Street, Orlando, Florida 32801, or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District’s public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District’s activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager’s office with regard to any questions or points of interest raised by the information presented herein.

[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been approved and executed as of the 22nd day of April 2026, and recorded in the Official Records of Polk County, Florida.

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT DISTRICT**

Warren K. (Rennie) Heath II
Chairperson, Board of Supervisors

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

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

(Official Notary Signature)

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[notary seal]

Exhibit A
Legal Description

**EXHIBIT A- LEGAL DESCRIPTION
WESTSIDE HAINES CITY CDD
LEGAL DESCRIPTIONS**

THORNHILL PARCELS

PARCEL 1

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

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

CONTAINING 43.322 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 2

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

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

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

CONTAINING 43.668 ACRES, MORE OR LESS.

CASCADES PARCELS

PARCEL A

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

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

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

PARCEL B

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

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

COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 14, PAGE 45 THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S 53°51'52" W, A DISTANCE OF 16.13 FEET; (2) S 53°02'11" W, A DISTANCE OF 27.27 FEET; (3) S 65°06'06" W, A DISTANCE OF 16.68 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE 30.00 FOOT PLATTED RIGHT OF WAY; THENCE ALONG SAID NORTH RIGHT OF WAY LINE; S 89°19'17" W, A DISTANCE OF 265.83 FEET; TO THE POINT OF BEGINNING.

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

PARCEL C

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

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

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

PARCEL D

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

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

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

PARCEL E

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

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

PARCEL F

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

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

WYNNSTONE PARCELS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LESS OUT

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

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

LESS OUT

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

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

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

ALTOGETHER CONTAINING 595.10± ACRES

SECTION VII

RESOLUTION 2026-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT.

WHEREAS, the Westside Haines City Community Development District (the “**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 Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, Florida Statutes.

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

SECTION 1. The Board intends to adopt *Rules Relating to Overnight Parking and Parking Enforcement* for the Brentwood development (the “**Policy**”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such Policy at a meeting of the Board to be held on **June 24, 2026, at 9:15 a.m. at the Offices of Prime Community Management, 375 Avenue A SE, Winter Haven, Florida 33880.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 22nd day of April 2026.

ATTEST:

**WESTSIDE HAINES CITY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Rules Relating to Overnight Parking and Parking Enforcement

Exhibit A

Proposed Rules Relating to Overnight Parking and Parking Enforcement

[Begins on following page.]

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO OVERNIGHT PARKING AND
PARKING ENFORCEMENT

BRENTWOOD

In accordance with Chapter 190, Florida Statutes, and on _____, 2026, at a duly noticed public meeting, the Board of Supervisors of the Westside Haines City Community Development District (“District”) adopted the following Rule to govern parking and parking enforcement on certain District property in the Brentwood development (the “Rule”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Parked Oversized Vehicles, Vehicles, Vessels, Abandoned/Broken-Down Vehicles, and Recreational Vehicles (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District’s residents and paid users with a means to Park Vehicles on-street in certain Designated Parking Areas and remove such Oversized Vehicles, Vehicles, Vessels, Abandoned/Broken-Down Vehicles and Recreational Vehicles from District designated Tow Away Zones consistent with this Rule and as indicated on **Exhibit A** attached hereto and incorporated herein by reference

SECTION 2. DEFINITIONS.

- A. *Designated Parking Areas.* Areas which have been explicitly approved for Parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A**.
- B. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not. This term shall include, but shall not be limited to, Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.
 - a. *Oversized Vehicle.* As used herein, “Oversized Vehicle” shall mean the following:
 - i. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
 - ii. Motor Vehicles with a trailer attached;
 - iii. Motor coaches/homes;
 - iv. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
 - v. Mobile homes or manufactured homes.

- b. *Abandoned/Broken-Down Vehicle*. A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.
- c. *Recreational Vehicle*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- C. *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Park(ed)/(ing)*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- E. *Tow Away Zone*. District property in which Parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a Designated Parking Area, including but not limited to all grassed and/or landscaped areas and sidewalks which are not Designated Parking Areas, is a Tow Away Zone.**
- F. *Overnight*. Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- G. *Mailbox Parking*. Spots designated for mail pick up.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street Parking areas. On-street Parking is expressly prohibited on District roadways except where indicated, including all District property that is grassed and/or landscaped and District-owned sidewalks whether or not such areas are depicted in **Exhibit A**, which is incorporated herein by reference. **Any Vehicle Parked on District property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways, property entrances, or fire hydrants and shall Park in the appropriate direction.** All drivers are responsible for knowing state and local laws, ordinances, and codes related to Parking. Violations of state or local laws may result in citations, towing, or other legal action as permitted by law.

SECTION 4. ESTABLISHMENT OF TOW AWAY ZONES. All District property which is not explicitly designated for Parking, or which is designated for Parking but subject to restrictions as described herein, shall hereby be established as “Tow-Away Zones.” In addition, any Vehicle which is Parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed. Moreover, any Vehicle which is Parked on District property that is grassed and/or landscaped or on District-owned sidewalks are hereby authorized to be towed.

SECTION 5. EXCEPTIONS.

- A. OVERNIGHT ON-STREET PARKING.** Oversized Vehicles, Recreational Vehicles, and Vessels are not permitted to be Parked on-street Overnight and shall be subject

to towing at Owner's expense.

- B. OVERNIGHT AMENITY PARKING.** Vehicles may Park in the Designated Parking Areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight Parking is permitted at the amenity facilities.
- C. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned/Broken-Down Vehicles may not be Parked on District property at any time.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking pass issued by the District.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.P.S., U.S.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors Vehicles may Park on District property, but not on District-owned grassed and/or landscaped areas or District-owned sidewalks, while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.
- F. MANNER OF PARKING.** Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same. All Parking must comply with all state and local laws and ordinances.
- G. MAILBOX PARKING.** Mailbox Parking is limited to five (5) minutes. Any cars parked in the Mailbox Parking spots for extended periods of time, including overnight, shall be subject to towing at owner's expense.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** The District may engage a towing company to tow/remove any Vehicle or Vessel improperly Parked in a Tow-Away Zone at the

owner's expense. The Vehicle or Vessel shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, Florida Statutes.

C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

D. AMENITY SUSPENSION. The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Vehicle or Vessel Parked in violation of this Rule, in accordance with the District's adopted *Suspension and Termination of Privileges Rule*.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be Parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board, in its sole discretion, may amend this Rule from time to time to designate new Tow Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow Away Zones or Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones or Designated Parking Areas.

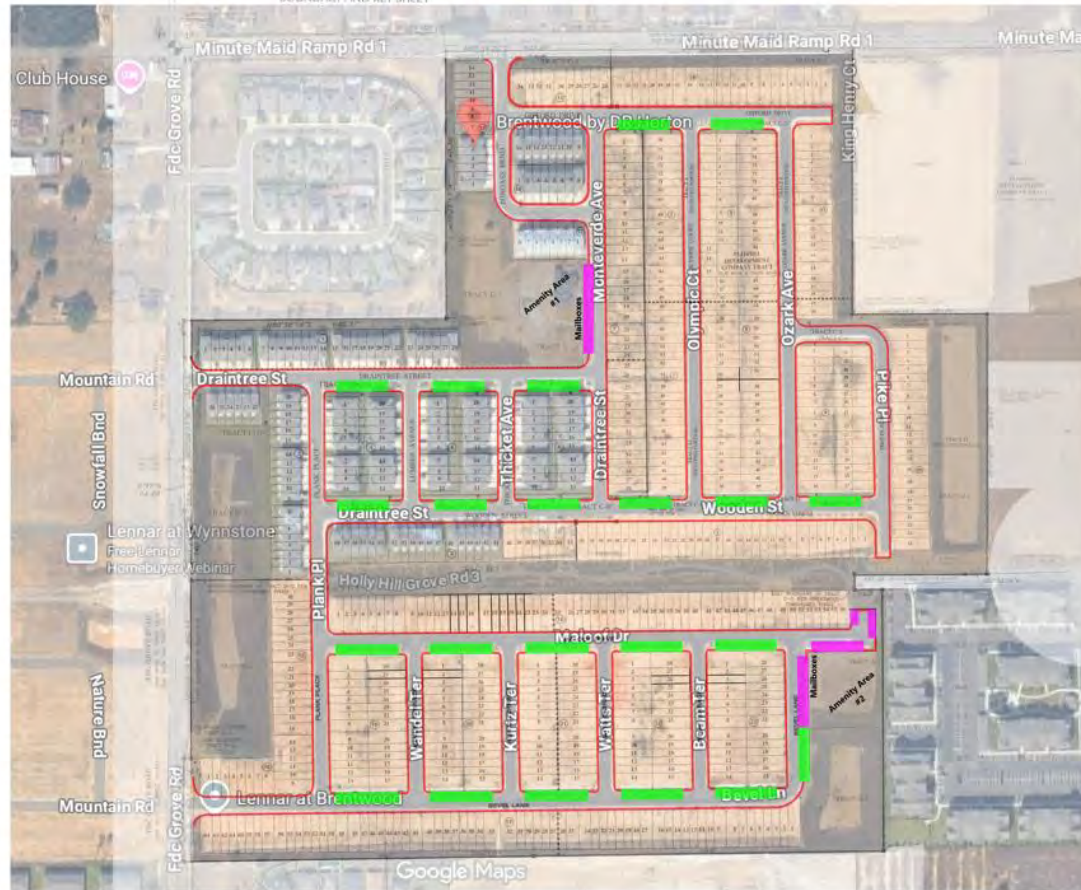
EXHIBIT A – *Designated Parking Areas*

Effective _____, 2026

EXHIBIT A – Designated Parking Areas in Brentwood Development

**Westside Haines City CDD - "BRENTWOOD"
Parking**

- NO parking on streets
- Restricted Parking: Amenity and Mail Areas
- Parking Spaces



SECTION VIII

SECTION A

RESOLUTION 2026-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZE PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED AMENITY RULES AND RATES OF THE DISTRICT 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 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 and orders pursuant to Chapter 120, Florida Statutes, and to authorize user charges or fees; and

WHEREAS, the Board finds it is in the District’s best interests to set a public hearing to adopt the amended and restated amenity rules, rates, fees, and charges to include *Nature/Walking Trail Policies* in the Wynnstone development as set forth in **Exhibit A**, which relate to the District’s amenity facilities and operation of public improvements.

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

SECTION 1. A public hearing will be held to adopt amended and restated amenity rules, rates, fees, and charges of the District on **Wednesday, June 24, 2026, at 9:15 a.m., at the Offices of Prime Community Management, 375 Avenue A SE, Winter Haven, Florida 33880.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 22nd day of April 2026.

ATTEST:

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Proposed Amended and Restated Amenity Rules and Rates

EXHIBIT A

Proposed Amended and Restated Amenity Rules and Rates

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

WYNNSTONE

AMENITY POLICIES AND RATES
Adopted January 28, 2026¹

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2025); In accordance with Chapter 190 of the Florida Statutes, and on January 28, 2026, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Westside Haines City Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

DEFINITIONS

“Amenities” or “Amenity Facilities”– means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to the swimming pool, pool deck, playground, dog park, nature trail, and lakes together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – means these Amenity Policies and Rates of the Westside Haines City Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – means the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – means those rates and fees established by the District Board of Supervisors as provided in **Exhibit A** attached hereto.

“Access Card” – means an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – means the Board of Supervisors of the District.

“District” – means the Westside Haines City Community Development District.

“District Staff” – means the professional management company with which the District has contracted to provide management services to the District, including but not limited to: an Amenity Manager, Field Manager, Pool Attendants, Security Guards, District Manager, and District Counsel.

“Guest” – means any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited for a specific time period and purpose by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – means a residential unit or a group of individuals residing within a Patron’s home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon the District’s request, proof of residency may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” – shall mean those water management and control facilities within the District, including but not limited to stormwater management facilities and ponds.

“Non-Resident” – means any person who does not own property within the District.

“Non-Resident Patron” – means any person or Household not owning property in the District who paid the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth

herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenities.

“Patron” – means Residents, Non-Resident Patrons, and Renters who have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

“Renter” – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required. Renters shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

“Resident” – means any person or Household owning property within the District.

The words “hereof,” “herein,” “hereto,” “hereby,” “hereinafter” and “hereunder” and variations thereof refer to the entire Amenity Policies and Rates.

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

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, as may be applicable.
- (2) **Use at your Own Risk.** ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT'S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the Policies set forth herein and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies operation and maintenance special assessments (“O&M Assessments”) payable by property owners within the District, in accordance with the District’s annual budget and assessment resolutions adopted each fiscal year and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any O&M Assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident’s privileges to use the Amenities. Residents must complete the “Amenity Access Registration Form” prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive two (2) Access Cards.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment to the District. This Non-Resident User Fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron may accompany its Guests during its Guests’ use of the Amenities and in every event is responsible for all actions, omissions and negligence of such Guests, including Guests’ adherence or failure to adhere,

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

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

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

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

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

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

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

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

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

GENERAL AMENITY POLICIES

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

required.

- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned into the Amenity Manager for storage in the lost and found, if one is available. Items will be stored in the lost and found for two (2) weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District Policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
- (p) **Courtesy.** Patrons and Guests shall treat all District Staff and their designees, other Patrons and Guests with courtesy and respect. If District Staff requests that a Patron or Guest leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity privileges.
- (q) **Profanity / Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors / Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in Florida law, including the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming is prohibited from 30 minutes before dusk until 30 minutes after dawn pursuant to the Florida Department of Health.
- (2) **Swim at Your Own Risk.** Lifeguards are not on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons and Guests not swim alone.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- (7) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed.
- (8) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (10) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones.
- (11) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning. This policy shall be enforced in staffed and unmonitored and unstaffed Amenities.
- (12) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (13) **Entrances.** Pool entrances must be kept clear at all times.
- (14) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (15) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (16) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.

- (17) **Pool Closure.** In addition to local municipal, county and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool will be closed for the following reasons:
- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District Staff.
- (18) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (19) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (20) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District in writing.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children twelve (12) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.

DOG PARK POLICIES

- (1) **Use at Your Own Risk.** Patrons shall use the dog parks at their own risk and must comply with all posted signage. Patrons are responsible for the behavior of their dogs at all times. If any dog shows aggressive behavior, the owner must immediately remove the dog from the dog parks. Dogs displaying aggressive behavior, including but not limited to growling, biting, excessive barking, or fighting, must be removed immediately. The District reserves the right to ban dogs that demonstrate aggressive behavior from future use of the dog parks. The District is not responsible for injuries to visiting dogs, their owners, or others using the dog parks. The dog parks are exclusively for the use and enjoyment of Patrons' dogs and should not be used for other activities. Users are strongly encouraged to maintain appropriate liability coverage.
- (2) **Hours of Operation.** Unless otherwise posted, the dog park may be used from dawn to dusk.
- (3) **Supervision.** Patrons must be capable of exerting physical control over their dog or dogs. Dogs must be off leash when inside the park. Dogs should be under voice control and continuously supervised with a leash readily available if necessary. Dogs must be leashed while entering or exiting the dog parks. No more than three (3) dogs are permitted per handler.
- (4) **Reservations not Permitted.** The dog parks are available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use.
- (5) **Attire.** Proper footwear and clothing should be worn while inside dog parks.
- (6) **Food and Toys Prohibited.** Any type of food, including dog food and treats, is prohibited at the dog parks. Dog toys and bones are not permitted inside the dog parks.
- (7) **Vaccinations.** Dogs must wear county-issued tags for vaccinations, including, but not limited to, rabies vaccination as required by law in Florida. The District reserves the right to request proof of current vaccinations.
- (8) **Prohibited.** Dogs in heat, dogs with aggressive behavior, and dogs under four (4) months of age are not permitted in the dog parks.
- (9) **Clean Up.** Patrons are responsible for removing or cleaning up any trash and must immediately dispose of dog waste and fill any holes dug by their dog(s).

NATURE TRAIL POLICIES

- (1) **Use at Your Own Risk.** Patrons may use the nature trail at their own risk and must comply with all posted signage. The nature trail may have uneven surfaces and may be slippery when wet.
- (2) **Hours of Operation.** Unless otherwise posted by the District Manager, the nature trail may be used from dawn to dusk. No one is permitted on the nature trail at any other time unless a specific event is pre-approved and scheduled.
- (3) **Use.** No person shall operate any self-propelled vehicle or motorized vehicle, including but not limited to, all-terrain vehicles, motorized scooters, motorized bicycles, motorized skateboard, motorized go-cart, electrical cart, low speed vehicles and any other motorized vehicle on the nature trail. This prohibition shall not apply to personal assistive mobility devices and law enforcement personnel or District Staff or vendors who use such transportation in the normal course of their duties. Patrons shall stay on the marked path of the nature trail.
- (4) **Shoes.** Proper footwear is required.
- (5) **Pets.** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
- (6) **Wildlife.** 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 Florida. Wildlife may not be fed. Wildlife may neither be removed from nor released into the nature trail area; 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).

