

*Westside Community  
Development District*

*Agenda*

*April 7, 2026*

# AGENDA

# *Westside*

## *Community Development District*

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219 E. Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 31, 2026

### **Board of Supervisors Westside Community Development District**

Dear Board Members:

The Board of Supervisors of Westside Community Development District will meet **Tuesday, April 7, 2026 at 11:00 AM at Hart Memorial Central Library, 211 E Dakin Ave, Kissimmee, FL 34741**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 3, 2026 Meeting
4. Organizational Matters
  - A. Acceptance of Resignation of Dennis Sohn
  - B. Consideration of Resume(s)/Letter(s) of Interest
  - C. Appointment of Individual(s) to Fulfill Vacancy in Seat #1
  - D. Administration of Oaths of Office to Newly Appointed Supervisor(s)
  - E. Election of Officers
  - F. Consideration of Resolution 2026-03 Electing Officers
5. Consideration of Resolution 2026-04 Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
6. Consideration of Proposals for Aquatic Maintenance
7. Discussion of Osceola County Easement for Signalization
8. Discussion of Additional Expenditure for Consulting Engineer
9. Presentation of Arbitrage Reports
10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. General Election Qualifying Period and Procedure
11. Supervisor's Requests
12. Other Business
13. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "J.M. Showe". The signature is stylized with a large, sweeping flourish that extends to the left and underlines the name.

Jason M. Showe  
District Manager

CC: Jan Carpenter, District Counsel  
Rey Malave, District Engineer  
Darrin Mossing, GMS

# MINUTES

**MINUTES OF MEETING  
WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Tuesday, **February 3, 2026** at 11:30 a.m. at the Hart Memorial Central Library, 211 E. Dakin Avenue, Kissimmee, Florida

Present and constituting a quorum were:

Tom Franklin	Chairman
Scott Stewart	Vice Chairman
Jonathan Crone	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	Latham Shuker
Robert Padillo	Latham Shuker
Jarett Wright	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the November 4,  
2025 Meeting**

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the Minutes of the November 4, 2025 Meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Presentation of Arbitrage Reports**

Mr. Showe stated a copy of the arbitrage rebate calculations for the special assessment revenue refunding bonds, Series 2019 was included in the agenda package and concludes no rebate liability exists.

**FIFTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser**

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the Data Sharing and Usage Agreement with Osceola County Property Appraiser was ratified.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Lazarovich stated I have taken on the pond 4 issue. We have had communication with Mattamy, Hanson Walters and Universal, third-party engineering. We haven't gotten the revised plans based on the district's third-party engineer. I keep providing comments, but they are not incorporating our comments. We requested a call for this Thursday with Hanson Walter's counsel and following that conversation we will reach out to Mattamy and push them along. We are hopeful we will reach resolution and get revised plans, but we wanted board direction if conversations don't go in a positive direction. We would look for the board to direct us to terminate the tolling agreement, which requires 60-days notice and file the construction defect claim.

Mr. Franklin stated it is not going to get any better. I don't think anyone should be off the hook including the county and South Florida Water Management.

Mr. Lazarovich stated it has been going on long enough.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor district staff was authorized to terminate the tolling agreement, provide the required notice to the parties, and draft and file the complaint.

Mr. Lazarovich stated there has been a back and forth with Paradise Palms for two years. The HOA wants the CDD to take over the maintenance of the ponds, we have told them we need access, they are saying there shouldn't be an access requirement even though it is fully gated. They want our staff to use a code or call in for access and we said it is government property and is to be open to the public.

Mr. Showe stated for reference, that HOA has been maintaining that pond in perpetuity. We have never maintained that pond. We have prices to maintain it, but we don't have access.

**B. Engineer**

There being no comments, the next item followed.

**C. Field Manager's Report**

Mr. Wright reviewed the field management report, copy of which was included in the agenda package.

**i. Ratification of Pond Repair Proposals**

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the Pond Repair Proposals from Yellowstone Landscape was ratified.

**D. Manager**

**i. Approval of Check Register**

On MOTION by Mr. Stewart seconded by Mr. Crone with all in favor the Check Register was approved.

**ii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package.

**iii. Discussion of Direct Bill Status**

A copy of the direct bill status was included in the agenda package.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Stewart asked when is the next meeting? The first of May I'm going on a trip.

Mr. Showe stated I will note that.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the meeting adjourned at 11:57 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

# SECTION A

**From:** Jason Showe jshowe@gmscf.com   
**Subject:** Re: RESIGNATION DENNIS SOHN  
**Date:** February 17, 2026 at 9:56 AM  
**To:** Dennis Sohn dsohnmail@gmail.com  
**Cc:** Iman Sakalla isakalla@gmscf.com

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On Feb 16, 2026, at 3:59 PM, Dennis Sohn <dsohnmail@gmail.com> wrote:

Hello Jason,

I am resigning my seat on the Westside CDD effective February 16th, 2026.

Regards,

Dennis Sohn

# SECTION F

**RESOLUTION 2026-03**

**A RESOLUTION ELECTING OFFICERS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the **Westside Community Development District** at a regular business meeting held on **April 7, 2026** desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____ Jason Showe _____	Treasurer
_____ Katie Costa _____	Assistant Treasurer
_____ George Flint _____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____ Darrin Mossing, Sr. _____	Assistant Secretary
_____	Assistant Secretary

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF APRIL, 2026.**

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

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

# SECTION V

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	July 7, 2026
HOUR:	11:00 a.m.
LOCATION:	Hart Memorial Central Library 211 E. Dakin Avenue Kissimmee, FL 34741

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

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

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 4<sup>th</sup> DAY OF April, 2026.**

ATTEST:

**WESTSIDE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

***Westside***  
***Community Development District***

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



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**Westside**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments - Tax Roll	\$ 589,729	\$ 534,053	\$ 55,676	\$ 589,729	\$ 589,729
Interest Income	\$ 2,442	\$ 1,298	\$ 1,558	\$ 2,856	\$ 1,428
Carry Forward Balance	\$ 73,547	\$ 62,162	\$ -	\$ 62,162	\$ 23,232
<b>Total Revenues</b>	<b>\$ 665,719</b>	<b>\$ 597,513</b>	<b>\$ 57,234</b>	<b>\$ 654,747</b>	<b>\$ 614,389</b>

**Expenditures**

Administrative

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,800	\$ 2,800	\$ 12,000
FICA Expense	\$ 918	\$ 77	\$ 138	\$ 214	\$ 918
Engineering Fees	\$ 15,000	\$ 4,161	\$ 10,839	\$ 15,000	\$ 15,000
Legal Services	\$ 40,000	\$ 7,792	\$ 32,208	\$ 40,000	\$ 40,000
Arbitrage Fees	\$ 3,600	\$ 1,800	\$ 450	\$ 2,250	\$ 3,600
Management Fees	\$ 53,575	\$ 22,323	\$ 31,252	\$ 53,575	\$ 56,254
Information Technology	\$ 2,064	\$ 860	\$ 1,204	\$ 2,064	\$ 2,167
Website Maintenance	\$ 1,376	\$ 573	\$ 803	\$ 1,376	\$ 1,445
Dissemination Fees	\$ 24,074	\$ 10,031	\$ 14,043	\$ 24,074	\$ 25,278
Trustee Fees	\$ 38,947	\$ 21,995	\$ 16,952	\$ 38,947	\$ 38,947
Assessment Roll Services	\$ 14,330	\$ 14,330	\$ -	\$ 14,330	\$ 15,047
Auditing Services	\$ 4,950	\$ -	\$ 4,000	\$ 4,000	\$ 4,950
Telephone	\$ 100	\$ -	\$ 58	\$ 58	\$ 100
Postage	\$ 2,250	\$ 401	\$ 1,313	\$ 1,714	\$ 2,250
Insurance - General Liability	\$ 12,889	\$ 10,873	\$ -	\$ 10,873	\$ 11,961
Printing and Binding	\$ 1,500	\$ 124	\$ 500	\$ 624	\$ 1,500
Legal Advertising	\$ 1,800	\$ 287	\$ 1,513	\$ 1,800	\$ 1,800
Other Current Charges	\$ 1,600	\$ 316	\$ 770	\$ 1,086	\$ 1,600
Office Supplies	\$ 400	\$ 1	\$ 59	\$ 60	\$ 400
Property Appraiser's Fee	\$ 1,400	\$ 2,615	\$ -	\$ 2,615	\$ 1,400
Property Taxes	\$ 200	\$ 3	\$ 197	\$ 200	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 233,149</b>	<b>\$ 99,735</b>	<b>\$ 118,099</b>	<b>\$ 217,835</b>	<b>\$ 236,991</b>

