

*Westside Haines City
Community Development District*

Meeting Agenda

September 23, 2026

AGENDA

Westside Haines City

Community Development District

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

September 16, 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, September 23, 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 August 26, 2026 Board of Supervisors Meeting
4. Consideration of Audit Services Engagement Letter for Fiscal Year 2026 Audit
5. Presentation of Arbitrage Rebate Report for Series 2021 Assessment Area 1 Project Bonds from AMTEC
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services from Dewberry
 - C. Field Manager's Report
 - i. Consideration of Proposals for Brentwood II Amenity Facility Maintenance
 - a) Pool Maintenance Services
 - b) Janitorial Maintenance Services
 - c) Pest Control Services
 - d) Landscape Maintenance Services (*to be provided under separate cover*)
 - ii. Consideration of Maintenance Contract Renewals
 - a) Janitorial Maintenance Services
 - b) Pool Maintenance Services
 1. Brentwood I Amenity Facility Increase Request
 - c) Pest Control Services
 - d) Landscape Maintenance Services
 1. Letter Regarding Continuing Fuel Surcharge for All Phases
 - iii. Consideration of Proposals for Services at Wynnstone

- a) Pest Control Services
 - b) Aquatic Maintenance Services
 - 1. Ongoing Services
 - 2. Mowing Berm Around Mitigation Pond
 - iv. Consideration of Proposals for Landscape Services at Brentwood
 - a) Proposal to Fix Leaning Trees on Maloof Drive
 - b) Proposal for Tree Replacement at Dog Park
 - c) Proposal for Tree Replacement Along Trail/Walking Path
 - v. Update on Fence Damage from Recent Storms
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 7. Other Business
- 8. Supervisors Requests and Audience Comments
- 9. 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, August 26, 2026** at 10:00 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 <i>by Zoom</i>	District Counsel, KVV Law
Marshall Tindall	Field Manager, GMS
Christine Wells	District Manager, GMS
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:00 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 opened the public comment period for agenda items. She noted that no members of the public were present in person and one participant was present via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 22, 2026
Board of Supervisors Meeting & Audit
Committee Meeting**

Ms. Burns presented the minutes of the July 22, 2026, Board of Supervisors meeting and Audit Committee meeting and asked for any comments, corrections, or changes.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the July 22, 2026 Board of Supervisors Meeting & Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-25
Ratifying Revision in Resolution Number
for Fiscal Year 2026/2027 Budget Adoption
Appropriation Resolution (*adopted July 22,
2026*) from 2026-17 to 2026-24 to Avoid
Duplicate Resolution Number**

Ms. Burns stated that Resolution 2026-25 was only to correct the resolution number for the Fiscal Year 2027 budget because the previous number had already been used.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-25 Ratifying Revision in Resolution Number for Fiscal Year 2026/2027 Budget Adoption Appropriation Resolution (adoption July 22, 2026) from 2026-17 to 2026-24 to Avoid Duplicate Resolution Number, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-26 Setting
a Public Hearing on the Adoption of Parking
& Towing Policies (Cascades Phase Only)**

Ms. Burns stated that Resolution 2026-26 would set a public hearing for November 4, 2026 at 9:30 a.m. to consider adopting parking and towing policies for Cascades. The proposed policy would not restrict regular-sized vehicles from parking, but would allow removal of abandoned, junked, unregistered, overnight, or oversized vehicles such as semis after the required period. She clarified that enforcement of the existing “no on-street parking” signs would remain with the police department rather than through CDD towing.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, Resolution 2026-26 Setting a public Hearing on the Adoption of Parking & Towing Policies (Cascades Phase Only), was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Agreement with GMS
Central Florida for Amenity Access Onsite
Staff**

Ms. Burns stated that the Board was considering an agreement with GMS for amenity on-site staffing. The staffing plan had already been discussed for Cascades, Brentwood, and Wynnstone and

was included in the approved budget. The proposed staff member would work 40 hours per week during weekdays, with weekend security coverage continuing separately. explained that the staff member would rotate among the amenity facilities, with 50% of the time and cost assigned to Cascades, 25% to Brentwood, and 25% to Wynnstone. Their duties would include helping with amenity access, welcoming residents, wiping down gym equipment, picking up trash, monitoring the facilities, reporting maintenance issues, and becoming familiar with residents so they could help identify after-hours issues through security footage.

She also noted that the schedule would vary so residents could not predict exactly when staff would be present. The agreement had been provided by Ms. Hammock and sent to Keith, who had a few comments or concerns, so she suggested approving it in substantial form while those remaining issues were worked out.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Agreement with GMS Central Florida for Amenity Access Onsite Staff, was approved in substantial form.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Improvements on CDD Property

Ms. Burns discussed unauthorized improvements located on CDD property, including a permanent structure extending beyond a resident's property line and irrigation tubing that had been pulled and redirected to water the resident's plants. She noted that two letters had already been sent requesting removal of the structure and restoration of the tubing, but no response had been received.

Ms. Burns suggested that the HOA first send an enforcement letter because the improvements may not have received HOA approval, including possible items such as a trampoline or fire pit. The goal was to resolve the issue through the HOA process before pursuing legal action and incurring CDD legal costs.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Fences in Drainage Easements in Wynnstone

MS. Burns regarding fences in drainage easements in Wynnstone. Heather Wertz had been on site and sent an email identifying concerns, with photos included in the agenda immediately after the prior item. She explained that the fences in the drainage easement appeared to follow the grade of the swale, and there were also blocks shown in the area. Before the meeting, she had forwarded the

information to Ms. Shockley, who reviewed the records with Mike. That review showed that only two of the affected properties had actually received permission to install a fence at all.

For the properties that did not have fence approval, Ms. Burns stated that the HOA would send letters because the fences had been installed without permission. For the two properties that did have approval, the HOA would also follow up because the approvals specifically required that any fence installed within a drainage easement be lifted off the ground to allow water to flow beneath it. She noted that the fences plainly did not appear to meet that requirement. Heather had specifically flagged the issue as a problem, particularly the location where blocks were present. The HOA would review and address those violations first, and the issue would be brought back to the CDD later if CDD action became necessary.

When asked whether one of the properties was a model home, Ms. Burns confirmed that one appeared to still be owned by Lennar based on the HOA's records. She stated the information could be sent to Mr. Bonin and that staff would follow up with someone at Lennar to review that fence. Ms. Burns also noted that it was possible Lennar did not actually install the fence; depending on the exact location, the fencing may have been installed by residents on either side of the Lennar-owned model property. She stated staff would confirm whether the fence was part of a perimeter fence or whether it had been constructed by neighboring property owners. Because no one had closed on the Lennar-owned property yet, the HOA could not handle that one in the same way, so staff would review it separately and determine the next appropriate steps.

NINTH ORDER OF BUSINESS

Consideration of Proposals from Current Demands for Brentwood II Amenity Facility (provided to Board of Supervisors under separate cover for confidentiality purposes)

A. Proposal for Installation of Camera System and Overnight Monitoring System

B. Proposal for Monthly Fee for Overnight Monitoring Service

Ms. Burns presented proposals from Current Demands for the Brentwood amenity facility. The proposals had been distributed to the Board members, with the first page covering installation of cameras for overnight monitoring because there were no cameras in the facility at that time. She noted that the Brentwood facility was nearing completion and expected it to open soon, so staff wanted to have the camera system in place before opening.

Ms. Burns stated that the second page covered the monthly fee for remote monitoring, including a call-down service. The cost was not included in the amenity contingency line item, but she

explained that unused funds were available in the amenity repair and maintenance budget and could be used for the installation. A Board member asked whether that would put the district in good shape for the next fiscal year, and Ms. Burns confirmed that it would.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Proposals from Current Demands for Brentwood II Amenity Facility, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

i. Consideration of Work Authorization 2027-1 for FY 2027 Engineering Services

Mr. Malave stated that the Fiscal Year 2027 work order was included for approval and was essentially an updated work order covering the engineering work performed for the entire CDD. Ms. Burns clarified that the approval related to the engineer's hourly rates for Fiscal Year 2027.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, Work Authorization 2027-1 for FY 2027 Engineering Services, was approved.

Mr. Malave also noted that the District would be completing the state-required stormwater needs assessment update report, which is due in June of the following year. He stated that the report would be completed in conjunction with the annual inspection, although it would require some additional work. He anticipated beginning that process at the start of the next year and stated that the District was in good shape, then invited any questions from the Board.

C. Field Manager's Report

i. Consideration of Revised Proposal for Holiday Lighting Services (Brentwood, Cascades & Wynnstone Phases)

Mr. Tindall presented the field manager's report beginning on page 69. He reviewed several general maintenance items, including routine chain-link fencing and gate issues at the dog parks. One fence repair was needed after a mower or landscaper bumped it, and several gate issues were caused by hinges shifting, gates being installed low before sod was placed, or gates dragging and being pulled out of alignment. He stated those gates issues had been resolved.

He reported that an access panel in the Brentwood amenity restroom had come down after the trim popped off, but maintenance reinstalled it. Mesh was added to the Cascades interior gate, and two plumbing issues were resolved, including one backup and one fixture that required some internal rebuilding. He noted general maintenance and detailing were otherwise doing okay. He also noted some landscaping scope issues at Brentwood, specifically end caps in areas four and five that may not have appeared as individual tracts, causing them not to be landscaped, but said those would be corrected.

He provided an update on palms for Cascades. A quote had previously contemplated 16-foot palms, but the size was reduced to 14 feet, lowering the price to \$12,820, which he presented as an informational update.

The Board discussed the holiday lighting proposal for a three-year contract. The proposal included Brentwood entry signs and amenity facilities, Cascades entry signs and amenity center, and Wynnstone entry signs and amenity center. Ms. Burns clarified the budget amounts, Cascades had \$15,000 budgeted and the proposal came in at \$11,680, about \$3,500 under budget; Brentwood also had \$15,000 budgeted and came in at \$12,335, also under budget. Wynnstone had not been separately budgeted because its entry signs had not been completed the prior year, but there was \$15,000 available in contingency. The Wynnstone proposal was \$4,600, or \$2,800 if the amenity center portion was removed. After discussion, the Board agreed to approve Brentwood and Cascades as proposed and Wynnstone without the amenity center, focusing on entry lighting only. The proposal was approved as amended.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, the Revised Proposal for Holiday Lighting Services (Brentwood, Cascades & Wynnstone Phases), was approved as amended.

Mr. Tindall reviewed the field report and stated that the Cascades splash pad was still down. Rogers was working on warranty repairs after multiple mainline breaks caused the equipment unit to flood, which damaged the solenoids. The line breaks had been repaired, but the District was waiting on replacement solenoids before the splash pad could operate again. Ms. Burns noted the splash pad had been down for most of the time since the facility reopened.

Mr. Tindall reported that a drain grate at the Brentwood pool deck had been repaired under warranty by Rogers. The grate had sunk, and the pavers around it were starting to collapse because

material underneath appeared to have washed away or settled. Rogers completed the repair, and staff planned to continue monitoring it.

The discussion then shifted to drainage and runoff issues. Mr. Tindall stated the District Engineer had been asked to review a Brentwood irrigation or water runoff issue, and he also described an ongoing FTC Grove watershed issue. That issue had initially seemed to fall under the county, but the county later indicated the property and maintenance responsibility had been transferred to Haines City. He stated he had been following up with Haines City once or twice a week for about a month but had not received feedback.

Mr. Arrington noted that he had also tried to contact Pierre, believed to be responsible for the issue, but had not received a response. He noted the area appeared to be near a jurisdictional boundary between Auburndale and Haines City, but they had been told it ultimately fell under Haines City.

Ms. Burns explained that water was coming off the road, entering behind the fence, and causing washout into residents' yards. A Board member added that runoff was covering the sidewalk, moving into the swale near the wall where CDD ownership begins, and prompting homeowner complaints about water flowing through the rear section and washing out beneath the fence. Mr. Tindall stated the issue had been lingering, that staff had cleaned the sidewalk before, and that the lack of response from the public entity responsible had been a continuing problem.

He raised a separate Brentwood watershed issue near the townhomes, where water flows into the tract by the walls and there is a significant drop-off. Mr. Arrington noted he had not yet been able to inspect that specific Brentwood issue because he had been working on the annual goals and objectives report, but he planned to visit the site the next day. Ms. Burns noted that the drain had been cleared of dirt. Mr. Malave added that the key questions were whether the District had drainage easements on both sides of the wall and what level of structural improvements might be needed to prevent long-term problems in that corner. Ms. Burns asked Mr. Arrington to report back after inspecting the site, and Mr. Tindall noted he would also follow up with Tyler to see whether he had another contact or additional feedback regarding the walls.

ii. District Manager's Report

i. Approval of Check Register

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

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Check Register, was approved.
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ii. Balance Sheet & Income Statement *(to be provided under separate cover)*

Ms. Burns presented the financial statements for review, and no questions were raised by the Board.

EIGHTEENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINETEENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TWENTIETH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

September 10, 2026

Westside Haines City Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Westside Haines City Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for four (4) additional annual renewals for fiscal years ended 2027, 2028, 2029 and 2030.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the years ended September 30, 2026, 2027, 2028, 2029 and 2030. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Westside Haines City Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fees for these services are not to exceed \$4,200 for the year ending 2026, \$4,350 for year ending 2027, \$4,500 for year ending 2028, \$4,650 for year ending 2029 and \$4,800 for the year ending, 2030, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.

- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Westside Haines City Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Westside Haines City Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Westside Haines City Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION V

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

July 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

September 2, 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 Rebatable 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 Rebatable 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 Rebatable Arbitrage.

We have scheduled our next Report as of July 31, 2027. 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 July 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	2.797702%	107,358.41	(23,166.20)
Capitalized Interest Fund	0.005499%	18.18	(13,876.84)
Cost of Issuance Fund	0.005987%	0.02	(14.18)
Totals	0.837221%	\$114,501.13	\$(422,319.32)
Bond Yield	3.299846%		
Rebate Computation Credits			(11,934.91)
Net Rebatable Arbitrage			\$(434,254.23)

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 July 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 July 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 July 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 Rebatable Arbitrage as of July 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 Rebatable 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
02/03/26		1,546.16	1,731.61
03/03/26		1,389.10	1,551.48
04/02/26		1,531.35	1,705.85
05/04/26		1,477.27	1,640.83
06/02/26		1,511.13	1,674.17
07/02/26		1,472.19	1,626.59
07/31/26	Bal	548,975.00	605,007.23
07/31/26	Acc	1,521.26	1,676.53

07/19/29	TOTALS:	107,358.41	-23,166.20

ISSUE DATE:	07/19/21	REBATABLE ARBITRAGE:	-23,166.20
COMP DATE:	07/19/29	NET INCOME:	107,358.41
BOND YIELD:	3.299846%	TAX INV YIELD:	2.797702%

\$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	REBATABLE 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

ARBITRAGE 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
07/19/26		-2,170.00	-2,393.88

07/19/29	TOTALS:	-10,150.00	-11,934.91

ISSUE DATE: 07/19/21 REBATABLE ARBITRAGE: -11,934.91
 COMP DATE: 07/19/29
 BOND YIELD: 3.299846%

SECTION VI

SECTION B

SECTION 1



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August 24, 2026

Ms. Jill Burns, District Manager
Westside Haines City Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2027-1
Westside Haines City Community Development District
District Engineering Services – FY 2027
Polk County, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this Work Authorization to provide general engineering services for the Westside Haines City Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement").

With this information in mind, we propose the following tasks and corresponding fees:

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of \$12,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced District Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia

Ms. Jillian Burns
Westside Haines City CDD
Work Authorization 2027-1
August 21, 2026

Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to working with you and your staff.

Sincerely,



Reinardo Malavé, P.E.
Associate Vice President

RM:ap

M: \Proposals - Public\Municipal\Westside Haines CDD\Westside Haines City CDD FY 2027 District Engineering Services_08-24-2026

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Westside Haines City Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$135.00, \$150.00, \$170.00
Engineer IV, V, VI	\$195.00, \$225.00, \$255.00
Engineer VII, VIII, IX	\$295.00, \$325.00, \$365.00
Environmental Specialist I, II, III	\$115.00, \$145.00, \$170.00
Senior Environmental Scientist IV, V, VI	\$185.00, \$205.00, \$230.00
Planner I, II, III	\$115.00, \$145.00, \$170.00
Senior Planner IV, V, VI	\$185.00, \$205.00, \$230.00
Landscape Designer I, II, III	\$115.00, \$145.00, \$170.00
Senior Landscape Architect IV, V, VI	\$185.00, \$205.00, \$230.00
Principal	\$395.00
Technical	
CADD Technician I, II, III, IV, V	\$95.00, \$115.00, \$140.00, \$155.00, \$205.00
Designer I, II, III	\$115.00, \$150.00, \$180.00
Designer IV, V, VI	\$200.00, \$220.00, \$260.00
Construction	
Construction Professional I, II, III	\$135.00, \$170.00, \$200.00
Construction Professional IV, V, VI	\$240.00, \$280.00, \$335.00
Survey	
Surveyor I, II, III	\$75.00, \$90.00, \$120.00
Surveyor IV, V, VI	\$140.00, \$155.00, \$170.00
Surveyor VII, VIII, IX	\$190.00, \$225.00, \$270.00
Senior Surveyor IX	\$330.00
Fully Equipped 1, 2, 3 Person Field Crew	\$170.00, \$215.00, \$290.00
Laser Scanner 1, 2 Person Field Crew	\$225.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$78.00, \$110.00, \$135.00, \$165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

SECTION C

Westside Haines City CDD

Field Management Report

Completed

- General maintenance work includes: Some stormwater maintenance work was completed at Brentwood near the amenity. Some of drains were cleared of debris. General pond trash pickup at Wynnstone.

Contracted Services

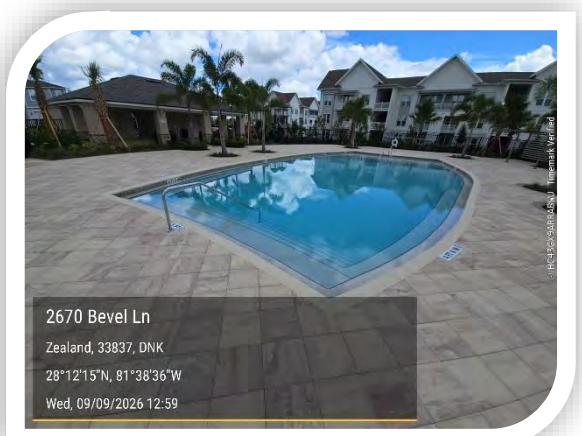
- Mowing and detailing services are currently being executed in full accordance with the contract. The site remains neat, and all landscaping beds have been properly detailed.
- Water supply issues for the Cascades amenity area were repaired.
- Assessed Wynnstone for aquatics maintenance.
- 2027 fiscal year renewals are ready for review.

Site Items

- Reviewing drainage concerns around townhomes at Brentwood with the district Engineer.
- Pursuing city on FDC Grove Rd watershed issues
- Sign lettering replacments are being sourced for Brentwood monument signs.
- Assessing repair needs at Cacades 2 entry sign.
- A tree fell on an empty lot retaining wall fence at Wynnstone. Repair needs are being reviewed.
- Some general landscape proposals are being reviewed for Brentwood street and trail areas.

In Progress

- Brentwood Amenity 2 is nearing completion. Final loose ends are being resolved.



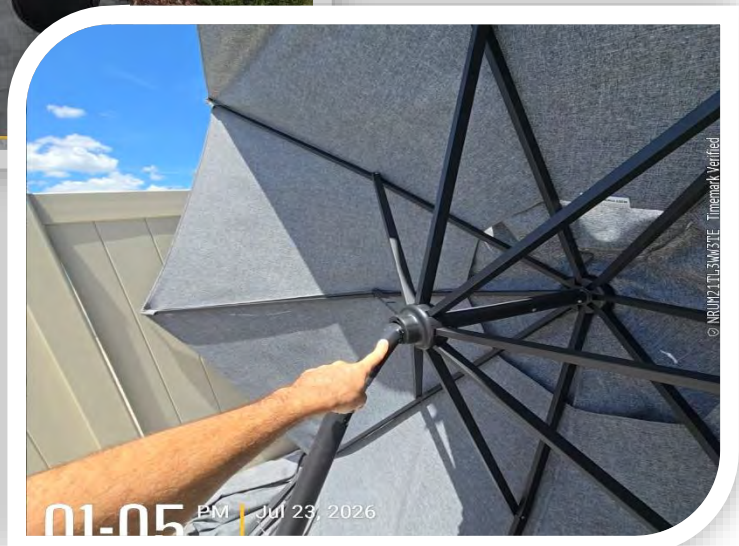
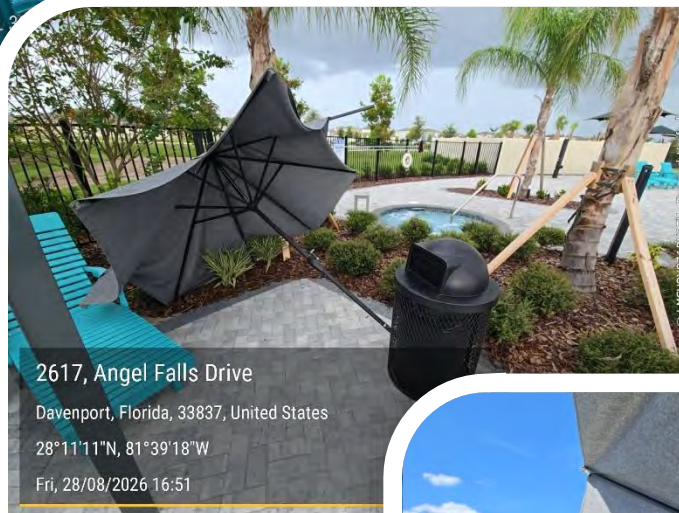
West Side Haines City CDD

Field Management Report – Photo Supplement

Cascades Umbrellas

Photo Description:

- ✚ Umbrellas implemented with Cascades pool enhancements have not fared well.

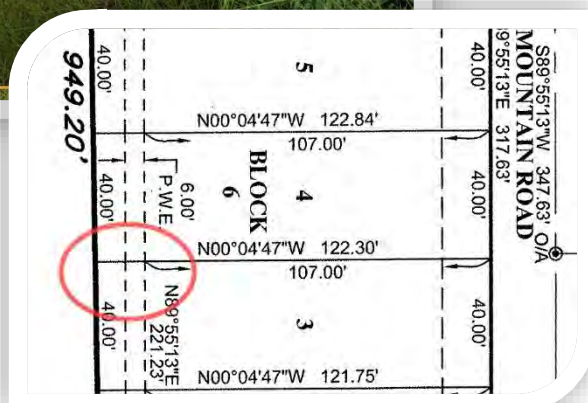




- # Wynnstone Fence Damage



- Assessing repairs for tree that fell on retaining wall fence near Mountain Rd..



SECTION 1

SECTION (a)



Resort Pool Services
(321) 321-7751
info@resortpoolservices.com

Westside Haines City Brentwood 2

Proposal RES-2026-0035

TOTAL
\$1,800
Valid through October 8, 2026
Payment terms: Net 30

When would you like service to start?
Pick your preferred start date. This becomes your service and contract start date, and is required to approve.

mm/dd/yyyy



PREPARED FOR
Westside Haines City Brentwood 2

Thank you for the opportunity to provide a proposal for your commercial pool maintenance needs.