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.

- (3) 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.
- (4) Wading and swimming in District Lakes are prohibited.
- (5) Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are prohibited in District Lakes.
- (6) Patrons may fish from District Lakes in designated areas only. However, the District has a "catch and release" policy for all fish caught.
- (7) Pets are not allowed in District Lakes.
- (8) 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.
- (9) 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.
- (10) 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.
- (11) 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.
- (12) 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.
- (13) 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).
- (14) Any hazardous conditions concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: January 28, 2026

In accordance with Chapters 190 and 120 of the Florida Statutes, and on January 28, 2026 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Westside Haines City Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

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

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

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

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

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

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

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

5. Suspension Procedures.

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

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

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

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

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

- letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
 - c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
 - d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
 - e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
 - f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

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

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

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

should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

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

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

USE AT OWN RISK; INDEMNIFICATION

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

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

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

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

SOVEREIGN IMMUNITY

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

SEVERABILITY

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

AMENDMENTS AND WAIVERS

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

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

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

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM



Wynnstone: Westside Haines City Community Development District

Amenities Access Registration Form

Name: _____
(Resident listed on proof of residency)

Residential Address: _____ **Davenport FL 33837**
(Within Westside Haines City CDD) Street Address City State ZIP Code

Mailing Address: _____
(If different from Residential) Street Address City State ZIP Code

Phone: _____ Email: _____

Additional Resident(s): _____
(Using the amenities)

ACCEPTANCE:

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

Signature: _____ Date: _____
(Parent or Guardian if a minor)

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Wynnstone: Westside Haines City Community Development District.

Signature: _____ Date: _____
(Parent or Guardian if a minor)

PLEASE EMAIL THIS FORM WITH YOUR PROOF OF RESIDENCY TO:
amenityaccess@gmscfl.com

OR MAIL TO:
 Wynnstone: Westside Haines City CDD
 Attn: Amenity Access
 219 E Livingston St
 Orlando, FL 32801

FOR OFFICE USE ONLY:	
Date Received:	_____
Date Issued:	_____
Card(s):	_____
Lease Term End: <i>(For Renter(s) only)</i>	_____

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

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

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

SECTION IX

Current Demands Electrical & Security Services, In

2315 Commerce Point Dr Ste 100
 Lakeland, FL 33801-6863
 +18139523611
 service@currentdemands.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS1038891
WYNNSTONE AMENITY CENTER	WYNNSTONE AMENITY CENTER	DATE	04/16/2026
6200 LEE VISTA BLVD, SUITE 300	4217 RIVER BEACON BLVD.	EXPIRATION	05/16/2026
ORLANDO, FL 32822	DAVENPORT, FL 33896	DATE	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO WIRE, INSTALL AND PROGRAM 2) NEW DOORS (RIGHT AND LEFT SIDE GATES)TO EXISTING ACCESS CONTROL SYSTEM.	1	0.00	0.00T
IR-996012PCB&K INTEGRITY SLAM 2 DAM	IR-996012PCB&K INTEGRITY SLAM 2 DAM INNER RANG 996012PCB&K INTEGRITI SLAM 2DAM	1	558.28	558.28T
IR-994720 INNER RANG 994720	IR-994720 INNER RANG 994720 SIFER RS-485 SMART CARD READER	2	154.65	309.30T
9600 630 SURFACE MOUNT ELECTRIC STRIKE	HES SURFACE MOUNT ELECTRIC STRIKE, RIM, 12/24VDC, FIELD SELECTABLE	2	488.46	976.92T
ACCESSPLENJKT1SHLD	ACCESS COMPOSITE WIRE 18-4C + 22-2C +22-4C +22-3P STR BCFOIL SHLD (22-3P ONLY) ZLSPVC JKT YEL CMP	500	1.24	620.00T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: CONDUIT,COUPLINGS,CONNECTORS,BOXES,FAST ENERS,ZIPTIES,SCREWS ETC.	1	400.00	400.00T
ACCESS LABOR	ACCESS LABOR	1	1,500.00	1,500.00

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	4,364.50
	TAX	0.00
	TOTAL	\$4,364.50

Accepted By

Accepted Date

Current Demands Electrical & Security Services, In

2315 Commerce Point Dr Ste 100
Lakeland, FL 33801-6863
+18139523611
service@currentdemands.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS103893
WYNNSTONE AMENITY CENTER	WYNNSTONE AMENITY CENTER	DATE	04/14/2026
6200 LEE VISTA BLVD, SUITE 300	4217 RIVER BEACON BLVD.	EXPIRATION	05/14/2026
ORLANDO, FL 32822	DAVENPORT, FL 33896	DATE	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO PROVIDE REMOTE MONITORING/VIDEO VERIFICATION ALARM SERVICES TO COVER THE POOL AMENITY AREA USING 6) CAMERAS	1	0.00	0.00T
VIDEO VERIFICATION ALARM SERVICE	VIDEO VERIFICATION ALARM SERVICE PROVIDES REMOTE REAL-TIME AND PROACTIVE VIDEO MONITORING	1	40.00	40.00T
VIDEO VERIFICATION EXTERIOR SECURE SETUP	VIDEO VERIFICATION EXTERIOR SECURE SETUP MONITORING PER CAMERA	6	20.00	120.00T

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	160.00
	TAX	0.00
	TOTAL	\$160.00

Accepted By

Accepted Date

SECTION A

Current Demands Electrical & Security Services, In

2315 Commerce Point Dr Ste 100
Lakeland, FL 33801-6863
+18139523611
service@currentdemands.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS1038891
WYNNSTONE AMENITY CENTER	WYNNSTONE AMENITY CENTER	DATE	04/16/2026
6200 LEE VISTA BLVD, SUITE 300	4217 RIVER BEACON BLVD.	EXPIRATION	05/16/2026
ORLANDO, FL 32822	DAVENPORT, FL 33896	DATE	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO WIRE, INSTALL AND PROGRAM 2) NEW DOORS (RIGHT AND LEFT SIDE GATES)TO EXISTING ACCESS CONTROL SYSTEM.	1	0.00	0.00T
IR-996012PCB&K INTEGRITY SLAM 2 DAM	IR-996012PCB&K INTEGRITY SLAM 2 DAM INNER RANG 996012PCB&K INTEGRITI SLAM 2DAM	1	558.28	558.28T
IR-994720 INNER RANG 994720	IR-994720 INNER RANG 994720 SIFER RS-485 SMART CARD READER	2	154.65	309.30T
9600 630 SURFACE MOUNT ELECTRIC STRIKE	HES SURFACE MOUNT ELECTRIC STRIKE, RIM, 12/24VDC, FIELD SELECTABLE	2	488.46	976.92T
ACCESSPLENJKT1SHLD	ACCESS COMPOSITE WIRE 18-4C + 22-2C +22-4C +22-3P STR BCFOIL SHLD (22-3P ONLY) ZLSPVC JKT YEL CMP	500	1.24	620.00T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: CONDUIT,COUPLINGS,CONNECTORS,BOXES,FAST ENERS,ZIPTIES,SCREWS ETC.	1	400.00	400.00T
ACCESS LABOR	ACCESS LABOR	1	1,500.00	1,500.00

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	4,364.50
	TAX	200.52
	TOTAL	\$4,565.02

Accepted By

Accepted Date

SECTION X

REBATE REPORT

\$19,810,000

Westside Haines City Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2021

(Assessment Area One Project)

Dated: July 19, 2021

Delivered: July 19, 2021

Rebate Report to the Computation Date

July 19, 2029

Reflecting Activity To

January 31, 2026



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

February 24, 2026

Westside Haines City Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$19,810,000 Westside Haines City Community Development District (Polk County, Florida),
Special Assessment Bonds, Series 2021 (Assessment Area One Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Westside Haines City Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of July 31, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the July 19, 2029 Computation Date
Reflecting Activity from July 19, 2021 through January 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.102385%	6,969.31	(276,580.66)
Brentwood Escrow Fund	0.006037%	51.74	(36,220.72)
Cascades Escrow Fund	0.006034%	103.47	(72,460.72)
Reserve Fund	2.764618%	98,451.04	(23,064.71)
Capitalized Interest Fund	0.005499%	18.18	(13,876.84)
Cost of Issuance Fund	0.005987%	0.02	(14.18)
Totals	0.789338%	\$105,593.76	\$(422,217.83)
Bond Yield	3.299846%		
Rebate Computation Credits			(9,541.03)
Net Rebatable Arbitrage			\$(431,758.86)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from July 19, 2021, the delivery date of the Bonds, to January 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of July 19, 2029.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between July 19, 2021 and January 31, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

July 19, 2029.

7. Computation Period

The period beginning on July 19, 2021, the delivery date of the Bonds, and ending on January 31, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of issuance, or the final maturity date of the Bonds.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal, interest and qualified guarantee fees with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report and identified in the Trust Indenture was received from records provided by U.S. Bank, Trustee, as follows:

Account Name	Account Number
Revenue	227649000
Interest	227649001
Sinking	227649002
Reserve	227649003
Prepayment	227649004
Acquisition & Construction	227649005
Cost of Issuance	227649006
Brentwood Escrow	227649007
Cascades Escrow	227649008

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage as of January 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to July 19, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on July 19, 2029, is the Rebateable Arbitrage.

\$19,810,000
Westside Haines City Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area One Project)
Delivered: July 19, 2021

Sources of Funds

Par Amount	\$19,810,000.00
Original Issue Premium	441,577.50
Total	\$20,251,577.50

Uses of Funds

Acquisition and Construction Fund	\$ 8,673,773.02
Brentwood Escrow Fund	3,148,586.16
Cascades Escrow Fund	6,173,425.19
Reserve Fund	1,097,950.00
Capitalized Interest Fund	547,168.13
Cost of Issuance Fund	214,475.00
Underwriter's Discount	396,200.00
Total	\$20,251,577.50

PROOF OF ARBITRAGE YIELD

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)

Date	Debt Service	Present Value to 07/19/2021 @ 3.2998455200%
11/01/2021	197,911.88	196,085.07
05/01/2022	349,256.25	340,415.87
11/01/2022	349,256.25	334,890.44
05/01/2023	749,256.25	706,776.15
11/01/2023	344,256.25	319,467.21
05/01/2024	754,256.25	688,583.04
11/01/2024	339,131.25	304,577.74
05/01/2025	764,131.25	675,135.99
11/01/2025	333,818.75	290,152.94
05/01/2026	768,818.75	657,405.24
11/01/2026	328,381.25	276,236.14
05/01/2027	773,381.25	640,012.90
11/01/2027	321,706.25	261,907.26
05/01/2028	781,706.25	626,072.41
11/01/2028	314,806.25	248,037.46
05/01/2029	789,806.25	612,191.71
11/01/2029	307,681.25	234,617.74
05/01/2030	792,681.25	594,636.21
11/01/2030	300,406.25	221,694.38
05/01/2031	10,550,406.25	7,659,630.97
11/01/2031	97,906.25	69,926.54
05/01/2032	617,906.25	434,157.34
11/01/2032	89,456.25	61,834.12
05/01/2033	624,456.25	424,631.75
11/01/2033	80,762.50	54,027.29
05/01/2034	635,762.50	418,399.59
11/01/2034	71,743.75	46,448.68
05/01/2035	641,743.75	408,736.94
11/01/2035	62,481.25	39,149.38
05/01/2036	652,481.25	402,194.54
11/01/2036	52,893.75	32,074.91
05/01/2037	662,893.75	395,455.80
11/01/2037	42,981.25	25,224.70
05/01/2038	672,981.25	388,546.40
11/01/2038	32,743.75	18,597.79
05/01/2039	682,743.75	381,490.34
11/01/2039	22,181.25	12,192.84
05/01/2040	692,181.25	374,310.10
11/01/2040	11,293.75	6,008.18
05/01/2041	706,293.75	369,643.41
	27,364,943.13	20,251,577.50

Proceeds Summary

Delivery date	07/19/2021
Par Value	19,810,000.00
Premium (Discount)	441,577.50
Target for yield calculation	20,251,577.50

PROOF OF ARBITRAGE YIELD

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM04	05/01/2042	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2043	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2044	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2045	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2046	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2047	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2048	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2049	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2050	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2051	4.000%	3.450%	05/01/2031	100.000	3.4510901%
TERM04	05/01/2052	4.000%	3.450%	05/01/2031	100.000	3.4510901%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM04	05/01/2042	4.000%	3.450%			3.6864482%	0.2353580%
TERM04	05/01/2043	4.000%	3.450%			3.6957716%	0.2446814%
TERM04	05/01/2044	4.000%	3.450%			3.7042317%	0.2531415%
TERM04	05/01/2045	4.000%	3.450%			3.7119376%	0.2608474%
TERM04	05/01/2046	4.000%	3.450%			3.7189809%	0.2678908%
TERM04	05/01/2047	4.000%	3.450%			3.7254390%	0.2743488%
TERM04	05/01/2048	4.000%	3.450%			3.7313776%	0.2802875%
TERM04	05/01/2049	4.000%	3.450%			3.7368532%	0.2857631%
TERM04	05/01/2050	4.000%	3.450%			3.7419143%	0.2908241%
TERM04	05/01/2051	4.000%	3.450%			3.7466028%	0.2955127%
TERM04	05/01/2052	4.000%	3.450%			3.7509554%	0.2998653%

BOND DEBT SERVICE
 \$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
07/19/2021					
11/01/2021			197,911.88	197,911.88	
05/01/2022			349,256.25	349,256.25	547,168.13
11/01/2022			349,256.25	349,256.25	
05/01/2023	400,000	2.500%	349,256.25	749,256.25	1,098,512.50
11/01/2023			344,256.25	344,256.25	
05/01/2024	410,000	2.500%	344,256.25	754,256.25	1,098,512.50
11/01/2024			339,131.25	339,131.25	
05/01/2025	425,000	2.500%	339,131.25	764,131.25	1,103,262.50
11/01/2025			333,818.75	333,818.75	
05/01/2026	435,000	2.500%	333,818.75	768,818.75	1,102,637.50
11/01/2026			328,381.25	328,381.25	
05/01/2027	445,000	3.000%	328,381.25	773,381.25	1,101,762.50
11/01/2027			321,706.25	321,706.25	
05/01/2028	460,000	3.000%	321,706.25	781,706.25	1,103,412.50
11/01/2028			314,806.25	314,806.25	
05/01/2029	475,000	3.000%	314,806.25	789,806.25	1,104,612.50
11/01/2029			307,681.25	307,681.25	
05/01/2030	485,000	3.000%	307,681.25	792,681.25	1,100,362.50
11/01/2030			300,406.25	300,406.25	
05/01/2031	500,000	3.000%	300,406.25	800,406.25	1,100,812.50
11/01/2031			292,906.25	292,906.25	
05/01/2032	520,000	3.250%	292,906.25	812,906.25	1,105,812.50
11/01/2032			284,456.25	284,456.25	
05/01/2033	535,000	3.250%	284,456.25	819,456.25	1,103,912.50
11/01/2033			275,762.50	275,762.50	
05/01/2034	555,000	3.250%	275,762.50	830,762.50	1,106,525.00
11/01/2034			266,743.75	266,743.75	
05/01/2035	570,000	3.250%	266,743.75	836,743.75	1,103,487.50
11/01/2035			257,481.25	257,481.25	
05/01/2036	590,000	3.250%	257,481.25	847,481.25	1,104,962.50
11/01/2036			247,893.75	247,893.75	
05/01/2037	610,000	3.250%	247,893.75	857,893.75	1,105,787.50
11/01/2037			237,981.25	237,981.25	
05/01/2038	630,000	3.250%	237,981.25	867,981.25	1,105,962.50
11/01/2038			227,743.75	227,743.75	
05/01/2039	650,000	3.250%	227,743.75	877,743.75	1,105,487.50
11/01/2039			217,181.25	217,181.25	
05/01/2040	670,000	3.250%	217,181.25	887,181.25	1,104,362.50
11/01/2040			206,293.75	206,293.75	
05/01/2041	695,000	3.250%	206,293.75	901,293.75	1,107,587.50
11/01/2041			195,000.00	195,000.00	
05/01/2042	720,000	4.000%	195,000.00	915,000.00	1,110,000.00
11/01/2042			180,600.00	180,600.00	
05/01/2043	750,000	4.000%	180,600.00	930,600.00	1,111,200.00
11/01/2043			165,600.00	165,600.00	
05/01/2044	780,000	4.000%	165,600.00	945,600.00	1,111,200.00
11/01/2044			150,000.00	150,000.00	
05/01/2045	810,000	4.000%	150,000.00	960,000.00	1,110,000.00
11/01/2045			133,800.00	133,800.00	
05/01/2046	845,000	4.000%	133,800.00	978,800.00	1,112,600.00
11/01/2046			116,900.00	116,900.00	
05/01/2047	880,000	4.000%	116,900.00	996,900.00	1,113,800.00
11/01/2047			99,300.00	99,300.00	
05/01/2048	915,000	4.000%	99,300.00	1,014,300.00	1,113,600.00
11/01/2048			81,000.00	81,000.00	
05/01/2049	955,000	4.000%	81,000.00	1,036,000.00	1,117,000.00
11/01/2049			61,900.00	61,900.00	
05/01/2050	990,000	4.000%	61,900.00	1,051,900.00	1,113,800.00