**Westside**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
<i>Operations &amp; Maintenance</i>					
Landscape Maintenance	\$ 348,863	\$ 138,438	\$ 193,813	\$ 332,250	\$ 348,863
Oak Tree Maintenance	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000
Irrigation Repairs	\$ 30,000	\$ 1,508	\$ 20,000	\$ 21,508	\$ 30,000
Plant Replacement	\$ 30,000	\$ 15,941	\$ 14,059	\$ 30,000	\$ 30,000
Electric	\$ 1,997	\$ 299	\$ 315	\$ 614	\$ 1,997
Streetlighting	\$ 64,311	\$ 24,406	\$ 35,000	\$ 59,406	\$ 64,311
Irrigation Water	\$ 84,373	\$ 7,288	\$ 59,500	\$ 66,788	\$ 84,373
Property Insurance	\$ 1,922	\$ 1,161	\$ -	\$ 1,161	\$ 1,103
Field Management	\$ 23,258	\$ 9,691	\$ 13,567	\$ 23,258	\$ 24,421
Lake & Wetland Maintenance	\$ 24,653	\$ 18,001	\$ 10,500	\$ 28,501	\$ 100,000
Sidewalk Repairs & Maintenance	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,000
Contingency	\$ -	\$ 27,000	\$ -	\$ 27,000	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 633,376</b>	<b>\$ 243,734</b>	<b>\$ 370,753</b>	<b>\$ 614,487</b>	<b>\$ 709,067</b>
<b>Total Expenditures</b>	<b>\$ 866,525</b>	<b>\$ 343,469</b>	<b>\$ 488,853</b>	<b>\$ 832,322</b>	<b>\$ 946,057</b>
<i>Other Sources/(Uses)</i>					
Transfer In - Capital Reserve	\$ 200,806	\$ -	\$ 200,806	\$ 200,806	\$ 331,668
<b>Subtotal Other Sources/(Uses)</b>	<b>\$ 200,806</b>	<b>\$ -</b>	<b>\$ 200,806</b>	<b>\$ 200,806</b>	<b>\$ 331,668</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 254,044</b>	<b>\$ (230,812)</b>	<b>\$ 23,232</b>	<b>\$ -</b>

	FY2023	FY2024	FY2025	FY2026	FY2027
Net Assessments	\$566,228	\$589,729	\$589,729	\$589,729	\$589,729
Add: Discounts & Collections	\$36,142	\$37,642	\$37,642	\$37,642	\$37,642
<b>Gross Assessments</b>	<b>\$602,370</b>	<b>\$627,372</b>	<b>\$627,372</b>	<b>\$627,372</b>	<b>\$627,372</b>
Units	3828.11	3987.11	3987.11	3987.11	3987.11
<b>Per Unit Gross Assessment</b>	<b>\$157</b>	<b>\$157</b>	<b>\$157</b>	<b>\$157</b>	<b>\$157</b>
Net Assessments	\$566,228	\$589,729	\$589,729	\$589,729	\$589,729
Total Developable Units	3828.11	3987.11	3987.11	3987.11	3987.11
<b>Per Unit Net Assessments</b>	<b>\$148</b>	<b>\$148</b>	<b>\$148</b>	<b>\$148</b>	<b>\$148</b>

**Westside**  
**Community Development District**  
**General Fund Budget**

**Revenues:**

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income

The District earns interest income on their checking account with Truist Bank. Interest is calculated on the average monthly collected balance in the operating.

**Expenditures:**

**Administrative:**

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 5 supervisors attending 12 meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer, Hanson, Walter & Associates, will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Legal Services

The District's legal counsel, Latham, Shuker, Eden & Beaudine, will provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

# **Westside**

## **Community Development District**

### **General Fund Budget**

#### Arbitrage Fees

The District has contracted with AMTEC, an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability on the Series 2005, 2007, 2018, 2019, 2019 Refunding, 2019 Parcel K, 2022-1 and 2022-2 Bonds.

#### Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

#### Information Technology

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

#### Website Maintenance

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

#### Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional report requirements for unrated bond issues. Governmental Management Services-Central Florida LLC provides this service for the Series 2018, Series 2019, Series 2019 Refunding, Series 2019 Parcel K, Series 2022-1, and Series 2022-2 bonds. Governmental Management Services – Central Florida, LLC provides these services.

#### Trustee Fees

The District will pay annual fees for Series 2018, 2019, 2019 Refunding, 2019 Parcel K, 2022-1 and 2022-2 Special Assessment Revenue Bonds that are deposited with a Trustee at US Bank, N.A.

# **Westside Community Development District General Fund Budget**

## Assessment Roll Services

The District has contracted with Governmental Management Services-Central Florida, LLC for the collection of prepaid assessments, updating the District's Tax Roll and levying the annual assessment.

## Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm.

## Telephone

Telephone and fax machine expenses. Governmental Management Services – Central Florida, LLC provides these services.

## Postage

Represents postage cost used for District mailings including agenda packages, vendor checks and other correspondence. Governmental Management Services – Central Florida, LLC provides these services.

## Insurance – General Liability

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

## Printing and Binding

Includes copy charges for printing of agenda packages, required mailings, and other special projects. Governmental Management Services – Central Florida, LLC provides these services.

## Legal Advertising

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

## Other Current Charges

Bank charges and any other miscellaneous charges incurred by the District.

**Westside  
Community Development District  
General Fund Budget**

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects. Governmental Management Services – Central Florida, LLC provides these services.

Property Appraiser’s Fee

Represents a fee charged by Osceola County Property Appraiser’s office for assessment administration services.

Property Taxes

Represents the estimated Non-Ad Valorem assessments on District property levied by Osceola County.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only anticipated expenditure for this category.

**Operations & Maintenance**

Landscape Maintenance

The District currently has a contract to maintain the landscaping within the District, including: General (mowing, edging, trimming, weeding, pruning and maintenance), irrigation inspection, fertilization, Solara pond mowing, and pest control services. The District has contracted with Yellowstone Landscape.

Description	Monthly Amount	Annual Amount
Original Agreement	\$7,804	\$93,648
Solara Ponds	\$1,025	\$12,300
Solara Phase 1	\$5,002	\$60,024
Solara Phase 2	\$3,791	\$45,491
Goodman Road	\$1,335	\$16,020
Westside Blvd Extension	\$2,840	\$34,080
Estimated Solara Future Areas	\$1,550	\$18,600
Estimated Soleil Areas	\$5,725	\$68,700
<b>Total</b>		<b>\$348,863</b>

## Westside Community Development District General Fund Budget

### Oak Tree Maintenance

The District will incur costs for the maintenance of the oak trees.

### Irrigation Repairs

The District pays Yellowstone Landscape for various repairs/replacements to the irrigation systems that include but are not limited to spray heads, nozzles, rotors, controllers, etc. any increase in amount is based on proposal by Yellowstone Landscape.

### Plant Replacement

Represents costs for maintenance of tree, shrub, and other plant material replacements. Amount includes an enhancement proposal by Yellowstone Landscape.

### Electric

The District has the following utility account(s) with Duke Energy to provide electricity for the common areas.

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
15704 70086	9000 W Irlo Bronson Memorial Hwy	\$65	\$782
	Contingency		\$1,215
<b>Total</b>			<b>\$1,997</b>

### Streetlights

The District maintains the following streetlights with Duke Energy along Westside Boulevard.