At Resort Pool Services, we are committed to delivering safe, clean, and well-maintained aquatic facilities that meet all applicable health department standards while providing an exceptional experience for your guests and residents. We use ORP computers on all of our pools. If you do not currently have one, one will be installed owned and maintained by Resort Pool Services.

Our goal is to maximize equipment life, maintain excellent water quality, and ensure your pool remains safe, attractive, and ready for use every day.

We appreciate the opportunity to earn your business and look forward to providing reliable, professional service. If you have any questions regarding this proposal, please don't hesitate to contact us.

SPECIFICATIONS

- 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.
- Send electronic log of service after each service

SCOPE & PRICING

Monthly Pool Service	\$1,800
3x per week winter and 6 days summer service all year long including chemicals	\$1,800

Total Investment **\$1,800**

ALLOWANCES

- This is a recurring monthly pool service agreement, billed monthly. Each visit includes skimming, brushing, vacuuming, emptying baskets, testing and balancing the water, and a quick equipment check. The amounts below are the monthly service charge. The agreement is month-to-month and can be paused or cancelled with 30 days notice.

EXCLUSIONS

- Poop clean up - \$175
- Out of hours call out \$175
- All repairs billed separately after approval

TERMS AND CONDITIONS

Poop Clean up: \$225 per occurrence.
Additional cleaning request \$225
After hours, call out \$225

7. SERVICE STANDARDS

RPS acknowledges that the Customer maintains a first-class property and recognizes its obligation to provide efficient, courteous, and quality service to the Customer's guests, residents, and homeowners always.

8. LIMITATION OF LIABILITY

RPS is not responsible for pre-existing conditions, including but not limited to equipment defects, leaks, structural damage, staining, or surface deterioration present before the start of service or arising from causes outside RPS's control. RPS will provide proposals to fix any pre-existing issue if requested to do so by the manager or board.

These terms are part of the agreement you sign when you approve this proposal.

ADDITIONAL NOTES

This agreement is billed monthly in advance and continues month-to-month until cancelled. Either party may cancel with 30 days written notice. Repairs, parts, and specialty services are quoted and billed separately.

Resort Pool Services · (321) 321-7751 · info@resortpoolservices.com

SECTION (b)



August 28, 2026

Westside Haines City CDD Brentwood Second Amenity
GMS Central Florida
Marshall Tindall
Field Manager
2670 Bevel Ln.
Haines City, 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 30th 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
- Janitorial Services Four (4) times a week → \$ 690.00/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 costumer 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 (c)



MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com
Website: MasseyServices.com
Phone: 1-888-2MASSEY (262-7739)

SERVICE ADDRESS

BILLING ADDRESS

Governmental Management Services (Brentwood)

Marshall Tindall (407) 346-2453

Business Name

Contact Name (Agent)

Phone

2670 Bevel Ln.

219 E. Livingston St.

Property Address

Mailing Address

Davenport FL. Polk 33837

Orlando FL. 32801

City State County Zip

City State Zip

(407) 346-2453

Mtindall@gmscfl.com

Phone (Extension)

Email

Business Type: Community Amenities Service Frequency: Monthly Grid #

1. SCOPE OF WORK

Massey will provide pest prevention services for

☒ Roaches ☒ Ants ☒ Mice ☒ Rats ☐ Pantry Pests ☐ Fruit Flies ☐ Drain Flies
☐ REACHABLE WASPS ☐ REACHABLE SPIDERS & WEBS

2. AREAS TO BE SERVICED

Interior, restrooms & electrical room.

There will be a gate code for entry at some point.

Exterior of the clubhouse, pool deck, perimeter of the pool, playground, mailbox, dog park and 10 Rodent Stations.

3. SERVICE SCHEDULE

A. Initial Service Schedule Follow-Up Service on Initial As needed

B. Regular Service Schedule MONTHLY

4. CUSTOMER COOPERATION

Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:

- A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.
B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. INSURANCE

Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.

6. TERMS OF AGREEMENTS

- A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
B. If THE COMPANY is at any time dissatisfied with Massey's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. GUARANTEED SATISFACTION

See reverse side of this agreement for explanation of Massey's Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	\$ 260.00	Monthly Service Charge	\$130.00	#10 of Rodent Statio x \$ 20.00 EA	\$200.00
Follow Up (as required)	\$	2nd Year Annual Service Amount	\$1560.00	# of x \$ EA	\$
Monthly Service Charge x11	\$ 1430.00	5% Discount for Advance Payment	\$78.00	# of x \$ EA	\$
1st Year Annual Service Amount	\$ 1690.00	Discounted Annual Amount	\$1482.00	# of x \$ EA	\$
5% Discount for Advance Payment	\$ 84.50	Applicable Sales Tax	\$00	Applicable Sales Tax	\$00
Discounted Annual Amount	\$ 1605.50	2nd Year Annual Total	\$1560.00	Equipment Total:	\$200.00
Applicable Sales Tax	\$00	Note: Massey Services reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	\$ 1690.00				
First Month Service & Equipment Total:					\$ 460.00

9. PAYMENT TERMS

- A. Method of payment ☐ Year in Advance Payment less 5% discount ☐ Upon Receipt of Monthly Invoice ☐ Remit to Service Technician
B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

2255 Dundee Rd.

Accepted for: Date

Massey Address

THE COMPANY

Winter Haven FL. 33884

City State Zip

Given by: Missy Martin Date 9/20/26

813-245-2877

Massey Services

Phone

Approved by: Massey General Manager

Date

GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

1. We GUARANTEE to perform a corrective service within 24 hours.
2. We also GUARANTEE to provide this corrective service at *no additional cost to you*.
3. If your pest problem persists and an infestation can be found in the physical structure after 30 days, a **Massey** Manager will verify the infestation and *refund your last regular service charge*.*

For the Hospitality Industry, **Massey** further GUARANTEES that if a guest refuses to pay for a night's lodging or a meal charge due to a pest problem, **Massey** will:

- Verify the problem and take corrective measures immediately.
- Reimburse the Company for the lost lodging and/or meal charge(s).**
- Send a letter of apology to the guest, with a copy sent to the Company Manager.

* A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.

** Reimbursement under the terms of the Money Back Guarantee for lost lodging and meal charges will be provided only when The Company Manager notifies a **Massey** Manager within 24 hours and provides the **Massey** Manager with specific details of the problem, lodging and/or meal receipts, guest's name and address. Reimbursement is restricted to one night's lodging charge and one meal charge per occurrence.

GENERAL TERMS AND CONDITIONS

A. CHANGE IN LAW. BY MASSEY SERVICES, INC. (**Massey**) performs its services in accordance with the requirements of Federal, State and local laws. In the event of a change in existing law as it pertains to the services promised herein, **Massey** reserves the right to adjust the monthly service charge or terminate this agreement by giving THE COMPANY 60 days notice.

B. DISCLAIMER. **Massey** liability under this agreement will be terminated if **Massey** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of **Massey**.

This agreement does not cover and **Massey** will not be responsible for:

1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
2. Damage or loss of personal property resulting from lack of security or acts of third parties.
3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
4. **Massey** disclaims any liability for special incidental or consequential damages. The Guarantee stated in this

agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.

C. NON-PAYMENT DEFAULT. In case of non-payment or default by THE COMPANY, **Massey** has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.

D. ARBITRATION. THE COMPANY and **Massey** agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

E. ENTIRE AGREEMENT. It is understood and agreed between the parties that this agreement constitutes the complete agreement between **Massey** and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **Massey** unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

PRIVACY POLICY FOR EMAIL ADDRESSES

By providing an email address on this agreement, the Customer is consenting to receive emails regarding service alerts, new services and special promotions. Email addresses are kept confidential and used solely for communication from Massey Services.



Go Paperless!

SECTION (d)

*Item will be
provided under
separate cover.*

SECTION 2

SECTION (a)

AGREEMENT FOR JANITORIAL MAINTENANCE SERVICES

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 7th day of March 2025, by and between:

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, with an address of c/o District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, FL 32801 (the “**District**”); and

CSS CLEAN STAR SERVICES OF CENTRAL FLORIDA, INC., a Florida corporation with a mailing address of 11121 Camden Park Drive, Windermere, Florida 34786 (the “**Contractor**,” together with District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates and/or maintains a recreation area inclusive of restrooms, pool deck, gym, and covered patio area within the Cascades and Brentwood neighborhoods (together, the “**Facilities**”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide janitorial maintenance services for the Facilities; and

WHEREAS, Contractor represents that it is qualified to provide janitorial maintenance services and has agreed to provide to the District those services identified in Contractor’s Proposal attached hereto as **Composite Exhibit A** and incorporated by reference herein (the “**Services**”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

- A.** The District desires that the Contractor provide professional janitorial maintenance services to restrooms and cabana within presently accepted standards, four (4) times a week, and provide necessary materials as needed, as more specifically identified in **Composite Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Composite Exhibit A**, this Agreement controls.
- B.** While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- C.** Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
- D.** This Agreement grants Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

- A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- B.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Composite Exhibit A** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- C.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's

policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

- D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 4. COMPENSATION; TERM.

- A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Three Thousand Three Hundred Forty Dollars and No Cents (\$3,340.00) per month for professional commercial cleaning services in accordance with **Composite Exhibit A**. Additional services shall be performed at the prices stated in **Composite Exhibit A**. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*.
- B. The initial term of this Agreement shall be from the effective date written above through **September 30, 2025**, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one (1) year terms, up to four (4) additional renewals, unless written notice is provided by either party thirty (30) days prior to the expiration of this Agreement. Any increase in price or change in scope of services must be approved in writing, executed by both Parties, prior to implementation of same; any change in price with such executed, written agreement shall be null and void.
- C. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- D. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial

Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

- E. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 5. INSURANCE.

- A. The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers,

or other equipment required to be licensed.

- B.** The District, its staff, consultants and supervisors shall be named as additional insured. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest actually incurred.

SECTION 7. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit

of any third-party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Composite Exhibit A** shall apply to this Agreement and **Composite Exhibit A** shall not be incorporated herein, except that **Composite Exhibit A** is applicable to the

extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notice**” or “**Notices**”) shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

- | | |
|-----------------------------|---|
| A. If to District: | Westside Haines City CDD
Governmental Management Services-CF, LLC
219 East Livingston Street
Orlando, FL 32801
Attn: District Manager |
| With a copy to: | Kilinski Van Wyk, PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel, Westside Haines City CDD |
| B. If to Contractor: | CSS Clean Star Services of
Central Florida, Inc.
11121 Camden Park Drive
Windermere, Florida 34786
Attn: Tracy Chacon |

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

SECTION 23. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be in Polk County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jillian Burns** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, JBURNS@GMSCFL.COM, OR AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining

portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 31. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities

in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify Owner. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the Owner may immediately terminate this Agreement.

SECTION 32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in compliance with Section 787.06(13), *Florida Statutes*.

[Signatures on Following Page]

ATTEST:

Jill Burns

Secretary/Assistant Secretary

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

Signed by:

Rennie Heath

8215FA2B8FB744A...

Chairperson, Board of Supervisors

**CSS CLEAN STAR SERVICES OF
CENTRAL FLORIDA, INC.,** a Florida
corporation

Signed by:

Tracy Chacon

E73B9994B45245F...

Tracy Chacon, President

COMPOSITE EXHIBIT A: Contractor's Proposal – Cascades
Contractor's Proposal – Brentwood

COMPOSITE EXHIBIT A
Contractor's Proposal – Cascades



PRICING FOR SERVICES

- ~~Club house Cleaning Services three (3) days a week → \$ 1,450/mo~~
- Club house Cleaning Services four (4) days a week → \$ 1,890/mo
- ~~Club house Cleaning Services seven (7) days a week → \$ 2,990/mo~~
- Trash and pet collection, twice a week, →\$ 50.00/ea
Price per container
- Doggie bags, count of 200, replaced when needed → \$10.00each
- Post Party clean up, if needed →\$ 150.00/ea
- Window Cleaning (Exterior), once a year
recommended → \$ 250.00/ea
- Disinfecting gym wet wipes service, 1200ct → \$ 80.00each

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



CSS CLEANING SPECIFICATIONS

1. RESTROOMS

- Remove all trash and change can liners.
- Clean and sanitize all restroom fixtures, clean mirrors, wipe all counters, damp mop floors with germicidal detergent
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Spot clean tile walls and toilet partitions
- Wash all restroom partitions on both sides
- Polish all metal and clean mirrors
- Dust and clean all return air vents
- Restock all paper products and hand soap, provided by CSS
- Report any malfunctions to the building manager

2. FLOORS MAINTENANCE, CARPET AND TILE.

- Vacuum all carpets, including edges, and entrance mats as needed
- Sweep and mop all hard surface floors with treated dust and damp mop

3. GYM

- Clean and disinfect all surfaces and the fitness equipment as needed,
- Vacuum all carpets and entrance mats
- Make sure all the windows, doors and mirrors are clean
- Dust all blinds, if any

4. DRINKING FOUNTAINS AND GLASS SURFACES

- Clean and polish all drinking fountains.
- Clean all glass doors and mirrors that are inside the building.

5. EXTERIOR COVERED PATIO

- Wipe down tables under covered patio
- Remove cobwebs on regular basis
- All tables and surfaces will be wipe down and cleaned.
- Blow area of any debris
- Collect all trash and dispose at dumpster on site

Contractor's Proposal – Brentwood



PRICING FOR SERVICES

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- Club house Cleaning Services four (4) days a week → \$ 1,450/mo
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FIRST AMENDMENT TO THE AGREEMENT FOR JANITORIAL MAINTENANCE SERVICES

THIS FIRST AMENDMENT (“First Amendment”) is made and entered into this 29th day of April 2026, by and between:

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“District”); and

CSS CLEAN STAR SERVICES OF CENTRAL FLORIDA, INC., a Florida corporation, with a mailing address of 11121 Camden Park Drive, Windermere, Florida 34786 (“Contractor,” together with District, “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

WHEREAS, the District and Contractor previously entered into that *Agreement for Janitorial Maintenance Services*, dated March 7, 2025 (“Agreement”), which Agreement is incorporated herein by this reference; and

WHEREAS, the District owns, operates and/or maintains a recreation area inclusive of restrooms, pool, pool deck, and covered patio area within the Wynnstone neighborhood; and

WHEREAS, Section 4.B of the Agreement provides that any change in price or change in scope of Services, as that term is defined in the Agreement, shall be agreed to in writing and executed by the Parties; and

WHEREAS, Section 20 of the Agreement provides that the Agreement may be amended by a writing executed by the Parties; and

WHEREAS, the District and Contractor now desire to amend the Agreement to (i) include additional routine occurrences of janitorial maintenance services, and (ii) increase Contractor’s compensation accordingly; and

WHEREAS, the Parties now desire to amend the Agreement to revise the scope of services and the amount of compensation related to the same, as more specifically set forth in **Exhibit A** attached hereto and incorporated herein by reference; and

WHEREAS, the District and Contractor each represent that it has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each has satisfied

all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

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

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

SECTION 2. AFFIRMATION OF THE AGREEMENT. The District and the Contractor agree that nothing contained herein shall alter or amend the Parties' rights, responsibilities and obligations under the Agreement, except to the extent set forth in this First Amendment. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. All capitalized terms not otherwise defined herein shall have the meanings set forth in the Agreement.

SECTION 3. AMENDMENT. Pursuant to Section 20 of the Agreement, the District and Contractor agree to amend the Agreement as follows:

A. Composite Exhibit A to the Agreement is amended to include **Exhibit A** to this First Amendment, which is attached hereto, and shall be incorporated into Composite Exhibit A to the Agreement. Accordingly, the definition of and all references to "Services" in the Agreement shall be read to include the additional Services detailed in **Exhibit A** to this First Amendment.

B. Section 2, **Description of Work and Services**, Subsection E, is hereby created and shall read as follows:

"E. The District Designee (as hereinafter defined) shall have the authority to expand the Services to include additional trash cans and pet waste stations as additional trash cans and/or pet waste stations installed within the District boundaries ("**Additional Containers**"), and Contractor agrees to provide Services to Additional Containers in accordance with the terms of this Agreement. The Parties agree to amend Contractor's compensation for servicing Additional Containers in accordance with the unit prices set forth in **Composite Exhibit A**. Such amendments must be executed in a writing signed by both Parties in accordance with Section 20 of this Agreement."

C. Section 3, **Manner of Contractor's Performance**, Subsection C, is hereby replaced in its entirety as follows:

"C. The District shall designate in writing a person to act as the District's representative ("**District Designee**") with respect to the Services to be performed under this Agreement. The District Designee shall have the complete authority to transmit instructions, receive information, interpret and define the District's

policies and decisions with respect to materials, equipment, elements and systems pertinent to the Contractor's Services.

- (1) The District hereby designates the District Manager to act as District Designee.
 - (2) Upon request by the District Manager, the Contractor agrees to meet with the District Designee, or his or her representative, to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.
- D. Section 4, **Compensation; Term**, Subsection A, is hereby replaced in its entirety as follows:
- “A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Three Thousand Eight Hundred Sixty-Five Dollars and No Cents (\$3,865.00) per month for professional commercial cleaning services in accordance with **Composite Exhibit A**. Additional services shall be performed at the prices stated in **Composite Exhibit A**. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*.”
- E. References to Section 448.091, *Florida Statutes*, in Section 29, **E-Verify**, shall be amended to the revised statutory references of Section 448.09(1), *Florida Statutes*.
- F. Section 787.06(13), *Florida Statutes*, was renumbered after the original date of the Agreement. Accordingly, references to that statute in Section 32, **Anti-Human Trafficking Requirements**, shall be amended to the revised statutory references of Section 787.06(14), *Florida Statutes*.

SECTION 4. AUTHORIZATION. The execution of this First Amendment has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this First Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This First Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

SECTION 6. EFFECTIVE DATE. This First Amendment shall be effective as of the day and year first written above.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Parties execute this First Amendment to be effective the day and year first written above.

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

Signed by:

Rennie Heath

8215FA2B8FB744A...

Chairperson, Board of Supervisors

**CSS CLEAN STAR SERVICES OF
CENTRAL FLORIDA, INC.**

Signed by:

Tracy Chacon

E73B9994B45245F...

By: Tracy Chacon

Its: Manager

Exhibit A: Additional Services – Wynnstone

Exhibit A
Additional Services - Wynnstone



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.

SECTION (b)

AGREEMENT FOR POOL MAINTENANCE SERVICES

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 7th day of March 2025, by and between:

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

ROGER JAMES McDONNELL D/B/A RESORT POOL SERVICES, with a mailing address of 14525 Johns Lake Road, Clermont, Florida 34711 (the “**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain community infrastructure, including among other things, a recreational facility within the Cascades and Brentwood neighborhoods inclusive of two (2) pools (together, the “**Pool**”) and its appurtenances (together, the “**Facilities**”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide maintenance services for the Pool; and

WHEREAS, the Contractor represents that it is qualified, licensed and insured to provide Pool maintenance services and has agreed to provide to the District those services identified in Contractor’s proposal attached hereto as **Composite Exhibit A** and in compliance with the terms and conditions of this Agreement (the “**Services**”); and

WHEREAS, the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

2. DESCRIPTION OF WORK AND SERVICES. The Contractor agrees to provide the Services three (3) times per week as more particularly described in **Composite Exhibit A**. Additionally, Contractor agrees to provide certain chemicals necessary to maintain proper chemical balance of the water in the Pool, which chemicals may include but not be limited to liquid chlorine (sodium hypochlorate), non-fuming pool acid, bi-carb, shock and shock-totes, calcium chlorite, cyanurics, CYA (stabilizer) and filter powder (the “**Chemicals**”). Contractor further agrees to independently test the water chemistry of the Pool, and to keep an accurate and up-to-

date written log of such tests during the term of this Agreement and for a minimum of two (2) years thereafter. In the event that such tests reveal that proper water chemistry is not being maintained, the Contractor shall promptly notify the District of the same, and the Contractor will add chemicals to the Pool as necessary to maintain proper water chemistry therein. All responsibility for maintenance of the Chemicals in at the Pool shall accrue to the Contractor. Should the District desire that the Contractor provide additional work or services not described in **Composite Exhibit A** or this Agreement, such additional work or services shall be fully performed by the Contractor only after prior approval of the same by a written work authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work or services unless the District first authorizes the Contractor to perform such additional work or services through an authorized and fully executed written work authorization. Nothing herein shall be construed to require the District to use the Contractor for any such additional work or services, and the District reserves the right to retain a different contractor to perform any additional work or services.

3. COMPENSATION AND TERM.

A. The District agrees to compensate Contractor **Five Thousand Three Hundred Dollars (\$5,300)** per month for providing the Services as set forth in **Composite Exhibit A**, for an annual total not to exceed **Sixty-Three Thousand Six Hundred Dollars (\$63,600)**.

B. Payment shall be in accordance with Florida's Local Government Prompt Payment Act, as set forth in Sections 218.70 *et seq.* of the *Florida Statutes*, and unpaid invoices shall accrue interest as set forth therein. The District will reimburse Contractor for all financial costs associated with enrollment in third-party billing (if any are present) upon request via a valid invoice.

C. The initial term of this Agreement shall be from the date and year first written above through September 30, 2025, unless terminated earlier in accordance with the terms of this Agreement. This Agreement shall automatically renew for additional one (1) year terms unless written notice is provided by either Party thirty (30) days prior to the expiration of this Agreement.

4. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Services as specified in this Agreement or any work authorization (see Section 2.D. herein) issued in connection with this Agreement. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In performing the Services, Contractor shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, the Contractor shall immediately notify the District and repair or replace all damaged property to the satisfaction of the District.

5. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$3,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its officers, supervisors, staff and employees shall be named as additional insureds. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the

Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, all as actually incurred.

7. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

8. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

9. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this

Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

12. TERMINATION. The District agrees that Contractor may terminate this Agreement by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement with or without cause by providing 30 days' advance written notice of termination to Contractor. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor. Failure of Contractor to have obtained the necessary permits and licenses to perform under this Agreement shall constitute a default and this Agreement shall terminate immediately.

14. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise,

then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent that the terms of this Agreement conflict with any provisions of **Composite Exhibit A**, this Agreement shall control.

19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

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

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

If to Contractor:	Resort Pool Services 14525 Johns Lake Road Clermont, Florida 34711 Attention: Roger James McDonnell
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If to the District:	Westside Haines City CDD 219 East Livingston Street Orlando, Florida 32801 Attn: District Manager
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With a copy to:	Kilinski Van Wyk, PLLC 517 East College Avenue Tallahassee, Florida 32301 Attn: District Counsel, Westside Haines City CDD
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Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify

the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

22. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

23. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The exclusive venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in and for Polk County, Florida.

24. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jill Burns** (the "**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT

(407) 841-5524, JBURNS@GMSCFL.COM, OR 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

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

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

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

28. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify Owner. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the Owner may immediately terminate this Agreement.

29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such

notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

30. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in compliance with Section 787.06(13), *Florida Statutes*.

31. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

**WESTSIDE HAINES CITY COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

Rennie Heath

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Chairperson, Board of Supervisors

**ROGER JAMES MCDONNELL D/B/A
RESORT POOL SERVICES**

DocuSigned by:

Simon McDonnell

C233DB72FD304B8...