BOND DEBT SERVICE

\$19,810,000

Westside Haines City Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			42,100.00	42,100.00	
05/01/2051	1,030,000	4.000%	42,100.00	1,072,100.00	1,114,200.00
11/01/2051			21,500.00	21,500.00	
05/01/2052	1,075,000	4.000%	21,500.00	1,096,500.00	1,118,000.00
	19,810,000		13,950,343.13	33,760,343.13	33,760,343.13

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
07/19/21	Beg Bal	-8,673,773.02	-11,269,921.75
07/20/21		761,374.20	989,171.33
07/20/21		170,507.49	221,521.98
08/11/21		3,368.00	4,367.33
08/11/21		8,308.84	10,774.19
08/11/21		16,327.46	21,172.05
08/11/21		794.50	1,030.24
08/11/21		1,665.68	2,159.91
08/11/21		655.50	850.00
08/11/21		1,750.00	2,269.25
08/11/21		3,000.00	3,890.14
08/16/21		2,820.00	3,655.07
08/16/21		3,275.50	4,245.46
08/16/21		14,320.00	18,560.51
08/16/21		7,546.77	9,781.56
08/16/21		7,159.00	9,278.96
08/16/21		18,313.75	23,736.90
08/16/21		6,500.00	8,424.81
08/18/21		141.65	183.56
08/19/21		-14,800.00	-19,177.41
09/01/21		3,000.00	3,883.08
09/01/21		6,098.92	7,894.19
09/01/21		51.00	66.01
09/07/21		4,520.00	5,847.31
09/09/21		1,304.50	1,687.26
09/14/21		12,177.31	15,743.19
09/14/21		1,835.00	2,372.34
09/14/21		3,000.00	3,878.49
09/14/21		670.67	867.06
09/14/21		2,503.48	3,236.57
09/14/21		2,212.50	2,860.39
09/14/21		2,750.00	3,555.28
09/23/21		153.00	197.64
09/23/21		268,342.65	346,637.54
09/27/21		765.00	987.85
09/27/21		3,000.00	3,873.91
10/12/21		17,506.64	22,575.56
10/12/21		350.00	451.34
10/12/21		1,867.50	2,408.22
10/12/21		29,250.00	37,719.12
10/15/21		44,362.16	57,191.30
10/15/21		9,964.00	12,845.50
10/25/21		255.00	328.44
10/25/21		23,852.00	30,721.84
10/25/21		161,554.33	208,085.12
10/25/21		97.90	126.10
10/25/21		421,731.18	543,197.96

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
10/25/21		378,102.36	487,003.19
10/28/21		3,000.00	3,863.00
11/05/21		44,843.00	57,706.17
11/05/21		53,625.60	69,008.05
11/05/21		25,763.08	33,153.19
11/05/21		179,812.89	231,392.03
11/09/21		-6,173,503.35	-7,941,477.99
11/09/21		-8.27	-10.64
11/10/21		62,156.00	79,949.03
11/10/21		48,003.72	61,745.46
11/10/21		50,682.08	65,190.54
11/10/21		278,405.79	358,103.39
11/10/21		18.50	23.80
11/18/21		76,497.15	98,324.00
11/18/21		8,137.00	10,458.72
11/18/21		25,042.80	32,188.24
11/18/21		74,952.68	96,338.85
11/18/21		3,000.00	3,855.99
11/18/21		25,000.00	32,133.22
11/19/21		3,000.00	3,855.64
12/02/21		10,441.00	13,403.05
12/02/21		84,751.16	108,794.56
12/02/21		41,517.32	53,295.54
12/02/21		535.00	686.78
12/03/21		8,459.00	10,857.78
12/03/21		48,825.00	62,670.66
12/03/21		54,112.50	69,457.58
12/03/21		17.50	22.46
12/03/21		55,337.52	71,029.99
12/03/21		53,584.50	68,779.85
12/07/21		3,825.00	4,907.90
12/21/21		3,000.00	3,844.44
01/04/22		-28.35	-36.29
01/11/22		74,729.36	95,590.10
01/11/22		4,368.33	5,587.75
01/11/22		60,606.00	77,524.20
01/11/22		51,453.00	65,816.13
01/11/22		29,479.60	37,708.85
01/11/22		34,387.09	43,986.27
01/11/22		415,507.97	531,497.25
01/11/22		3,420.00	4,374.69
01/11/22		46,863.21	59,945.10
01/11/22		136,045.81	174,023.07
01/11/22		330,671.74	422,978.94
01/14/22		18,586.32	23,768.22
01/14/22		10,462.00	13,378.82
01/14/22		3,000.00	3,836.41

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
01/14/22		348,324.66	445,438.18
01/14/22		146,509.91	187,357.13
01/21/22		65,700.79	83,964.83
01/24/22		4,962.50	6,340.29
01/24/22		146,793.94	187,549.76
01/24/22		3,000.00	3,832.92
02/08/22		15,097.00	19,263.99
02/08/22		108,965.76	139,041.89
02/08/22		1,020.00	1,301.53
02/08/22		7,127.12	9,094.31
02/08/22		2,884.34	3,680.46
02/08/22		6,000.00	7,656.09
02/08/22		3,365.00	4,293.79
02/22/22		6,536.03	8,329.46
02/22/22		16,430.00	20,938.25
02/22/22		2,423.00	3,087.85
02/22/22		6,201.23	7,902.79
02/22/22		104,566.15	133,258.20
02/22/22		173,974.14	221,711.15
02/22/22		4,790.00	6,104.33
02/22/22		7,500.00	9,557.94
02/22/22		268,024.21	341,567.75
02/22/22		569,860.15	726,224.88
03/02/22		18,444.00	23,483.52
03/02/22		56,561.30	72,015.73
03/02/22		6,000.00	7,639.40
03/07/22		31,590.00	40,203.16
03/07/22		11,932.67	15,186.17
03/07/22		11,001.66	14,001.31
03/07/22		553,377.34	704,258.26
03/16/22		1,530.00	1,945.57
03/16/22		17,710.00	22,520.28
03/16/22		10,926.80	13,894.67
03/24/22		66,876.75	84,979.57
03/24/22		14,363.15	18,251.10
03/30/22		31,824.00	40,416.36
03/30/22		7,345.00	9,328.12
03/30/22		17,333.76	22,013.81
03/30/22		6,000.00	7,619.98
03/30/22		829,313.39	1,053,224.94
04/13/22		3,402.00	4,315.42
04/13/22		1,860.00	2,359.40
04/13/22		4,003.23	5,078.08
04/13/22		34,618.00	43,912.80
04/18/22		1,773.53	2,248.69
04/18/22		5,548.93	7,035.60
04/18/22		3,000.00	3,803.76

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
04/18/22		219.00	277.67
04/18/22		465,946.94	590,783.31
04/21/22		37,832.81	47,955.88
04/21/22		1,658.00	2,101.64
04/21/22		6,221.00	7,885.58
04/21/22		50,000.08	63,378.80
04/21/22		12,951.36	16,416.81
04/25/22		2,312,129.00	2,929,728.85
04/29/22		3,000.00	3,799.96
04/29/22		418,650.98	530,285.25
05/09/22		92,597.69	117,182.50
05/09/22		779,921.15	986,991.23
05/17/22		56,138.06	70,991.14
05/17/22		8,054.00	10,184.94
05/17/22		10,794.88	13,651.00
05/17/22		3,000.00	3,793.74
05/17/22		949,228.54	1,200,376.58
05/17/22		183.59	232.16
05/24/22		3,270.00	4,132.55
05/24/22		271.90	343.62
05/24/22		79.95	101.04
05/27/22		5,113.00	6,459.93
05/27/22		19,998.24	25,266.42
06/01/22		5,000.00	6,314.86
06/01/22		101,509.20	128,203.35
06/01/22		1,660.00	2,096.53
06/01/22		3,000.00	3,788.92
06/08/22		626,941.52	791,306.26
06/22/22		1,000.00	1,260.56
06/23/22		10,097.50	12,727.38
06/28/22		3,815.00	4,806.43
06/28/22		22,901.82	28,853.46
06/28/22		510.00	642.54
06/28/22		3,000.00	3,779.63
07/14/22		104,750.19	131,780.45
09/20/22		-6,000.00	-7,503.11
09/20/22		845.18	1,056.91
10/12/22		1,168.00	1,457.69
11/02/22		510.00	635.33
11/02/22		962.50	1,199.04
11/17/22		718.25	893.54
12/14/22		755.32	937.36
12/23/22		255.00	316.20
12/23/22		600.00	743.99
12/23/22		133.50	165.54
06/02/23		-452,925.00	-553,562.50
06/14/23		1,750.00	2,136.51

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
06/14/23		58,955.00	71,975.92
06/22/23		78,172.75	95,368.75
06/28/23		10,000.00	12,193.09
06/29/23		6,175.56	7,529.23
06/29/23		3,152.50	3,843.52
07/11/23		445.00	541.95
07/17/23		1,937.50	2,358.33
07/18/23		8,813.00	10,726.25
07/27/23		4,459.72	5,423.46
07/27/23		30,160.85	36,678.57
07/27/23		6,721.59	8,174.12
08/09/23		3,617.00	4,393.83
08/09/23		86,339.34	104,882.66
08/09/23		5,287.50	6,423.11
08/31/23		619.96	751.67
08/31/23		765.00	927.53
09/20/23		510.00	617.23
09/20/23		28,850.00	34,915.80
09/28/23		13,009.00	15,732.73
10/12/23		1,123.75	1,357.30
10/12/23		426.00	514.54
10/12/23		5,081.48	6,137.59
11/07/23		3,680.00	4,434.74
11/07/23		510.00	614.60
11/07/23		8,607.20	10,372.47
11/14/23		117.50	141.51
11/14/23		525.40	632.75
11/28/23		2,623.15	3,155.11
12/04/23		873.75	1,050.37
12/21/23		71.14	85.39
12/21/23		305.00	366.09
12/21/23		19,535.63	23,448.26
12/21/23		510.00	612.14
12/21/23		3,815.00	4,579.07
01/18/24		2,135.00	2,556.32
02/05/24		16,250.26	19,427.02
02/05/24		855.00	1,022.14
02/05/24		426.00	509.28
02/05/24		3,096.00	3,701.24
02/14/24		117.50	140.36
02/21/24		603.10	719.95
02/21/24		895.00	1,068.41
03/08/24		4,934.00	5,880.88
03/20/24		58.50	69.65
04/24/24		-7,159.00	-8,497.26
04/24/24		8,997.32	10,679.23
05/08/24		800.00	948.34

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
05/28/24		4,960.15	5,869.20
06/21/24		350.00	413.28
07/02/24		1,320.75	1,557.98
07/31/24		18,900.00	22,238.12
08/01/24		630.00	741.20
08/02/24		219.00	257.63
08/16/24		600.00	704.95
08/16/24		920.00	1,080.92
08/29/24		220.50	258.76
09/12/24		802.00	940.05
10/02/24		675.00	789.75
02/28/25	de minimis	38.70	44.68

07/19/29	TOTALS:	6,969.31	-276,580.66

ISSUE DATE: 07/19/21 REBATABLE ARBITRAGE: -276,580.66
 COMP DATE: 07/19/29 NET INCOME: 6,969.31
 BOND YIELD: 3.299846% TAX INV YIELD: 0.102385%

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Brentwood Escrow Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
07/19/21	7/19/2021	-3,148,586.16	-4,090,990.11
10/27/21	10/29/2021	3,148,624.47	4,054,752.20
01/04/22	1/4/2022	13.43	17.19

07/19/29	TOTALS:	51.74	-36,220.72

ISSUE DATE:	07/19/21	REBATABLE ARBITRAGE:	-36,220.72
COMP DATE:	07/19/29	NET INCOME:	51.74
BOND YIELD:	3.299846%	TAX INV YIELD:	0.006037%

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Cascades Escrow Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
07/19/21	7/19/2021	-6,173,425.19	-8,021,194.31
10/29/21	10/29/2021	6,173,500.31	7,948,697.31
01/04/22	1/4/2022	28.35	36.29

07/19/29	TOTALS:	103.47	-72,460.72

ISSUE DATE:	07/19/21	REBATABLE ARBITRAGE:	-72,460.72
COMP DATE:	07/19/29	NET INCOME:	103.47
BOND YIELD:	3.299846%	TAX INV YIELD:	0.006034%

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
07/19/21	Beg Bal	-1,097,950.00	-1,426,577.63
08/03/21		2.34	3.04
09/02/21		5.65	7.31
10/04/21		5.40	6.97
11/02/21		5.58	7.18
12/02/21		5.43	6.97
12/29/21		-0.11	-0.14
12/30/21		0.11	0.14
01/04/22		5.58	7.14
02/02/22		5.58	7.12
03/02/22		5.04	6.42
04/04/22		5.64	7.16
05/03/22		5.40	6.84
06/02/22		276.77	349.52
07/05/22		632.02	795.76
08/02/22		1,103.43	1,385.89
09/02/22		1,662.19	2,082.00
10/04/22		1,898.80	2,371.46
11/02/22		2,486.99	3,098.18
12/02/22		3,030.84	3,765.39
01/04/23		3,424.19	4,241.72
02/02/23		3,645.91	4,504.89
03/02/23		3,494.57	4,306.13
04/04/23		3,950.22	4,853.46
05/02/23		3,989.01	4,888.66
06/02/23		4,339.60	5,303.84
06/02/23		452,925.00	553,562.50
06/02/23		96,050.00	117,391.79
07/05/23		2,194.34	2,673.88
08/02/23		2,218.92	2,697.20
09/05/23		2,303.91	2,792.12
10/03/23		2,231.05	2,696.95
11/02/23		2,309.95	2,784.97
12/04/23		2,240.66	2,693.58
12/22/23		0.54	0.65
01/03/24		2,314.62	2,775.17
02/02/24		2,303.48	2,754.54
03/04/24		2,145.88	2,558.62
03/22/24		0.02	0.02
04/02/24		2,289.07	2,722.42
05/02/24		2,210.44	2,621.74
06/04/24		2,285.21	2,702.55
07/02/24		2,210.84	2,607.95
08/02/24		2,281.35	2,683.79
09/04/24		2,272.01	2,665.04
10/02/24		2,124.29	2,485.43
11/04/24		2,072.29	2,417.55

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
12/03/24		1,935.03	2,251.48
01/03/25		1,937.41	2,248.11
02/04/25		1,866.53	2,159.76
03/04/25		1,677.05	1,935.23
04/02/25		1,840.88	2,118.88
05/02/25		1,776.87	2,039.63
06/03/25		1,827.49	2,091.84
07/02/25		1,763.62	2,013.41
08/04/25		1,822.57	2,074.67
09/03/25		1,817.74	2,063.72
10/02/25		1,717.26	1,944.51
11/04/25		1,725.85	1,948.56
12/02/25		1,615.43	1,819.25
01/05/26		1,591.17	1,786.56
01/31/26	Bal	548,975.00	614,989.38
01/31/26	Acc	1,541.09	1,726.41

07/19/29	TOTALS:	98,451.04	-23,064.71

ISSUE DATE:	07/19/21	REBATABLE ARBITRAGE:	-23,064.71
COMP DATE:	07/19/29	NET INCOME:	98,451.04
BOND YIELD:	3.299846%	TAX INV YIELD:	2.764618%

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
07/19/21	Beg Bal	-547,168.13	-710,941.13
08/03/21		1.17	1.52
09/02/21		2.80	3.62
10/04/21		2.69	3.47
11/01/21		197,911.88	254,775.34
11/02/21		2.78	3.58
12/02/21		1.73	2.22
12/29/21		0.03	0.04
12/30/21		-0.03	-0.04
01/04/22		1.78	2.28
02/02/22		1.78	2.27
03/02/22		1.60	2.04
04/04/22		1.79	2.27
04/12/22		-0.02	-0.03
05/02/22		349,256.25	442,265.61
06/02/22		0.06	0.08
11/01/22		-349,256.23	-435,126.54
11/01/22		349,256.25	435,126.56

07/19/29	TOTALS:	18.18	-13,876.84

ISSUE DATE:	07/19/21	REBATABLE ARBITRAGE:	-13,876.84
COMP DATE:	07/19/29	NET INCOME:	18.18
BOND YIELD:	3.299846%	TAX INV YIELD:	0.005499%

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
07/19/21	Beg Bal	-214,475.00	-278,669.55
07/19/21		63,000.00	81,856.54
07/19/21		30,000.00	38,979.31
07/19/21		1,750.00	2,273.79
07/19/21		6,000.00	7,795.86
07/19/21		54,000.00	70,162.75
07/20/21		45,000.00	58,463.64
07/21/21		9,000.00	11,691.67
07/29/21		5,725.00	7,431.79
04/12/22		0.02	0.03

07/19/29	TOTALS:	0.02	-14.18

ISSUE DATE:	07/19/21	REBATABL ARBITRAGE:	-14.18
COMP DATE:	07/19/29	NET INCOME:	0.02
BOND YIELD:	3.299846%	TAX INV YIELD:	0.005987%

\$19,810,000
 Westside Haines City Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Rebate Computation Credits

ARBITRAE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.299846%)
07/19/22		-1,830.00	-2,301.18
07/19/23		-1,960.00	-2,385.29
07/19/24		-2,070.00	-2,438.04
07/19/25		-2,120.00	-2,416.53

07/19/29	TOTALS:	-7,980.00	-9,541.03

ISSUE DATE: 07/19/21 REBATABLE ARBITRAGE: -9,541.03
 COMP DATE: 07/19/29
 BOND YIELD: 3.299846%

SECTION XI

SECTION C

Westside Haines City CDD

Field Management Report

Completed Items

- Supplementary pond trash cleanup in Cascades.
- Restroom sink ECM and baby changing station replacements in Brentwood.
- Stair climber in Brentwood was repaired. Cascades stair climber still has a lingering warranty issue.
- Nature trail was completed in Wynnstone.