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
09047 36125	000 Westside Blvd Lite, Entrance	\$5,000	\$60,000
	Contingency - Streetlight		\$4,311
<b>Total</b>			<b>\$64,311</b>

## Westside Community Development District General Fund Budget

### Irrigation Water

The District has the following utility accounts with Toho Water Authority for reclaimed water.

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
2118575-1129340	0 Westside Blvd Reclaim	\$5,833	\$70,000
2118575-1124768	2400 Blk Even Westside Blvd	\$40	\$480
2118575-920460	0 Westside Blvd Reclaim D	\$40	\$480
	Contingency		\$13,413
<b>Total</b>			<b>\$84,373</b>

### Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

### Field Management

Provide onsite field management of contracts for District services such as landscape and lake maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and respond to property owner phone calls and emails.

### Lake and Wetland Maintenance

The District has a permit obligation to comply with certain conditions for the establishment and maintenance and monitoring of upland/wetland conservation areas and for maintenance of the lakes. The amount is based on contracts with Aquatic Weed Management.

Description	Monthly Amount	Annual Amount
Stormwater Pond Plant Management	\$1,075	\$12,900
Quarterly Fountain Maintenance		\$749
Quarterly Mitigation Maintenance		\$6,000
Estimated New Conservation Area		\$70,000
Contingency		\$10,351
<b>Total</b>		<b>\$ 100,000</b>

**Westside**  
**Community Development District**  
**General Fund Budget**

Sidewalk Repairs & Maintenance

Any costs related to the maintenance of the District's sidewalks which includes grinding and pressure washing.

***Other Expenditures:***

Capital Reserves - Transfer

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

**Westside  
Community Development District  
Proposed Budget  
Capital Reserve Fund**

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Interest	\$ -	\$ 18,840	\$ 22,608	\$ 41,448	\$ 20,724
Carry Forward Surplus	\$ 1,235,427	\$ 1,186,316	\$ -	\$ 1,186,316	\$ 987,204
<b>Total Revenues</b>	<b>\$ 1,235,427</b>	<b>\$ 1,205,156</b>	<b>\$ 22,608</b>	<b>\$ 1,227,764</b>	<b>\$ 1,007,928</b>
<b>Expenditures</b>					
Miscellaneous Expense	\$ 1,500	\$ 190	\$ 1,310	\$ 1,500	\$ 1,500
Capital Outlay - Landscaping	\$ 50,000	\$ -	\$ 29,167	\$ 29,167	\$ 50,000
Sidewalk & Asphalt Maintenance	\$ -	\$ 9,087	\$ -	\$ 9,087	\$ -
<b>Total Expenditures</b>	<b>\$ 51,500</b>	<b>\$ 9,277</b>	<b>\$ 30,477</b>	<b>\$ 39,754</b>	<b>\$ 51,500</b>
<b>Other Sources</b>					
Transfer In (Out)	\$ (200,806)	\$ -	\$ (200,806)	\$ (200,806)	\$ (331,668)
<b>Total Other Sources/(Uses)</b>	<b>\$ (200,806)</b>	<b>\$ -</b>	<b>\$ (200,806)</b>	<b>\$ (200,806)</b>	<b>\$ (331,668)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 983,121</b>	<b>\$ 1,195,879</b>	<b>\$ (208,675)</b>	<b>\$ 987,204</b>	<b>\$ 624,759</b>

**Westside**  
**Community Development District**  
**Capital Reserve Budget**

**Revenues:**

Interest Income

The District earns interest income on their checking account with Truist Bank. Interest is calculated on the average monthly collected balance in the operating.

**Expenditures:**

Miscellaneous Expense

Bank charges and any other miscellaneous charges incurred by the District.

Capital Outlay - Landscaping

Represents the landscaping expenses within the District, including: General (mowing, edging, trimming, weeding, pruning and maintenance), irrigation inspection, fertilization, and pest control services.

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2005-2 Debt Service Fund**

	Adopted Budget FY2026	Proposed Budget FY2027
<b>Revenues</b>		
Assessments - Series 2005-2	\$ 110,963	\$ 110,963
<b>Total Revenues</b>	<b>\$ 110,963</b>	<b>\$ 110,963</b>
<b>Expenditures</b>		
Debt Service Obligation	\$ 110,963	\$ 110,963
<b>Total Expenditures</b>	<b>\$ 110,963</b>	<b>\$ 110,963</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2007-2 Debt Service Fund**

	Adopted Budget FY2026	Proposed Budget FY2027
<b><u>Revenues</u></b>		
Assessments - Series 2007-2	\$ 39,800	\$ 39,800
<b>Total Revenues</b>	<b>\$ 39,800</b>	<b>\$ 39,800</b>
<b><u>Expenditures</u></b>		
Debt Service Obligation	\$ 39,800	\$ 39,800
<b>Total Expenditures</b>	<b>\$ 39,800</b>	<b>\$ 39,800</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2018 - Solara Phase 1 Debt Service Fund**

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 230,130	\$ 208,173	\$ 21,957	\$ 230,130	\$ 230,130
Interest	\$ 5,565	\$ 4,374	\$ 5,249	\$ 9,623	\$ 4,811
Carryforward Surplus (1)	\$ 154,387	\$ 161,074	\$ -	\$ 161,074	\$ 173,527
<b>Total Revenues</b>	<b>\$ 390,082</b>	<b>\$ 373,620</b>	<b>\$ 27,206</b>	<b>\$ 400,827</b>	<b>\$ 408,468</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 78,650	\$ 78,650	\$ -	\$ 78,650	\$ 76,900
Interest - 5/1	\$ 78,650	\$ -	\$ 78,650	\$ 78,650	\$ 76,900
Principal - 5/1	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 75,000
<b>Total Expenditures</b>	<b>\$ 227,300</b>	<b>\$ 78,650</b>	<b>\$ 148,650</b>	<b>\$ 227,300</b>	<b>\$ 228,800</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 162,782</b>	<b>\$ 294,970</b>	<b>\$ (121,444)</b>	<b>\$ 173,527</b>	<b>\$ 179,668</b>