Simon McDonnell, Manager

Composite Exhibit A: Contractor's Proposal – Cascades
Contractor's Proposal – Brentwood

Composite Exhibit A Contractor's Proposal - Cascades



POOL SERVICE PROPOSAL FOR CASCADES

3x-week-pool-service-including-chemicals.	\$3000-per-month.
3x week winter service and 6x Memorial Day to Labor Day.	\$3500 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

Contractor's Proposal – Brentwood



POOL SERVICE PROPOSAL FOR BRENTWOOD HOA

3x week pool service including chemicals.

\$1800 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

FIRST AMENDMENT TO THE AGREEMENT FOR POOL MAINTENANCE SERVICES

[WYNNSTONE AMENITY]

THIS FIRST AMENDMENT (“First Amendment”) is made and entered into this 29th day of April 2026, by and between:

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“District”); and

ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES, with a mailing address of 14525 Johns Lake Road, Clermont, Florida 34711 (“Contractor,” together with District, “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

WHEREAS, the District and Contractor previously entered into that *Agreement for Pool Maintenance Services*, dated March 7, 2025 (“Agreement”), which Agreement is incorporated herein by this reference; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain community infrastructure, including, among other things, a recreational facility within the Wynnstone neighborhood inclusive of one (1) pool (“Pool”) and its appurtenances (together, the “Facilities”); and

WHEREAS, Section 19 of the Agreement provides that the Agreement may be amended by a writing executed by the Parties; and

WHEREAS, the Parties now desire to revise the Services, as defined in the Agreement, as set forth in this First Amendment, and the amount of compensation related to the same, as more specifically set forth in **Exhibit A** attached hereto and incorporated herein by reference; and

WHEREAS, the District and Contractor each represent that it has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

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

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

SECTION 2. AFFIRMATION OF THE AGREEMENT. The District and the Contractor agree that nothing contained herein shall alter or amend the Parties' rights, responsibilities and obligations under the Agreement, except to the extent set forth in this First Amendment. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. All capitalized terms not otherwise defined herein shall have the meanings set forth in the Agreement.

SECTION 3. FIRST AMENDMENT. Pursuant to Section 19 of the Agreement, the District and Contractor agree to amend the Agreement as follows:

- A.** Composite Exhibit A to the Agreement is amended to include **Exhibit A** to this First Amendment, which is attached hereto, and shall be incorporated into Composite Exhibit A to the Agreement. Accordingly, the definition of and all references to "Services," "Pools" and "Facilities" in the Agreement shall be read to include the additional services, Pool, and Facilities for the Wynnstone neighborhood detailed in **Exhibit A** to this First Amendment.
- B.** The first sentence of Section 2, **Description of Work and Services**, of the Agreement is amended as follows:

"The Contractor agrees to provide the Services six (6) times per week from Memorial Day to Labor Day and three (3) times per week otherwise as more particularly described in **Composite Exhibit A**."
- C.** Section 3, **Compensation and Term**, Subsection A, is hereby replaced in its entirety as follows:

"The District agrees to compensate Contractor **Eight Thousand Three Hundred Dollars and Zero Cents (\$8,300.00)** per month for providing the Services as set forth in **Composite Exhibit A**, for an annual total not to exceed **Ninety-Ninety Thousand Six Hundred Dollars and Zero Cents (\$99,600.00)**. The District shall only compensate Contractor for those Services actually rendered. Any change in compensation must be evidenced by a writing signed by the Parties."
- D.** References to Section 448.091, *Florida Statutes*, in Section 29, **E-Verify**, shall be amended to the revised statutory references of Section 448.09(1), *Florida Statutes*.
- E.** Section 787.06(13), *Florida Statutes*, was renumbered after the original date of the Agreement. Accordingly, references to that statute in Section 30, **Anti-Human**

Trafficking Requirements, shall be amended to the revised statutory references of Section 787.06(14), *Florida Statutes*.

SECTION 4. AUTHORIZATION. The execution of this First Amendment has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this First Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This First Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

SECTION 6. EFFECTIVE DATE. This First Amendment shall be effective as of the day and year first written above.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Parties execute this First Amendment to be effective the day and year first written above.

**WESTSIDE HAINES CITY COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

Rennie Heath

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Chairperson, Board of Supervisors

**ROGER JAMES MCDONNELL D/B/A
RESORT POOL SERVICES**

By: Simon McDonnell

Its: Manager

Exhibit A: Additional Services – Wynnstone

Exhibit A
Additional Services - Wynnstone



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 1



SERVICE RATE INCREASE

BRENTWOOD

Dear Valued Customer,

We hope this message finds you well. We would like to thank you for your continued trust in our pool cleaning services. It has been our pleasure to serve you, and we remain committed to providing reliable, high-quality care for your pool.

Due to rising operational costs, including supplies, equipment maintenance, and labor, we must implement a rate adjustment to continue delivering the level of service you expect and deserve. Effective **October 1, 2026**, our service rate will increase from **\$1800** to **\$1854**.

We understand that any price change is important, and this adjustment was made only after careful consideration. Our goal is to maintain consistent service standards while ensuring the long-term sustainability of our operations.

If you have any questions or would like to discuss this change, please do not hesitate to contact us at. We truly appreciate your understanding and ongoing business, and we look forward to continuing to serve you.

Sincerely,
Simon McDonnell
Resort Pool Services
321-689-6210
Resortpoolservice@gmail.com

SECTION (c)

AGREEMENT ("AGREEMENT") BETWEEN WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AND MASSEY SERVICES, INC. ("CONTRACTOR")



MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com
 Website: MasseyServices.com
 Phone: 1 888 2MASSEY (262 7739)

SERVICE ADDRESS

Governmental Management Services (Brentwood)

Business Name
2079 Monteverde Ave.
Property Address
Davenport FL Polk 33837
City State County Zip
786 238-9473
Phone (Extension)

BILLING ADDRESS

Joel Blanco 786 238-9473
Contact Name (Agent) Phone
219 E. Livingston St.
Mailing Address
Orlando FL 32801
City State Zip
jblanco@gmscf.com
Email

Business Type: Community Amenities Service Frequency: Monthly Grid #

1. **SCOPE OF WORK**
Massey will provide pest prevention services for ☒ Roaches ☒ Ants ☒ Mice ☒ Rats ☐ Pantry Pests ☐ Fruit Flies ☐ Drain Flies
☐ REACHABLE WARPS ☐ REACHABLE SPINDERS & WOLVES
2. **AREAS TO BE SERVICED**
Interior, restrooms & electrical room
There will be a gate code for entry at some point.
Exterior of the clubhouse, pool deck, perimeter of the pool, ballroom, playground and 10 Rodent Stations.
3. **SERVICE SCHEDULE**
A. Initial Service Schedule Follow-Up Service on Initial As needed
B. Regular Service Schedule MONTHLY
4. **CUSTOMER COOPERATION**
Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:
A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.
B. Arranging for Service Technician(s) access to the premises and access to all locked areas.
5. **INSURANCE**
Massey carries comprehensive General Liability Insurance. Upon request we will furnish a "Certificate of Insurance" showing coverage in effect.
6. **TERMS OF AGREEMENTS**
A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
B. IF THE COMPANY is at any time dissatisfied with Massey's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.
7. **GUARANTEED SATISFACTION**
See reverse side of this agreement for explanation of Massey's Pest Prevention Guarantee.

1. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	\$150.00	Monthly Service Charge	\$130.00	#10 of Rodent Station x \$20.00	EA \$200.00
Follow Up (as required)	\$	2nd Year Annual Service Amount	\$1560.00	# of x \$	EA \$
Monthly Service Charge x11	\$1430.00	5% Discount for Advance Payment	\$78.00	# of x \$	EA \$
1st Year Annual Service Amount	\$1580.00	Discounted Annual Amount	\$1482.00	# of x \$	EA \$
5% Discount for Advance Payment	\$79.00	Applicable Sales Tax	\$00	Applicable Sales Tax	\$00
Discounted Annual Amount	\$1501.00	2nd Year Annual Total	\$1580.00	Equipment Total:	\$200.00
Applicable Sales Tax	\$00	Note: Massey Services reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	\$1580.00				
				First Month Service & Equipment Total:	\$350.00

9. **PAYMENT TERMS**
 A. Method of payment ☐ Year in Advance Payment less 5% discount ☐ Upon Receipt of Monthly Invoice ☐ Remit to Service Technician
 B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
 C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

4093 Crescent Park Dr.

Massey Address
Riverview FL 33578
City State Zip
813-582-7211
Phone

Accepted for: 8215EA2B8EB744A Date

THE COMPANY

Given by: Missy Martin Date 2/8/25
Massey Services

Approved by: Massey General Manager

Date

MS-317 (Rev. 11/03)



Email Address: CustomerCare@MasseyServices.com
 Website: MasseyServices.com
 Phone: 1 888 2MASSEY (262 7299)

MONTHLY PEST PREVENTION SERVICE AGREEMENT

SERVICE ADDRESS

Governmental Management Services (Cascades)

Business Name

2617 Angel Falls Dr.

Property Address

Davenport

FL

Polk

33837

City

State

County

Zip

786 238-0473

Phone

(Extension)

BILLING ADDRESS

Joel Bianco

786 238-9473

Contact Name (Agent)

Phone

219 E. Livingston St.

Mailing Address

Orlando

FL

32801

City

State

Zip

Jblanco@gmsoff.com

Email

Business Type: Community Amenities

Service Frequency: Monthly

Grid #

1. SCOPE OF WORK

Massey will provide pest prevention services for

☒ Roaches

☒ Ants

☐ Mice

☐ Rats

☐ Pantry Pests

☐ Fruit Flies

☐ Drain Flies

☐ REACHABLE SPIDERS & WASPS

☐ REACHABLE SPIDERS & WASPS

2. AREAS TO BE SERVICED

Interior, restrooms & electrical room

There will be a gate code for entry at some point.

Exterior of the clubhouse, pool deck, perimeter of the pool, mailboxes & playground

3. SERVICE SCHEDULE

A. Initial Service Schedule _____ Follow-Up Service on Initial As needed

B. Regular Service Schedule MONTHLY

4. CUSTOMER COOPERATION

Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:

A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.

B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. INSURANCE

Massey carries comprehensive General Liability Insurance. Upon request we will furnish a 'Certificate of Insurance' showing coverage in effect.

6. TERMS OF AGREEMENTS

A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.

B. IF THE COMPANY is at any time dissatisfied with Massey's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. GUARANTEED SATISFACTION

See reverse side of this agreement for explanation of Massey's Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	\$110.00	Monthly Service Charge	\$100.00	# _____ of _____ x \$ _____ EA	\$ _____
Follow Up (as required)	\$ _____	2nd Year Annual Service Amount	\$1200.00	# _____ of _____ x \$ _____ EA	\$ _____
Monthly Service Charge x11	\$1100.00	5% Discount for Advance Payment	\$80.00	# _____ of _____ x \$ _____ EA	\$ _____
1st Year Annual Service Amount	\$1210.00	Discounted Annual Amount	\$1140.00	# _____ of _____ x \$ _____ EA	\$ _____
5% Discount for Advance Payment	\$60.60	Applicable Sales Tax	\$00	Applicable Sales Tax	\$ _____
Discounted Annual Amount	\$1149.50	2nd Year Annual Total	\$1200.00	Equipment Total:	\$ _____
Applicable Sales Tax	\$00	Note: Massey Services reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	\$1210.00				
				First Month Service & Equipment Total:	\$110.00

9. PAYMENT TERMS

A. Method of payment ☐ Year in Advance Payment less 5% discount ☐ Upon Receipt of Monthly Invoice ☐ Reunt to Service Technician

B. Invoices are mailed the beginning of each month and will include the current month's charge. Signed by due and payable within 30 days.

C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

4033 Crescent Park Dr.

Accepted for:

8215FA2B6FB744A...

Date

Massey Address

Riverview

FL

33578

City

State

Zip

813-682-7211

Given by:

Missy Martin

Date 2/8/25

Massey Services

Phone

Approved by: Massey General Manager

Date

**ADDENDUM TO AGREEMENT (“AGREEMENT”) BETWEEN
WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”)
AND MASSEY SERVICES, INC. (“CONTRACTOR”)**

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Term. The Agreement shall become effective as of the Effective Date and shall remain in effect through September 30, 2025, unless terminated in accordance with the terms of this Addendum. Thereafter, the Agreement, as amended by this Addendum, shall automatically renew for one (1) year terms unless terminated in accordance with the terms of this Agreement, as amended by this Addendum, provided that any change in price must be agreed to in writing by the District prior to Contractor invoicing for services at a higher rate than stated in the Agreement. Renewals are contingent upon satisfactory performance and subject to the availability of funds.
3. Duties.
 - a. Contractor agrees, as an independent contractor, to undertake the work described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions. Contractor agrees to commence repair of any damage resulting from Contractor’s activities and work within twenty-four (24) hours.
 - c. Contractor agrees to notify the District prior to performing any work subject to any price increases, and to proceed with the work only upon written consent from the District.
 - d. Contractor warrants to the District that all materials furnished under the Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. Contractor shall replace or repair warranted items to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or work. If any of the materials or work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct

and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

- e. All permits or licenses necessary for Contractor to perform under the Agreement shall be obtained and paid for by Contractor.
4. Compensation. In exchange for completing the work, and upon final completion and approval by the District of the work, the District agrees to pay Contractor at the amounts set forth in the Contractor's Proposals for the work described in the Agreement. This compensation includes all parts, materials, and labor necessary to complete the work as described in the Agreement and this Addendum. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render invoices to the District, in writing, which shall be delivered or mailed to the District. These invoices are due and payable in accordance with Florida's Prompt Payment Act, sections 218.70 et seq. of the Florida Statutes. Each invoice shall include such supporting information as the District may reasonably require Contractor to provide.
5. Additional Work. Should the District desire that Contractor provide additional work and/or services, such additional work and/or services shall be fully performed by Contractor after the District's prior approval of a required change order. Contractor agrees that the District shall not be liable for the payment of any additional work and/or services, unless the District first authorizes Contractor to perform such additional work and/or services through an authorized and fully executed change order.
6. Termination. The District agrees that Contractor may terminate the Agreement for cause by providing thirty (30) days' written notice of termination to the District. Contractor agrees that the District may terminate the Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of the Agreement, and as Contractor's sole and exclusive remedy for any termination hereunder, Contractor shall be entitled to payment for all work rendered up until the effective date of termination of the Agreement, subject to whatever claims or off sets the District may have against Contractor.
7. Insurance.
 - a. Contractor, and any subcontractor performing the work described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including

Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

- iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$100,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- b. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Additional Insureds") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.
- c. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

8. Indemnification.

- a. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Indemnitees"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the services, (ii) Contractor's performance of, or failure to perform, Contractor's obligations pursuant to the Agreement or any services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in the Agreement or any services.
- b. Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards,

court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in the Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to the Agreement or otherwise obtained by Contractor, and the provisions of this Section survive the expiration or earlier termination of the Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

9. Limitations on Governmental Liability. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

10. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jill Burns** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement's term and following the Agreement term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524,

JBURNS@GMSCFL.COM, OR AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

11. Amendments. Amendments to and waivers of the provisions contained in the Agreement may be made only by an instrument in writing executed by both parties hereto.
12. Assignment. Neither the District nor Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
13. Liens and Claims. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under the Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under the Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under the Agreement, may terminate the Agreement to be effective immediately upon the giving of notice of termination.
14. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Polk County, Florida.
15. E-Verify. Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated section 448.091, *Florida Statutes*. By entering into the Agreement and this Addendum, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.
16. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List,

or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.

17. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in a form acceptable to the District, in compliance with section 787.06(13), *Florida Statutes*.
18. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.
19. Authorization. The execution of the Agreement and this Addendum has been duly authorized by the appropriate body or official of the parties, the parties have complied with all the requirements of law, and the parties have full power and authority to comply with the terms and provisions of the Agreement and this Addendum.

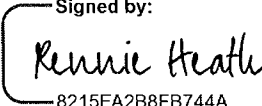
[signatures on following page]

[Signature page to Addendum to Agreement ("Agreement") between Westside Haines City Community Development District ("District") and Massey Services, Inc. ("Contractor")]

MASSEY SERVICES, INC.,
a Florida corporation


By: Joseph Finney
Its: General Manager
Date: 5/7/2025

WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT DISTRICT

Signed by:

8215FA2B8FB744A...
By: Rennie Heath
Its: Chairman
Date: 5/6/2025

AGREEMENT BETWEEN WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT AND MASSEY SERVICES, INC.

		PEST PREVENTION MONTHLY AGREEMENT	
WeCare@MasseyServices.com MasseyServices.com • 1-888-2MASSEY (262-7739)		invoices@gmscfl.com	
First Name: <u>Westside Haines City Cdd</u> Last Name: _____ Address of Treated Structure: <u>4217 River Beacon Blvd</u> City: <u>Davenport</u> State: <u>FL</u> Zip: <u>33837</u> County: <u>Polk</u>		Email Address: _____ Billing Address (if different): <u>219 E Livingston St</u> City: <u>Orlando</u> State: <u>FL</u> Zip: <u>32801</u> County: <u>(Orange)</u>	
Massey Services Address: <u>2105 Dundee Rd Winter Haven FL 33884</u>		Marshall Tindall - Field Manager (407) 346-2453 Primary Phone (Mobile/Work/Home): _____ Office: (407) 841-5524 Alternate Phone (Mobile/Work/Home): <u>863-299-1121</u> Massey Services Phone: _____ Effective Date: _____	

I. SCOPE OF SERVICE

MASSEY'S Pest Prevention Program is a cooperative effort between MASSEY SERVICES, INC. and the CUSTOMER.

A. PEST PREVENTION SERVICES WILL BE PROVIDED FOR:
 Roaches, Ants, Spiders, Silverfish, Rats, Mice, Interior Fleas and Ticks, Other _____

B. MASSEY AGREES:

1. **Initial Service:**
 - a. To eliminate any existing pest problems inside your home within 30 days from our first service, and/or,
 - b. To provide pest prevention services to correct conditions, avenues and sources of potential pest infestation.
2. **Regular Scheduled Service:**
 - a. To direct subsequent service OUTSIDE YOUR HOME for the purpose of preventing pest re-entry and infestation.
 - b. When pest sightings occur inside your home (*an occasional pest sighting is to be expected*), and MASSEY is contacted, MASSEY will immediately schedule additional service, and guarantees to provide that service, at your convenience within 24 hours, at no additional cost to you.

C. CUSTOMER AGREES:

1. To make the premises available for inspection and service in order to maintain the effectiveness of our Pest Prevention Program and the integrity of our guarantee.
2. To assist in identifying and correcting existing and potential conditions, avenues and sources of pest re-entry and infestation by contacting MASSEY when such issues present themselves.
3. To contact MASSEY for additional service when pest sightings occur inside the home. This service will be provided at no additional cost to you.

II. TERMS OF AGREEMENT

A. This Agreement will be in effect for an original period of twelve months and shall renew itself on a month-to-month basis thereafter, unless written notice is given by either party thirty (30) days prior to the anniversary date of the Agreement.

B. If customer becomes dissatisfied with MASSEY'S service, or relocates during the initial one year period, the CUSTOMER may cancel this Agreement by giving thirty (30) days written notice.

C. MASSEY reserves the right to adjust the service charge anytime after the second year.

III. ALLERGIES AND SENSITIVITIES: If you or any occupants are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc., or suffer from any respiratory illness, you should consult your physician before any service is performed on your property.

IV. SPECIAL TERMS AND CONDITIONS: This Agreement is subject to the Special Terms and Conditions outlined on the reverse side hereof.

SPECIAL INSTRUCTIONS/COMMENTS:

CUSTOMER SERVICE PREFERENCES:

Choice of Service Schedule: Day _____ /Time _____ Day _____ /Time _____
1st Choice 2nd Choice

Permission to Provide Outside Service When Not At Home: Customer Initials _____ ☐ YES ☐ NO ☐ Email to address listed above

Location to Leave Service Report/Invoice After Each Service: _____ ☐ Email to address listed above

1st Year Guaranteed Rate: Total Annual Amount \$ <u>1200</u> 5% Discount for Annual Payment in Advance \$ (<u>60</u>) Discounted Annual Amount \$ <u>1140</u> Monthly Service Charge \$ <u>100</u> Initial Service Charge \$ <u>100</u> 2nd Year Guaranteed Rate: Total Annual Amount \$ <u>1200</u> 5% Discount for Annual Payment in Advance \$ (<u>60</u>) Discounted Annual Amount \$ <u>1140</u> Monthly Service Charge \$ <u>100</u>	Credit Card, ACH/Electronic Funds Transfer, and Autopay Authorization* (Details on back) Account Type: ☐ Checking ☐ Savings ☐ Credit Card _____ Financial Institution/City/St: _____ Name on Card/Account: _____ CC#: _____ Exp Date: _____ ABA/Transit#: _____ Account#: _____ Use for: ☐ Regular Services ☐ Renewals ☐ Initial Only Customer Approval to Debit Account and/or Charge Card as indicated above & for the amounts shown in Service Charges.
--	--

X _____ You, the Buyer, can cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, by giving written notice of cancellation by registered mail to MASSEY SERVICES, INC. FOR CC/ACH: Customer agrees to notify Massey Services in writing if any change occurs with the credit card or bank account or at least 30 days prior to the intent to cancel and/or revoke this authorization. Notifications need to be sent to Massey Services, Inc., Attn: Accounts Receivable, 315 Groveland Street, Orlando, FL 32804. For additional information, please call 1-888-262-7739 (M-F, 8am-8pm EST) or email us at WeCare@MasseyServices.com

X _____

Customer Signature/Date: _____ Massey Services Representative/Date: Steve Feltz 5/6/26 GM Approval/Date: _____

SERVICE CENTER COPY

ADDENDUM TO AGREEMENT BETWEEN WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT AND MASSEY SERVICES, INC.

Agreement: Agreement between Westside Haines City Community Development District and Massey Services, Inc. (“**Agreement**”)
Contractor: Massey Services, Inc. (“**Contractor**”)
District: Westside Haines City Community Development District (“**District**”)
Services: Pest Control Services for Wynnstone, as described in the Agreement (“**Services**”)

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Term. The Agreement shall become effective as of the Effective Date and shall remain in effect through September 30, 2027, unless terminated in accordance with the terms of this Addendum. Thereafter, the Agreement, as amended by this Addendum, shall automatically renew for one (1) year terms unless terminated in accordance with the terms of the Agreement, as amended by this Addendum, provided that any change in price must be agreed to in writing by the District prior to Contractor invoicing for services at a higher rate than stated in the Agreement. Renewals are contingent upon satisfactory performance and subject to the availability of funds.
3. Duties.
 - a. Contractor agrees, as an independent contractor, to undertake the Services described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use reasonable care in performing the Services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions. Contractor agrees to commence repair of any damage resulting from Contractor’s activities and work within twenty-four (24) hours.
 - c. Contractor agrees to notify the District prior to performing any work subject to any price increases, and to proceed with the work only upon written consent from the District.
 - d. Contractor warrants to the District that all materials furnished under the Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of the Agreement, if any, which Contractor shall

assign to the District as necessary to give the District the benefit of said warranties, all Services provided by Contractor pursuant to the Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

- e. All permits or licenses necessary for Contractor to perform under the Agreement shall be obtained and paid for by Contractor.
4. Compensation. In exchange for completing the Services as described in the Agreement each month, and upon final completion and approval by the District of the Services, the District agrees to pay Contractor each month for services rendered in the amounts set forth in the Agreement for the Services described in the Agreement. This compensation includes all parts, materials, and labor necessary to complete the Services as described in the Agreement and this Addendum. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render invoices to the District, in writing, which shall be delivered or mailed to the District. These invoices are due and payable in accordance with Florida's Prompt Payment Act, sections 218.70 et seq. of the *Florida Statutes*. Each invoice shall include such supporting information as the District may reasonably require Contractor to provide.
5. Additional Work. Should the District desire that Contractor provide additional work and/or services, such additional work and/or services shall be fully performed by Contractor after the District's prior approval of a required change order. Contractor agrees that the District shall not be liable for the payment of any additional work and/or services, unless the District first authorizes Contractor to perform such additional work and/or services through an authorized and fully executed change order.
6. Termination. The Agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason, provided however that any termination by Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District, provided however that Contractor shall be entitled to payment for any Services provided through the effective date of termination, subject to any offsets.