Contracted Services

- Mowing and detailing services are currently being executed in full accordance with the contract. The site remains neat, and all landscaping beds have been properly detailed.
- Ponds diking is current in all communities.
- The vendor is monitoring winter-damaged plants. Some are coming back, but the majority of the wall hedges in Cascades along with the entry palms are not. Inventory is being taken for a proposal. We are working to provide recommendations for prioritization and options on breaking it up into stages.
- Pond levels remain very low some. Trash was reported and resolved.
- GYM maintenance vendor is continuing to order parts as needed for gym equipment and will install them when they arrive.



Continued

Site Items

- Dog bag stations in Brentwood have recurring issues with improper disposal of waste.
- Retaining wall damage in Brentwood by southern townhomes is being reviewed by the engineer.
- The narrow border between road termination of Holly Hill Grove Rd 3 and Brentwood's second amenity would benefit from bollards once construction is completed. Crossover traffic has damaged about 40' of sidewalk and will likely continue.
- Hog damage in Wynnstone along the rural western border is being monitored as we work to line up a trapper.



In Progress

- Wynnstone amenity construction is nearing completion. Assessing location with vendors for proposals and setup needs as we plan for needed services and other items to bring facility online.
- Cascades pool improvements are progressing. Monitoring for punch list and other needs.
- Brentwood's second amenity is still early in construction.
- Separator for Angel Falls Dr well has failed. A replacement has been ordered and will be installed once it arrives.
- Soliciting mirror proposals for select gym walls.
- Soliciting a proposal for solar street lighting for consideration.



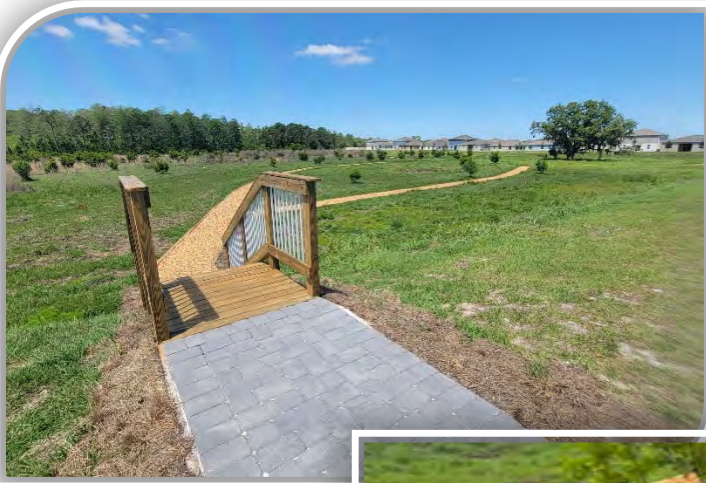
West Side Haines City CDD

Field Management Report – Photo Supplement

Wynnstone Trail

Photo Description:

- ✚ Trail was completed.
Note surrounding water table.



Wynnstone: Construction



Photo Description:

- ✚ Wynnstone amenity progress



Photo Description:

- ✚ Wynnstone pool progress

Cascades: Construction



Photo Description:

- Cascades amenity enhancements progress.

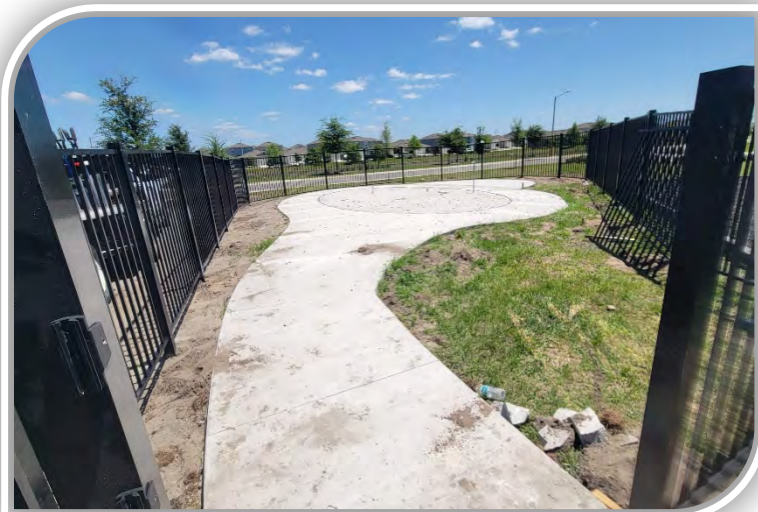


Photo Description:

- Cascades Splashpad progress.

Brentwood: Site issues



Photo Description:

- ✚ Misuse and improper disposal of dog bag dispensers.



Photo Description:

- ✚ Damaged wall retaining wall from construction under review by engineer.

SECTION 1

SECTION (a)



April 20, 2026

Westside Haines City CDD Wynnstone
GMS Central Florida
Marshall Tindall
Field Manager
4217 River Beacon Blvd.
Davenport, FL 33837

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. CSS has completed a thorough inspection of the facilities, and after careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 29th year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, club houses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to continue developing a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338



SPECIFICATIONS

1. RESTROOMS

- Remove all collected trash to designated area.
- Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Polish all metal and clean mirrors.
- Restock toilet tissue and soap provided by CSS Clean Star Services.
- Dust and clean all return air vents on an as needed basis.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.

2. CABANA/LENAI/COVERD PATIO AREA

- Remove all cobwebs in cabana area.
- Wipe tables and organize chairs and furniture.
- Spot sweep.
- Spot mop for any spills.
- Report any malfunctions to the building manager.

PRICING FOR SERVICES

- Janitorial Services Three (3) times a week → \$ 525.00/mo
- Trash and pet collection, twice a week, \$50 per container
- Doggie bags, count of 200, replaced when needed → \$10.00each

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



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: and mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the customer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date:**

IN WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of the day and year first above written

Printed Name
REPRESENTATIVE OF OWNER
Westside Haines City CDD
Wynnstone

Printed Name
CONTRACTOR
CSS Clean Star Services of
Central Florida Inc.

By: _____

By: _____

Date: _____

Date: _____

SECTION (b)



POOL SERVICE PROPOSAL Westside Haines City CDD - Wynnston

3x per week service including chemicals all year long \$2500 per month.

3x per week service winter with 6x per week service Memorial Day to Labor Day including chemicals \$3000 per month

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer, giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level, they have set the pumps at. The computer removes guesswork from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required.
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required.
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the manager and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers.
- ✓ Blow off pool deck.
- ✓ Pick up trash within the pool area.

Thank you,

Simon McDonnell

Operations Manager

SECTION (c)

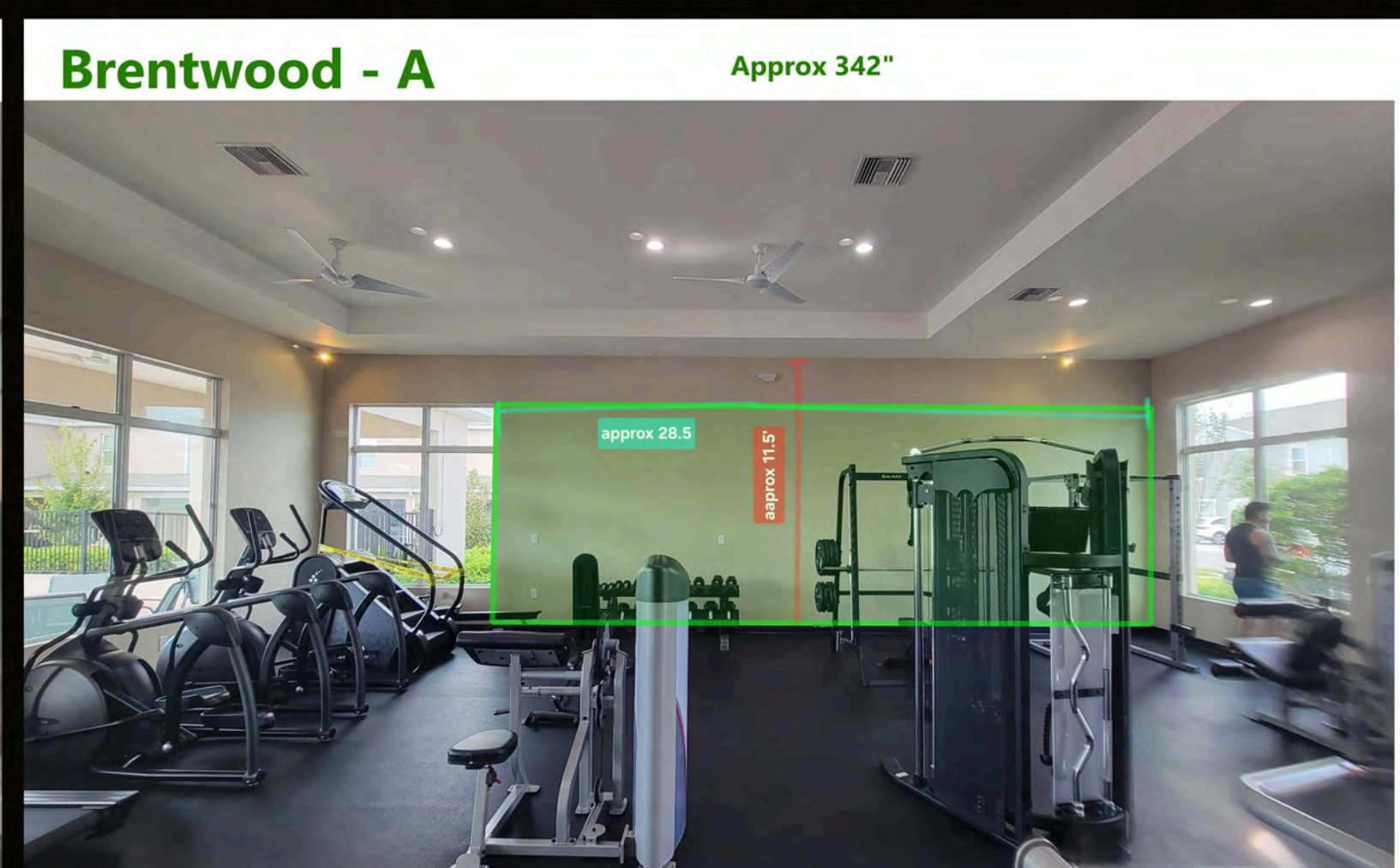
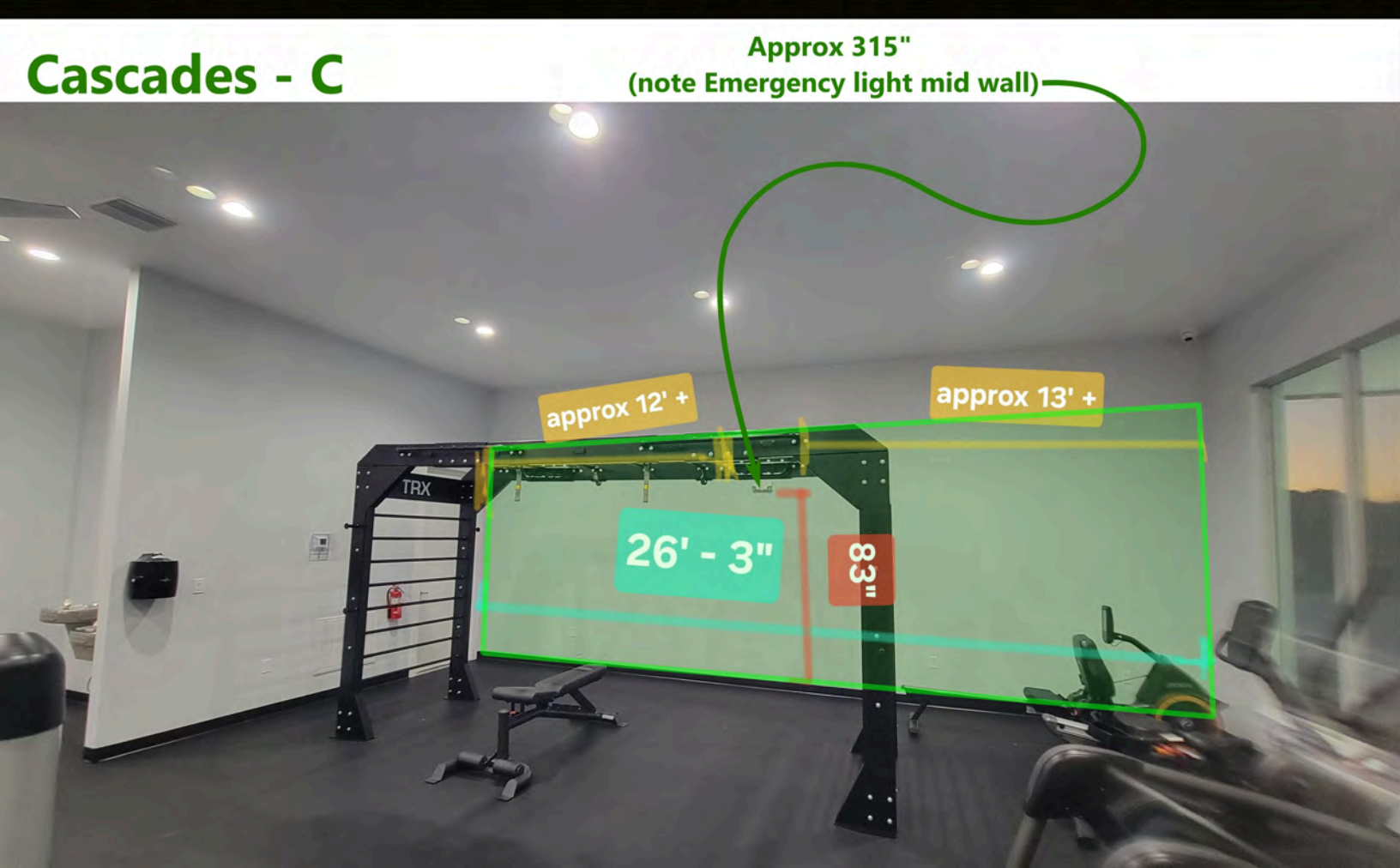
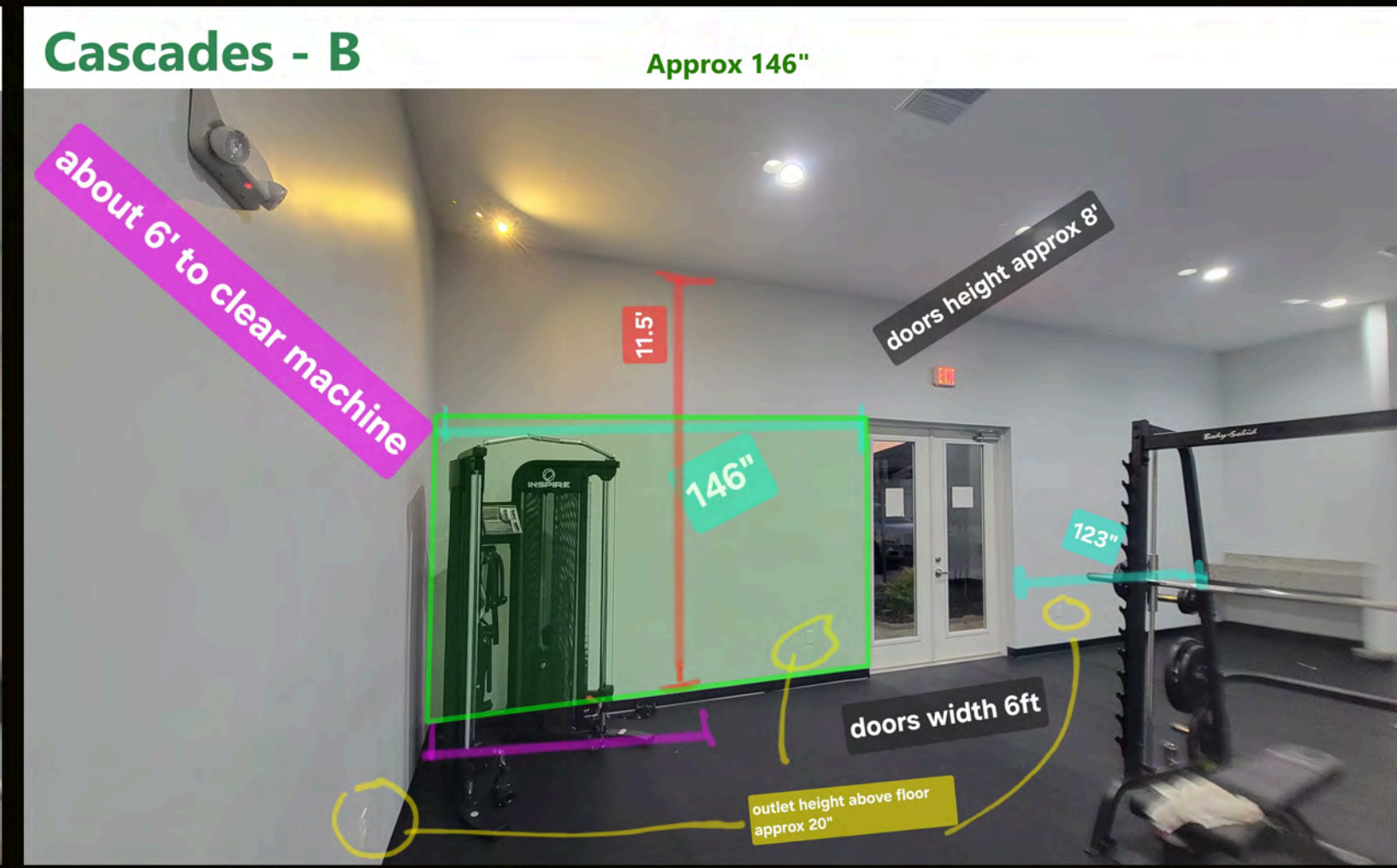
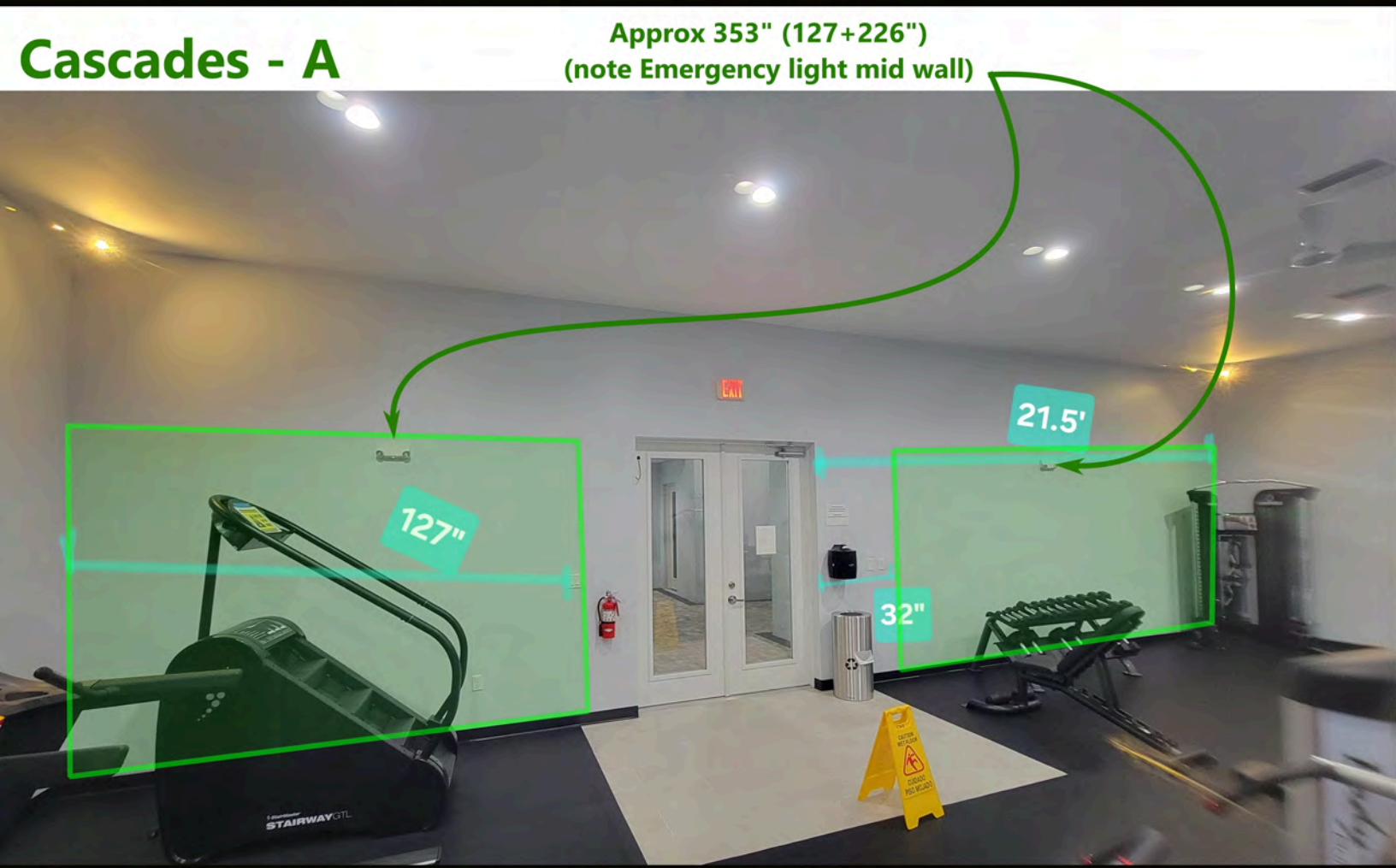
*Item will be
provided under
separate cover.*