Interest - 11/1/2027 \$ 75,025

(1) Carryforward Surplus is net of Debt Service Reserve Funds

**Westside**  
**Community Development District**  
**Series 2018 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/26	\$ 3,005,000.00	\$ -	\$ 76,900.00	\$ 225,550.00
05/01/27	\$ 3,005,000.00	\$ 75,000.00	\$ 76,900.00	\$ -
11/01/27	\$ 2,930,000.00	\$ -	\$ 75,025.00	\$ 226,925.00
05/01/28	\$ 2,930,000.00	\$ 80,000.00	\$ 75,025.00	\$ -
11/01/28	\$ 2,850,000.00	\$ -	\$ 73,025.00	\$ 228,050.00
05/01/29	\$ 2,850,000.00	\$ 85,000.00	\$ 73,025.00	\$ -
11/01/29	\$ 2,765,000.00	\$ -	\$ 70,900.00	\$ 228,925.00
05/01/30	\$ 2,765,000.00	\$ 90,000.00	\$ 70,900.00	\$ -
11/01/30	\$ 2,675,000.00	\$ -	\$ 68,650.00	\$ 229,550.00
05/01/31	\$ 2,675,000.00	\$ 95,000.00	\$ 68,650.00	\$ -
11/01/31	\$ 2,580,000.00	\$ -	\$ 66,275.00	\$ 229,925.00
05/01/32	\$ 2,580,000.00	\$ 100,000.00	\$ 66,275.00	\$ -
11/01/32	\$ 2,480,000.00	\$ -	\$ 63,775.00	\$ 230,050.00
05/01/33	\$ 2,480,000.00	\$ 105,000.00	\$ 63,775.00	\$ -
11/01/33	\$ 2,375,000.00	\$ -	\$ 61,150.00	\$ 229,925.00
05/01/34	\$ 2,375,000.00	\$ 110,000.00	\$ 61,150.00	\$ -
11/01/34	\$ 2,265,000.00	\$ -	\$ 58,400.00	\$ 229,550.00
05/01/35	\$ 2,265,000.00	\$ 115,000.00	\$ 58,400.00	\$ -
11/01/35	\$ 2,150,000.00	\$ -	\$ 55,525.00	\$ 228,925.00
05/01/36	\$ 2,150,000.00	\$ 120,000.00	\$ 55,525.00	\$ -
11/01/36	\$ 2,030,000.00	\$ -	\$ 52,525.00	\$ 228,050.00
05/01/37	\$ 2,030,000.00	\$ 125,000.00	\$ 52,525.00	\$ -
11/01/37	\$ 1,905,000.00	\$ -	\$ 49,400.00	\$ 226,925.00
05/01/38	\$ 1,905,000.00	\$ 130,000.00	\$ 49,400.00	\$ -
11/01/38	\$ 1,775,000.00	\$ -	\$ 46,150.00	\$ 225,550.00
05/01/39	\$ 1,775,000.00	\$ 140,000.00	\$ 46,150.00	\$ -
11/01/39	\$ 1,635,000.00	\$ -	\$ 42,510.00	\$ 228,660.00
05/01/40	\$ 1,635,000.00	\$ 145,000.00	\$ 42,510.00	\$ -
11/01/40	\$ 1,490,000.00	\$ -	\$ 38,740.00	\$ 226,250.00
05/01/41	\$ 1,490,000.00	\$ 155,000.00	\$ 38,740.00	\$ -
11/01/41	\$ 1,335,000.00	\$ -	\$ 34,710.00	\$ 228,450.00
05/01/42	\$ 1,335,000.00	\$ 165,000.00	\$ 34,710.00	\$ -
11/01/42	\$ 1,170,000.00	\$ -	\$ 30,420.00	\$ 230,130.00
05/01/43	\$ 1,170,000.00	\$ 170,000.00	\$ 30,420.00	\$ -
11/01/43	\$ 1,000,000.00	\$ -	\$ 26,000.00	\$ 226,420.00
05/01/44	\$ 1,000,000.00	\$ 180,000.00	\$ 26,000.00	\$ -
11/01/44	\$ 820,000.00	\$ -	\$ 21,320.00	\$ 227,320.00
05/01/45	\$ 820,000.00	\$ 190,000.00	\$ 21,320.00	\$ -
11/01/45	\$ 630,000.00	\$ -	\$ 16,380.00	\$ 227,700.00
05/01/46	\$ 630,000.00	\$ 200,000.00	\$ 16,380.00	\$ -
11/01/46	\$ 430,000.00	\$ -	\$ 11,180.00	\$ 227,560.00
05/01/47	\$ 430,000.00	\$ 210,000.00	\$ 11,180.00	\$ -
11/01/47	\$ 220,000.00	\$ -	\$ 5,720.00	\$ 226,900.00
05/01/48	\$ 220,000.00	\$ 220,000.00	\$ 5,720.00	\$ 225,720.00
		<b>\$ 3,005,000.00</b>	<b>\$ 2,089,360.00</b>	<b>\$ 5,243,010.00</b>

**Westside**  
**Community Development District**  
**Special Assessment Revenue Bonds - Series 2018**

**Allocation Methodology**  
**For Solara Phase 1 Assessment Area**

<b><u>PRODUCT</u></b>	<b><u>No. of Units</u></b>	<b>Allocation of Par Debt Per Product Type</b>	<b>Total Par Debt Per Unit</b>	<b>Maximum Annual Debt Service</b>	<b>Net Annual Debt Assessment Per Unit</b>	<b>Gross Annual Debt Assessment Per Unit (1)</b>
Townhomes	76	\$ 757,829	\$ 9,971	\$ 49,971	\$ 658	\$ 699
Single Family 40'	92	\$ 1,009,109	\$ 10,969	\$ 66,540	\$ 723	\$ 769
Single Family 50'	144	\$ 1,723,062	\$ 11,966	\$ 113,618	\$ 789	\$ 839
<b>TOTAL</b>	<b>312</b>	<b>\$ 3,490,000</b>		<b>\$ 230,129</b>		

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

\* Unit mix is subject to change based on market and other factors

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2019 - Solara Phase 2 Debt Service Fund**

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 203,846	\$ 184,481	\$ 19,365	\$ 203,846	\$ 203,846
Interest	\$ 4,616	\$ 3,683	\$ 4,420	\$ 8,104	\$ 4,052
Carryforward Surplus (1)	\$ 123,527	\$ 129,577	\$ -	\$ 129,577	\$ 137,314
<b>Total Revenues</b>	<b>\$ 331,990</b>	<b>\$ 317,741</b>	<b>\$ 23,785</b>	<b>\$ 341,526</b>	<b>\$ 345,212</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 67,106	\$ 67,106	\$ -	\$ 67,106	\$ 65,741
Interest - 5/1	\$ 67,106	\$ -	\$ 67,106	\$ 67,106	\$ 65,741
Principal - 5/1	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 70,000
<b>Total Expenditures</b>	<b>\$ 204,213</b>	<b>\$ 67,106</b>	<b>\$ 137,106</b>	<b>\$ 204,213</b>	<b>\$ 201,483</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 127,777</b>	<b>\$ 250,635</b>	<b>\$ (113,321)</b>	<b>\$ 137,314</b>	<b>\$ 143,729</b>
				Interest - 11/1/2027	\$ 64,376