7. Insurance.

- a. Contractor, and any subcontractor performing the Services described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$100,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- b. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Additional Insureds") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.
- c. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

8. Indemnification.

- a. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Indemnitees"), from all

claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the work, (ii) Contractor's performance of, or failure to perform, Contractor's obligations pursuant to the Agreement or any services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in the Agreement or any services.

- b. To the extent a limitation is required by law, the obligations under this section shall be limited to no more than One Million Dollars (\$1,000,000), which amount the District and Contractor agree bears a reasonable commercial relationship to the Agreement. Nothing in this section is intended to waive or alter any other remedies that the District may have as against Contractor.
 - c. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in the Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 8 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to the Agreement or otherwise obtained by Contractor, and the provisions of this Section 8 survive the expiration or earlier termination of the Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.
 - d. Contractor shall ensure that all subcontracts related to the Services include this section for the benefit of the Indemnitees.
9. Limitations on Governmental Liability. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
10. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jill Burns** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the

District to perform the work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement's term and following the Agreement term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, Jburns@GMSFCL.COM, OR AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

11. Amendments. Amendments to and waivers of the provisions contained in the Agreement may be made only by an instrument in writing executed by both parties hereto.
12. Assignment. Neither the District nor Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
13. Liens and Claims. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under the Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under the Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under the Agreement, may terminate the Agreement to be effective immediately upon the giving of notice of termination.
14. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and

controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Polk County, Florida.

15. E-Verify. Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated section 448.09(1), *Florida Statutes*. By entering into the Agreement and this Addendum, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.
16. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies and Other Entities that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies and Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
17. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in a form acceptable to the District, in compliance with section 787.06(14), *Florida Statutes*.
18. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.
19. Authorization. The execution of the Agreement and this Addendum has been duly authorized by the appropriate body or official of the parties, the parties have complied with all the requirements of law, and the parties have full power and authority to comply with the terms and provisions of the Agreement and this Addendum.

[signatures on following page]

[Signature page to Addendum to Agreement between Westside Haines City Community Development District and Massey Services, Inc.]

MASSEY SERVICES, INC.,
a Florida corporation

**WESTSIDE HAINES CITY COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

Rennie Heath

8215FA2B8FB744A...

By: _____
Its: _____
Date: _____

By: Warren K. (“Rennie”) Heath, II
Its: Chairman, Board of Supervisors
Date: 2026-05-21

SECTION (d)

AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS AGREEMENT (“Agreement”) is made and entered into this 31st day of October 2025, by and between:

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Polk County, Florida, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**District**”); and

PRINCE AND SONS INC., a Florida corporation, with a mailing address of 200 F Street South, Haines City, Florida 33844 (“**Contractor**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements; and

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a project manual and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

2. SCOPE OF SERVICES.

- a.** The Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **Composite Exhibit D** (“**Work**”).
- b.** The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **Composite Exhibit D** is the District’s best estimate of the District’s landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add

up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **Composite Exhibit B**.

- c. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work.
- d. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.
- e. All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.**

- a. The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **Exhibit C**. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- b. In the event that time is lost due to heavy rains (“**Rain Days**”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).
- c. Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor’s acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.
- d. Contractor shall maintain at all times strict discipline among its employees and shall not employ for performance of Work contemplated under this Agreement any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor and shall maintain themselves in a neat and

professional manner. No smoking in or around the buildings will be permitted. No solicitation of any kind is permitted on District property.

4. INSPECTIONS.

- a. The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("**District Representatives**"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates its **District Manager and Field Manager**, or their designees, to act as the District Representatives. The Contractor shall not take direction from anyone other than the District Representatives (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). In the event the District Manager and Field Manager provide differing direction, Contractor shall not take direction from either District Representative and immediately contact the Chairperson of the Board of Supervisors and District Counsel to resolve the conflict. The District shall have the right to change its designated representatives at any time by written notice to the Contractor.
- b. The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month.
- c. The Contractor agrees to meet with a District Representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District will compile a list of landscape related items ("**Field Inspection Report**") that should be performed before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Field Inspection Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense shall constitute cause for termination of this Agreement at the District's discretion. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Field Inspection Report, (but in no circumstance no longer than a one (1)-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
- d. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is

properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

5. SUBCONTRACTORS. The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. [RESERVED].

7. COMPENSATION; TERM.

- a. This Agreement shall be effective as of November 1, 2025 ("**Effective Date**"). The initial term of this Agreement shall begin on the Effective Date and continue through September 30, 2026 ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be eligible for two (2) annual renewals with the same terms set forth herein, in the District's sole discretion. Notwithstanding anything to the contrary herein, the District's obligation to pay under this Agreement are contingent upon an annual appropriation by the District's Board of Supervisors and the levy of a valid operations and maintenance special assessment. In the event that such annual appropriation is not made, this Agreement shall be terminated with no further obligations of the Contractor.
- b. As compensation for the Work, the District agrees to pay Contractor Three Hundred Thousand Thirty-Two Six Hundred Twenty Dollars and Zero Cents (\$332,620.00) per year, in monthly amounts of Twenty-Seven Thousand Seven Hundred Eighteen Dollars and Thirty-Three Cents (\$27,718.33). Such compensation covers only the items specified as Essential Services in the Contractor's Proposal Form – Part IV – Pricing ("**Contract Amount**"). Additionally, for the services specified as Extra Services in the Contractor's Proposal Form – Part IV – Pricing, attached hereto as COMPOSITE EXHIBIT B, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.
- c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("**ASO**"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **Composite Exhibit B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

- d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall be for services actually rendered in the preceding month and shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et seq., Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

- e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. **INSURANCE.**

- a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$2,000,000 combined single limit bodily injury and property damage liability, and further including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - iii. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
 - iv. Automobile Liability Insurance for bodily injuries in limits of not less

than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

- v. Contractors Pollution Liability with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability.
- b. The District and its respective staff, supervisors, officers, agents, and consultants shall be named as additional insureds on all above listed policies except Workers' Compensation and Employer's Liability Coverage. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- c. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- d. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- e. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- f. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
- g. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due Contractor.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors

and employees of each and any of all of the foregoing entities and individuals (together, “**Indemnitees**”) from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys’ fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

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

11. WARRANTY AND COVENANT.

- a. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement, or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the Work, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the Work.
- b. Contractor hereby covenants to the District that it shall perform the Work:
 - i. using its best skill and judgment and in accordance with generally accepted professional standards; and
 - ii. in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-

discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform.

- c. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. ENVIRONMENTAL ACTIVITIES. The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. ACCEPTANCE OF THE SITE. By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an “as is” basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.

14. TAX-EXEMPT DIRECT PURCHASES. The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

- a. The District may elect to purchase any or all materials directly from a supplier identified by Contractor.
- b. Contractor shall furnish detailed Purchase Order Requisition Forms (“**Requisitions**”) for all materials to be directly purchased by the District.
- c. Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.
- d. The purchase order issued by the District shall include the District’s consumer certificate of exemption number issued for Florida sales and use tax purposes.
- e. Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The Contractor’s possession of the materials will constitute a bailment. The Contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

- f. After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.
- g. The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.
- h. All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. SUCCESSORS; ASSIGNMENT. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement. Notwithstanding the foregoing, Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

19. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate

this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. E-VERIFY REQUIREMENTS. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

21. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

23. AGREEMENT; AMENDMENTS. This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency between this document and the exhibits attached hereto, this Agreement shall control. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

24. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Polk County, Florida.

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

26. NOTICES. Any notice, demand, request or communication required or permitted hereunder (“**Notice**”) shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Westside Haines City CDD
c/o Governmental Management Services – CF, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

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

B. If to Contractor: Prince and Sons Inc.
200 F Street South
Haines City, Florida 33844
Attn: Lucas Martin

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

27. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

28. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Jill Burns (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract

term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT JBURNS@GMSCFL.COM, OR BY REGULAR MAIL AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

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

30. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

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

32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

33. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

34. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

35. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement as set forth below.

**WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT
DISTRICT**

Signed by:

Rennie Heath

8215FA2B8FB744A...

By: Rennie Heath
Its: Chairman

PRINCE AND SONS INC.,
a Florida corporation

Signed by:

Lucas Martin

C7CB56360E5C44C...

By: Lucas Martin
Its: Manager

Exhibit A: Scope of Services
Composite Exhibit B: Proposal Pricing (Part IV of Proposal Form)
Exhibit C: Other Forms
Composite Exhibit D: Maintenance Map

EXHIBIT A Scope of Services

[Westside Haines City CDD | GMS 2025]

Westside Haines City CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into "elements" to define the elements involved and required in the maintenance of the property.

General Services- Component "A"

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

Irrigated common area turf of all turf types (St Augustine, Zoysia, Bermuda, Irrigated Bahia) shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated bahia and pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5" and 4.5". St Augustine will be cut between 4.5" and 5.5". Mowing heights will be set at 2"-3" for Zoysia turf. Bermuda turf shall be cut at a height of no more than 2.5". Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50" mower or larger **discharging clippings away from the water**. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum. Additional pond edge string trimming can be requested as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

For the protection of private property, landscapers will not perform string trimming in a manner that results in direct contact with private fences. A buffer zone of approximately 4 to 6 inches will be maintained along all private fencing. The maintenance of any grass or vegetation within this buffer area will be the responsibility of the respective property owner.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to not disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse

areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 52 times per year to accomplish the full amount of detail rotations. The size and duration the detail crew is onsite should depend on the extent needed to accomplish the rotation.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12 feet and palms up to 15' is included in the scope of the work. If pruning is required above the height of 12 feet for non palms, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. Palm pruning of palms over 15' is defined in Component E.3.

The branching height of trees shall be raised only for the following reasons:

1. Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas.
2. Maintain clearance from shrubs in bed areas.
3. Improve visibility in parking lots and around entries. Extra care should be taken when considering sight lines on the road and the vendor should report any identified visibility concerns to CDD management.
4. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to the branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.
5. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

For the protection of private property, landscapers will not perform chemical edging in a manner that results in direct contact with private fences or along private fences. A buffer zone of approximately 4 to 6 inches will be maintained along all private fencing. The maintenance of any grass or vegetation within this buffer area will be the responsibility of the respective property owner.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with a supplemental proposal.

As needed, the contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. The contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management, the contractor will provide a Monthly Service Calendar for the upcoming period. A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly. A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meetings as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site. The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program - Fertilization and Pest Control

Chemical Application Maintenance Information

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

The irrigation system will be fully operational prior to any fertilizer application.

Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, and other relevant factors based on turf types. Soil samples should include all Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

St Augustine

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: ST AUGUSTINE

Contractor will submit a schedule of materials to be used under this program along with application rates. The annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

Bahia – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: BAHIA

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Bermuda - Sports Field

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January: Liquid or granular Fertilization - Disease & Insect Control
- February: Liquid or granular Fertilization
- March: Core Aeration
- April: Liquid or granular Fertilization Sedge & Broadleaf Weed Control/Disease & Insect Control
- June: Disease & Insect Control as needed.
- July: Liquid or granular Fertilization
- August: Sedge & Broadleaf Weed Control/Disease & Insect Control
- September: Liquid or granular Fertilization
- October: Disease & Insect Control
- December: Liquid or granular Fertilization

Bermuda - Standard

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January: Liquid or granular Fertilization - Disease & Insect Control
- March: Spring Granular fertilization with broadleaf weed control, insect and disease control
- May: Slow release with Weed Control
- July: Slow Release (Nitrogen) with insect and weed control
- October: Liquid or Granular and Disease & Insect Control

Application Requirements: BERMUDA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary.
- July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: ZOYSIA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

General**Insect/Disease Control - ALL TURF**

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible for managing settings of irrigation timers and should always have the irrigation times adjusted and set appropriately based on turf type and season.

Supplemental insecticide applications will be provided by the contractor when the contractor identifies a

need for supplemental programs in order to control pests.

Contractor will provide recommendations for TopChoice applications when needed. They will also keep ant bait treatment on mowers or detail vehicles for spot treatment. Ants should be treated near any walking or amenity areas or common use areas such as parks.

Weed Control - ALL TURF

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, wild Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty - ALL TURF

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. The contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be

Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud Drench and or OTC Injections for potential disease and infestation. Only those treatments relevant to the variety of palm should be included.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by the contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that

are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component "D" – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management's discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard

surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect the irrigation system weekly while performing routine maintenance.

Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractors should and are expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with a clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.

Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days.

Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out at least once per year. However in many cases the mulch application will be divided into one heavy application in Spring and one lighter application in the fall. The most desirable months are May and Early November. Mulch will be priced "per yard". Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 15' will be trimmed at least once per year in May. All vegetation will be removed from their trunk. Any palm nuts and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary. Full debooting is a separate billable job but removing those loose and hanging should be included.

All palms less than 15' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

All palms in excess 15' will be trimmed at least once per year in the month of May. Any additional trimmings can be added at the discretion of the board or management and will be done at the same cost and rate as the proposed May trimming. Therefore, the fee summary must include the cost per palm for trimming.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving "stubs".

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

COMPOSITE EXHIBIT B Proposal Pricing

Westside of Haines City Community Development District Landscape Fee Summary Cascades - Phase 1A, 1B, 2 & 3

Contractor: Prince and Sons, Inc.

Address: 14645 Boggy Creek Rd.
Orlando, FL 32824

Phone: (853) 422-5297

Fax:

Contact: Lucas Martin

Email: lmartin@princeandsons.com

Property: Westside of HC CDD

Address: 219 E Livingston ST
Orlando, FL 32801

Phone:

Contact: Clayton Smith, Marshall Lindall

Email: clayton@princeandsons.com

YEAR 1 Pricing Break Down	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$12,540.00	\$8,360.00	\$8,360.00	\$20,900.00	\$16,729.00	\$16,720.00	\$20,900.00	\$16,720.00	\$20,900.00	\$8,360.00	\$8,360.00	\$8,360.00	\$167,200.00
TURF CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>		\$585.00			\$585.00			\$585.00			\$585.00		\$2,340.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fertilizer/OTC/Pruning</i>		\$1,140.00			\$1,140.00			\$1,140.00			\$1,140.00		\$4,560.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$6,600.00
ANNUAL CHANGES - <i>Removal of Old Trees/Planting new</i> <i>Planting New</i> (Component E.1) <i>See Annual Pricing</i>													\$0.00
BED DRESSING - Estimate mulch yds - <i>Complete Bedding</i> <i>Cypress/Maple</i> (Component E.2) <i>Complete Bedding - 100 Yards/Year/Bed</i>					\$16,748.00						\$6,504.00		\$22,752.00
PALM TRIMMING - <i>1x Per Year</i> (Component E.3) <i>See Annual Pricing</i> <i>Approximate 100</i>					\$3,660.00								\$3,660.00
TOTAL FEE PER MONTH:	\$13,090.00	\$10,635.00	\$8,910.00	\$21,450.00	\$16,903.00	\$17,270.00	\$21,400.00	\$16,995.00	\$21,400.00	\$8,910.00	\$17,139.00	\$8,910.00	\$207,112
Fee Schedule with Extra Services	\$17,259.33	\$17,259.33	\$17,259.33	\$17,259.33	\$17,259.33	\$17,259.33	\$17,259.33	\$17,259.33	\$17,259.33	\$17,259.33	\$17,259.33	\$17,259.33	\$17,259.33
Fee Schedule Essential Services Only	\$15,058	\$15,058	\$15,058	\$15,058	\$15,058	\$15,058	\$15,058	\$15,058	\$15,058	\$15,058	\$15,058	\$15,058	\$15,058
Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$180,700.00												
Extra Services Annual Changes, Palm Pruning, Mulch	\$26,412.00												
TOTAL	\$207,112.00												

Additional Year Pricing	
YEAR 2 - Essential Services ONLY Annual Pricing -	\$180,700.00
YEAR 3 - Essential Services ONLY Annual Pricing -	\$186,120.00
YEAR 4 - Essential Services ONLY Annual Pricing -	\$186,120.00

Cascades Annual pond Dialing price 6 Times annually
\$9,000.00

Westside of Haines City Community Development District Landscape Fee Summary
BRENTWOOD Phases 1-5

Contractor: Prince and Sons, Inc.

Property: Westside of HC CDD

Address: 14845 Boggy Creek Rd.
Orlando, FL 32824

Address: 219 E Livingston ST
Orlando, FL 32801

Phone: (863) 422-5207

Phone:

Fax:

Contact: Lucas Martin

Contact: Clayton Smith, Marshall Lindall

Email: lucasmartin@princeandsons.com

Email: clayton@princeandsons.com

YEAR 1 Pricing Break Down	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - Turf Maintenance/Detailing/Communications/Staffing	\$6,012.00	\$4,008.00	\$4,008.00	\$10,020.00	\$8,016.00	\$8,016.00	\$10,020.00	\$8,016.00	\$10,020.00	\$4,008.00	\$4,008.00	\$4,008.00	\$80,160.00
TURF CARE (Component B) Bahia/St Augustine/Zoysia		\$90.00			\$90.00			\$90.00			\$90.00		\$360.00
TR EESHRUB CARE Includes OTC if Applicable (Component C) Tree/Shrub Fertilizer/Drenching		\$1,080.00			\$1,080.00			\$1,080.00			\$1,080.00		\$4,320.00
IRRIGATION MAINT. (Component D) Irrigation Inspections	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$6,600.00
ANNUAL CHANGES - 10 Year @ \$10.00 = \$100.00 (Component E.1)													\$0.00
BED DRESSING - Estimate mulch yds = 2,000 @ \$10.00 = \$20,000.00 (Component E.2)					\$12,984.00						\$4,991.00		\$17,975.00
PALM TRIMMING - 1 x Per Year (Component E.3) Per Palm Price: \$50.00					\$4,560.00								\$4,560.00
TOTAL FEE PER MONTH:	\$11,562.00	\$5,728.00	\$4,558.00	\$10,570.00	\$27,280.00	\$8,566.00	\$10,570.00	\$9,736.00	\$10,570.00	\$4,558.00	\$10,624.00	\$4,558.00	\$113,880.00
Fee Schedule with Extra Services	\$9,490.00	\$9,490.00	\$9,490.00	\$9,490.00	\$9,490.00	\$9,490.00	\$9,490.00	\$9,490.00	\$9,490.00	\$9,490.00	\$9,490.00	\$9,490.00	\$9,490.00
Fee Schedule Essential Services Only	\$7,620	\$7,620	\$7,620	\$7,620	\$7,620	\$7,620	\$7,620	\$7,620	\$7,620	\$7,620	\$7,620	\$7,620	\$7,620
Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$91,440.00												
Extra Services Annual Changes, Palm Pruning, Mulch	\$22,440.00												
TOTAL	\$113,880.00												

Additional Year Pricing	
YEAR 2 - Essential Services ONLY Annual Pricing -	\$91,440.00
YEAR 3 - Essential Services ONLY Annual Pricing -	\$94,176.00
YEAR 4 - Essential Services ONLY Annual Pricing -	\$94,176.00

Brentwood Annual pond Disking price 6 Times Annually
\$9,000.00

Westside of Haines City Community Development District Landscape Fee Summary

WYNSTONE - Phase 1 partial

Contractor: Prince and Sons, Inc.

Property: Westside of HC CDD

Address: 14645 Boggy Creek Rd.