SECTION (d)

*Item will be
provided under
separate cover.*

SECTION 2

SECTION (a)



SECTION (b)

*Item will be
provided under
separate cover.*

SECTION 3


SECTION (a)

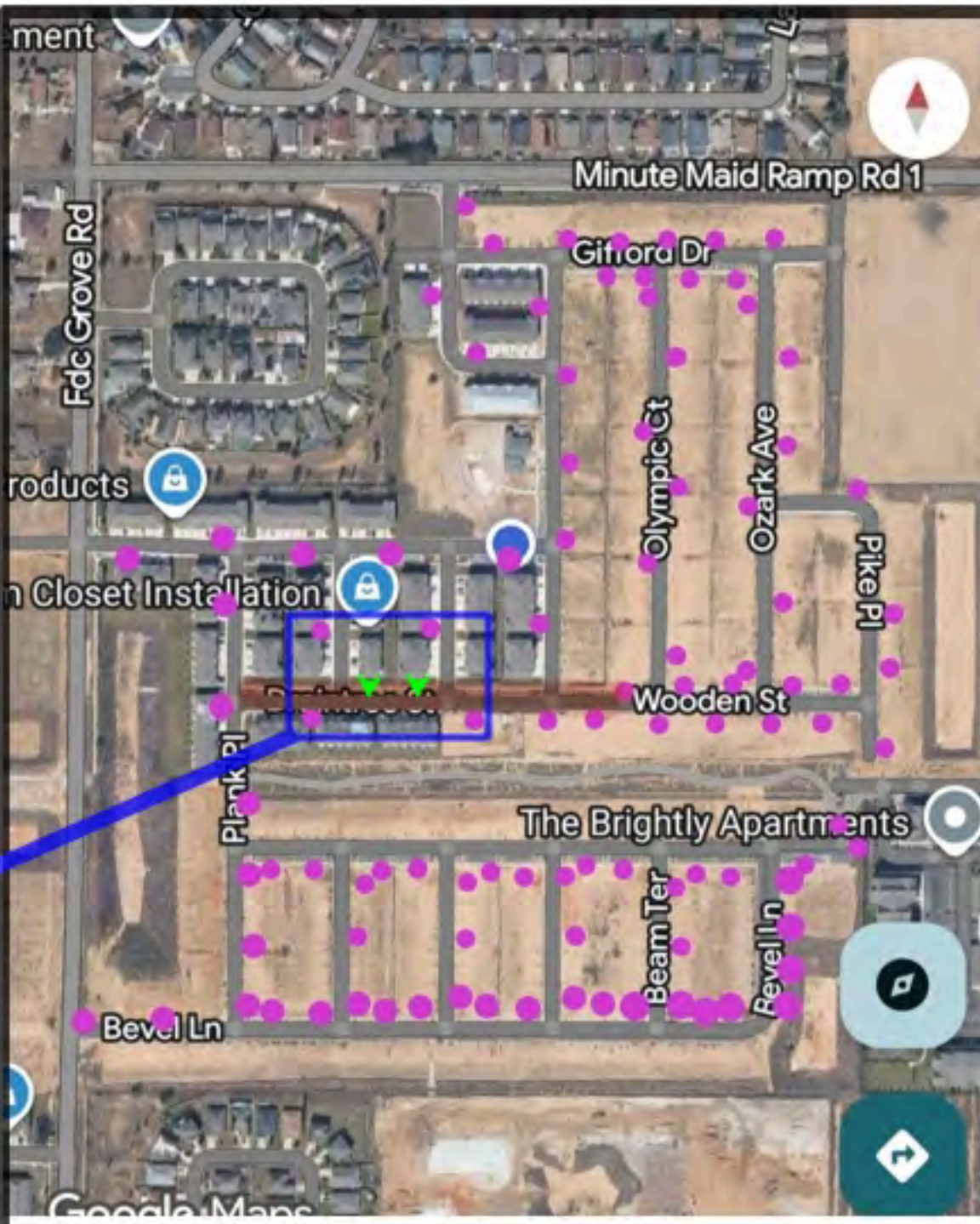
"BRENTWOOD"

Street lights review and solar light consideration

Placeholder Text

Existing Street Lights

	Product Description
	Fixtures and Poles
	Light Fixture Roadway LED 50W Gray Type III Micro 3000K
	Light Pole Type 1 Concrete 30ft Long



Legend:

- Existing Street Lights Locations
- Area of concern
- ▼ Solar lights possible placement




Image: Intersection: Wooden St & Thicket Ave 4/15/2026

SECTION (b)

*Item will be
provided under
separate cover.*

SECTION 4



FIELD REPORT

DATE: April 3, 2026

PROJECT NUMBER: 50190422

From: Chace Arrington & Rey Malave, PE

Project: Westside Haines City CDD Brentwood Community

Lot No. 8 Block 16 - Rear Wall Review

Review of Work

At the request of the CDD BOS board, an inspection was requested and conducted to assess the condition of an existing retaining wall within Lot No. 8, Block 16 (2435 Bevel LN) and within the CDD district. We were to review and provide recommendations for repair of the existing wall. While the wall is not owned by the district and does not fall within an easement for the District, it was noted that the district had an *interest* in keeping this structure in good repair as it was showing signs of maintenance. It is noted that the wall is located at the back of a lot and adjacent to the CDD stormwater pond contained within Tract D-2.

Comments

Upon inspection of the wall, it was discovered that it is made up of stacked masonry tiles filled with crushed rock and topped with a masonry tile header. It was not evident that any grout or concrete was used to reinforce construction of the wall leaving it more vulnerable to possible damage. We did notice that some of the blocks had moved and looked somewhat unstable.

Based on our assessment, we recommended the repair of the structure by disassembling the retaining wall blocks and reassemble them to match the existing layout, along with the addition of flowable fill and to stabilize the area around the wall within the stormwater pond.

Photos

Please see below for photos of the wall showing some of the damaged wall blocks and displaying the internal structure, as well as more overall views of the retaining wall block which are of concern.

Figure 1.



Figure 2.



Figure 3.



Figure 4.



Figure 5.



Figure 6.



Figure 7.



Figure 8.



Figure 9.



Figure 10.



SECTION D

SECTION 1

Westside Haines City Community Development District

Summary of Check Register

February 19, 2026 to April 11, 2026

Bank	Date	Check No.'s	Amount
General Fund - Admin	2/25/26	483	\$ 1,802,985.43
	3/12/26	484-487	\$ 9,208.81
	3/23/26	488-489	\$ 6,448.69
	3/26/26	490	\$ 16,160.43
	3/27/26	491	\$ 70,000.00
	4/2/26	492	\$ 4,101.23
	Total:			$ 1,908,904.59
General Fund - Cascades	3/12/26	45-49	\$ 9,990.00
	3/23/26	50-55	\$ 32,062.02
	4/2/26	56	\$ 571.00
	4/9/26	57-63	\$ 9,472.45
		Autodrafts	\$ 6,676.47
			\$ 58,771.94
General Fund - Brentwood	3/12/26	39-42	\$ 4,949.96
	3/23/26	43-45	\$ 11,031.04
	4/2/26	46	\$ 3,600.00
	4/9/26	47-52	\$ 10,177.71
		Autodrafts	\$ 2,173.95
			\$ 31,932.66
General Fund - Wynnstone	3/12/26	21	\$ 41,519.71
	3/23/26	22-24	\$ 7,950.00
	4/2/26	25	\$ 150.00
		Autodrafts	\$ 6,376.41
			\$ 55,996.12
Supervisors	February 2026 Meeting		
		Patrick R Bonin	\$ 184.70
		Lindsey E Roden	\$ 184.70
		Lauren O Schwenk	\$ 184.70
		Bobbie J Shockley	\$ 184.70
Total:			\$ 738.80
Total Amount			\$ 2,056,344.11

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/25/26	00042	2/25/26	02252026	202602	300	20700	10000		SER 2021 ASSESSMENT TSFR	*	637,794.38		
2/25/26		2/25/26	02252026	202602	300	20700	10000		SER 2024 ASSESSMENT TSFR	*	1,165,191.05		
WESTSIDE HAINES CITY C/O US BANK											1,802,985.43	000483	
3/12/26	00036	2/24/26	3973-02-	202602	310	51300	31200		ARBITRAGE SERIES 2021	*	450.00		
AMTEC											450.00	000484	
3/12/26	00008	2/19/26	22480615	202601	310	51300	31100		GENERAL ENGINEERING JAN26	*	1,052.50		
DEWBERRY ENGINEERS, INC											1,052.50	000485	
3/12/26	00007	1/01/26	222	202601	310	51300	34000		MANAGEMENT FEES JAN 26	*	4,720.83		
1/01/26		1/01/26	222	202601	310	51300	35200		WEBSITE ADMIN JAN 26	*	108.17		
1/01/26		1/01/26	222	202601	310	51300	35100		INFORMTION TECH JAN 26	*	162.25		
1/01/26		1/01/26	222	202601	310	51300	31300		DISSEMINATIN SVC JAN 26	*	515.00		
1/01/26		1/01/26	222	202601	310	51300	51000		OFFICE SUPPLIES	*	3.70		
1/01/26		1/01/26	222	202601	310	51300	42000		POSTAGE	*	42.13		
GOVERNMENTAL MANAGEMENT SERVICES-CF											5,552.08	000486	
3/12/26	00017	2/19/26	14298	202601	310	51300	31500		GENERAL COUNSEL JAN 26	*	2,154.23		
KILINSKI VAN WYK PLLC											2,154.23	000487	
3/23/26	00008	3/11/26	22481686	202602	310	51300	31100		ENGINEER SVCS FEB 26	*	857.50		
DEWBERRY ENGINEERS, INC											857.50	000488	
3/23/26	00007	3/01/26	254	202603	310	51300	34000		MANAGEMENT FEES MAR 26	*	4,720.83		
3/01/26		3/01/26	254	202603	310	51300	35200		WEBSITE ADMIN MAR 26	*	108.17		
3/01/26		3/01/26	254	202603	310	51300	35100		INFORMATION TECH MAR 26	*	162.25		
3/01/26		3/01/26	254	202603	310	51300	31300		DISSEMINATION SVC MAR 26	*	515.00		
3/01/26		3/01/26	254	202603	310	51300	51000		OFFICE SUPPLIES	*	3.10		