(1) Carryforward Surplus is net of Debt Service Reserve Funds

**Westside**  
**Community Development District**  
**Series 2019 (Solara Ph2) Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/26	\$ 2,800,000.00	\$ -	\$ 65,741.25	\$ 202,847.50
05/01/27	\$ 2,800,000.00	\$ 70,000.00	\$ 65,741.25	\$ -
11/01/27	\$ 2,730,000.00	\$ -	\$ 64,376.25	\$ 200,117.50
05/01/28	\$ 2,730,000.00	\$ 75,000.00	\$ 64,376.25	\$ -
11/01/28	\$ 2,655,000.00	\$ -	\$ 62,913.75	\$ 202,290.00
05/01/29	\$ 2,655,000.00	\$ 75,000.00	\$ 62,913.75	\$ -
11/01/29	\$ 2,580,000.00	\$ -	\$ 61,451.25	\$ 199,365.00
05/01/30	\$ 2,580,000.00	\$ 80,000.00	\$ 61,451.25	\$ -
11/01/30	\$ 2,500,000.00	\$ -	\$ 59,601.25	\$ 201,052.50
05/01/31	\$ 2,500,000.00	\$ 85,000.00	\$ 59,601.25	\$ -
11/01/31	\$ 2,415,000.00	\$ -	\$ 57,635.63	\$ 202,236.88
05/01/32	\$ 2,415,000.00	\$ 90,000.00	\$ 57,635.63	\$ -
11/01/32	\$ 2,325,000.00	\$ -	\$ 55,554.38	\$ 203,190.00
05/01/33	\$ 2,325,000.00	\$ 90,000.00	\$ 55,554.38	\$ -
11/01/33	\$ 2,235,000.00	\$ -	\$ 53,473.13	\$ 199,027.50
05/01/34	\$ 2,235,000.00	\$ 95,000.00	\$ 53,473.13	\$ -
11/01/34	\$ 2,140,000.00	\$ -	\$ 51,276.25	\$ 199,749.38
05/01/35	\$ 2,140,000.00	\$ 100,000.00	\$ 51,276.25	\$ -
11/01/35	\$ 2,040,000.00	\$ -	\$ 48,963.75	\$ 200,240.00
05/01/36	\$ 2,040,000.00	\$ 105,000.00	\$ 48,963.75	\$ -
11/01/36	\$ 1,935,000.00	\$ -	\$ 46,535.63	\$ 200,499.38
05/01/37	\$ 1,935,000.00	\$ 110,000.00	\$ 46,535.63	\$ -
11/01/37	\$ 1,825,000.00	\$ -	\$ 43,991.88	\$ 200,527.50
05/01/38	\$ 1,825,000.00	\$ 115,000.00	\$ 43,991.88	\$ -
11/01/38	\$ 1,710,000.00	\$ -	\$ 41,332.50	\$ 200,324.38
05/01/39	\$ 1,710,000.00	\$ 120,000.00	\$ 41,332.50	\$ -
11/01/39	\$ 1,590,000.00	\$ -	\$ 38,557.50	\$ 199,890.00
05/01/40	\$ 1,590,000.00	\$ 125,000.00	\$ 38,557.50	\$ -
11/01/40	\$ 1,465,000.00	\$ -	\$ 35,526.25	\$ 199,083.75
05/01/41	\$ 1,465,000.00	\$ 135,000.00	\$ 35,526.25	\$ -
11/01/41	\$ 1,330,000.00	\$ -	\$ 32,252.50	\$ 202,778.75
05/01/42	\$ 1,330,000.00	\$ 140,000.00	\$ 32,252.50	\$ -
11/01/42	\$ 1,190,000.00	\$ -	\$ 28,857.50	\$ 201,110.00
05/01/43	\$ 1,190,000.00	\$ 145,000.00	\$ 28,857.50	\$ -
11/01/43	\$ 1,045,000.00	\$ -	\$ 25,341.25	\$ 199,198.75
05/01/44	\$ 1,045,000.00	\$ 155,000.00	\$ 25,341.25	\$ -
11/01/44	\$ 890,000.00	\$ -	\$ 21,582.50	\$ 201,923.75
05/01/45	\$ 890,000.00	\$ 160,000.00	\$ 21,582.50	\$ -
11/01/45	\$ 730,000.00	\$ -	\$ 17,702.50	\$ 199,285.00
05/01/46	\$ 730,000.00	\$ 170,000.00	\$ 17,702.50	\$ -
11/01/46	\$ 560,000.00	\$ -	\$ 13,580.00	\$ 201,282.50
05/01/47	\$ 560,000.00	\$ 180,000.00	\$ 13,580.00	\$ -
11/01/47	\$ 380,000.00	\$ -	\$ 9,215.00	\$ 202,795.00
05/01/48	\$ 380,000.00	\$ 185,000.00	\$ 9,215.00	\$ -
11/01/48	\$ 195,000.00	\$ -	\$ 4,728.75	\$ 198,943.75
05/01/49	\$ 195,000.00	\$ 195,000.00	\$ 4,728.75	\$ 199,728.75
		<b>\$ 2,800,000.00</b>	<b>\$ 1,880,381.25</b>	<b>\$ 4,817,487.50</b>

**Westside**  
**Community Development District**  
**Special Assessment Revenue Bonds - Series 2019**

<b>Allocation Methodology</b>							
<b>For Solara Phase 2 Assessment Area</b>							
<b><u>PRODUCT</u></b>	<b><u>No. of Units</u></b>	<b>Allocation of Par Debt Per Product Type</b>		<b>Total Par Debt Per Unit</b>	<b>Maximum Annual Debt Service</b>	<b>Net Annual Debt Assessment Per Unit</b>	<b>Gross Annual Debt Assessment Per Unit (1)</b>
Townhomes	86	\$	895,487	\$ 12,495	\$ 56,507	\$ 657	\$ 699
Single Family 40'	122	\$	1,397,376	\$ 11,454	\$ 88,189	\$ 723	\$ 769
Single Family 50'	75	\$	937,137	\$ 10,413	\$ 59,150	\$ 789	\$ 839
<b>TOTAL</b>	<b>283</b>	<b>\$</b>	<b>3,230,000</b>		<b>\$ 203,846</b>		

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill  
\* Unit mix is subject to change based on market and other factors

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2019 - Refunding Bonds Debt Service Fund**

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 1,007,205	\$ 912,115	\$ 95,091	\$ 1,007,205	\$ 1,007,205
Interest	\$ 26,155	\$ 20,312	\$ 24,374	\$ 44,686	\$ 22,343
Carryforward Surplus (1)	\$ 666,385	\$ 695,821	\$ -	\$ 695,821	\$ 729,037
<b>Total Revenues</b>	<b>\$ 1,699,746</b>	<b>\$ 1,628,248</b>	<b>\$ 119,465</b>	<b>\$ 1,747,713</b>	<b>\$ 1,758,586</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 196,838	\$ 196,838	\$ -	\$ 196,838	\$ 185,119
Interest - 5/1	\$ 196,838	\$ -	\$ 196,838	\$ 196,838	\$ 185,119
Principal - 5/1	\$ 625,000	\$ -	\$ 625,000	\$ 625,000	\$ 645,000
<b>Total Expenditures</b>	<b>\$ 1,018,676</b>	<b>\$ 196,838</b>	<b>\$ 821,838</b>	<b>\$ 1,018,676</b>	<b>\$ 1,015,239</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 681,069</b>	<b>\$ 1,431,410</b>	<b>\$ (702,373)</b>	<b>\$ 729,037</b>	<b>\$ 743,347</b>
				Interest - 11/1/2027	\$ 173,026

(1) Carryforward Surplus is net of Debt Service Reserve Funds

**Westside**  
**Community Development District**  
**Series 2019 (Refunding) Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/26	\$ 9,180,000.00	\$ -	\$ 185,119.38	\$ 1,006,957.50
05/01/27	\$ 9,180,000.00	\$ 645,000.00	\$ 185,119.38	\$ -
11/01/27	\$ 8,535,000.00	\$ -	\$ 173,025.63	\$ 1,003,145.00
05/01/28	\$ 8,535,000.00	\$ 670,000.00	\$ 173,025.63	\$ -
11/01/28	\$ 7,865,000.00	\$ -	\$ 160,463.13	\$ 1,003,488.75
05/01/29	\$ 7,865,000.00	\$ 695,000.00	\$ 160,463.13	\$ -
11/01/29	\$ 7,170,000.00	\$ -	\$ 147,431.88	\$ 1,002,895.00
05/01/30	\$ 7,170,000.00	\$ 725,000.00	\$ 147,431.88	\$ -
11/01/30	\$ 6,445,000.00	\$ -	\$ 132,527.50	\$ 1,004,959.38
05/01/31	\$ 6,445,000.00	\$ 755,000.00	\$ 132,527.50	\$ -
11/01/31	\$ 5,690,000.00	\$ -	\$ 117,006.25	\$ 1,004,533.75
05/01/32	\$ 5,690,000.00	\$ 785,000.00	\$ 117,006.25	\$ -
11/01/32	\$ 4,905,000.00	\$ -	\$ 100,868.13	\$ 1,002,874.38
05/01/33	\$ 4,905,000.00	\$ 820,000.00	\$ 100,868.13	\$ -
11/01/33	\$ 4,085,000.00	\$ -	\$ 84,010.63	\$ 1,004,878.75
05/01/34	\$ 4,085,000.00	\$ 850,000.00	\$ 84,010.63	\$ -
11/01/34	\$ 3,235,000.00	\$ -	\$ 66,536.25	\$ 1,000,546.88
05/01/35	\$ 3,235,000.00	\$ 885,000.00	\$ 66,536.25	\$ -
11/01/35	\$ 2,350,000.00	\$ -	\$ 48,342.50	\$ 999,878.75
05/01/36	\$ 2,350,000.00	\$ 925,000.00	\$ 48,342.50	\$ -
11/01/36	\$ 1,425,000.00	\$ -	\$ 29,326.25	\$ 1,002,668.75
05/01/37	\$ 1,425,000.00	\$ 960,000.00	\$ 29,326.25	\$ -
11/01/37	\$ 465,000.00	\$ -	\$ 9,590.63	\$ 998,916.88
05/01/38	\$ 465,000.00	\$ 465,000.00	\$ 9,590.63	\$ 474,590.63
		<b>\$ 9,180,000.00</b>	<b>\$ 2,508,496.25</b>	<b>\$ 12,510,334.38</b>