Address: 219 E Livingston St

Orlando, FL 32824

Orlando, FL 32801

Phone: (863) 422-5207

Phone:

Fax:

Contact: LUCAS MARTIN

Contact: Clayton Smith, Marshall Lindell

Email: clayton@princeandsons.com

Email: cmartin@princeandsons.com

YEAR 1 Pricing Break Down	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance, Detailing, Communication, Staffing</i>	\$4,203.00	\$2,802.00	\$2,802.00	\$7,005.00	\$5,604.00	\$5,604.00	\$7,005.00	\$5,604.00	\$7,005.00	\$2,802.00	\$2,802.00	\$2,802.00	\$56,040.00
TURF CARE (Component B) <i>Bahia/St. Augustine/Zoysia</i>		\$96.00			\$96.00			\$96.00			\$96.00		\$384.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert./OTC/Pruning</i>		\$189.00			\$189.00			\$189.00			\$189.00		\$756.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$3,300.00
ANNUAL CHARGES (Component E.1) <i>Annual Changes, Palm Pruning, Mulch</i>													\$0.00
BED DRESSING - Estimate match yds - 5' round 8' open (Component E.2) <i>Cypress/Mitch</i>					\$6,000.00						\$3,300.00		\$9,300.00
PALM TRIMMING 1 x Per Year (Component E.3) <i>1/2" Palm Fertilizer</i>													\$0.00
TOTAL FEE PER MONTH:	\$4,478.00	\$3,362.00	\$3,077.00	\$7,280.00	\$5,754.00	\$5,679.00	\$7,280.00	\$6,164.00	\$7,280.00	\$3,077.00	\$6,662.00	\$3,077.00	\$70,386.00
Fee Schedule with Extra Services	\$5,865.00	\$6,865.00	\$5,865.00	\$5,865.00	\$5,865.00	\$5,865.00	\$5,865.00	\$5,865.00	\$5,865.00	\$5,865.00	\$5,865.00	\$5,865.00	\$5,865.00
Fee Schedule Essential Services Only	\$5,040	\$5,040	\$5,040	\$5,040	\$5,040	\$5,040	\$5,040	\$5,040	\$5,040	\$5,040	\$5,040	\$5,040	\$5,040
Essential Services Mowing/Data/Ingration/Fert and Pest	\$80,450.00												
Extra Services Annual Changes, Palm Pruning, Mulch	\$1,900.00												
TOTAL	\$78,386.00												

Additional Year Pricing

YEAR 2 - Essential Services ONLY Annual Pricing -	\$60,480.00
YEAR 3 - Essential Services ONLY Annual Pricing	\$62,304.00
YEAR 4 - Essential Services ONLY Annual Pricing -	\$62,304.00

Wynstone Annual pond Disking price 6 Times Annually

\$9,000.00

EXHIBIT C
Other Forms

[See following pages]

DAILY WORK JOURNAL

DATE: _____

DESCRIPTION OF WORK PERFORMED TODAY: _____

LOCATIONS: _____

ISSUES REQUIRING ATTENTION: _____

(Please notify District Rep. if any)

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR’S NAME: _____

REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION REPAIR REQUEST FORM

DATE:_____

DAMAGE:_____

LOCATION:_____

PROBABLE CAUSE OF DAMAGE:_____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR:_____

IRRIGATION TECHNICIAN’S NAME:_____

REPRESENTATIVE NAME:_____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

COMPOSITE EXHIBIT D
Maintenance Map
CASCADES
PHASES 1A,1B, 2, & 3

Legend

Amenity/Park (Landscaper)

Common Areas (Landscaper)

Drainage pond - Wet/Marshy (Aquatics)

Drainage pond - Dry - (Landscaper)

Wetland/Conservation Area/Wooded (NO landscaping)

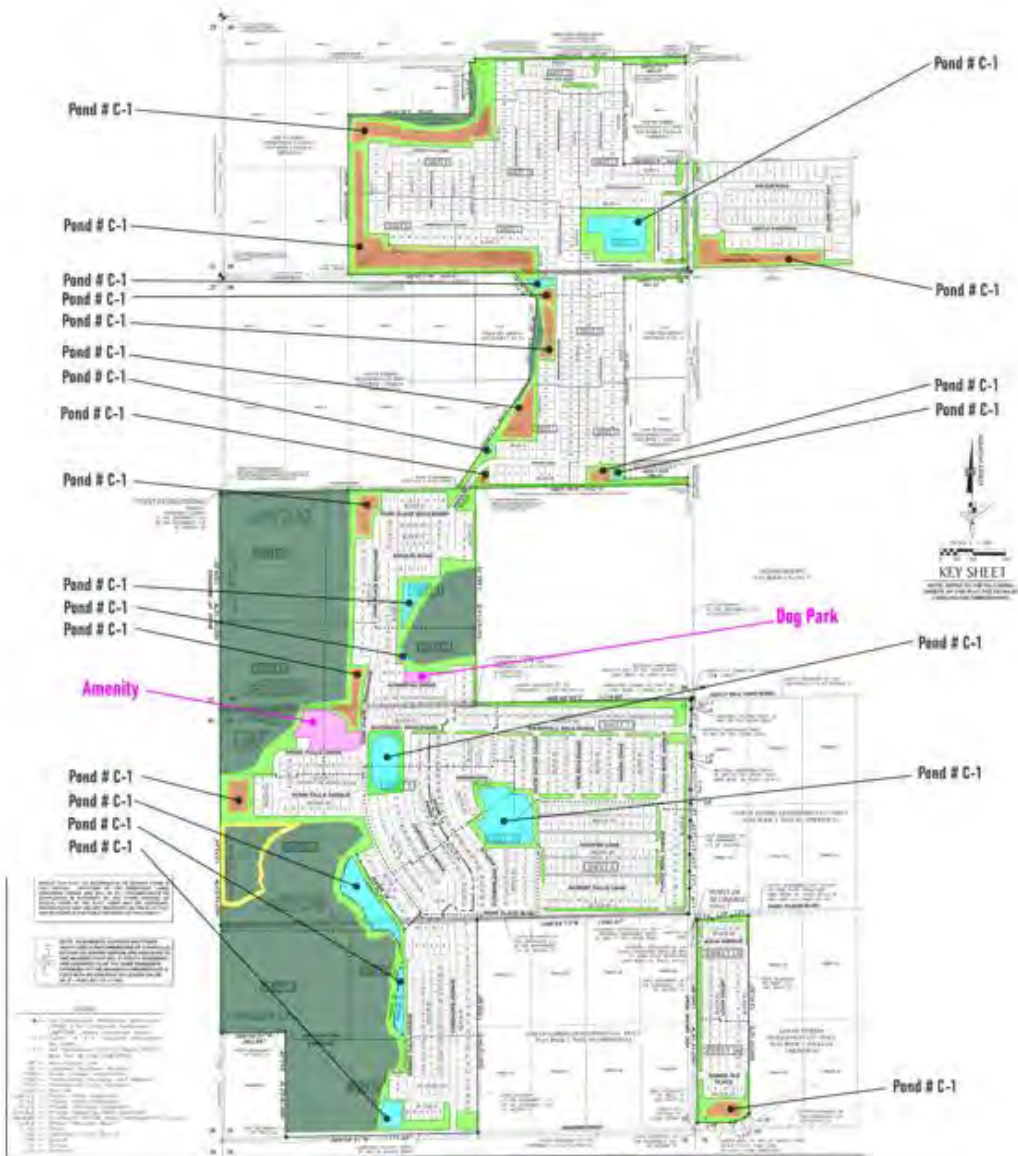
Wetland border - (Landscaper)

INCOMPLETE / FUTURE EXPANSION

NOTE

For the purpose of landscaping:
Areas marked in light green,
pink, and brown are to be included.
Dry pond bottoms are to be mowed.

Yellow area:
MDW existing lines ONLY.
DO NOT expand mowing area.
DO NOT String trim.
DO NOT spray.



Legend

Amenity/Park (Landscaper)

Common Areas (Landscaper)

Drainage pond - Wet/Marshy (Aquatics)

Drainage pond - Dry - (Landscaper)

Wetland/Conservation Area/Wooded (NO landscaping)

INCOMPLETE / FUTURE EXPANSION

BRENTWOOD

PHASES 1-5

NOTE

For the purpose of landscaping:
Areas marked in light green,
pink, and brown are to be included.
Dry pond bottoms are to be disc'd.



Legend

Amenity/Park (Landscaper)

Common Areas (Landscaper)

Drainage pond - Wet/Marshy (Aquatics)

Drainage pond - Dry - (Landscaper)

Wetland/Conservation Area/Wooded (NO landscaping)

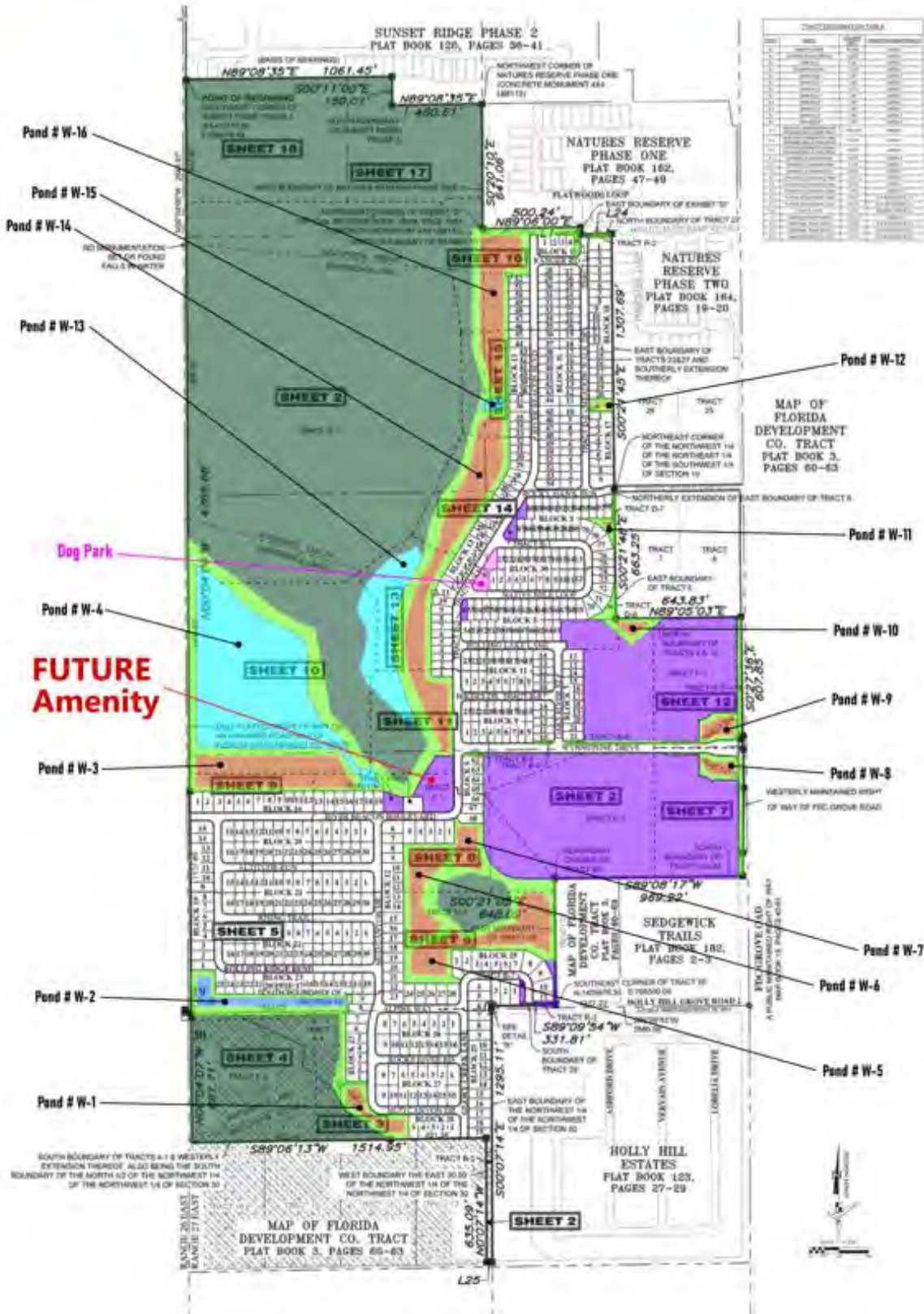
INCOMPLETE / FUTURE EXPANSION

WYNNSTONE

PHASE 1

NOTE

For the purpose of landscaping:
Areas marked in light green,
pink, and brown are to be included.
Dry pond bottoms are to be disced.



FIRST AMENDMENT TO THE AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

[WYNNSTONE PHASE 1]

THIS FIRST AMENDMENT (the “First Amendment”) is made effective this 28th day of May 2026 by and between:

WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established and existing pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “District”); and

PRINCE AND SONS, INC., a Florida corporation, with a mailing address of 200 F Street South, Haines City, Florida 33844 (the “Contractor,” together with the District, the “Parties”).

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement for Landscape and Irrigation Maintenance Services*, dated October 31, 2025 (the “Agreement”), incorporated herein by this reference; and

WHEREAS, pursuant to Section 23 of the Agreement, the Agreement may be amended by a writing executed by the Parties; and

WHEREAS, the District and Contractor now desire to amend the Agreement to include additional landscape and irrigation maintenance services (the “Additional Services”) for additional areas within the Wynnstone neighborhood (the “Additional Services Area”), all located within the District’s boundaries and to amend the compensation as it relates to the same; and

WHEREAS, the District and Contractor each represent that it has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

SECTION 2. AMENDMENT OF AGREEMENT. Pursuant to Section 23 of the Agreement, the District and Contractor agree to amend the Agreement as follows:

- A. Exhibit B to the Agreement is amended to include the Additional Services described in **Exhibit A** to this First Amendment. Accordingly, the definition of and all references to “Contract Amount” and “Contractor’s Proposal Form – Part IV – Pricing” in the Agreement shall be read to include the additional proposal pricing for the Additional Services as detailed in **Exhibit A** to this First Amendment. Further, the definition of and all references to “Work” in the Agreement shall be read to include the Additional Services as detailed in **Exhibit A** to this First Amendment.

- B. Exhibit D to the Agreement is amended only to replace the “Wynnstone Phase 1 Maintenance Map” with the Revised Wynnstone Phase 1 Maintenance Map attached as **Exhibit B** to this First Amendment. Accordingly, the definition of and all references to “Landscape Maintenance Areas Exhibit” in the Agreement shall be read to include the Additional Services Area as detailed in **Exhibit B** to this First Amendment.

- C. Section 7, **Compensation; Term**, Subsection b of the Agreement is hereby replaced in its entirety as follows:

“b. As compensation for the Work, the District agrees to pay Contractor Three Hundred Sixty-One Thousand Nine Hundred Dollars and Zero Cents (\$361,900.00) per year, in monthly amounts of Thirty Thousand One Hundred Fifty-Eight Dollars and Thirty-Three Cents (\$30,158.33). Such compensation covers only the items specified as Essential Services in the Contractor’s Proposal Form – Part IV – Pricing (“Contract Amount”). Additionally, for the services specified as Extra Services in the Contractor’s Proposal Form – Part IV – Pricing, attached hereto as EXHIBIT B, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor’s Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.”

- D. References to Section 448.091, Florida Statutes, in Section 20, **E-Verify Requirements**, shall be amended to the revised statutory references of Section 448.09(1), Florida Statutes.”

- E. Section 787.06(13), Florida Statutes, was renumbered after the original date of the Agreement. Accordingly, references to that statute in Section 32, **Anti-Human Trafficking Requirements**, shall be amended to the revised statutory references of Section 787.06(14), Florida Statutes.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable except for the terms as specifically amended herein. To the

extent the provisions of this First Amendment, **Exhibit A**, and **Exhibit B** hereto conflict, this First Amendment and the Agreement shall control.

SECTION 4. AUTHORIZATION. The execution of this First Amendment has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this First Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This First Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

SECTION 6. FULL FORCE AND EFFECT. All other provisions of the Agreement, as amended through the First Amendment, shall remain in full force and effect except as modified by this First Amendment.

SECTION 7. EFFECTIVE DATE. This First Amendment shall be effective as of the day and year first written above.

[Signatures to follow on next page]

IN WITNESS WHEREOF, the Parties execute this First Amendment to be effective the day and year first written above.

**WESTSIDE HAINES CITY COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

Rennie Heath

8215FA2B8FB744A...

Chairperson, Board of Supervisors

PRINCE AND SONS, INC.

Signed by:

Lucas Martin

67CB56360E5C44C...

By: Lucas Martin

Its: Manager

EXHIBIT A: Additional Services

EXHIBIT B: Revised Wynnstone Phase 1 Maintenance Map

EXHIBIT A Additional Services

West Haines City CDD- Wynnstone Community Development District Landscape Fee Summary

Contractor: Prince and Sons, Inc.

Property: Wynnstone

Address: 200 south F St.
Haines City, FL 33844
Phone: 863-422-5207

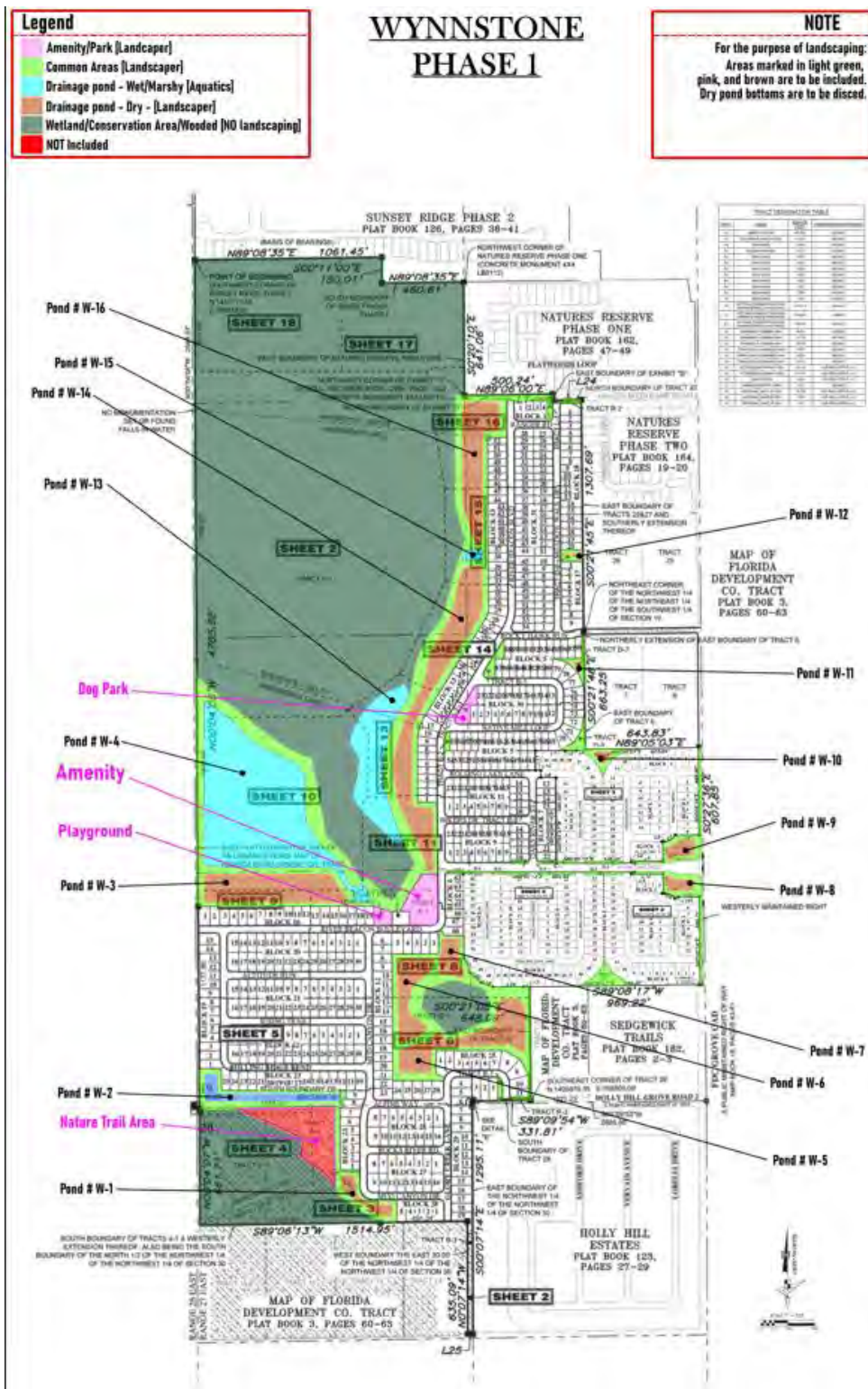
Address: 4530 Eagle Falls Pl.
Tampa, Florida, 33619
813-502-0585

Fax:
Contact: Lucas Martin
Email: lmartin@princeandsonsinc.com

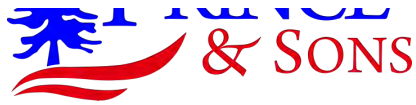
Phone:
Contact: Marshall Tindall
Email: mtindall@gmscdll.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$25,200.00
TURF CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>													\$0.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$1,440.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$2,640.00
ANNUAL CHANGES - (Component E.1) <i>Per Annual Pricing: \$2.50</i>	\$125.00 <i>50</i>			\$125.00 <i>50</i>			\$125.00 <i>50</i>			\$125.00 <i>50</i>			\$500.00
BED DRESSING - Estimate mulch yds (Component E.2) <i>(Mulch Type) Per Yard Pricing: \$60</i>					\$1,800.00 <i>30</i>						\$4,200.00 <i>70</i>		\$6,000.00
PALM TRIMMING 2x Per Year (Component E.3) <i>Per Palm Price: \$50</i> <i>Palm counts: 10</i>					\$492.00 <i>10</i>								\$492.00
TOTAL FEE PER MONTH:	\$2,565.00	\$2,440.00	\$2,440.00	\$2,565.00	\$4,732.00	\$2,440.00	\$2,565.00	\$2,440.00	\$2,440.00	\$2,565.00	\$6,640.00	\$2,440.00	\$36,272
Fee Schedule with Extra Services	\$3,022.67	\$3,022.67	\$3,022.67	\$3,022.67	\$3,022.67	\$3,022.67	\$3,022.67	\$3,022.67	\$3,022.67	\$3,022.67	\$3,022.67	\$3,022.67	\$3,022.67
Fee Schedule Essential Services Only	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440
Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$29,280.00												
Extra Services Annual Changes, Palm Pruning, Mulch	\$6,992.00												
TOTAL	\$36,272.00												

EXHIBIT B **Revised Wynnstone Phase 1 Maintenance Map**



SECTION 1



JAMES CITY, FLORIDA 33644
(863) 422-5207
www.princeandsonsinc.com

TAMPA, FLORIDA 33610

ORLANDO, FLORIDA 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of $\geq \$4$ /gallon we will have a 3% increase

Average gas price of \$3.50-\$3.99/gallon we will have a 2% increase

Average gas price $< \$3.49$ /gallon the fuel service charge will end

***BASED ON STATE AVERAGE**

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office



SECTION 3

SECTION (a)



MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com
Website: MasseyServices.com
Phone: 1-888-2MASSEY (262-7739)

SERVICE ADDRESS

BILLING ADDRESS

Governmental Management Services (Brentwood)				Marshall Tindall (407) 346-2453	
Business Name 2670 Bevel Ln.				Contact Name (Agent) 219 E. Livingston St.	
Property Address Davenport FL. Polk 33837				Mailing Address Orlando FL. 32801	
City		State		City	
State		County		State	
Zip		Zip		Zip	
(407) 346-2453				City	
Phone				Email	
(Extension)				Mtindall@gmscfl.com	

Business Type: Community Amentities Service Frequency: Monthly Grid #

- SCOPE OF WORK**
Massey will provide pest prevention services for ☐ Roaches ☐ Ants ☐ Mice ☐ Rats ☐ Pantry Pests ☐ Fruit Flies ☐ Drain Flies
☐ REACHABLE WASPS ☐ REACHABLE SPIDERS & WEBS
- AREAS TO BE SERVICED**
Interior, restrooms & electrical room.
There will be a gate code for entry at some point.
Exterior of the clubhouse, pool deck, perimeter of the pool, playground, mailbox, dog park and 10 Rodent Stations.
- SERVICE SCHEDULE**
A. Initial Service Schedule Follow-Up Service on Initial As needed
B. Regular Service Schedule MONTHLY
- CUSTOMER COOPERATION**
Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:
A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.
B. Arranging for Service Technician(s) access to the premises and access to all locked areas.
- INSURANCE**
Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.
- TERMS OF AGREEMENTS**
A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
B. If THE COMPANY is at any time dissatisfied with Massey's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.
- GUARANTEED SATISFACTION**
See reverse side of this agreement for explanation of Massey's Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	\$ 260.00	Monthly Service Charge	\$ 130.00	# 10 of Rodent Statio x \$ 20.00 EA	\$ 200.00
Follow Up (as required)	\$	2nd Year Annual Service Amount	\$ 1560.00	# of x \$ EA	\$
Monthly Service Charge x11	\$ 1430.00	5% Discount for Advance Payment	\$ 78.00	# of x \$ EA	\$
1st Year Annual Service Amount	\$ 1690.00	Discounted Annual Amount	\$ 1482.00	# of x \$ EA	\$
5% Discount for Advance Payment	\$ 84.50	Applicable Sales Tax	\$ 00	Applicable Sales Tax	\$ 00
Discounted Annual Amount	\$ 1605.50	2nd Year Annual Total	\$ 1560.00	Equipment Total:	\$ 200.00
Applicable Sales Tax	\$ 00	Note: Massey Services reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	\$ 1690.00				
First Month Service & Equipment Total:					\$ 460.00

- PAYMENT TERMS**
A. Method of payment ☐ Year in Advance Payment less 5% discount ☐ Upon Receipt of Monthly Invoice ☐ Remit to Service Technician
B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

2255 Dundee Rd.

Massey Address Winter Haven FL. 33884

City State Zip

813-245-2877

Phone

Accepted for: THE COMPANY

Given by: Missy Martin Date 9/20/26

Massey Services

Approved by: Massey General Manager Date

GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

1. We GUARANTEE to perform a corrective service within 24 hours.
2. We also GUARANTEE to provide this corrective service at *no additional cost to you*.
3. If your pest problem persists and an infestation can be found in the physical structure after 30 days, a **Massey** Manager will verify the infestation and *refund your last regular service charge*.*

For the Hospitality Industry, **Massey** further GUARANTEES that if a guest refuses to pay for a night's lodging or a meal charge due to a pest problem, **Massey** will:

- Verify the problem and take corrective measures immediately.
- Reimburse the Company for the lost lodging and/or meal charge(s).**
- Send a letter of apology to the guest, with a copy sent to the Company Manager.