WHCD WESTSIDE HAINES TPARK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/26 254	202603 310-51300-42000		*	81.84	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,591.19 000489
3/26/26	00042	3/26/26 03262026	202603 300-20700-10000		*	5,716.65	
		FY26 ASSESSMENT TSFR S21					
		3/26/26 03262026	202603 300-20700-10000		*	10,443.78	
		FY26 ASSESSMENT TSFR S24					
				WESTSIDE HAINES CITY C/O US BANK			16,160.43 000490
3/27/26	00083	3/26/26 03262026	202603 300-10100-10200		*	70,000.00	
		TSFR EXCESS TO BU					
				WESTSIDE HAINES CITY C/O BANK			70,000.00 000491
4/02/26	00017	3/19/26 14550	202602 310-51300-31500		*	4,101.23	
		GENERAL COUNSEL FEB 26					
				KILINSKI VAN WYK PLLC			4,101.23 000492
				TOTAL FOR BANK B		1,908,904.59	
				TOTAL FOR REGISTER		1,908,904.59	

WHCD WESTSIDE HAINES TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/12/26	00006	2/24/26	21377	202602	320-53800	47000		LAKE MAINTENANCE FEB 26	*	975.00		
								AQUATIC WEED MANAGEMENT INC.			975.00	000045
3/12/26	00014	2/24/26	17295	202602	330-57200	48200		CLEANING FEB 26	*	1,910.00		
								CSS CLEAN STAR SERVICES OF CFL			1,910.00	000046
3/12/26	00001	11/30/25	217	202511	320-53800	48000		CLEAN ENTRY SIGNS/WALLS	*	705.00		
		2/01/26	242	202602	330-57200	49000		ANNUAL ECHELON BIKE FEE	*	827.97		
								GOVERNMENTAL MANAGEMENT SVCS CFL			1,532.97	000047
3/12/26	00003	3/01/26	30946	202603	330-57200	48500		POOL MAINTENANCE MAR 26	*	3,600.00		
								MCDONNELL CORPORATION DBA RESORT			3,600.00	000048
3/12/26	00002	3/03/26	03032026	202603	300-15500	10000		PLAGROUND EQUIP APR 26	*	1,972.03		
								THM LEASING LLC.			1,972.03	000049
3/23/26	00016	3/09/26	43776	202602	320-53800	47300		IRRIGATION REPAIRS	*	1,355.00		
								AARON'S BACKFLOW SERVICES INC			1,355.00	000050
3/23/26	00014	1/27/26	17047	202601	330-57200	48200		CLEANING JAN 26	*	1,860.00		
								CSS CLEAN STAR SERVICES OF CFL			1,860.00	000051
3/23/26	00008	1/15/26	114826	202601	330-57200	34500		VIDEO VERIFICATION	*	190.00		
		2/17/26	1114	202602	330-57200	34500		VIDEO VERIFICATION	*	190.00		
								CURRENT DEMANDS ELECTRICAL &			380.00	000052
3/23/26	00001	12/31/25	225	202512	320-53800	48000		REMOVE RUST STAINS	*	582.61		
		12/31/25	226	202512	330-57200	48000		INSTALL ALUMINUM POOLSIGN	*	405.62		
		12/31/25	227	202511	330-57200	48000		GEN AMENITY MAINT	*	490.60		
		12/31/25	229	202512	320-53800	48000		REPAIR PH2 ENTRY SIGN	*	303.75		
		12/31/25	230	202512	320-53800	48000		TRASH CLEANUP	*	660.00		

WHCD WESTSIDE HAINES TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/31/25		235		202512	330-57200	48000	FALL FURNITURE CLEANING	*	860.84		
12/31/25		236		202512	320-53800	48000	CLEAR SEDIMENT SIDEWALK	*	2,120.00		
12/31/25		237		202512	330-57200	48000	GYM SETUP	*	165.00		
3/01/26		253		202603	320-53800	12000	FIELD MANAGEMENT MAR 26	*	1,287.50		
3/01/26		253		202603	330-57200	48300	AMENITY ACCESS MAR 26	*	1,250.00		
3/01/26		253		202603	330-57200	49000	OFFICE SUPPLIE/POSTAGE	*	14.69		
GOVERNMENTAL MANAGEMENT SVCS CFL										8,140.61	000053
3/23/26	00005	2/01/26	22192	202602	320-53800	46200	POND DISKING FEB 26	*	1,500.00		
		2/10/26	22329	202602	320-53800	47300	IRRIGATION REPAIRS	*	168.08		
		3/01/26	22480	202603	320-53800	46200	LANDSCAPE MAINT MAR 26	*	15,058.33		
PRINCE & SONS INC.										16,726.41	000054
3/23/26	00003	1/01/26	30199	202601	330-57200	48500	POOL MAINTENANCE JAN 26	*	3,600.00		
MCDONNELL CORPORATION DBA RESORT										3,600.00	000055
4/02/26	00009	12/15/25	1225-148	202512	320-53800	47200	2.5 GALLON SPERS	*	571.00		
DUNHAM WELL DRILLING INC										571.00	000056
4/09/26	00006	3/30/26	21534	202603	320-53800	47000	LAKE MAINTENANCE MAR 26	*	975.00		
AQUATIC WEED MANAGEMENT INC.										975.00	000057
4/09/26	00013	2/23/26	2612267	202602	320-53800	49000	LIFT STATION FEB 26	*	250.00		
CONSTA FLOW										250.00	000058
4/09/26	00014	3/24/26	17549	202603	330-57200	48200	CLEANING MAR 26	*	1,980.00		
CSS CLEAN STAR SERVICES OF CFL										1,980.00	000059
4/09/26	00009	2/23/26	02232026	202602	320-53800	47200	2.5 GALLON SPER	*	603.00		
DUNHAM WELL DRILLING INC										603.00	000060
WHCD WESTSIDE HAINES TPARK											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/09/26	00005	3/30/26 23008	202603 320-53800-47300	IRRIGATION REPAIRS PRINCE & SONS INC.	*	92.41	92.41 000061
4/09/26	00003	4/01/26 31329	202604 330-57200-48500	POOL MAINTENANCE APR 26 MCDONNELL CORPORATION DBA RESORT	*	3,600.00	3,600.00 000062
4/09/26	00002	4/06/26 04062026	202604 300-15500-10000	PLAYGROUND EQUIP MAY 26 THM LEASING LLC.	*	1,972.04	1,972.04 000063
TOTAL FOR BANK D						52,095.47	
TOTAL FOR REGISTER						52,095.47	

WHCD WESTSIDE HAINES TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/27/26	00010	2/09/26	7280-01.000	202601	320	53800	43100		DUKE ENERGY PAYMENT PROCESSING	*	2,725.84	2,725.84	080051
3/27/26	00010	2/10/26	7022-01.0000	202601	320	53800	43100		DUKE ENERGY PAYMENT PROCESSING	*	304.57	304.57	080052
3/27/26	00010	2/10/26	8457-01.424	202601	320	53800	43000		DUKE ENERGY PAYMENT PROCESSING	*	19.57	19.57	080053
3/27/26	00010	2/23/26	2988-02.3500	202602	320	53800	43100		DUKE ENERGY PAYMENT PROCESSING	*	1,728.59	1,728.59	080054
3/27/26	00010	2/26/26	0594-02.3503	202602	320	53800	43000		DUKE ENERGY PAYMENT PROCESSING	*	21.05	21.05	080055
3/27/26	00010	2/26/26	2397-02.0	202602	320	53800	43000		DUKE ENERGY PAYMENT PROCESSING	*	19.52	19.52	080056
3/27/26	00010	2/26/26	2724-02.2617	202602	330	57200	43000		DUKE ENERGY PAYMENT PROCESSING	*	879.72	879.72	080057
3/27/26	00010	2/26/26	4612-02.2617	202602	320	53800	43000		DUKE ENERGY PAYMENT PROCESSING	*	137.09	137.09	080058
3/27/26	00010	2/26/26	5842-02.1057	202602	320	53800	43000		DUKE ENERGY PAYMENT PROCESSING	*	138.08	138.08	080059
3/27/26	00010	2/26/26	6827-02.3122	202602	320	53800	43000		DUKE ENERGY PAYMENT PROCESSING	*	52.35	52.35	080060
3/27/26	00012	2/26/26	5533-02.424	202602	320	53800	43200		HAINES CITY UTILITIES	*	198.73	198.73	080061
3/27/26	00011	2/17/26	4168-01.	202601	320	53800	43200		POLK COUNTY UTILITIES DIVISON	*	125.25	125.25	080062

WHCD WESTSIDE HAINES TPARK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/27/26	00011	2/17/26 5934-01.	202601 330-57200-43200 2617 ANGEL FALLS DR JAN26	POLK COUNTY UTILITIES DIVISON	*	152.81	152.81 080063
3/27/26	00011	2/17/26 9988-01.	202601 320-53800-43200 MOULIN RD JAN 26	POLK COUNTY UTILITIES DIVISON	*	16.24	16.24 080064
3/27/26	00011	2/17/26 9990-01.	202601 320-53800-43200 POINT LOBOS CT JAN26	POLK COUNTY UTILITIES DIVISON	*	157.06	157.06 080065
TOTAL FOR BANK Z						6,676.47	
TOTAL FOR REGISTER						6,676.47	

WHCD WESTSIDE HAINES TPARK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/12/26	00003	2/01/26 240	202602 330-57200-49000	ANNUAL ECHELON BIKE FEE GOVERNMENTAL MANAGEMENT SERVICES	*	827.97	827.97 000039
3/12/26	00014	12/31/25 5	202512 330-57200-48000	CLEANED AMENITY SIGN GOVERNMENTAL MANAGEMENT SERVICES-TA	*	220.00	220.00 000040
3/12/26	00001	3/03/26 03032026	202603 300-15500-10000	FURNITURE LEASE APR 26 HEIDI BONNETT DBA HNB PROPERTY LLC	*	2,101.99	2,101.99 000041
3/12/26	00002	3/01/26 30906	202603 330-57200-48500	POOL MAINTENANCE MAR 26 MCDONNELL CORPORATION DBA	*	1,800.00	1,800.00 000042
3/23/26	00010	2/24/26 17294	202602 330-57200-48200	CLEANING FEB 26 CSS CLEAN STAR SERVICES OF CFL	*	1,900.00	1,900.00 000043
3/23/26	00009	1/15/26 114823	202601 330-57200-34500	VIDEO VERIFICATION	*	240.00	
		2/17/26 1113	202602 330-57200-34500	VIDEO VERIFICATION CURRENT DEMANDS ELECTRICAL &	*	240.00	480.00 000044
3/23/26	00003	12/31/25 231	202512 330-57200-48000	GYM SUPPLIES	*	345.40	
		12/31/25 232	202512 330-57200-48000	GYM MAINTENANCE	*	165.00	
		12/31/25 233	202512 330-57200-48000	WATER FOUNTAIN MAINT	*	279.10	
		12/31/25 234	202512 330-57200-48000	FALL FURNITURE CLEANING	*	543.00	
		12/31/25 238	202512 320-53800-48000	STORMWATER MAINTENANCE	*	2,199.01	
		1/31/26 246	202601 320-53800-46201	ENTRANCE CLEAN UP	*	1,751.62	
		1/31/26 247	202601 320-53800-48000	DRAIN MAINTENANCE	*	660.00	
		1/31/26 248	202601 330-57200-48000	AMENITY GATE REALIGNMENT	*	165.00	
		3/01/26 251	202603 320-53800-12000	FIELD MANAGEMENT MAR 26	*	1,287.50	
		3/01/26 251	202603 330-57200-48300	AMENITY ACCESS MAR 26	*	1,250.00	

WHCD WESTSIDE HAINES TPARK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/26 251	202603 330-57200-49000	OFFICE SUPPLIES/POSTAGE	*	5.41	
				GOVERNMENTAL MANAGEMENT SERVICES			8,651.04 000045
4/02/26	00015	3/30/26 03302026	202510 320-53800-46200	REIMBURSE OCT25 LANDSCAPE	*	3,600.00	
				BRENTWOOD MANAGEMENT COMPANY LLC			3,600.00 000046
4/09/26	00010	3/24/26 17548	202603 330-57200-48200	CLEANING MAR 26	*	1,910.00	
				CSS CLEAN STAR SERVICES OF CFL			1,910.00 000047
4/09/26	00009	2/27/26 115796	202602 330-57200-34500	INCEPTION CONTROLLER	*	1,724.57	
		3/16/26 1124	202603 330-57200-34500	VIDEO VERIFICATION	*	240.00	
		3/16/26 1125	202603 330-57200-34500	VIDEO VERIFICATION	*	190.00	
				CURRENT DEMANDS ELECTRICAL &			2,154.57 000048
4/09/26	00001	4/06/26 04062026	202604 300-15500-10000	FURNITURE LEASE MAY 26	*	2,101.99	
				HEIDI BONNETT DBA HNB PROPERTY LLC			2,101.99 000049
4/09/26	00011	3/16/26 101240	202603 330-57200-34500	SECURITY 3/14/26-3/15/26	*	447.20	
		3/23/26 101333	202603 330-57200-34500	SECURITY 3/16/26-3/22/26	*	1,565.20	
				NATION SECURITY SERVICES LLC			2,012.40 000050
4/09/26	00004	2/13/26 22590	202602 320-53800-47300	IRRIGATION REPAIRS	*	198.75	
				PRINCE & SONS INC			198.75 000051
4/09/26	00002	4/01/26 31285	202604 330-57200-48500	POOL MAINTENANCE APR 26	*	1,800.00	
				MCDONNELL CORPORATION DBA			1,800.00 000052
TOTAL FOR BANK E						29,758.71	
TOTAL FOR REGISTER						29,758.71	

WHCD WESTSIDE HAINES TPARK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/27/26	00008	2/02/26 3712-02.	202602 330-57200-44000	2079 MONTEVERDE AVE FEB26	*	20.00	
				SUMMIT BROADBAND INC			20.00 080021
3/27/26	00006	2/06/26 2919-01.	202601 320-53800-43100	0000 MINUTE MAID JAN26	*	214.88	
				DUKE ENERGY PAYMENT PROCESSING			214.88 080022
3/27/26	00006	2/26/26 5313-02.	202602 320-53800-43000	1201 DRAINTREE ST FEB26	*	22.25	
				DUKE ENERGY PAYMENT PROCESSING			22.25 080023
3/27/26	00006	2/27/26 5745-02.	202602 330-57200-43000	2079 MONTEVERDE AVE FEB26	*	511.70	
				DUKE ENERGY PAYMENT PROCESSING			511.70 080024
3/27/26	00007	2/17/26 228034-0	202601 330-57200-43200	2079 MONTEVERDE AVE JAN26	*	1,385.12	
				POLK COUNTY UTILITIES DIVISION			1,385.12 080025
3/27/26	00008	3/02/26 3712-03.	202603 330-57200-44000	2079 MONTEVERDE AVE MAR26	*	20.00	
				SUMMIT BROADBAND INC			20.00 080026
TOTAL FOR BANK Z						2,173.95	
TOTAL FOR REGISTER						2,173.95	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/12/26	00007	8/20/25	46485	202603	320	53800	60000		POOL FURNITURE LEASE	*	41,519.71		
									PATIO SHOWCASE			41,519.71	000021
3/23/26	00006	2/24/26	17296	202602	330	57200	48200		CLEANING FEB 26	*	160.00		
									CSS CLEAN STAR SERVICES OF CFL			160.00	000022
3/23/26	00003	3/01/26	252	202603	320	53800	12000		FIELD MANAGEMENT MAR 26	*	1,250.00		
									GOVERNMENTAL MANAGEMENT SERVICES			1,250.00	000023
3/23/26	00001	2/01/26	22199	202602	320	53800	46200		POND DISKING FEB 26	*	1,500.00		
		3/01/26	22589	202603	320	53800	46200		LANDSCAPE MAINT MAR 26	*	5,040.00		
									PRINCE & SONS INC.			6,540.00	000024
4/02/26	00006	3/24/26	17550	202603	330	57200	48200		CLEANING MAR 26	*	150.00		
									CSS CLEAN STAR SERVICES OF CFL			150.00	000025
TOTAL FOR BANK F											49,619.71		
TOTAL FOR REGISTER											49,619.71		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/27/26	00005	2/25/26	7223-02.	202602 320-53800-43100	4590 WYNNSTONE DR FEB 26	*	4,253.71		
								4,253.71	080011
DUKE ENERGY PAYMENT PROCESSING									
3/27/26	00002	2/17/26	1704-01.	202601 320-53800-43200	4179 RECLAIM MEADOW JAN26	*	21.55		
								21.55	080012
POLK COUNTY UTILITIES									
3/27/26	00002	2/17/26	1708-01.	202601 320-53800-43200	4320 RECLAIMED RIVE JAN26	*	12.71		
								12.71	080013
POLK COUNTY UTILITIES									
3/27/26	00002	2/17/26	1710-01.	202601 320-53800-43200	3016 RECLAIM GLORY JAN26	*	10.50		
								10.50	080014
POLK COUNTY UTILITIES									
3/27/26	00002	2/17/26	2312-01.	202601 320-53800-43200	4179 RECLAIM RIVER JAN26	*	173.49		
								173.49	080015
POLK COUNTY UTILITIES									
3/27/26	00002	2/25/26	1706-01.	202601 320-53800-43200	3301 FDC GROVE RD JAN 26	*	1,904.45		
								1,904.45	080016
POLK COUNTY UTILITIES									
							TOTAL FOR BANK Z	6,376.41	
							TOTAL FOR REGISTER	6,376.41	