**Westside**  
**Community Development District**  
**Special Assessment Revenue Refunding Bonds - Series 2019**

<b>Allocation Methodology</b>												
<b>Refunding Bonds</b>												
<b><u>PRODUCT</u></b>	<b><u>No. of Units</u></b>	<b>Par Debt Per Unit</b>		<b>Par Debt Per Unit</b>		<b>Par Debt Per Unit</b>		<b>Net Annual Debt Assessment Per Unit</b>	<b>Gross Annual Debt Assessment Per Unit (1)</b>	<b>Maximum Annual Debt Service</b>		
		<b>2005-1</b>		<b>2007-1</b>		<b>Combined</b>						
Single Family 70' - Calabria	75	\$ 10,518	\$	1,673	\$	12,191	\$	948	\$	1,008	\$	71,093
LR - Paradise Palms	553	\$ 0	\$	4,714	\$	4,714	\$	357	\$	379	\$	197,216
Townhome - Caribe Cove	187	\$ 5,259	\$	1,673	\$	6,932	\$	537	\$	572	\$	100,462
Single Family 50' - Tuscany	68	\$ 6,299	\$	1,673	\$	7,971	\$	618	\$	658	\$	42,051
Townhome - Bayhama Bay II	170	\$ 5,259	\$	1,673	\$	6,932	\$	537	\$	572	\$	91,329
Townhome - Golden Cay	124	\$ 4,750	\$	1,673	\$	6,423	\$	497	\$	529	\$	61,689
Townhome - Parcel K	100	\$ 5,249	\$	1,673	\$	6,922	\$	536	\$	571	\$	53,643
Single Family 40' - Parcel K	77	\$ 5,774	\$	1,673	\$	7,447	\$	577	\$	614	\$	44,461
Single Family 50' - Parcel K	14	\$ 6,299	\$	1,673	\$	7,971	\$	618	\$	658	\$	8,658
Townhome - Parcel L	158	\$ 5,249	\$	1,673	\$	6,922	\$	536	\$	571	\$	84,756
Single Family 50' - Parcel L	192	\$ 6,299	\$	1,673	\$	7,971	\$	618	\$	658	\$	118,733
Townhome - M1	276	\$ 0	\$	6,375	\$	6,375	\$	482	\$	513	\$	133,115
<b>TOTAL</b>	<b>1,994</b>										<b>\$</b>	<b>1,007,205</b>

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2019 - Parcel K Debt Service Fund**

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 78,845	\$ 71,391	\$ 7,454	\$ 78,845	\$ 78,845
Interest	\$ 3,557	\$ 2,802	\$ 3,363	\$ 6,165	\$ 1,233
Carryforward Surplus (1)	\$ 86,655	\$ 89,117	\$ -	\$ 89,117	\$ 100,187
<b>Total Revenues</b>	<b>\$ 169,057</b>	<b>\$ 163,310</b>	<b>\$ 10,816</b>	<b>\$ 174,127</b>	<b>\$ 180,265</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 36,970	\$ 36,970	\$ -	\$ 36,970	\$ 36,970
Interest - 5/1	\$ 36,970	\$ -	\$ 36,970	\$ 36,970	\$ 36,970
<b>Total Expenditures</b>	<b>\$ 73,940</b>	<b>\$ 36,970</b>	<b>\$ 36,970</b>	<b>\$ 73,940</b>	<b>\$ 73,940</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 95,117</b>	<b>\$ 126,340</b>	<b>\$ (26,154)</b>	<b>\$ 100,187</b>	<b>\$ 106,325</b>

Interest - 11/1/2027      \$      36,970

(1) Carryforward Surplus is net of Debt Service Reserve Funds

**Westside**  
**Community Development District**  
**Series 2019 (Windsor Parcel K) Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/26	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/27	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/27	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/28	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/28	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/29	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/29	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/30	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/30	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/31	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/31	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/32	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/32	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/33	\$ 1,860,000.00	\$ 5,000.00	\$ 36,970.00	\$ -
11/01/33	\$ 1,855,000.00	\$ -	\$ 36,875.00	\$ 78,845.00
05/01/34	\$ 1,855,000.00	\$ 5,000.00	\$ 36,875.00	\$ -
11/01/34	\$ 1,850,000.00	\$ -	\$ 36,780.00	\$ 78,655.00
05/01/35	\$ 1,850,000.00	\$ 5,000.00	\$ 36,780.00	\$ -
11/01/35	\$ 1,845,000.00	\$ -	\$ 36,685.00	\$ 78,465.00
05/01/36	\$ 1,845,000.00	\$ 5,000.00	\$ 36,685.00	\$ -
11/01/36	\$ 1,840,000.00	\$ -	\$ 36,590.00	\$ 78,275.00
05/01/37	\$ 1,840,000.00	\$ 5,000.00	\$ 36,590.00	\$ -
11/01/37	\$ 1,835,000.00	\$ -	\$ 36,495.00	\$ 78,085.00
05/01/38	\$ 1,835,000.00	\$ 90,000.00	\$ 36,495.00	\$ -
11/01/38	\$ 1,745,000.00	\$ -	\$ 34,785.00	\$ 161,280.00
05/01/39	\$ 1,745,000.00	\$ 115,000.00	\$ 34,785.00	\$ -
11/01/39	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 182,385.00
05/01/40	\$ 1,630,000.00	\$ 120,000.00	\$ 32,600.00	\$ -
11/01/40	\$ 1,510,000.00	\$ -	\$ 30,200.00	\$ 182,800.00
05/01/41	\$ 1,510,000.00	\$ 125,000.00	\$ 30,200.00	\$ -
11/01/41	\$ 1,385,000.00	\$ -	\$ 27,700.00	\$ 182,900.00
05/01/42	\$ 1,385,000.00	\$ 130,000.00	\$ 27,700.00	\$ -
11/01/42	\$ 1,255,000.00	\$ -	\$ 25,100.00	\$ 182,800.00
05/01/43	\$ 1,255,000.00	\$ 135,000.00	\$ 25,100.00	\$ -
11/01/43	\$ 1,120,000.00	\$ -	\$ 22,400.00	\$ 182,500.00
05/01/44	\$ 1,120,000.00	\$ 140,000.00	\$ 22,400.00	\$ -
11/01/44	\$ 980,000.00	\$ -	\$ 19,600.00	\$ 182,000.00
05/01/45	\$ 980,000.00	\$ 145,000.00	\$ 19,600.00	\$ -
11/01/45	\$ 835,000.00	\$ -	\$ 16,700.00	\$ 181,300.00
05/01/46	\$ 835,000.00	\$ 155,000.00	\$ 16,700.00	\$ -
11/01/46	\$ 680,000.00	\$ -	\$ 13,600.00	\$ 185,300.00
05/01/47	\$ 680,000.00	\$ 160,000.00	\$ 13,600.00	\$ -
11/01/47	\$ 520,000.00	\$ -	\$ 10,400.00	\$ 184,000.00
05/01/48	\$ 520,000.00	\$ 165,000.00	\$ 10,400.00	\$ -
11/01/48	\$ 355,000.00	\$ -	\$ 7,100.00	\$ 182,500.00
05/01/49	\$ 355,000.00	\$ 175,000.00	\$ 7,100.00	\$ -
11/01/49	\$ 180,000.00	\$ -	\$ 3,600.00	\$ 185,700.00
05/01/50	\$ 180,000.00	\$ 180,000.00	\$ 3,600.00	\$ 183,600.00
	<b>\$ 1,860,000.00</b>	<b>\$ 1,372,000.00</b>	<b>\$ 3,268,970.00</b>	