* A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.

** Reimbursement under the terms of the Money Back Guarantee for lost lodging and meal charges will be provided only when The Company Manager notifies a **Massey** Manager within 24 hours and provides the **Massey** Manager with specific details of the problem, lodging and/or meal receipts, guest's name and address. Reimbursement is restricted to one night's lodging charge and one meal charge per occurrence.

GENERAL TERMS AND CONDITIONS

A. CHANGE IN LAW. BY MASSEY SERVICES, INC. (**Massey**) performs its services in accordance with the requirements of Federal, State and local laws. In the event of a change in existing law as it pertains to the services promised herein, **Massey** reserves the right to adjust the monthly service charge or terminate this agreement by giving THE COMPANY 60 days notice.

B. DISCLAIMER. **Massey** liability under this agreement will be terminated if **Massey** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of **Massey**.

This agreement does not cover and **Massey** will not be responsible for:

1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
2. Damage or loss of personal property resulting from lack of security or acts of third parties.
3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
4. **Massey** disclaims any liability for special incidental or consequential damages. The Guarantee stated in this

agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.

C. NON-PAYMENT DEFAULT. In case of non-payment or default by THE COMPANY, **Massey** has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.

D. ARBITRATION. THE COMPANY and **Massey** agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

E. ENTIRE AGREEMENT. It is understood and agreed between the parties that this agreement constitutes the complete agreement between **Massey** and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **Massey** unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

PRIVACY POLICY FOR EMAIL ADDRESSES

By providing an email address on this agreement, the Customer is consenting to receive emails regarding service alerts, new services and special promotions. Email addresses are kept confidential and used solely for communication from Massey Services.



Go Paperless!

SECTION (b)

SECTION 1

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919



Bill to
Westside HC CDD- Wynnstone
GMS Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801

Estimate details
Estimate no.: 1918
Estimate date: 09/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Scope of Work	Monthly pond herbicide maintenance on 4 ponds. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	1	\$850.00	\$850.00
2.		Scope of Work	Monthly pond herbicide maintenance on 4 ponds. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level excluding the large 8 acre pond which would receive a perimeter emerged vegetation treatment only. Priced as \$/treatment.	1	\$600.00	\$600.00

Total

\$1,450.00

Note to customer
Thank you for your business!

Accepted date

Accepted by

SECTION 2

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919



Bill to
Westside HC CDD- Wynnstone
GMS Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801

Estimate details

Estimate no.: 1914
Estimate date: 09/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Scope of Work	Mow the entire berm around the mitigation pond as discussed during the September 1 site visit with SWFWMD.	1	\$3,500.00	\$3,500.00

Total \$3,500.00

Note to customer

Thank you for your business!

Accepted date

Accepted by

SECTION 4

SECTION (a)



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: August 9, 2026

SUBMITTED TO:

GMS Services
219 E. Livingston St.
Orlando, FL 32801
Attn: Marshall Tindall
Phone: 407-346-2453
Email: Mtindall@gmscfl.com

Job Name / Location:

Brentwood/Davenport
Maloof Dr

Proposal to add batten kits and straighten trees back to original position

	Qty	Unit	Unit Cost	TOTAL
Palm Batten kits	4	EA	\$125.00	\$500.00
Machine	1	EA	\$375.00	\$375.00
			TOTAL	\$875.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Cody Dawson

Date Submitted: August 9, 2026

Accepted by: _____

Date Accepted: _____

SECTION (b)



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: August 9, 2026

SUBMITTED TO:

GMS Services
219 E. Livingston St.
Orlando, FL 32801
Attn: Marshall Tindall
Phone: 407-346-2453
Email: Mtindall@gmscf.com

Job Name / Location:

Brentwood
Davenport
Dog park

Proposal to replace four dead maple trees and add tree straps at the dog park area.

	Qty	Unit	Unit Cost	TOTAL
Pro 40s (Tree straps)	4	EA	\$75.00	\$300.00
Maple tree	4	EA	\$357.00	\$1,428.00
			TOTAL	\$1,728.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Cody Dawson

Date Submitted: August 9, 2026

Accepted by: _____

Date Accepted: _____

SECTION (c)



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: September 21, 2026

SUBMITTED TO:

GMS Services
219 E. Livingston St.
Orlando, FL 32801
Attn: Marshall Tindall
Phone: 407-346-2453
Email: Mtindall@gmscfl.com

Job Name / Location:

Brentwood
Davenport

Proposal to replace the dead trees throughout the common areas next to walking path

	Qty	Unit	Unit Cost	TOTAL
Tree straps	10	EA	\$75.00	\$750.00
Maple Trees	10	30Gal	\$365.00	\$3,650.00
			Total:	\$4,400.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Cody Dawson

Date Submitted: September 21, 2026

Accepted by: _____

Date Accepted: _____

SECTION 5

Rd

Lennar at Brent

5863

5867

5871

5875

5879

5883

Tatisurprise Gifts
Gift shop



2400

Sedgewick Dr

ve Rd



SECTION D

SECTION 1

Westside Haines City

Community Development District

Summary of Check Register

August 20, 2026 to September 10, 2026

Bank	Date	Check No.'s	Amount
General Fund - Admin	8/24/26	513-514	\$ 21,101.97
	8/27/26	515-516	\$ 5,986.00
	9/3/26	517-518	\$ 1,233.70
		Total:	\$ 28,321.67
General Fund - Cascades	8/24/26	115-117	\$ 1,057,451.54
	8/27/26	118-122	\$ 4,201.03
	9/3/26	123-125	\$ 17,633.28
		Autodrafts	\$ 4,016.67
		Total:	\$ 1,083,302.52
General Fund - Brentwood	8/24/26	91-94	\$ 527,118.67
	8/27/26	95-97	\$ 2,665.62
	9/3/26	98-100	\$ 10,185.19
		Autodrafts	\$ 1,004.76
		Total:	\$ 540,974.24
General Fund - Wynnstone	8/24/26	59-61	\$ 331,436.29
	8/27/26	62-63	\$ 9,707.22
	9/3/26	64	\$ 882.17
		Autodrafts	\$ 6,405.14
		Total:	\$ 348,430.82
Supervisors	August 2026 Meeting		
	Patrick R Bonin	50052	\$ 184.70
	Lindsey E Roden	50053	\$ 150.00
	Lauren O Schwenk	50054	\$ 184.70
	Bobbie J Shockley	50055	\$ 150.00
		Total:	\$ 669.40
Total Amount			\$ 2,001,698.65

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/24/26	00007	8/01/26 297	202608 310-51300-34000		*	4,720.83	
			MANAGEMENT FEES AUG 26				
		8/01/26 297	202608 310-51300-35200		*	108.17	
			WEBSOTE ADMIN AUG 26				
		8/01/26 297	202608 310-51300-35100		*	162.25	
			INFORMATION TECH AUG 26				
		8/01/26 297	202608 310-51300-31300		*	598.33	
			DISSEMINATION SVC AUG 26				
		8/01/26 297	202608 310-51300-51000		*	3.34	
			OFFICE SUPPLIES				
		8/01/26 297	202608 310-51300-42000		*	293.25	
			POSTAGE				
		8/01/26 297	202608 310-51300-42500		*	68.40	
			COPIES				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,954.57 000513
8/24/26	00013	8/24/26 08242026	202608 300-20700-10000		*	5,358.29	
			FY27 ASSESSMENT TSFR S21				
		8/24/26 08242026	202608 300-20700-10000		*	9,789.11	
			FY27 ASSESSMENT TSFR S24				
				WESTSIDE HAINES CITY CDD			15,147.40 000514
8/27/26	00008	8/20/26 22500597	202607 310-51300-31100		*	1,235.00	
			ENGINEER SERVICES JULY 26				
				DEWBERRY ENGINEERS INC			1,235.00 000515
8/27/26	00017	8/18/26 15766	202607 310-51300-31500		*	4,751.00	
			GENERAL COUNSEL JULY26				
				KILINSKI VAN WYK PLLC			4,751.00 000516
9/03/26	00036	9/02/26 3973-09-	202609 310-51300-31200		*	450.00	
			ARBITRAGE REPORT S2021				
				AMTEC			450.00 000517
9/03/26	00017	4/25/25 12073	202510 310-51300-49100		*	369.00	
			BOUNDARY AMENDMENT PH4&5				
		5/16/25 12247	202510 310-51300-49100		*	414.70	
			BOUNDARY AMENDMENT PH4&5				
				KILINSKI VAN WYK PLLC			783.70 000518
				TOTAL FOR BANK B		28,321.67	
				TOTAL FOR REGISTER		28,321.67	

WHCD WESTSIDE HAINES CITY KCOSTA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
8/24/26	00001	8/01/26	296	202608	320-53800-12000					*	1,287.50		
			FIELD MANAGEMENT AUG26										
		8/01/26	296	202608	330-57200-48300					*	1,250.00		
			AMENITY ACCESS AUG 26										
		8/01/26	296	202608	330-57200-49000					*	21.64		
			OFFICE SUPPLIES/POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			2,559.14	000115
8/24/26	00007	8/10/26	103467	202608	330-57200-34500					*	1,621.20		
			SECURITY 8/3/26-8/9/26										
		8/17/26	103575	202608	330-57200-34500					*	1,621.20		
			SECURITY 8/10/26-8/16/26										
									NATION SECURITY SERVICES LLC			3,242.40	000116
8/24/26	00024	8/24/26	08242026	202608	300-15100-10000					*	1,051,650.00		
			TSFR EXCESS OPERATING FDS										
									STATE BOARD OF ADMINISTRATION C/O			1,051,650.00	000117
8/27/26	00008	8/14/26	1190	202608	330-57200-34500					*	230.00		
			VIDEO VERIFICATION AUG26										
									CURRENT DEMANDS ELECTRICAL			230.00	000118
8/27/26	00004	8/19/26	72114689	202608	330-57200-48100					*	100.00		
			PEST CONTROL AUG 26										
									MASSEY SERVICES INC			100.00	000119
8/27/26	00007	8/24/26	103685	202608	330-57200-34500					*	1,621.20		
			SECURITY 8/17/26-8/23/26										
									NATION SECURITY SERVICES LLC			1,621.20	000120
8/27/26	00005	7/31/26	25432	202607	320-53800-47300					*	228.83		
			IRRIGATION REPAIRS										
		8/01/26	25541	202608	320-53800-46200					*	1,500.00		
			BI MONTHLY POND DISKING										
		8/01/26	25588	202608	320-53800-46200					*	301.00		
			FUEL CHARGE AUG26										
		8/01/26	25589	202608	320-53800-46200					*	45.00		
			FUEL CHARGE AUG26										
									PRINCE & SONS INC.			2,074.83	000121
8/27/26	00003	7/05/26	AV32704	202607	330-57200-48500					*	175.00		
			POOP IN POOL JUL26										
									MCDONNELL CORPORATION DBA			175.00	000122
9/03/26	00009	8/13/26	44252	202608	320-53800-47200					*	602.92		
			SPER 2.5 GALLONS										
									DUNHAM WELL DRILLING INC			602.92	000123
									WHCD WESTSIDE HAINE KCOSTA				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/03/26	00005	9/01/26 26165	202609 320-53800-46200	LANDSCAPE MAINT SEPT26	*	15,058.33	
				PRINCE & SONS INC.			15,058.33 000124
9/03/26	00002	9/02/26 09022026	202609 300-15500-10000	PLAYGROUND EQUIP OCT26	*	1,972.03	
				THM LEASING LLC.			1,972.03 000125
TOTAL FOR BANK D						1,079,285.85	

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/24/26	00010	7/24/26 2988-07.	202607 320-53800-43100 3500 FDC GROVE JUL26	DUKE ENERGY PAYMENT PROCESSING	*	1,724.36	1,724.36 080140
9/03/26	00010	7/30/26 0594-07.	202607 320-53800-43000 3503 MCWAY FALLS CT JUL26	DUKE ENERGY PAYMENT PROCESSING	*	20.94	
		7/30/26 0594-07.	202607 320-53800-43000 3503 MCWAY FALLS CT JUL26	DUKE ENERGY PAYMENT PROCESSING	V	20.94-	.00 080141
9/03/26	00010	7/30/26 2397-07.	202607 320-53800-43000 0 MONTEREY BAY ST JUL26	DUKE ENERGY PAYMENT PROCESSING	*	19.64	
		7/30/26 2397-07.	202607 320-53800-43000 0 MONTEREY BAY ST JUL26	DUKE ENERGY PAYMENT PROCESSING	V	19.64-	.00 080142
9/03/26	00010	7/30/26 2724-07.	202607 330-57200-43000 2617 ANGEL FALLS DR JUL26	DUKE ENERGY PAYMENT PROCESSING	*	1,351.00	
		7/30/26 2724-07.	202607 330-57200-43000 2617 ANGEL FALLS DR JUL26	DUKE ENERGY PAYMENT PROCESSING	V	1,351.00-	.00 080143
9/03/26	00010	7/30/26 4612-07.	202607 320-53800-43000 2617 ANGEL FALLS DR JUL26	DUKE ENERGY PAYMENT PROCESSING	*	120.46	
		7/30/26 4612-07.	202607 320-53800-43000 2617 ANGEL FALLS DR JUL26	DUKE ENERGY PAYMENT PROCESSING	V	120.46-	.00 080144
9/03/26	00010	7/30/26 5842-07.	202607 320-53800-43000 1057 WATERFALL BLVD JUL26	DUKE ENERGY PAYMENT PROCESSING	*	98.64	
		7/30/26 5842-07.	202607 320-53800-43000 1057 WATERFALL BLVD JUL26	DUKE ENERGY PAYMENT PROCESSING	V	98.64-	.00 080145
9/03/26	00010	7/30/26 6827-07.	202607 320-53800-43000 3122 MASSEE RD JUL26	DUKE ENERGY PAYMENT PROCESSING	*	87.08	
		7/30/26 6827-07.	202607 320-53800-43000 3122 MASSEE RD JUL26	DUKE ENERGY PAYMENT PROCESSING	V	87.08-	.00 080146
9/03/26	00012	7/27/26 5533-07.	202607 320-53800-43200 424 ADAMS ALE PL JULY26	HAINES CITY UTILITIES	*	594.55	
		7/27/26 5533-07.	202607 320-53800-43200 424 ADAMS ALE PL JULY26	HAINES CITY UTILITIES	V	594.55-	.00 080147

WHCD WESTSIDE HAINE KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/31/26	00010	7/30/26 0594-07. 202607 320-53800-43000 3503 MCWAY FALLS CT JUL26		DUKE ENERGY PAYMENT PROCESSING	*	20.94	
							20.94 080148
8/31/26	00010	7/30/26 2397-07. 202607 320-53800-43000 0 MONTEREY BAY ST JUL26		DUKE ENERGY PAYMENT PROCESSING	*	19.64	
							19.64 080149
8/31/26	00010	7/30/26 2724-07. 202607 330-57200-43000 2617 ANGEL FALLS DR JUL26		DUKE ENERGY PAYMENT PROCESSING	*	1,351.00	
							1,351.00 080150
8/31/26	00010	7/30/26 4612-07. 202607 320-53800-43000 2617 ANGEL FALLS DR JUL26		DUKE ENERGY PAYMENT PROCESSING	*	120.46	
							120.46 080151
8/31/26	00010	7/30/26 5842-07. 202607 320-53800-43000 1057 WATERFALL BLVD JUL26		DUKE ENERGY PAYMENT PROCESSING	*	98.64	
							98.64 080152
8/31/26	00010	7/30/26 6827-07. 202607 320-53800-43000 3122 MASSEE RD JUL26		DUKE ENERGY PAYMENT PROCESSING	*	87.08	
							87.08 080153
8/31/26	00012	7/27/26 5533-07. 202607 320-53800-43200 424 ADAMS ALE PL JULY26		HAINES CITY UTILITIES	*	594.55	
							594.55 080154
TOTAL FOR BANK Z						4,016.67	
TOTAL FOR REGISTER						1,083,302.52	

WHCD WESTSIDE HAINE KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/24/26	00009	6/30/26 28808	202606 330-57200-49000	SIFER ISO CARD	*	1,600.69	
		8/14/26 1189	202608 330-57200-34500	VIDEO VERIFICATION AUG 26	*	240.00	
				CURRENT DEMANDS ELECTRICAL			1,840.69 000091
8/24/26	00003	8/01/26 294	202608 320-53800-12000	FIELD MANAGEMENT AUG 26	*	1,287.50	
		8/01/26 294	202608 330-57200-48300	AMENITY ACCESS AUG 26	*	1,250.00	
		8/01/26 294	202608 330-57200-49000	OFFICE SUPPLIES/POSTAGE	*	9.28	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			2,546.78 000092
8/24/26	00011	6/08/26 102460	202606 330-57200-34500	SECURITY 6/1/26-6/7/26	*	447.20	
		6/15/26 102573	202606 330-57200-34500	SECURITY 6/8/26-6/14/26	*	447.20	
		6/22/26 102574	202606 330-57200-34500	SECURITY 6/15/26-6/21/26	*	447.20	
		8/03/26 103353	202607 330-57200-34500	SECURITY 7/27/26-8/2/26	*	463.20	
		8/10/26 103466	202608 330-57200-34500	SECURITY 8/3/26-8/9/26	*	463.20	
		8/17/26 103574	202608 330-57200-34500	SECURITY 8/10/26-8/16/26	*	463.20	
				NATION SECURITY SERVICES LLC			2,731.20 000093
8/24/26	00018	8/24/26 08242026	202608 300-15100-10000	TSFR EXCESS OPERATING FDS	*	520,000.00	
				STATE BOARD OF ADMINISTRATION C/O			520,000.00 000094
8/27/26	00005	8/19/26 72009680	202608 330-57200-48100	PEST CONTROL AUG 26	*	130.00	
				MASSEY SERVICES INC			130.00 000095
8/27/26	00011	8/24/26 103684	202608 330-57200-34500	SECURITY 8/17/26-8/23/26	*	463.20	
				NATION SECURITY SERVICES LLC			463.20 000096
8/27/26	00004	8/01/26 25454	202608 320-53800-46200	BI MONTHLY POND DISKING	*	1,500.00	
		8/01/26 25584	202608 320-53800-46200	FUEL CHARGE AUG26	*	45.00	
		8/01/26 25586	202608 320-53800-46200	FUEL CHARGE AUG26	*	152.00	

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		8/13/26 25845	202608 320-53800-47300		*	375.42	
		IRRIGATION REPAIRS		PRINCE & SONS INC			2,072.42 000097
9/03/26 00001		9/02/26 09022026	202609 300-15500-10000		*	2,101.99	
		FURNITURE LEASE OCT 26		HEIDI BONNETT DBA HNB PROPERTY LLC			2,101.99 000098
9/03/26 00011		8/31/26 103807	202608 330-57200-34500		*	463.20	
		SECURITY 8/24/26-8/30/26		NATION SECURITY SERVICES LLC			463.20 000099
9/03/26 00004		7/01/26 24811	202607 320-53800-46200		*	7,620.00	
		LANDSCAPE MAINT JUL26		PRINCE & SONS INC			7,620.00 000100
TOTAL FOR BANK E						539,969.48	

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/24/26	00008	7/31/26 3712-08. 202608 330-57200-44000 2079 MONTEVERDE AVE AUG26		SUMMIT BROADBAND INC	*	20.00	20.00 080061
9/03/26	00006	7/31/26 5745-07. 202607 330-57200-43000 2079 MONTEVERDE AVE JUL26			*	748.18	
		7/31/26 5745-07. 202607 330-57200-43000 2079 MONTEVERDE AVE JUL26			V	748.18-	
				DUKE ENERGY PAYMENT PROCESSING			.00 080062
9/03/26	00006	7/30/26 5313-07. 202607 320-53800-43000 1201 DRAINTREE ST JUL26			*	22.36	
		7/30/26 5313-07. 202607 320-53800-43000 1201 DRAINTREE ST JUL26			V	22.36-	
				DUKE ENERGY PAYMENT PROCESSING			.00 080063
8/31/26	00006	7/31/26 5745-07. 202607 330-57200-43000 2079 MONTEVERDE AVE JUL26			*	748.18	
				DUKE ENERGY PAYMENT PROCESSING			748.18 080064
8/31/26	00006	7/30/26 5313-07. 202607 320-53800-43000 1201 DRAINTREE ST JUL26			*	22.36	
				DUKE ENERGY PAYMENT PROCESSING			22.36 080065
8/31/26	00006	8/07/26 2919-07. 202607 320-53800-43100 00 00 MINUTE MAID JUL26			*	214.22	
				DUKE ENERGY PAYMENT PROCESSING			214.22 080066
TOTAL FOR BANK Z						1,004.76	
TOTAL FOR REGISTER						540,974.24	

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/24/26	00010	8/14/26 1202	202608 330-57200-34500		*	160.00	
		VIDEO VERIFICATION AUG26					
			CURRENT DEMANDS ELECTRICAL				160.00 000059
8/24/26	00003	8/01/26 295	202608 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT AUG26					
		8/01/26 295	202608 330-57200-49000		*	26.29	
		OFFICE SUPPLIES/POSTAGE					
			GOVERNMENTAL MANAGEMENT SERVICES-CF				1,276.29 000060
8/24/26	00016	8/24/26 08242026	202608 300-15100-10000		*	330,000.00	
		TSFR EXCESS OPERATING FDS					
			STATE BOARD OF ADMINISTRATION C/O				330,000.00 000061
8/27/26	00012	8/17/26 103595	202608 330-57200-34500		*	463.20	
		SECURITY 8/10/26-8/16/26					
			NATION SECURITY SERVICES LLC				463.20 000062
8/27/26	00001	7/31/26 25681	202607 320-53800-47300		*	115.02	
		IRRIGATION REPAIRS					
		8/01/26 25545	202608 320-53800-46200		*	1,500.00	
		BI MONTHLY POND DISKING					
		8/01/26 25546	202608 320-53800-46200		*	7,480.00	
		LANDSCAPE MAINT AUG26					
		8/01/26 25673	202608 320-53800-46200		*	149.00	
		FUEL CHARGE AUG26					
			PRINCE & SONS INC.				9,244.02 000063
9/03/26	00008	9/02/26 09022026	202609 300-15500-10000		*	882.17	
		RENTAL PAYMENT OCT26					
			BOWPROP II LLC				882.17 000064
TOTAL FOR BANK F						342,025.68	