WHCD WESTSIDE HAINES TPARK

SECTION 2

Westside Haines City
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Westside Haines City
Community Development District
Combined Balance Sheet
February 28, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserves Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating - Admin	\$ 1,150,468	\$ -	\$ -	\$ -	\$ 1,150,468
Operating - Cascades	\$ 1,023,875	\$ -	\$ -	\$ -	\$ 1,023,875
Operating - Brentwood	\$ 369,904	\$ -	\$ -	\$ -	\$ 369,904
Operating - Wynnstone	\$ 316,684	\$ -	\$ -	\$ -	\$ 316,684
Operating Reserves - Admin	\$ 218	\$ -	\$ -	\$ -	\$ 218
Reserves - Cascades	\$ -	\$ -	\$ -	\$ 168,789	\$ 168,789
Reserves - Brentwood	\$ -	\$ -	\$ -	\$ 152,898	\$ 152,898
Reserves - Wynnstone	\$ -	\$ -	\$ -	\$ 13,388	\$ 13,388
Capital Projects - Amenity	\$ -	\$ -	\$ 3,359,560	\$ -	\$ 3,359,560
Investments:					
Custody - Wynnstone Phase 2	\$ -	\$ -	\$ 1,865	\$ -	\$ 1,865
Series 2021					
Reserve	\$ -	\$ 548,975	\$ -	\$ -	\$ 548,975
Revenue	\$ -	\$ 1,231,140	\$ -	\$ -	\$ 1,231,140
Construction - Cascades Phase 1 & 2	\$ -	\$ -	\$ 1	\$ -	\$ 1
Construction - Brentwood Phase 1	\$ -	\$ -	\$ 1	\$ -	\$ 1
Series 2024					
Prepayment	\$ -	\$ 70	\$ -	\$ -	\$ 70
Reserve	\$ -	\$ 1,001,891	\$ -	\$ -	\$ 1,001,891
Revenue	\$ -	\$ 1,914,638	\$ -	\$ -	\$ 1,914,638
Construction - Brentwood Phase 2/3	\$ -	\$ -	\$ 2,563	\$ -	\$ 2,563
Construction - Brentwood Phase 4/5	\$ -	\$ -	\$ 1,263	\$ -	\$ 1,263
Construction - Cascades	\$ -	\$ -	\$ 677	\$ -	\$ 677
Construction - Wynnstone 1A	\$ -	\$ -	\$ 432,143	\$ -	\$ 432,143
Construction - Wynnstone 1B	\$ -	\$ -	\$ 11,463	\$ -	\$ 11,463
Due From Developer	\$ -	\$ -	\$ 270,184	\$ -	\$ 270,184
Due from Other	\$ 13,822	\$ -	\$ -	\$ -	\$ 13,822
Prepaid Expenses	\$ 4,074	\$ -	\$ -	\$ -	\$ 4,074
Total Assets	\$ 2,879,045	\$ 4,696,714	\$ 4,079,720	\$ 335,076	\$ 11,990,554
Liabilities:					
Accounts Payable	\$ 76,377	\$ -	\$ -	\$ -	\$ 76,377
Retainage Payable	\$ -	\$ -	\$ 354,137	\$ -	\$ 354,137
Total Liabilities	\$ 76,377	\$ -	\$ 354,137	\$ -	\$ 430,515
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 4,074	\$ -	\$ -	\$ -	\$ 4,074
Restricted for:					
Debt Service - Series 2021	\$ -	\$ 1,780,115	\$ -	\$ -	\$ 1,780,115
Debt Service - Series 2024	\$ -	\$ 2,916,599	\$ -	\$ -	\$ 2,916,599
Capital Projects - Series 2021	\$ -	\$ -	\$ 234,699	\$ -	\$ 234,699
Capital Projects - Series 2024	\$ -	\$ -	\$ 405,484	\$ -	\$ 405,484
Capital Projects - FDC Grove	\$ -	\$ -	\$ (264,122)	\$ -	\$ (264,122)
Capital Projects - Wynnstone Phase 2	\$ -	\$ -	\$ (10,038)	\$ -	\$ (10,038)
Capital Projects - Amenity	\$ -	\$ -	\$ 3,359,560	\$ -	\$ 3,359,560
Assigned:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 335,076	\$ 335,076
Unassigned	\$ 2,798,594	\$ -	\$ -	\$ -	\$ 2,798,594
Total Fund Balances	\$ 2,802,668	\$ 4,696,714	\$ 3,725,583	\$ 335,076	\$ 11,560,040
Total Liabilities & Fund Balance	\$ 2,879,045	\$ 4,696,714	\$ 4,079,720	\$ 335,076	\$ 11,990,554

Westside Haines City

Community Development District

General Funds - Combined

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,910,939	\$ 1,792,459	\$ 1,792,459	\$ -
Assessments - Direct Bill	\$ 19,381	\$ 9,691	\$ -	\$ (9,691)
Assessments - Lot Closing	\$ -	\$ -	\$ 2,861	\$ 2,861
Interest Income	\$ -	\$ -	\$ 16,006	\$ 16,006
Miscellaneous Revenue	\$ -	\$ -	\$ 13,877	\$ 13,877
Vending Machine Revenue	\$ -	\$ -	\$ 189	\$ 189
Total Revenues	\$ 1,930,321	\$ 1,802,150	\$ 1,825,391	\$ 23,242

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,400	\$ 2,600
FICA Expenditures	\$ 918	\$ 383	\$ 184	\$ 199
Engineering	\$ 15,000	\$ 6,250	\$ 5,295	\$ 955
Attorney	\$ 28,000	\$ 11,667	\$ 13,648	\$ (1,981)
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,725	\$ 7,725	\$ 7,725	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,210	\$ 3,004	\$ 2,575	\$ 429
Disclosure Software	\$ 5,000	\$ 3,250	\$ 3,250	\$ -
Reamortization Schedules	\$ 500	\$ -	\$ -	\$ -
Trustee Fees	\$ 13,335	\$ 8,325	\$ 8,325	\$ -
Management Fees	\$ 56,650	\$ 23,604	\$ 23,604	\$ 0
Information Technology	\$ 1,947	\$ 811	\$ 811	\$ (0)
Website Maintenance	\$ 1,298	\$ 541	\$ 541	\$ (0)
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 1,477	\$ (477)
Insurance	\$ 7,820	\$ 7,820	\$ 6,096	\$ 1,724
Copies	\$ 500	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 2,500	\$ 2,500	\$ 3,061	\$ (561)
Other Current Charges	\$ 2,135	\$ 890	\$ 149	\$ 741
Office Supplies	\$ 400	\$ 167	\$ 94	\$ 72
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 170,463	\$ 83,769	\$ 79,859	\$ 3,909

Westside Haines City
Community Development District
General Funds - Combined
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<u>Operations & Maintenance</u>				
Cascades Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 30,000	\$ 30,000	\$ 14,902	\$ 15,098
Field Management	\$ 15,450	\$ 6,438	\$ 6,438	\$ -
Landscape Maintenance	\$ 194,988	\$ 81,245	\$ 79,482	\$ 1,763
Landscape Replacement	\$ 25,000	\$ 10,417	\$ 23,675	\$ (13,258)
Lake Maintenance	\$ 18,000	\$ 7,500	\$ 4,875	\$ 2,625
Streetlights	\$ 40,000	\$ 16,667	\$ 24,030	\$ (7,363)
Electric	\$ 18,000	\$ 7,500	\$ 2,348	\$ 5,152
Water & Sewer	\$ 105,000	\$ 43,750	\$ 13,216	\$ 30,534
Well Iron Filtration Services	\$ 3,174	\$ 1,323	\$ 2,721	\$ (1,399)
Irrigation Repairs	\$ 12,000	\$ 5,000	\$ 4,301	\$ 699
General Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 6,310	\$ (60)
Holiday Décor	\$ 10,000	\$ 10,000	\$ 7,425	\$ 2,575
Field Contingency	\$ 12,500	\$ 5,208	\$ 2,503	\$ 2,705
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 15,000	\$ 6,250	\$ 5,424	\$ 826
Amenity - Water	\$ 2,500	\$ 1,042	\$ 797	\$ 245
Patio & Fitness Equipment Lease	\$ 23,664	\$ 9,860	\$ 9,860	\$ -
Internet	\$ 2,000	\$ 833	\$ -	\$ 833
Pest Control	\$ 1,210	\$ 504	\$ 500	\$ 4
Janitorial Service	\$ 25,090	\$ 10,454	\$ 11,080	\$ (626)
Security Services/Staffing	\$ 50,000	\$ 20,833	\$ 1,174	\$ 19,660
Pool Maintenance	\$ 42,000	\$ 17,500	\$ 18,000	\$ (500)
Amenity Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 4,387	\$ 1,863
Amenity Access Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Amenity Contingency	\$ 12,000	\$ 12,000	\$ 14,599	\$ (2,599)
Capital Reserve	\$ 87,583	\$ -	\$ -	\$ -
Subtotal Cascades Expenditures	\$ 790,159	\$ 323,074	\$ 264,298	\$ 58,776

Westside Haines City

Community Development District

General Funds - Combined

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Brentwood Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 55,000	\$ 55,000	\$ 10,675	\$ 44,325
Field Management	\$ 15,450	\$ 6,438	\$ 6,438	\$ -
Landscape Maintenance	\$ 100,000	\$ 41,667	\$ 42,756	\$ (1,089)
Landscape Replacement	\$ 10,000	\$ 4,167	\$ 9,647	\$ (5,480)
Streetlights	\$ 23,760	\$ 9,900	\$ 8,730	\$ 1,170
Electric	\$ 2,000	\$ 833	\$ 111	\$ 722
Water & Sewer	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Irrigation Repairs	\$ 5,000	\$ 2,083	\$ 1,820	\$ 263
General Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 2,859	\$ 3,391
Holiday Décor	\$ 7,500	\$ 7,500	\$ 5,200	\$ 2,300
Field Contingency	\$ 10,000	\$ 4,167	\$ 397	\$ 3,770
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 40,000	\$ 16,667	\$ 3,113	\$ 13,554
Amenity - Water	\$ 30,000	\$ 12,500	\$ 8,237	\$ 4,263
Patio & Fitness Equipment Lease	\$ 25,224	\$ 10,510	\$ 10,510	\$ 0
Internet	\$ 4,000	\$ 1,667	\$ 108	\$ 1,559
Amenity Landscaping	\$ 70,000	\$ 29,167	\$ -	\$ 29,167
Amenity Landscape Replacement	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Amenity Irrigation Repairs	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Pest Control	\$ 3,110	\$ 1,296	\$ 650	\$ 646
Janitorial Service	\$ 38,600	\$ 16,083	\$ 9,490	\$ 6,593
Security Services/Staffing	\$ 30,000	\$ 12,500	\$ 4,658	\$ 7,842
Pool Maintenance	\$ 43,200	\$ 18,000	\$ 9,000	\$ 9,000
Amenity Repairs & Maintenance	\$ 20,000	\$ 8,333	\$ 4,805	\$ 3,529
Amenity Access Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Amenity Contingency	\$ 15,000	\$ 15,000	\$ 17,023	\$ (2,023)
Capital Reserve	\$ 1,984	\$ -	\$ -	\$ -
Subtotal Brentwood Expenditures	\$ 599,828	\$ 294,310	\$ 162,476	\$ 131,834

Westside Haines City
Community Development District

General Funds - Combined

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Wynnstone Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 16,500	\$ 16,500	\$ 124	\$ 16,376
Field Management	\$ 15,450	\$ 6,438	\$ 6,250	\$ 188
Landscape Maintenance	\$ 95,000	\$ 39,583	\$ 29,850	\$ 9,733
Landscape Replacement	\$ 13,000	\$ 5,417	\$ -	\$ 5,417
Streetlights	\$ 30,000	\$ 12,500	\$ 11,630	\$ 870
Electric	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Water & Sewer	\$ 15,000	\$ 6,250	\$ 5,768	\$ 482
Irrigation Repairs	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
General Repairs & Maintenance	\$ 12,500	\$ 5,208	\$ 1,276	\$ 3,933
Field Contingency	\$ 15,000	\$ 6,250	\$ 158	\$ 6,092
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Amenity - Water	\$ 16,667	\$ 6,944	\$ -	\$ 6,944
Equipment Lease	\$ 25,000	\$ 10,417	\$ -	\$ 10,417
Internet	\$ 1,667	\$ 694	\$ -	\$ 694
Pest Control	\$ 1,296	\$ 540	\$ -	\$ 540
Janitorial Service	\$ 15,208	\$ 6,337	\$ 310	\$ 6,027
Security Services	\$ 25,000	\$ 10,417	\$ -	\$ 10,417
Pool Maintenance	\$ 18,000	\$ 7,500	\$ -	\$ 7,500
Amenity Repairs & Maintenance	\$ 10,417	\$ 4,340	\$ -	\$ 4,340
Amenity Access Management	\$ 8,333	\$ 3,472	\$ -	\$ 3,472
Amenity Contingency	\$ 8,333	\$ 3,472	\$ -	\$ 3,472
Subtotal Wynnstone Expenditures	\$ 369,871	\$ 163,738	\$ 55,365	\$ 108,373
Total Operations & Maintenance	\$ 1,759,858	\$ 781,121	\$ 482,139	\$ 298,983
Total Expenditures	\$ 1,930,321	\$ 864,890	\$ 561,998	\$ 302,892
Excess (Deficiency) of Revenues over Expenditures	\$ (0)		\$ 1,263,394	
Fund Balance - Beginning	\$ -		\$ 1,539,274	
Fund Balance - Ending	\$ (0)		\$ 2,802,668	

Westside Haines City
Community Development District
Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,097,950	\$ 1,030,107	\$ 1,030,107	\$ -
Interest	\$ 23,405	\$ 14,585	\$ 14,585	\$ -
Total Revenues	\$ 1,121,355	\$ 1,044,691	\$ 1,044,691	\$ -
Expenditures:				
Interest - 11/1	\$ 333,819	\$ 333,819	\$ 333,819	\$ -
Principal - 5/1	\$ 435,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 333,819	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,102,638	\$ 333,819	\$ 333,819	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 18,717		\$ 710,872	
Fund Balance - Beginning	\$ 517,563		\$ 1,069,243	
Fund Balance - Ending	\$ 536,280		\$ 1,780,115	

Westside Haines City
Community Development District
Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 2,522,100	\$ 1,881,909	\$ 1,881,909	\$ -
Interest	\$ 79,772	\$ 22,290	\$ 22,290	\$ -
Total Revenues	\$ 2,601,872	\$ 1,904,199	\$ 1,904,199	\$ -
Expenditures:				
Interest - 11/1	\$ 806,759	\$ 806,759	\$ 806,759	\$ (0)
Principal - 5/1	\$ 400,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 806,759	\$ -	\$ -	\$ -
Total Expenditures	\$ 2,013,519	\$ 806,759	\$ 806,759	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 588,353		\$ 1,097,440	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (14,959)	\$ (14,959)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (14,959)	\$ (14,959)
Net Change in Fund Balance	\$ 588,353		\$ 1,082,481	
Fund Balance - Beginning	\$ 1,368,422		\$ 1,834,118	
Fund Balance - Ending	\$ 1,956,775		\$ 2,916,599	

Westside Haines City
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 500,629	\$ 500,629
Interest	\$ -	\$ -	\$ 152	\$ 152
Total Revenues	\$ -	\$ -	\$ 500,781	\$ 500,781
Expenditures:				
Capital Outlay - Cascades	\$ -	\$ -	\$ 205,343	\$ (205,343)
Capital Outlay - Brentwood	\$ -	\$ -	\$ 25,259	\$ (25,259)
Total Expenditures	\$ -	\$ -	\$ 230,601	\$ (230,601)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 270,180	
Fund Balance - Beginning	\$ -	\$ -	\$ (35,481)	
Fund Balance - Ending	\$ -	\$ -	\$ 234,699	