**Westside**  
**Community Development District**  
**Special Assessment Revenue Bonds - Series 2019**

<b>Allocation Methodology</b>						
<b>For Parcel K Assessment Area FY 2021 through FY 2037</b>						
<b><u>PRODUCT</u></b>	<b><u>No. of Units</u></b>	<b>Series 2019 (Refunding) Gross Assessment Per Unit (1)</b>	<b>Series 2019 (Parcel K) Gross Assessment Per Unit (1)</b>	<b>Series 2019 (Parcel K) Net Annual Per Unit</b>	<b>Series 2019 (Parcel K) Gross Annual Per Unit</b>	<b>Total Combined Gross Annual Debt Assessment Per Unit (1)</b>
Single Family 40'	77	\$ 614	\$ 33,142	\$ 430	\$ 458	\$ 1,072
Single Family 50'	14	\$ 658	\$ 6,574	\$ 470	\$ 500	\$ 1,158
Townhome	100	\$ 571	\$ 39,129	\$ 391	\$ 416	\$ 987
<b>TOTAL</b>	<b>191</b>		<b>\$ 78,845</b>			

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2022 AA1 - Debt Service Fund**

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 113,770	\$ 103,029	\$ 10,741	\$ 113,770	\$ 113,770
Interest	\$ 4,094	\$ 3,171	\$ 3,805	\$ 6,975	\$ 3,488
Carryforward Surplus (1)	\$ 82,242	\$ 85,760	\$ -	\$ 85,760	\$ 92,735
<b>Total Revenues</b>	<b>\$ 200,106</b>	<b>\$ 191,959</b>	<b>\$ 14,546</b>	<b>\$ 206,505</b>	<b>\$ 209,992</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 56,885	\$ 56,885	\$ -	\$ 56,885	\$ 56,885
Interest - 5/1	\$ 56,885	\$ -	\$ 56,885	\$ 56,885	\$ 56,885
<b>Total Expenditures</b>	<b>\$ 113,770</b>	<b>\$ 56,885</b>	<b>\$ 56,885</b>	<b>\$ 113,770</b>	<b>\$ 113,770</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 86,336</b>	<b>\$ 135,074</b>	<b>\$ (42,339)</b>	<b>\$ 92,735</b>	<b>\$ 96,222</b>

Interest - 11/1/2027 \$ 56,885

(1) Carryforward Surplus is net of Debt Service Reserve Funds

**Westside**  
**Community Development District**  
**Series 2022-1 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/27	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/27	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/28	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/28	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/29	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/29	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/30	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/30	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/31	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/31	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/32	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/32	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/33	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/33	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/34	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/34	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/35	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/35	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/36	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/36	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/37	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/37	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/38	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/38	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/39	\$ 1,835,000.00	\$ 135,000.00	\$ 56,885.00	\$ -
11/01/39	\$ 1,700,000.00	\$ -	\$ 52,700.00	\$ 244,585.00
05/01/40	\$ 1,700,000.00	\$ 145,000.00	\$ 52,700.00	\$ -
11/01/40	\$ 1,555,000.00	\$ -	\$ 48,205.00	\$ 245,905.00
05/01/41	\$ 1,555,000.00	\$ 155,000.00	\$ 48,205.00	\$ -
11/01/41	\$ 1,400,000.00	\$ -	\$ 43,400.00	\$ 246,605.00
05/01/42	\$ 1,400,000.00	\$ 165,000.00	\$ 43,400.00	\$ -
11/01/42	\$ 1,235,000.00	\$ -	\$ 38,285.00	\$ 246,685.00
05/01/43	\$ 1,235,000.00	\$ 175,000.00	\$ 38,285.00	\$ -
11/01/43	\$ 1,060,000.00	\$ -	\$ 32,860.00	\$ 246,145.00
05/01/44	\$ 1,060,000.00	\$ 185,000.00	\$ 32,860.00	\$ -
11/01/44	\$ 875,000.00	\$ -	\$ 27,125.00	\$ 244,985.00
05/01/45	\$ 875,000.00	\$ 200,000.00	\$ 27,125.00	\$ -
11/01/45	\$ 675,000.00	\$ -	\$ 20,925.00	\$ 248,050.00
05/01/46	\$ 675,000.00	\$ 210,000.00	\$ 20,925.00	\$ -
11/01/46	\$ 465,000.00	\$ -	\$ 14,415.00	\$ 245,340.00
05/01/47	\$ 465,000.00	\$ 225,000.00	\$ 14,415.00	\$ -
11/01/47	\$ 240,000.00	\$ -	\$ 7,440.00	\$ 246,855.00
05/01/48	\$ 240,000.00	\$ 240,000.00	\$ 7,440.00	\$ 247,440.00
		\$ 1,835,000.00	\$ 2,049,720.00	\$ 3,941,605.00

**Westside**  
**Community Development District**  
**Special Assessment Revenue Bonds - Series 2022AA1**

<b>Allocation Methodology</b>							
<b>For Solara Phase 3 Assessment Area</b>							
<b>PRODUCT</b>	<b>No. of Units</b>	<b>Allocation of Par Debt Per Product Type</b>	<b>Total Par Debt Per Unit</b>	<b>Maximum Annual Debt Service</b>	<b>Net Annual Debt Assessment Per Unit</b>	<b>Gross Annual Debt Assessment Per Unit (1)</b>	
Townhomes	60	\$ 417,046	\$ 6,951	\$ 22,672	\$ 378	\$ 402	
Single Family 40'	110	\$ 917,499	\$ 8,341	\$ 55,947	\$ 509	\$ 541	
Single Family 50'	48	\$ 500,455	\$ 10,426	\$ 35,151	\$ 732	\$ 779	
<b>TOTAL</b>	<b>218</b>	<b>\$ 1,835,000</b>		<b>\$ 113,770</b>			

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill  
\* Unit mix is subject to change based on market and other factors

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2022 AA2 - Debt Service Fund**

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 241,568	\$ 218,761	\$ 22,807	\$ 241,568	\$ 241,568
Interest	\$ 5,002	\$ 4,049	\$ 4,858	\$ 8,907	\$ 4,453
Carryforward Surplus (1)	\$ 134,829	\$ 142,283	\$ -	\$ 142,283	\$ 151,502
<b>Total Revenues</b>	<b>\$ 381,399</b>	<b>\$ 365,092</b>	<b>\$ 27,665</b>	<b>\$ 392,757</b>	<b>\$ 397,524</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 95,628	\$ 95,628	\$ -	\$ 95,628	\$ 94,315
Interest - 5/1	\$ 95,628	\$ -	\$ 95,628	\$ 95,628	\$ 94,315
Principal - 5/1	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
<b>Total Expenditures</b>	<b>\$ 241,255</b>	<b>\$ 95,628</b>	<b>\$ 145,628</b>	<b>\$ 241,255</b>	<b>\$ 238,630</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 140,144</b>	<b>\$ 269,465</b>	<b>\$ (117,962)</b>	<b>\$ 151,502</b>	<b>\$ 158,894</b>
				Interest - 11/1/2027	\$ 93,003