WHCD WESTSIDE HAINES KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/24/26	00002	7/17/26 3802-06. 202606	320-53800-43200	4217 IRR RIVER BEAC JUN26	*	500.00	
		7/17/26 3802-06. 202606	320-53800-43200	PROCESSING FEE	*	2.75	
POLK COUNTY UTILITIES DIVISION							502.75 080061
8/24/26	00002	7/17/26 3802-06. 202606	320-53800-43200	4217 IRR RIVER BEAC JUN26	*	500.00	
		7/17/26 3802-06. 202606	320-53800-43200	PROCEESSING FEE	*	2.75	
POLK COUNTY UTILITIES DIVISION							502.75 080062
9/03/26	00005	7/28/26 7223-07. 202607	320-53800-43100	4590 WYNNSTONE DR JUL26	*	5,399.64	
		7/28/26 7223-07. 202607	320-53800-43100	4590 WYNNSTONE DR JUL26	V	5,399.64-	
DUKE ENERGY PAYMENT PROCESSING							.00 080063
8/31/26	00005	7/28/26 7223-07. 202607	320-53800-43100	4590 WYNNSTONE DR JUL26	*	5,399.64	
DUKE ENERGY PAYMENT PROCESSING							5,399.64 080064
TOTAL FOR BANK Z						6,405.14	
TOTAL FOR REGISTER						348,430.82	

WHCD WESTSIDE HAINES KCOSTA

SECTION 2

Westside Haines City
Community Development District

Unaudited Financial Reporting
August 31, 2026



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Westside Haines City
Community Development District
Combined Balance Sheet
August 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserves Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating - Admin	\$ 13,826	\$ -	\$ -	\$ -	\$ 13,826
Operating - Cascades	\$ 132,067	\$ -	\$ -	\$ -	\$ 132,067
Operating - Brentwood	\$ 83,952	\$ -	\$ -	\$ -	\$ 83,952
Operating - Wynnstone	\$ 102,519	\$ -	\$ -	\$ -	\$ 102,519
Operating Reserves - Admin	\$ 45,959	\$ -	\$ -	\$ -	\$ 45,959
Reserves - Cascades	\$ -	\$ -	\$ -	\$ 259,571	\$ 259,571
Reserves - Brentwood	\$ -	\$ -	\$ -	\$ 157,363	\$ 157,363
Reserves - Wynnstone	\$ -	\$ -	\$ -	\$ 13,604	\$ 13,604
Capital Projects - Amenity	\$ -	\$ -	\$ 2,320,215	\$ -	\$ 2,320,215
<u>Investments:</u>					
Custody - FDC Grove	\$ -	\$ -	\$ 13,859	\$ -	\$ 13,859
SBA - Cascades	\$ 1,051,650	\$ -	\$ -	\$ -	\$ 1,051,650
SBA - Brentwood	\$ 520,000	\$ -	\$ -	\$ -	\$ 520,000
SBA - Wynnstone	\$ 330,000	\$ -	\$ -	\$ -	\$ 330,000
<u>Series 2021</u>					
Reserve	\$ -	\$ 548,975	\$ -	\$ -	\$ 548,975
Revenue	\$ -	\$ 557,860	\$ -	\$ -	\$ 557,860
Construction - Brentwood Phase 1	\$ -	\$ -	\$ 0	\$ -	\$ 0
<u>Series 2024</u>					
Prepayment	\$ -	\$ 72	\$ -	\$ -	\$ 72
Reserve	\$ -	\$ 1,001,891	\$ -	\$ -	\$ 1,001,891
Revenue	\$ -	\$ 862,205	\$ -	\$ -	\$ 862,205
Construction - Brentwood Phase 2/3	\$ -	\$ -	\$ 2,492	\$ -	\$ 2,492
Construction - Brentwood Phase 4/5	\$ -	\$ -	\$ 1,342	\$ -	\$ 1,342
Construction - Cascades	\$ -	\$ -	\$ 2,084	\$ -	\$ 2,084
Construction - Wynnstone 1A	\$ -	\$ -	\$ 2,201	\$ -	\$ 2,201
Construction - Wynnstone 1B	\$ -	\$ -	\$ 11,971	\$ -	\$ 11,971
<u>Series 2026</u>					
Reserve	\$ -	\$ 141,728	\$ -	\$ -	\$ 141,728
Revenue	\$ -	\$ 42,234	\$ -	\$ -	\$ 42,234
Construction	\$ -	\$ -	\$ 269	\$ -	\$ 269
Cost of Issuance	\$ -	\$ -	\$ 103	\$ -	\$ 103
Due From Developer	\$ -	\$ -	\$ 565,569	\$ -	\$ 565,569
Due From General Fund	\$ -	\$ 1,887	\$ -	\$ -	\$ 1,887
Prepaid Expenses	\$ 12,784	\$ -	\$ -	\$ -	\$ 12,784
Total Assets	\$ 2,292,758	\$ 3,156,851	\$ 2,920,106	\$ 430,538	\$ 8,800,253
Liabilities:					
Accounts Payable	\$ 52,826	\$ -	\$ -	\$ -	\$ 52,826
Retainage Payable	\$ -	\$ -	\$ 220,481	\$ -	\$ 220,481
Due to Debt Service	\$ 1,887	\$ -	\$ -	\$ -	\$ 1,887
Total Liabilities	\$ 54,712	\$ -	\$ 220,481	\$ -	\$ 275,194
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 12,784	\$ -	\$ -	\$ -	\$ 12,784
Restricted for:					
Debt Service - Series 2021	\$ -	\$ 1,107,502	\$ -	\$ -	\$ 1,107,502
Debt Service - Series 2024	\$ -	\$ 1,865,386	\$ -	\$ -	\$ 1,865,386
Debt Service - Series 2026	\$ -	\$ 183,962	\$ -	\$ -	\$ 183,962
Capital Projects - Series 2021	\$ -	\$ -	\$ (35,319)	\$ -	\$ (35,319)
Capital Projects - Series 2024	\$ -	\$ -	\$ (18,045)	\$ -	\$ (18,045)
Capital Projects - FDC Grove	\$ -	\$ -	\$ 432,402	\$ -	\$ 432,402
Capital Projects - Series 2026	\$ -	\$ -	\$ 372	\$ -	\$ 372
Capital Projects - Amenity	\$ -	\$ -	\$ 2,320,215	\$ -	\$ 2,320,215
Assigned:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 430,538	\$ 430,538
Unassigned	\$ 2,225,262	\$ -	\$ -	\$ -	\$ 2,225,262
Total Fund Balances	\$ 2,238,046	\$ 3,156,851	\$ 2,699,625	\$ 430,538	\$ 8,525,059
Total Liabilities & Fund Balance	\$ 2,292,758	\$ 3,156,851	\$ 2,920,106	\$ 430,538	\$ 8,800,253

Westside Haines City

Community Development District

General Funds - Combined

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,930,321	\$ 1,930,321	\$ 1,922,326	\$ (7,995)
Assessments - Lot Closing	\$ -	\$ -	\$ 6,552	\$ 6,552
Interest Income	\$ -	\$ -	\$ 43,921	\$ 43,921
Miscellaneous Revenue	\$ -	\$ -	\$ 14,387	\$ 14,387
Vending Machine Revenue	\$ -	\$ -	\$ 313	\$ 313
Total Revenues	\$ 1,930,321	\$ 1,930,321	\$ 1,987,499	\$ 57,178
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 4,800	\$ 6,200
FICA Expenditures	\$ 918	\$ 842	\$ 367	\$ 474
Engineering	\$ 15,000	\$ 13,750	\$ 6,830	\$ 6,920
Attorney	\$ 28,000	\$ 28,000	\$ 30,291	\$ (2,291)
Annual Audit	\$ 5,000	\$ 5,000	\$ 4,000	\$ 1,000
Assessment Administration	\$ 7,725	\$ 7,725	\$ 7,725	\$ -
Arbitrage	\$ 1,350	\$ 900	\$ 900	\$ -
Dissemination	\$ 7,210	\$ 6,609	\$ 5,998	\$ 611
Disclosure Software	\$ 5,000	\$ 3,250	\$ 3,250	\$ -
Reamortization Schedules	\$ 500	\$ -	\$ -	\$ -
Trustee Fees	\$ 13,335	\$ 13,335	\$ 13,189	\$ 146
Management Fees	\$ 56,650	\$ 51,929	\$ 51,929	\$ 0
Information Technology	\$ 1,947	\$ 1,784	\$ 1,785	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,190	\$ 1,190	\$ (0)
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 2,167	\$ (1,167)
Insurance	\$ 7,820	\$ 7,820	\$ 8,733	\$ (913)
Copies	\$ 500	\$ 458	\$ 117	\$ 342
Legal Advertising	\$ 2,500	\$ 2,500	\$ 7,978	\$ (5,478)
Other Current Charges	\$ 2,135	\$ 1,957	\$ 461	\$ 1,497
Boundary Amendment	\$ -	\$ -	\$ 784	\$ (784)
Office Supplies	\$ 400	\$ 367	\$ 106	\$ 261
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 170,463	\$ 159,592	\$ 152,774	\$ 6,817

Westside Haines City

Community Development District

General Funds - Combined

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	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	\$ 14,163	\$ 14,163	\$ -
Landscape Maintenance	\$ 194,988	\$ 178,739	\$ 175,928	\$ 2,811
Landscape Replacement	\$ 25,000	\$ 22,917	\$ 23,675	\$ (758)
Lake Maintenance	\$ 18,000	\$ 16,500	\$ 11,195	\$ 5,305
Streetlights	\$ 40,000	\$ 40,000	\$ 47,778	\$ (7,778)
Electric	\$ 18,000	\$ 16,500	\$ 4,148	\$ 12,352
Water & Sewer	\$ 105,000	\$ 96,250	\$ 25,402	\$ 70,848
Well Iron Filtration Services	\$ 3,174	\$ 3,174	\$ 4,896	\$ (1,722)
Irrigation Repairs	\$ 12,000	\$ 12,000	\$ 15,042	\$ (3,042)
General Repairs & Maintenance	\$ 15,000	\$ 13,750	\$ 9,317	\$ 4,433
Holiday Décor	\$ 10,000	\$ 10,000	\$ 7,425	\$ 2,575
Field Contingency	\$ 12,500	\$ 11,458	\$ 4,015	\$ 7,443
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 15,000	\$ 13,750	\$ 12,237	\$ 1,513
Amenity - Water	\$ 2,500	\$ 2,292	\$ 32,292	\$ (30,001)
Patio & Fitness Equipment Lease	\$ 23,664	\$ 21,692	\$ 21,692	\$ 0
Internet	\$ 2,000	\$ 1,833	\$ -	\$ 1,833
Pest Control	\$ 1,210	\$ 1,109	\$ 1,100	\$ 9
Janitorial Service	\$ 25,090	\$ 22,999	\$ 24,370	\$ (1,371)
Security Services/Staffing	\$ 50,000	\$ 45,833	\$ 20,786	\$ 25,047
Pool Maintenance	\$ 42,000	\$ 38,500	\$ 40,125	\$ (1,625)
Amenity Repairs & Maintenance	\$ 15,000	\$ 13,750	\$ 6,475	\$ 7,275
Amenity Access Management	\$ 15,000	\$ 13,750	\$ 13,750	\$ -
Amenity Contingency	\$ 12,000	\$ 12,000	\$ 18,151	\$ (6,151)
Capital Reserve	\$ 87,583	\$ 87,583	\$ 87,583	\$ (0)
Subtotal Cascades Expenditures	\$ 790,159	\$ 740,542	\$ 636,448	\$ 104,095

Westside Haines City

Community Development District

General Funds - Combined

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Brentwood Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 55,000	\$ 55,000	\$ 10,675	\$ 44,325
Field Management	\$ 15,450	\$ 14,163	\$ 14,163	\$ -
Landscape Maintenance	\$ 100,000	\$ 91,667	\$ 86,207	\$ 5,459
Landscape Replacement	\$ 10,000	\$ 9,167	\$ 9,647	\$ (480)
Streetlights	\$ 23,760	\$ 21,780	\$ 20,977	\$ 803
Electric	\$ 2,000	\$ 1,833	\$ 222	\$ 1,611
Water & Sewer	\$ 5,000	\$ 5,000	\$ 14,445	\$ (9,445)
Irrigation Repairs	\$ 5,000	\$ 5,000	\$ 5,222	\$ (222)
General Repairs & Maintenance	\$ 15,000	\$ 13,750	\$ 5,860	\$ 7,890
Holiday Décor	\$ 7,500	\$ 7,500	\$ 5,200	\$ 2,300
Field Contingency	\$ 10,000	\$ 9,167	\$ 1,158	\$ 8,009
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 40,000	\$ 36,667	\$ 6,390	\$ 30,276
Amenity - Water	\$ 30,000	\$ 27,500	\$ 13,227	\$ 14,273
Patio & Fitness Equipment Lease	\$ 25,224	\$ 23,122	\$ 23,122	\$ 0
Internet	\$ 4,000	\$ 3,667	\$ 228	\$ 3,439
Amenity Landscaping	\$ 70,000	\$ 64,167	\$ -	\$ 64,167
Amenity Landscape Replacement	\$ 10,000	\$ 9,167	\$ -	\$ 9,167
Amenity Irrigation Repairs	\$ 5,000	\$ 4,583	\$ -	\$ 4,583
Pest Control	\$ 3,110	\$ 2,851	\$ 1,300	\$ 1,551
Janitorial Service	\$ 38,600	\$ 35,383	\$ 19,430	\$ 15,953
Security Services/Staffing	\$ 30,000	\$ 27,500	\$ 15,614	\$ 11,886
Pool Maintenance	\$ 43,200	\$ 39,600	\$ 19,850	\$ 19,750
Amenity Repairs & Maintenance	\$ 20,000	\$ 18,333	\$ 7,227	\$ 11,107
Amenity Access Management	\$ 15,000	\$ 13,750	\$ 13,750	\$ -
Amenity Contingency	\$ 15,000	\$ 15,000	\$ 22,511	\$ (7,511)
Capital Reserve	\$ 1,984	\$ 1,984	\$ 1,984	\$ (1)
Subtotal Brentwood Expenditures	\$ 599,828	\$ 557,299	\$ 318,409	\$ 238,890

Westside Haines City

Community Development District

General Funds - Combined

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Wynnstone Expenditures				
<u>Field Expenditures</u>				
Property Insurance	\$ 16,500	\$ 16,500	\$ 124	\$ 16,376
Field Management	\$ 15,450	\$ 14,163	\$ 13,750	\$ 413
Landscape Maintenance	\$ 95,000	\$ 87,083	\$ 67,680	\$ 19,403
Landscape Replacement	\$ 13,000	\$ 11,917	\$ -	\$ 11,917
Streetlights	\$ 30,000	\$ 30,000	\$ 44,182	\$ (14,182)
Electric	\$ 5,000	\$ 4,583	\$ -	\$ 4,583
Water & Sewer	\$ 15,000	\$ 15,000	\$ 15,998	\$ (998)
Irrigation Repairs	\$ 7,500	\$ 6,875	\$ 1,132	\$ 5,743
General Repairs & Maintenance	\$ 12,500	\$ 11,458	\$ 1,276	\$ 10,183
Field Contingency	\$ 15,000	\$ 13,750	\$ 758	\$ 12,992
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 15,000	\$ 13,750	\$ 877	\$ 12,873
Amenity - Water	\$ 16,667	\$ 15,278	\$ -	\$ 15,278
Equipment Lease	\$ 25,000	\$ 22,917	\$ 4,411	\$ 18,506
Internet	\$ 1,667	\$ 1,528	\$ -	\$ 1,528
Pest Control	\$ 1,296	\$ 1,188	\$ -	\$ 1,188
Janitorial Service	\$ 15,208	\$ 13,941	\$ 2,844	\$ 11,097
Security Services	\$ 25,000	\$ 22,917	\$ 8,130	\$ 14,787
Pool Maintenance	\$ 18,000	\$ 16,500	\$ 3,000	\$ 13,500
Amenity Repairs & Maintenance	\$ 10,417	\$ 9,549	\$ 905	\$ 8,644
Amenity Access Management	\$ 8,333	\$ 7,639	\$ -	\$ 7,639
Amenity Contingency	\$ 8,333	\$ 8,333	\$ 16,029	\$ (7,696)
Subtotal Wynnstone Expenditures	\$ 369,871	\$ 344,868	\$ 181,096	\$ 163,772
Other Expenditures				
Capital Outlay - Wynnstone	\$ -	\$ -	\$ 41,520	\$ (41,520)
Subtotal Other Expenditures	\$ -	\$ -	\$ 41,520	\$ (41,520)
Total Operations & Maintenance	\$ 1,759,858	\$ 1,642,709	\$ 1,177,472	\$ 465,237
Total Expenditures	\$ 1,930,321	\$ 1,802,300	\$ 1,330,247	\$ 472,054
Excess (Deficiency) of Revenues over Expenditures	\$ (0)		\$ 657,252	
<u>Other Financing Sources/(Uses)</u>				
Lease Proceeds	\$ -	\$ -	\$ 41,520	\$ 41,520
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 41,520	\$ 41,520
Net Change in Fund Balance	\$ (0)		\$ 698,772	
Fund Balance - Beginning	\$ -		\$ 1,539,274	
Fund Balance - Ending	\$ (0)		\$ 2,238,046	

Westside Haines City
Community Development District
Debt Service Fund Series 2021

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,097,950	\$ 1,097,950	\$ 1,104,740	\$ 6,790
Interest	\$ 23,405	\$ 23,405	\$ 36,157	\$ 12,752
Total Revenues	\$ 1,121,355	\$ 1,121,355	\$ 1,140,897	\$ 19,542
Expenditures:				
Interest - 11/1	\$ 333,819	\$ 333,819	\$ 333,819	\$ -
Principal - 5/1	\$ 435,000	\$ 435,000	\$ 435,000	\$ -
Interest - 5/1	\$ 333,819	\$ 333,819	\$ 333,819	\$ -
Total Expenditures	\$ 1,102,638	\$ 1,102,638	\$ 1,102,638	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 18,717		\$ 38,259	
Net Change in Fund Balance	\$ 18,717		\$ 38,259	
Fund Balance - Beginning	\$ 517,563		\$ 1,069,243	
Fund Balance - Ending	\$ 536,280		\$ 1,107,502	

Westside Haines City

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 2,522,100	\$ 2,522,100	\$ 2,018,257	\$ (503,843)
Interest	\$ 79,772	\$ 57,752	\$ 57,752	\$ -
Total Revenues	\$ 2,601,872	\$ 2,579,851	\$ 2,076,009	\$ (503,843)
Expenditures:				
Interest - 11/1	\$ 806,759	\$ 806,759	\$ 806,759	\$ -
Principal - 5/1	\$ 400,000	\$ 400,000	\$ 400,000	\$ -
Interest - 5/1	\$ 806,759	\$ 806,759	\$ 806,759	\$ -
Total Expenditures	\$ 2,013,519	\$ 2,013,519	\$ 2,013,519	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 588,353		\$ 62,490	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (31,222)	\$ (31,222)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (31,222)	\$ (31,222)
Net Change in Fund Balance	\$ 588,353		\$ 31,268	
Fund Balance - Beginning	\$ 1,368,422		\$ 1,834,118	
Fund Balance - Ending	\$ 1,956,775		\$ 1,865,386	

Westside Haines City

Community Development District

Debt Service Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Direct Bill	\$ -	\$ -	\$ 20,936	\$ 20,936
Assessments - Lot Closings	\$ -	\$ -	\$ 20,936	\$ 20,936
Interest	\$ -	\$ -	\$ 2,316	\$ 2,316
Total Revenues	\$ -	\$ -	\$ 44,189	\$ 44,189
Expenditures:				
Interest - 5/1	\$ -	\$ -	\$ 31,143	\$ (31,143)
Total Expenditures	\$ -	\$ -	\$ 31,143	\$ (31,143)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 13,046	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 172,871	\$ 172,871
Transfer In/(Out)	\$ -	\$ -	\$ (1,955)	\$ (1,955)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 170,916	\$ 170,916
Net Change in Fund Balance	\$ -	\$ -	\$ 183,962	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 183,962	

Westside Haines City

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 1,058,749	\$ 1,058,749
Interest	\$ -	\$ -	\$ 201	\$ 201
Total Revenues	\$ -	\$ -	\$ 1,058,950	\$ 1,058,950
Expenditures:				
Capital Outlay - Cascades	\$ -	\$ -	\$ 1,031,752	\$ (1,031,752)
Capital Outlay - Brentwood	\$ -	\$ -	\$ 27,036	\$ (27,036)
Total Expenditures	\$ -	\$ -	\$ 1,058,788	\$ (1,058,788)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 162	
Net Change in Fund Balance	\$ -	\$ -	\$ 162	
Fund Balance - Beginning	\$ -	\$ -	\$ (35,481)	
Fund Balance - Ending	\$ -	\$ -	\$ (35,319)	

Westside Haines City

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Developer Contributions	\$ -	\$ -	\$ 2,436,349	\$ 2,436,349
Interest	\$ -	\$ -	\$ 19,147	\$ 19,147
Total Revenues	\$ -	\$ -	\$ 2,455,496	\$ 2,455,496
<u>Expenditures:</u>				
Capital Outlay - Brentwood Phase 2/3	\$ -	\$ -	\$ 544,871	\$ (544,871)
Capital Outlay - Brentwood Phase 4/5	\$ -	\$ -	\$ 1,147,775	\$ (1,147,775)
Capital Outlay - Cascades	\$ -	\$ -	\$ 68,685	\$ (68,685)
Capital Outlay - Wynnstone 1A	\$ -	\$ -	\$ 2,813,917	\$ (2,813,917)
Capital Outlay - Wynnstone 1B	\$ -	\$ -	\$ 618	\$ (618)
Total Expenditures	\$ -	\$ -	\$ 4,575,865	\$ (4,575,865)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (2,120,369)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,095,304	\$ 1,095,304
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,095,304	\$ 1,095,304
Net Change in Fund Balance	\$ -	\$ -	\$ (1,025,065)	
Fund Balance - Beginning	\$ -	\$ -	\$ 1,007,020	
Fund Balance - Ending	\$ -	\$ -	\$ (18,045)	

Westside Haines City

Community Development District

Capital Projects Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Developer Contributions	\$ -	\$ -	\$ 251	\$ 251
Interest	\$ -	\$ -	\$ 10,358	\$ 10,358
Total Revenues	\$ -	\$ -	\$ 10,610	\$ 10,610
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 1,299,864	\$ (1,299,864)
Capital Outlay - COI	\$ -	\$ -	\$ 197,050	\$ (197,050)
Developer Reimbursement	\$ -	\$ -	\$ 2,410,355	\$ (2,410,355)
Total Expenditures	\$ -	\$ -	\$ 3,907,269	\$ (3,907,269)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,896,659)	
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds	\$ -	\$ -	\$ 3,888,455	\$ 3,888,455
Transfer In/(Out)	\$ -	\$ -	\$ 1,955	\$ 1,955
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,890,410	\$ 3,890,410
Net Change in Fund Balance	\$ -	\$ -	\$ (6,249)	
Fund Balance - Beginning	\$ -	\$ -	\$ 6,621	
Fund Balance - Ending	\$ -	\$ -	\$ 372	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 521	\$ 521
Total Revenues	\$ -	\$ -	\$ 521	\$ 521
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 2,257,597	\$ (2,257,597)
Total Expenditures	\$ -	\$ -	\$ 2,257,597	\$ (2,257,597)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (2,257,076)	
<u>Other Financing Sources/(Uses)</u>				
Developer Advances	\$ -	\$ -	\$ 2,839,187	\$ 2,839,187
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,839,187	\$ 2,839,187
Net Change in Fund Balance	\$ -	\$ -	\$ 582,110	
Fund Balance - Beginning	\$ -	\$ -	\$ (149,708)	
Fund Balance - Ending	\$ -	\$ -	\$ 432,402	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 44,770	\$ 44,770
Total Revenues	\$ -	\$ -	\$ 44,770	\$ 44,770
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,064,082	\$ (1,064,082)
Miscellaneous	\$ -	\$ -	\$ 418	\$ (418)
Total Expenditures	\$ -	\$ -	\$ 1,064,500	\$ (1,064,500)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (1,019,730)	
Net Change in Fund Balance	\$ -	\$ -	\$ (1,019,730)	
Fund Balance - Beginning	\$ -	\$ -	\$ 3,339,946	
Fund Balance - Ending	\$ -	\$ -	\$ 2,320,215	