Westside Haines City

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 939,695	\$ 939,695
Interest	\$ -	\$ -	\$ 16,404	\$ 16,404
Total Revenues	\$ -	\$ -	\$ 956,099	\$ 956,099
Expenditures:				
Capital Outlay - Brentwood Phase 2/3	\$ -	\$ -	\$ 545,222	\$ (545,222)
Capital Outlay - Brentwood Phase 4/5	\$ -	\$ -	\$ 60,112	\$ (60,112)
Capital Outlay - Cascades	\$ -	\$ -	\$ 6,009	\$ (6,009)
Capital Outlay - Wynnstone 1A	\$ -	\$ -	\$ 900,859	\$ (900,859)
Capital Outlay - Wynnstone 1B	\$ -	\$ -	\$ 450	\$ (450)
Total Expenditures	\$ -	\$ -	\$ 1,512,652	\$ (1,512,652)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (556,553)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 14,959	\$ 14,959
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 14,959	\$ 14,959
Net Change in Fund Balance	\$ -	\$ -	\$ (541,594)	
Fund Balance - Beginning	\$ -	\$ -	\$ 947,078	
Fund Balance - Ending	\$ -	\$ -	\$ 405,484	

Westside Haines City
Community Development District
Capital Projects Fund - FDC Grove
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 266	\$ 266
Total Revenues	\$ -	\$ -	\$ 266	\$ 266
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 920,589	\$ (920,589)
Total Expenditures	\$ -	\$ -	\$ 920,589	\$ (920,589)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (920,323)	
Other Financing Sources/(Uses)				
Developer Advances	\$ -	\$ -	\$ 920,326	\$ 920,326
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 920,326	\$ 920,326
Net Change in Fund Balance	\$ -	\$ -	\$ 3	
Fund Balance - Beginning	\$ -	\$ -	\$ (264,125)	
Fund Balance - Ending	\$ -	\$ -	\$ (264,122)	

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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 545	\$ 545
Total Revenues	\$ -	\$ -	\$ 545	\$ 545
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 216,227	\$ (216,227)
Total Expenditures	\$ -	\$ -	\$ 216,227	\$ (216,227)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (215,682)	
Other Financing Sources/(Uses)				
Developer Advances	\$ -	\$ -	\$ 111,097	\$ 111,097
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 111,097	\$ 111,097
Net Change in Fund Balance	\$ -	\$ -	\$ (104,586)	
Fund Balance - Beginning	\$ -	\$ -	\$ 94,548	
Fund Balance - Ending	\$ -	\$ -	\$ (10,038)	

Westside Haines City
Community Development District
Capital Projects Fund - Amenity
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 19,804	\$ 19,804
Total Revenues	\$ -	\$ -	\$ 19,804	\$ 19,804
Expenditures:				
Miscellaneous	\$ -	\$ -	\$ 190	\$ (190)
Total Expenditures	\$ -	\$ -	\$ 190	\$ (190)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 19,614	
Fund Balance - Beginning	\$ -	\$ -	\$ 3,339,946	
Fund Balance - Ending	\$ -	\$ -	\$ 3,359,560	

Westside Haines City
Community Development District
Capital Reserve Fund - Combined
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	\$ 1,995	\$ 1,995	\$ 4,523	\$ 2,528
Total Revenues	\$ 1,995	\$ 1,995	\$ 4,523	\$ 2,528
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,995		\$ 4,523	
Other Financing Sources/(Uses)				
Transfer In - Cascades	\$ 87,583	\$ -	\$ -	\$ -
Transfer In - Brentwood	\$ 1,984	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 89,566	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 91,561		\$ 4,523	
Fund Balance - Beginning	\$ 328,526		\$ 330,553	
Fund Balance - Ending	\$ 420,087		\$ 335,076	

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 45,150	\$ 1,693,780	\$ 35,069	\$ 18,460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,792,459
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Lot Closing	\$ -	\$ -	\$ -	\$ 2,861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,861
Interest Income	\$ 3,631	\$ 105	\$ 85	\$ 5,239	\$ 6,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,006
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ 55	\$ 13,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,877
Vending Machine Revenue	\$ -	\$ -	\$ 89	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189
Total Revenues	\$ 3,631	\$ 45,254	\$ 1,693,953	\$ 43,324	\$ 39,229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,825,391
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
FICA Expenditures	\$ 61	\$ -	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184
Engineering	\$ 450	\$ 335	\$ 425	\$ 3,228	\$ 858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,295
Attorney	\$ 2,386	\$ 1,450	\$ 3,557	\$ 2,154	\$ 4,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,648
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,725
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 515	\$ 515	\$ 515	\$ 515	\$ 515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,575
Disclosure Software	\$ -	\$ 3,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,325
Management Fees	\$ 4,721	\$ 4,721	\$ 4,721	\$ 4,721	\$ 4,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,604
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Postage & Delivery	\$ 360	\$ 147	\$ 69	\$ 870	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,477
Insurance	\$ 6,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,096
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,102	\$ 1,030	\$ 929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,061
Other Current Charges	\$ 0	\$ 2	\$ 15	\$ 69	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149
Office Supplies	\$ 2	\$ 34	\$ 51	\$ 4	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 32,987	\$ 11,754	\$ 11,414	\$ 12,692	\$ 11,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,859

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Cascades Expenditures													
<u>Field Expenditures</u>													
Property Insurance	\$ 14,902	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,902
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,438
Landscape Maintenance	\$ 16,249	\$ 15,058	\$ 16,558	\$ 15,058	\$ 16,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,482
Landscape Replacement	\$ 22,475	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,675
Lake Maintenance	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,875
Streetlights	\$ 4,825	\$ 4,825	\$ 4,841	\$ 4,781	\$ 4,759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,030
Electric	\$ 685	\$ 405	\$ 445	\$ 425	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,348
Water & Sewer	\$ 2,539	\$ 3,548	\$ 3,460	\$ 299	\$ 3,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,216
Well Iron Filtration Services	\$ 339	\$ 551	\$ 571	\$ 657	\$ 603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,721
Irrigation Repairs	\$ 351	\$ 1,321	\$ 794	\$ 312	\$ 1,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,301
General Repairs & Maintenance	\$ 1,939	\$ 705	\$ 3,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,310
Holiday Décor	\$ -	\$ -	\$ -	\$ 7,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,425
Field Contingency	\$ 1,975	\$ 303	\$ 146	\$ 121	\$ (42)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,503
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ 1,250	\$ 998	\$ 1,132	\$ 1,165	\$ 880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,424
Amenity - Water	\$ 178	\$ 157	\$ 140	\$ 153	\$ 169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 797
Patio & Fitness Equipment Lease	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,860
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Janitorial Service	\$ 2,430	\$ 2,610	\$ 2,270	\$ 1,860	\$ 1,910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,080
Security Services/Staffing	\$ 414	\$ 190	\$ 190	\$ 190	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,174
Pool Maintenance	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Amenity Repairs & Maintenance	\$ 2,465	\$ 491	\$ 1,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,387
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Amenity Contingency	\$ -	\$ 13,523	\$ 230	\$ 4	\$ 842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,599
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Cascades Expenditures	\$ 82,199	\$ 53,870	\$ 45,059	\$ 42,834	\$ 40,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264,298

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Brentwood Expenditures													
<u>Field Expenditures</u>													
Property Insurance	\$ 10,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,675
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,438
Landscape Maintenance	\$ 9,276	\$ 7,620	\$ 9,120	\$ 7,620	\$ 9,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,756
Landscape Replacement	\$ -	\$ 7,895	\$ -	\$ 1,752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,647
Streetlights	\$ 2,225	\$ 2,101	\$ 2,109	\$ 2,080	\$ 215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,730
Electric	\$ 22	\$ 22	\$ 22	\$ 23	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 1,019	\$ 512	\$ 91	\$ 199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,820
General Repairs & Maintenance	\$ -	\$ -	\$ 2,199	\$ 660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,859
Holiday Décor	\$ -	\$ -	\$ -	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Field Contingency	\$ -	\$ 74	\$ 148	\$ 366	\$ (191)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 397
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ 720	\$ 571	\$ 676	\$ 634	\$ 512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,113
Amenity - Water	\$ 2,849	\$ 1,926	\$ 1,124	\$ 1,385	\$ 953	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,237
Patio & Fitness Equipment Lease	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,510
Internet	\$ -	\$ 48	\$ 20	\$ 20	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 108
Amenity Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 130	\$ 130	\$ 130	\$ 130	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650
Janitorial Service	\$ 1,800	\$ 1,880	\$ 1,800	\$ 2,110	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,490
Security Services/Staffing	\$ 689	\$ 260	\$ 1,505	\$ 240	\$ 1,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,658
Pool Maintenance	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Amenity Repairs & Maintenance	\$ 3,087	\$ -	\$ 1,553	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,805
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Amenity Contingency	\$ 2,618	\$ 13,551	\$ 10	\$ 4	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,023
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Brentwood Expenditures	\$ 40,530	\$ 43,536	\$ 27,367	\$ 28,919	\$ 22,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162,476

Westside Haines City
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Wynnstone Expenditures													
<u>Field Expenditures</u>													
Property Insurance	\$ 124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Landscape Maintenance	\$ 6,690	\$ 5,040	\$ 6,540	\$ 5,040	\$ 6,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,850
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ 3,066	\$ 4,310	\$ 4,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,630
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 2,155	\$ 101	\$ 521	\$ 2,701	\$ 291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,768
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 1,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,276
Field Contingency	\$ -	\$ 73	\$ 153	\$ 114	\$ (181)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ 150	\$ 160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Wynnstone Expenditures	\$ 11,494	\$ 6,463	\$ 11,529	\$ 13,565	\$ 12,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,365
Total Operations & Maintenance	\$ 122,729	\$ 97,405	\$ 72,427	\$ 71,753	\$ 62,460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 482,139
Total Expenditures	\$ 155,717	\$ 109,159	\$ 83,840	\$ 84,445	\$ 73,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 561,998
Excess (Deficiency) of Revenues over Expenditures	\$ (152,085)	\$ (63,905)	\$ 1,610,113	\$ (41,120)	\$ (34,244)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,263,394

Westside Haines City
Community Development District
Long Term Debt Report

Series 2021, Special Assessment Revenue Bonds	
Interest Rate:	2.500%, 3.000%, 3.250%, 4.000%
Maturity Date:	5/1/2052
Optional Redemption Date:	5/1/2031
Reserve Fund Definition	50% Maximum Annual Debt Service
Reserve Fund Requirement	\$548,975
Reserve Fund Balance	\$548,975
Bonds Outstanding - 7/19/21	\$19,810,000
(Less: Principal Payment - 5/1/23)	(\$400,000)
(Less: Principal Payment - 5/1/24)	(\$410,000)
(Less: Principal Payment - 5/1/25)	(\$425,000)
Current Bonds Outstanding	\$18,575,000

Series 2024, Special Assessment Revenue Bonds	
Interest Rate:	4.875%, 5.750%, 6.000%
Maturity Date:	5/1/2054
Reserve Fund Definition	50% Maximum Annual Debt Service
Reserve Fund Requirement	\$1,001,891
Reserve Fund Balance	\$1,001,891
Bonds Outstanding - 4/29/24	\$35,500,000
(Less: Special Call - 11/1/24)	(\$6,365,000)
(Less: Special Call - 2/1/25)	(\$925,000)
(Less: Principal Payment - 5/1/25)	(\$380,000)
(Less: Special Call - 5/1/25)	(\$10,000)
Current Bonds Outstanding	\$27,820,000

Westside Haines City
Community Development District
Special Assessment Receipt Schedule
Fiscal Year 2026

Gross Assessments	\$ 162,453.38	\$ 849,633.66	\$ 644,975.81	\$ 397,710.57	\$ 1,180,856.00	\$ 2,157,314.12	\$ 5,392,943.53
Net Assessments	\$ 151,081.64	\$ 790,159.30	\$ 599,827.50	\$ 369,870.83	\$ 1,098,196.08	\$ 2,006,302.13	\$ 5,015,437.48

Date	Distribution Period	Gross Amount	Discount/Penalty	Commissions	Interest	Net Receipts	3.01%	15.75%	11.96%	7.37%	21.90%	40.00%	100.00%
							General Fund - Admin	General Fund - Cascades	General Fund - Brentwood	General Fund - Wynnstone	Series 2021 Debt Service	Series 2024 Debt Service	Total
11/10/25	10/20/25-10/21/25	\$185.38	(\$9.73)	(\$3.51)	\$0.00	\$172.14	\$5.19	\$27.12	\$20.59	\$12.69	\$37.69	\$68.86	\$172.14
11/10/25	10/20/25-10/21/25	\$187.41	(\$9.84)	(\$3.55)	\$0.00	\$174.02	\$5.25	\$27.42	\$20.81	\$12.83	\$38.10	\$69.61	\$174.02
11/14/25	10/01/25-10/31/25	\$2,741.94	(\$109.68)	(\$52.65)	\$0.00	\$2,579.61	\$77.70	\$406.41	\$308.51	\$190.24	\$564.84	\$1,031.91	\$2,579.61
11/14/25	10/01/25-10/31/25	\$4,355.61	(\$174.24)	(\$83.63)	\$0.00	\$4,097.74	\$123.45	\$645.58	\$490.07	\$302.19	\$897.25	\$1,639.20	\$4,097.74
11/21/25	11/01/25-11/07/25	\$17,193.78	(\$687.77)	(\$330.12)	\$0.00	\$16,175.89	\$487.27	\$2,548.44	\$1,934.58	\$1,192.91	\$3,541.92	\$6,470.77	\$16,175.89
11/21/25	11/01/25-11/07/25	\$28,339.17	(\$1,133.56)	(\$544.11)	\$0.00	\$26,661.50	\$803.12	\$4,200.40	\$3,188.62	\$1,966.19	\$5,837.89	\$10,665.28	\$26,661.50
11/26/25	11/08/25-11/15/25	\$45,054.60	(\$1,802.22)	(\$865.05)	\$0.00	\$42,387.33	\$1,276.84	\$6,677.93	\$5,069.37	\$3,125.92	\$9,281.26	\$16,956.01	\$42,387.33
11/26/25	11/08/25-11/15/25	\$85,225.65	(\$3,408.99)	(\$1,636.33)	\$0.00	\$80,180.33	\$2,415.29	\$12,632.05	\$9,589.27	\$5,913.02	\$17,556.54	\$32,074.16	\$80,180.33
11/30/25	1% Admin Fee	(\$53,929.42)	\$0.00	\$0.00	\$0.00	(\$53,929.42)	(\$1,624.53)	(\$8,496.33)	(\$6,449.76)	(\$3,977.10)	(\$11,808.56)	(\$21,573.14)	(\$53,929.42)
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	\$27,694.92
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
02/12/26	01/01/26-01/31/26	\$33,982.24	(\$2,087.71)	(\$637.89)	\$0.00	\$31,256.64	\$941.55	\$4,924.34	\$3,738.18	\$2,305.07	\$6,844.05	\$12,503.45	\$31,256.64
02/12/26	01/01/26-01/31/26	\$18,810.88	(\$1,265.72)	(\$350.90)	\$0.00	\$17,194.26	\$517.95	\$2,708.88	\$2,056.37	\$1,268.02	\$3,764.90	\$6,878.14	\$17,194.26
		\$ 5,002,029.49	\$ (209,165.20)	\$ (96,935.87)	\$ 8,546.04	\$ 4,704,474.46	\$ 141,714.38	\$ 741,168.53	\$ 562,637.52	\$ 346,938.39	\$ 1,030,106.60	\$ 1,881,909.03	\$ 4,704,474.45

94%	Net Percent Collected
\$ 310,963.02	Balance Remaining to Collect

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

GLK REAL ESTATE				Net Assessments	\$ 109,915.63	\$ 109,915.63
2026-02		Date Received	Due Date	Check Number	Net Assessed	Amount Received
			9/15/26		\$ 109,915.63	Series 2026
				\$ 109,915.63	\$ -	\$ -

SECTION 3



April 15, 2026

Samantha Ham – Recording Secretary
Westside Haines City CDD
219 E. Livingston St.
Orlando, FL 32801

RE: Westside Haines City Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **939** voters within the Westside Haines City Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell

Melony M. Bell
Supervisor of Elections
Polk County, Florida

Audit Committee Meeting

SECTION III

SECTION A

**WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2026
Polk County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Monday, July 13, 2026 at 5:00 p.m.**, at the offices of Governmental Management Services – Central Florida, LLC, Attn: Jill Burns/Samantha Ham, District Manager, 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – Westside Haines City Community Development District**” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2026, plus the cost of four (4) annual renewals.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION B

**WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Westside Haines City Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Polk County, Florida. The District currently has an operating budget of approximately \$1,930,321. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 1, 2027.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: Jill Burns/Samantha Ham, District Manager/Staff, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Westside Haines City Community Development District.**"

Proposals must be received by **5:00 PM on Monday, July 13, 2026**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

Jill Burns, District Manager
Governmental Management Services – Central Florida, LLC

Run Date: **Monday, June 29, 2026**