Westside Haines City

Community Development District

Capital Reserve Fund - Combined

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Interest	\$ 1,995	\$ 1,995	\$ 10,417	\$ 8,422
Total Revenues	\$ 1,995	\$ 1,995	\$ 10,417	\$ 8,422
Expenditures:				
Miscellaneous	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,995		\$ 10,417	
Other Financing Sources/(Uses)				
Transfer In - Cascades	\$ 87,583	\$ 87,583	\$ 87,583	\$ -
Transfer In - Brentwood	\$ 1,984	\$ 1,984	\$ 1,984	\$ -
Total Other Financing Sources (Uses)	\$ 89,566	\$ 89,567	\$ 89,567	\$ -
Net Change in Fund Balance	\$ 91,561		\$ 99,984	
Fund Balance - Beginning	\$ 328,526		\$ 330,553	
Fund Balance - Ending	\$ 420,087		\$ 430,538	

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	\$ 9,947	\$ 93,149	\$ 16,286	\$ 9,281	\$ 43	\$ 1,161	\$ -	\$ 1,922,326
Assessments - Lot Closing	\$ -	\$ -	\$ -	\$ 2,861	\$ -	\$ -	\$ -	\$ 3,692	\$ -	\$ -	\$ -	\$ -	\$ 6,552
Interest Income	\$ 3,631	\$ 105	\$ 85	\$ 5,239	\$ 6,946	\$ 4,863	\$ 4,810	\$ 5,124	\$ 4,634	\$ 4,447	\$ 4,036	\$ -	\$ 43,921
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ 55	\$ 13,822	\$ 150	\$ -	\$ 210	\$ 60	\$ 90	\$ -	\$ -	\$ 14,387
Vending Machine Revenue	\$ -	\$ -	\$ 89	\$ 100	\$ -	\$ -	\$ 69	\$ -	\$ -	\$ 55	\$ -	\$ -	\$ 313
Total Revenues	\$ 3,631	\$ 45,254	\$ 1,693,953	\$ 43,324	\$ 39,229	\$ 14,960	\$ 98,028	\$ 25,312	\$ 13,975	\$ 4,635	\$ 5,198	\$ -	\$ 1,987,499
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ 800	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 4,800
FICA Expenditures	\$ 61	\$ -	\$ 61	\$ 61	\$ -	\$ 61	\$ 61	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ 367
Engineering	\$ 450	\$ 335	\$ 425	\$ 1,053	\$ 858	\$ 488	\$ 938	\$ -	\$ 1,050	\$ 1,235	\$ -	\$ -	\$ 6,830
Attorney	\$ 2,386	\$ 1,450	\$ 3,557	\$ 2,154	\$ 4,101	\$ 3,236	\$ 5,159	\$ 2,835	\$ 662	\$ 4,751	\$ -	\$ -	\$ 30,291
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ 7,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,725
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 515	\$ 515	\$ 515	\$ 515	\$ 515	\$ 515	\$ 515	\$ 598	\$ 598	\$ 598	\$ 598	\$ -	\$ 5,998
Disclosure Software	\$ -	\$ 3,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,124	\$ -	\$ -	\$ -	\$ 741	\$ -	\$ 13,189
Management Fees	\$ 4,721	\$ 4,721	\$ 4,721	\$ 4,721	\$ 4,721	\$ 4,721	\$ 4,721	\$ 4,721	\$ 4,721	\$ 4,721	\$ 4,721	\$ -	\$ 51,929
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ 1,785
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ 1,190
Postage & Delivery	\$ 360	\$ 147	\$ 69	\$ 870	\$ 32	\$ 82	\$ 19	\$ 198	\$ 54	\$ 45	\$ 293	\$ -	\$ 2,167
Insurance	\$ 6,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,637	\$ -	\$ -	\$ 8,733
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12	\$ -	\$ 37	\$ -	\$ 68	\$ -	\$ 117
Legal Advertising	\$ 1,102	\$ 1,030	\$ 929	\$ -	\$ -	\$ -	\$ 331	\$ -	\$ 1,269	\$ 3,317	\$ -	\$ -	\$ 7,978
Other Current Charges	\$ 0	\$ 2	\$ 15	\$ 69	\$ 62	\$ 63	\$ 50	\$ 47	\$ 48	\$ 48	\$ 55	\$ -	\$ 461
Boundary Amendment	\$ 784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 784
Office Supplies	\$ 2	\$ 34	\$ 51	\$ 4	\$ 4	\$ 3	\$ 1	\$ 3	\$ 1	\$ 0	\$ 3	\$ -	\$ 106
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 33,771	\$ 11,754	\$ 11,414	\$ 10,517	\$ 11,012	\$ 10,240	\$ 17,000	\$ 9,122	\$ 12,710	\$ 18,484	\$ 6,751	\$ -	\$ 152,774

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	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ 14,163
Landscape Maintenance	\$ 16,249	\$ 15,058	\$ 16,558	\$ 15,058	\$ 16,558	\$ 15,058	\$ 16,558	\$ 15,510	\$ 17,055	\$ 15,359	\$ 16,904	\$ -	\$ 175,928
Landscape Replacement	\$ 22,475	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,675
Lake Maintenance	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 975	\$ 1,255	\$ 1,165	\$ -	\$ 11,195
Streetlights	\$ 4,825	\$ 4,825	\$ 4,841	\$ 4,781	\$ 4,759	\$ 4,759	\$ 4,759	\$ 4,746	\$ 4,742	\$ 4,742	\$ -	\$ -	\$ 47,778
Electric	\$ 685	\$ 405	\$ 445	\$ 425	\$ 388	\$ 359	\$ 370	\$ 366	\$ 339	\$ 366	\$ -	\$ -	\$ 4,148
Water & Sewer	\$ 2,539	\$ 3,548	\$ 3,460	\$ 299	\$ 3,371	\$ 3,586	\$ 3,371	\$ 3,035	\$ 1,258	\$ 936	\$ -	\$ -	\$ 25,402
Well Iron Filtration Services	\$ 339	\$ 551	\$ 571	\$ 657	\$ 603	\$ 603	\$ 603	\$ -	\$ -	\$ 366	\$ 603	\$ -	\$ 4,896
Irrigation Repairs	\$ 351	\$ 1,321	\$ 794	\$ 312	\$ 1,523	\$ 92	\$ 8,397	\$ 344	\$ 140	\$ 1,478	\$ 291	\$ -	\$ 15,042
General Repairs & Maintenance	\$ 1,939	\$ 705	\$ 3,666	\$ -	\$ -	\$ 1,564	\$ -	\$ -	\$ 1,213	\$ 230	\$ -	\$ -	\$ 9,317
Holiday Décor	\$ -	\$ -	\$ -	\$ 7,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,425
Field Contingency	\$ 1,975	\$ 303	\$ 146	\$ 121	\$ (42)	\$ 289	\$ 289	\$ 289	\$ 569	\$ 38	\$ 38	\$ -	\$ 4,015
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ 1,250	\$ 998	\$ 1,132	\$ 1,165	\$ 880	\$ 1,003	\$ 1,095	\$ 1,088	\$ 2,276	\$ 1,351	\$ -	\$ -	\$ 12,237
Amenity - Water	\$ 178	\$ 157	\$ 140	\$ 153	\$ 169	\$ 169	\$ 347	\$ 640	\$ 10,923	\$ 19,416	\$ -	\$ -	\$ 32,292
Patio & Fitness Equipment Lease	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ 1,972	\$ -	\$ 21,692
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Janitorial Service	\$ 2,430	\$ 2,610	\$ 2,270	\$ 1,860	\$ 1,910	\$ 1,980	\$ 1,830	\$ 1,900	\$ 2,160	\$ 2,910	\$ 2,510	\$ -	\$ 24,370
Security Services/Staffing	\$ 414	\$ 190	\$ 190	\$ 190	\$ 190	\$ -	\$ 190	\$ 190	\$ 4,167	\$ 8,350	\$ 6,715	\$ -	\$ 20,786
Pool Maintenance	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 4,125	\$ 3,600	\$ -	\$ 40,125
Amenity Repairs & Maintenance	\$ 2,465	\$ 491	\$ 1,431	\$ -	\$ -	\$ 300	\$ 321	\$ 410	\$ 161	\$ 896	\$ -	\$ -	\$ 6,475
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ 13,750
Amenity Contingency	\$ -	\$ 13,523	\$ 230	\$ 4	\$ 842	\$ 15	\$ -	\$ 30	\$ 1,608	\$ 1,878	\$ 22	\$ -	\$ 18,151
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,583	\$ -	\$ -	\$ -	\$ 87,583
Subtotal Cascades Expenditures	\$ 82,199	\$ 53,870	\$ 45,059	\$ 42,834	\$ 40,336	\$ 38,963	\$ 47,314	\$ 37,733	\$ 143,377	\$ 68,306	\$ 36,458	\$ -	\$ 636,448

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	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	14,163
Landscape Maintenance	\$ 9,276	\$ 7,620	\$ 9,120	\$ 7,620	\$ 9,120	\$ 7,620	\$ 9,120	\$ 7,849	\$ 9,394	\$ 7,772	\$ 1,697	\$ -	86,207
Landscape Replacement	\$ -	\$ 7,895	\$ -	\$ 1,752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,647
Streetlights	\$ 2,225	\$ 2,101	\$ 2,109	\$ 2,080	\$ 2,080	\$ 2,080	\$ 2,080	\$ 2,074	\$ 2,074	\$ 2,074	\$ -	\$ -	20,977
Electric	\$ 22	\$ 22	\$ 22	\$ 23	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22	\$ -	\$ -	222
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,445	\$ -	\$ -	14,445
Irrigation Repairs	\$ -	\$ 1,019	\$ 512	\$ 91	\$ 199	\$ -	\$ 581	\$ 558	\$ -	\$ 1,887	\$ 375	\$ -	5,222
General Repairs & Maintenance	\$ -	\$ -	\$ 2,199	\$ 660	\$ -	\$ -	\$ -	\$ -	\$ 164	\$ 2,837	\$ -	\$ -	5,860
Holiday Décor	\$ -	\$ -	\$ -	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,200
Field Contingency	\$ -	\$ 74	\$ 148	\$ 366	\$ (191)	\$ 39	\$ 39	\$ 288	\$ 319	\$ 38	\$ 38	\$ -	1,158
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ 720	\$ 571	\$ 676	\$ 634	\$ 512	\$ 577	\$ 612	\$ 653	\$ 687	\$ 748	\$ -	\$ -	6,390
Amenity - Water	\$ 2,849	\$ 1,926	\$ 1,124	\$ 1,385	\$ 953	\$ 1,090	\$ 1,429	\$ 828	\$ 759	\$ 885	\$ -	\$ -	13,227
Patio & Fitness Equipment Lease	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ -	23,122
Internet	\$ -	\$ 48	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ -	228
Amenity Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 130	\$ 130	\$ 130	\$ 130	\$ 130	\$ 130	\$ 130	\$ -	\$ 130	\$ 130	\$ 130	\$ -	1,300
Janitorial Service	\$ 1,800	\$ 1,880	\$ 1,800	\$ 2,110	\$ 1,900	\$ 1,910	\$ 1,990	\$ 2,000	\$ 2,060	\$ 1,980	\$ -	\$ -	19,430
Security Services/Staffing	\$ 689	\$ 260	\$ 1,505	\$ 240	\$ 1,965	\$ 2,442	\$ 240	\$ 1,450	\$ 2,029	\$ 2,702	\$ 2,093	\$ -	15,614
Pool Maintenance	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,850	\$ 1,800	\$ 1,800	\$ -	19,850
Amenity Repairs & Maintenance	\$ 3,087	\$ -	\$ 1,553	\$ 165	\$ -	\$ -	\$ 1,614	\$ 583	\$ -	\$ 225	\$ -	\$ -	7,227
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	13,750
Amenity Contingency	\$ 2,618	\$ 13,551	\$ 10	\$ 4	\$ 840	\$ 1,893	\$ -	\$ 29	\$ 1,608	\$ 37	\$ 1,920	\$ -	22,511
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,984	\$ -	\$ -	\$ -	1,984
Subtotal Brentwood Expenditures	\$ 40,530	\$ 43,536	\$ 27,367	\$ 28,919	\$ 23,989	\$ 24,263	\$ 24,317	\$ 22,794	\$ 27,740	\$ 42,241	\$ 12,713	\$ -	\$ 318,409

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	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ 13,750
Landscape Maintenance	\$ 6,690	\$ 5,040	\$ 6,540	\$ 5,040	\$ 6,540	\$ 5,250	\$ 1,500	\$ 5,191	\$ 9,131	\$ 7,629	\$ 9,129	\$ -	\$ 67,680
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ 3,066	\$ 4,310	\$ 4,254	\$ 4,262	\$ 4,245	\$ 5,211	\$ 13,435	\$ 5,400	\$ -	\$ -	\$ 44,182
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 2,155	\$ 101	\$ 521	\$ 2,731	\$ 429	\$ 706	\$ 1,845	\$ 673	\$ 5,929	\$ 909	\$ -	\$ -	\$ 15,998
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241	\$ 281	\$ 247	\$ 362	\$ -	\$ -	\$ 1,132
General Repairs & Maintenance	\$ 1,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,276
Field Contingency	\$ -	\$ 73	\$ 153	\$ 114	\$ (181)	\$ 38	\$ 38	\$ 96	\$ 335	\$ 54	\$ 38	\$ -	\$ 758
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 877	\$ -	\$ -	\$ 877
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 882	\$ 882	\$ 882	\$ 882	\$ 882	\$ -	\$ 4,411
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ 150	\$ 160	\$ 150	\$ 160	\$ 170	\$ 1,129	\$ 925	\$ -	\$ -	\$ 2,844
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,365	\$ 1,550	\$ 2,592	\$ 623	\$ -	\$ 8,130
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330	\$ -	\$ 220	\$ 355	\$ -	\$ -	\$ 905
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,005	\$ -	\$ 10,998	\$ 26	\$ -	\$ 16,029
Subtotal Wynnstone Expenditures	\$ 11,494	\$ 6,463	\$ 11,529	\$ 13,595	\$ 12,451	\$ 11,657	\$ 10,491	\$ 22,125	\$ 37,107	\$ 32,233	\$ 11,949	\$ -	\$ 181,096
Other Expenditures													
Capital Outlay - Wynnstone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,520
Subtotal Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,520
Total Operations & Maintenance	\$ 122,729	\$ 97,405	\$ 72,427	\$ 71,753	\$ 64,325	\$ 104,745	\$ 71,630	\$ 60,526	\$ 171,117	\$ 110,547	\$ 49,171	\$ -	\$ 1,177,472
Total Expenditures	\$ 156,500	\$ 109,159	\$ 83,840	\$ 82,270	\$ 75,337	\$ 114,985	\$ 88,630	\$ 69,649	\$ 183,827	\$ 129,031	\$ 55,922	\$ -	\$ 1,330,247
Excess (Deficiency) of Revenues over Expenditures	\$ (152,869)	\$ (63,905)	\$ 1,610,113	\$ (38,945)	\$ (36,109)	\$ (100,024)	\$ 9,398	\$ (44,337)	\$ (169,852)	\$ (124,397)	\$ (50,724)	\$ -	\$ 657,252
<u>Other Financing Sources/(Uses)</u>													
Lease Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,520
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,520
Net Change in Fund Balance	\$ (152,869)	\$ (63,905)	\$ 1,610,113	\$ (38,945)	\$ (36,109)	\$ (58,505)	\$ 9,398	\$ (44,337)	\$ (169,852)	\$ (124,397)	\$ (50,724)	\$ -	\$ 698,772

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)
(Less: Principal Payment - 5/1/26)	(\$435,000)

Current Bonds Outstanding	\$18,140,000
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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)
(Less: Principal Payment - 5/1/26)	(\$400,000)

Current Bonds Outstanding	\$27,420,000
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Series 2026, Special Assessment Revenue Bonds

Interest Rate:	4.000%, 5.250%, 5.625%
Maturity Date:	5/1/2056
Reserve Fund Definition	50% Maximum Annual Debt Service
Reserve Fund Requirement	\$141,728
Reserve Fund Balance	\$141,728
Bonds Outstanding - 3/10/26	\$4,150,000

Current Bonds Outstanding	\$4,150,000
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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

ON ROLL ASSESSMENTS

							3.01%	15.75%	11.96%	7.37%	21.90%	40.00%	100.00%
Date	Distribution Period	Gross Amount	Discount/Penalty	Commissions	Interest	Net Receipts	General Fund - Admin	General Fund - Cascades	General Fund - Brentwood	General Fund - Wynnstone	Series 2021 Debt Service	Series 2024 Debt Service	Total
								002	003	004			
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	\$6,064.18	\$11,078.67	\$27,694.93
01/09/26	12/16/26-12/31/25	\$60,153.78	(\$3,213.14)	(\$1,138.81)	\$0.00	\$55,801.83	\$1,680.93	\$8,791.32	\$6,673.69	\$4,115.19	\$12,218.55	\$22,322.15	\$55,801.83
01/29/26	10/01/25-12/31/25	\$0.00	\$0.00	\$0.00	\$3,296.31	\$3,296.31	\$99.29	\$519.32	\$394.23	\$243.09	\$721.77	\$1,318.61	\$3,296.31
01/29/26	10/01/25-12/31/25	\$0.00	\$0.00	\$0.00	\$5,249.73	\$5,249.73	\$158.13	\$827.07	\$627.85	\$387.15	\$1,149.50	\$2,100.03	\$5,249.73
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
03/13/26	02/01/26-02/28/26	\$9,606.67	\$0.00	(\$192.13)	\$0.00	\$9,414.54	\$283.60	\$1,483.22	\$1,125.94	\$694.29	\$2,061.44	\$3,766.05	\$9,414.54
03/13/26	02/01/26-02/28/26	\$17,033.95	\$0.00	(\$340.68)	\$0.00	\$16,693.27	\$502.86	\$2,629.95	\$1,996.45	\$1,231.07	\$3,655.21	\$6,677.73	\$16,693.27
04/17/26	03/01/26-03/31/26	\$76,433.31	\$0.00	(\$1,528.67)	\$0.00	\$74,904.64	\$2,256.38	\$11,800.89	\$8,958.31	\$5,523.95	\$16,401.36	\$29,963.75	\$74,904.64
04/17/26	03/01/26-03/31/26	\$172,759.50	\$0.00	(\$3,455.19)	\$0.00	\$169,304.31	\$5,100.00	\$26,673.12	\$20,248.16	\$12,485.60	\$37,071.41	\$67,726.02	\$169,304.31
04/30/26	01/01/26-01/31/26	\$0.00	\$0.00	\$0.00	\$17.43	\$17.43	\$0.52	\$2.75	\$2.08	\$1.29	\$3.82	\$6.97	\$17.43
04/30/26	01/01/26-01/31/26	\$0.00	\$0.00	\$0.00	\$31.68	\$31.68	\$0.95	\$4.99	\$3.79	\$2.34	\$6.94	\$12.67	\$31.68
04/30/26	02/01/26-03/31/26	\$0.00	\$0.00	\$0.00	\$68.53	\$68.53	\$2.06	\$10.80	\$8.20	\$5.05	\$15.01	\$27.41	\$68.53
04/30/26	02/01/26-03/31/26	\$0.00	\$0.00	\$0.00	\$151.17	\$151.17	\$4.55	\$23.82	\$18.08	\$11.15	\$33.10	\$60.47	\$151.17
05/13/26	04/01/26-04/30/26	\$13,849.64	\$0.00	(\$276.99)	\$0.00	\$13,572.65	\$408.85	\$2,138.31	\$1,623.24	\$1,000.94	\$2,971.91	\$5,429.40	\$13,572.65
05/13/26	04/01/26-04/30/26	\$29,766.34	\$0.00	(\$595.33)	\$0.00	\$29,171.01	\$878.73	\$4,595.76	\$3,488.74	\$2,151.26	\$6,387.38	\$11,669.14	\$29,171.01
06/15/26	05/01/26-05/31/26	\$5,564.98	\$0.00	(\$111.30)	\$0.00	\$5,453.68	\$164.28	\$859.20	\$652.24	\$402.19	\$1,194.16	\$2,181.61	\$5,453.68
06/15/26	05/01/26-05/31/26	\$9,637.48	\$0.00	(\$192.75)	\$0.00	\$9,444.73	\$284.51	\$1,487.97	\$1,129.55	\$696.52	\$2,068.05	\$3,778.13	\$9,444.73
06/24/26	06/01/26-06/01/26	\$5,844.23	\$0.00	(\$116.88)	\$0.00	\$5,727.35	\$172.53	\$902.32	\$684.97	\$422.37	\$1,254.07	\$2,291.09	\$5,727.35
06/24/26	06/01/26-06/01/26	\$3,810.11	\$0.00	(\$76.20)	\$0.00	\$3,733.91	\$112.48	\$588.26	\$446.56	\$275.36	\$817.59	\$1,493.66	\$3,733.91
07/31/26	04/01/26-06/30/26	\$0.00	\$0.00	\$0.00	\$73.85	\$73.85	\$2.23	\$11.63	\$8.83	\$5.45	\$16.17	\$29.54	\$73.85
07/31/26	04/01/26-06/30/26	\$0.00	\$0.00	\$0.00	\$37.70	\$37.70	\$1.14	\$5.94	\$4.51	\$2.78	\$8.25	\$15.08	\$37.70
08/31/26	07/01/26-07/31/26	\$884.31	\$0.00	(\$17.69)	\$0.00	\$866.62	\$26.11	\$136.53	\$103.64	\$63.91	\$189.76	\$346.67	\$866.62
08/31/26	07/01/26-07/31/26	\$2,225.96	\$0.00	(\$44.52)	\$0.00	\$2,181.44	\$65.71	\$343.68	\$260.89	\$160.87	\$477.66	\$872.63	\$2,181.44
\$ 5,349,445.97							\$ 151,981.87	\$ 794,867.67	\$ 603,401.70	\$ 372,074.78	\$ 1,104,739.90	\$ 2,018,257.05	\$ 5,045,322.97

GLK REAL ESTATE					
2026-01			Net Assessments	\$ 16,520.11	\$ 16,520.11
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
	10/1/25		\$ 6,829.65		
	2/1/26		\$ 4,845.23		
	5/1/26		\$ 4,845.23		
			\$ 16,520.11	\$ -	\$ -

GLK REAL ESTATE					
2026-02			Net Assessments	\$ 88,979.70	\$ 88,979.70
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2026
	9/15/26		\$ 88,979.70		
			\$ 88,979.70	\$ -	\$ -

DR HORTON					
2026-03			Net Assessments	\$ 20,936.40	\$ 20,936.40
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2026
6/1/26	9/15/26	3997743	\$ 20,936.40	\$ 20,936.40	\$ 20,936.40
			\$ 20,936.40	\$ 20,936.40	\$ 20,936.40