(1) Carryforward Surplus is net of Debt Service Reserve Funds

**Westside**  
**Community Development District**  
**Series 2022-2 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicpal	Interest	Total
11/01/26	\$ 3,220,000.00	\$ -	\$ 94,315.00	\$ 239,942.50
05/01/27	\$ 3,220,000.00	\$ 50,000.00	\$ 94,315.00	\$ -
11/01/27	\$ 3,170,000.00	\$ -	\$ 93,002.50	\$ 237,317.50
05/01/28	\$ 3,170,000.00	\$ 55,000.00	\$ 93,002.50	\$ -
11/01/28	\$ 3,115,000.00	\$ -	\$ 91,558.75	\$ 239,561.25
05/01/29	\$ 3,115,000.00	\$ 60,000.00	\$ 91,558.75	\$ -
11/01/29	\$ 2,860,000.00	\$ -	\$ 89,983.75	\$ 241,542.50
05/01/30	\$ 2,860,000.00	\$ 60,000.00	\$ 89,983.75	\$ -
11/01/30	\$ 2,860,000.00	\$ -	\$ 88,408.75	\$ 238,392.50
05/01/31	\$ 2,860,000.00	\$ 65,000.00	\$ 88,408.75	\$ -
11/01/31	\$ 2,860,000.00	\$ -	\$ 86,702.50	\$ 240,111.25
05/01/32	\$ 2,860,000.00	\$ 70,000.00	\$ 86,702.50	\$ -
11/01/32	\$ 2,860,000.00	\$ -	\$ 84,865.00	\$ 241,567.50
05/01/33	\$ 2,860,000.00	\$ 70,000.00	\$ 84,865.00	\$ -
11/01/33	\$ 2,790,000.00	\$ -	\$ 82,835.00	\$ 237,700.00
05/01/34	\$ 2,790,000.00	\$ 75,000.00	\$ 82,835.00	\$ -
11/01/34	\$ 2,715,000.00	\$ -	\$ 80,660.00	\$ 238,495.00
05/01/35	\$ 2,715,000.00	\$ 80,000.00	\$ 80,660.00	\$ -
11/01/35	\$ 2,635,000.00	\$ -	\$ 78,340.00	\$ 239,000.00
05/01/36	\$ 2,635,000.00	\$ 85,000.00	\$ 78,340.00	\$ -
11/01/36	\$ 2,550,000.00	\$ -	\$ 75,875.00	\$ 239,215.00
05/01/37	\$ 2,550,000.00	\$ 90,000.00	\$ 75,875.00	\$ -
11/01/37	\$ 2,460,000.00	\$ -	\$ 73,265.00	\$ 239,140.00
05/01/38	\$ 2,460,000.00	\$ 95,000.00	\$ 73,265.00	\$ -
11/01/38	\$ 2,365,000.00	\$ -	\$ 70,510.00	\$ 238,775.00
05/01/39	\$ 2,365,000.00	\$ 100,000.00	\$ 70,510.00	\$ -
11/01/39	\$ 2,045,000.00	\$ -	\$ 67,610.00	\$ 238,120.00
05/01/40	\$ 2,045,000.00	\$ 105,000.00	\$ 67,610.00	\$ -
11/01/40	\$ 1,925,000.00	\$ -	\$ 64,565.00	\$ 237,175.00
05/01/41	\$ 1,925,000.00	\$ 115,000.00	\$ 64,565.00	\$ -
11/01/41	\$ 1,925,000.00	\$ -	\$ 61,230.00	\$ 240,795.00
05/01/42	\$ 1,925,000.00	\$ 120,000.00	\$ 61,230.00	\$ -
11/01/42	\$ 1,925,000.00	\$ -	\$ 57,750.00	\$ 238,980.00
05/01/43	\$ 1,925,000.00	\$ 125,000.00	\$ 57,750.00	\$ -
11/01/43	\$ 1,800,000.00	\$ -	\$ 54,000.00	\$ 236,750.00
05/01/44	\$ 1,800,000.00	\$ 135,000.00	\$ 54,000.00	\$ -
11/01/44	\$ 1,665,000.00	\$ -	\$ 49,950.00	\$ 238,950.00
05/01/45	\$ 1,665,000.00	\$ 145,000.00	\$ 49,950.00	\$ -
11/01/45	\$ 1,520,000.00	\$ -	\$ 45,600.00	\$ 240,550.00
05/01/46	\$ 1,520,000.00	\$ 155,000.00	\$ 45,600.00	\$ -
11/01/46	\$ 1,365,000.00	\$ -	\$ 40,950.00	\$ 241,550.00
05/01/47	\$ 1,365,000.00	\$ 160,000.00	\$ 40,950.00	\$ -
11/01/47	\$ 1,205,000.00	\$ -	\$ 36,150.00	\$ 237,100.00
05/01/48	\$ 1,205,000.00	\$ 170,000.00	\$ 36,150.00	\$ -
11/01/48	\$ 1,035,000.00	\$ -	\$ 31,050.00	\$ 237,200.00
05/01/49	\$ 1,035,000.00	\$ 185,000.00	\$ 31,050.00	\$ -
11/01/49	\$ 850,000.00	\$ -	\$ 25,500.00	\$ 241,550.00
05/01/50	\$ 850,000.00	\$ 195,000.00	\$ 25,500.00	\$ -
11/01/50	\$ 655,000.00	\$ -	\$ 19,650.00	\$ 240,150.00
05/01/51	\$ 655,000.00	\$ 205,000.00	\$ 19,650.00	\$ -
11/01/51	\$ 450,000.00	\$ -	\$ 13,500.00	\$ 238,150.00
05/01/52	\$ 450,000.00	\$ 220,000.00	\$ 13,500.00	\$ -
11/01/52	\$ 230,000.00	\$ -	\$ 6,900.00	\$ 240,400.00
05/01/53	\$ 230,000.00	\$ 230,000.00	\$ 6,900.00	\$ 236,900.00
		<b>\$ 3,220,000.00</b>	<b>\$ 3,329,452.50</b>	<b>\$ 6,695,080.00</b>

**Westside**  
**Community Development District**  
**Special Assessment Revenue Bonds - Series 2022AA2**

<b>Allocation Methodology For Soleil Assessment Area</b>						
<b><u>PRODUCT</u></b>	<b><u>No. of Units</u></b>	<b>Allocation of Par Debt Per Product Type</b>	<b>Total Par Debt Per Unit</b>	<b>Maximum Annual Debt Service</b>	<b>Net Annual Debt Assessment Per Unit</b>	<b>Gross Annual Debt Assessment Per Unit (1)</b>
Townhomes	128	\$ 1,673,466	\$ 13,074	\$ 120,314	\$ 940	\$ 1,000
Single Family 50'	86	\$ 1,686,534	\$ 19,611	\$ 121,254	\$ 1,410	\$ 1,500
<b>TOTAL</b>	<b>214</b>	<b>\$ 3,360,000</b>		<b>\$ 241,568</b>		

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill  
\* Unit mix is subject to change based on market and other factors

# SECTION VI



## Water Management Agreement

Remit to: The Lake Doctors Inc.  
PO Box 162134  
Altamonte Springs, FL 32716

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) \_\_\_\_\_

MANAGEMENT COMPANY \_\_\_\_\_

INVOICING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):  
Two (2) ponds associated with **725042 Caribe Cove, Orlando FL.**

Includes a minimum of Twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae.

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	\$166.00	<b>Monthly</b>
2.	Shoreline Grass and Brush Control Program	\$	INCLUDED
3.	Free Callback Service	\$	INCLUDED
4.	Monthly Written Service Reports	\$	INCLUDED
5.	Additional Treatments, if required	\$	INCLUDED
	<b>Total of Services Accepted</b>	<b>\$166.00</b>	<b>Monthly</b>

**\$166.00 of the above sum-total shall be due and payable upon execution of this Agreement;** the balance shall be payable in advance in monthly installments of **\$166.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **N/A**.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

### CUSTOMER PREFERENCES

INVOICE FREQUENCY:  MONTHLY  EVERY OTHER MONTH  QUARTERLY  SEMI-ANNUAL  ANNUAL

INVOICE TIMING:  BEGINNING OF THE MONTH  WITH SERVICE COMPLETION

EMAIL INVOICE:  YES  NO | If yes, provide invoice email: \_\_\_\_\_

EMAIL WORK ORDER:  YES  NO | If yes, provide work order email: \_\_\_\_\_

THIRD PARTY COMPLIANCE/REGISTRATION:  YES  NO

THIRD PARTY INVOICING PORTAL\*\*:  YES  NO

*\*\*If a Third Party Compliance/Registration or an Invoice Portal is required; it is the Customer's responsibility to provide the information.*

REQUESTED START MONTH: 12/01/2026 | PURCHASE ORDER #: \_\_\_\_\_

THE LAKE DOCTORS, INC.

CUSTOMER:

Signed \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_

Jonathan Bandy - SALES MANAGER

Title \_\_\_\_\_

407-761-8924

01/2024

® THE LAKE DOCTORS, INC.

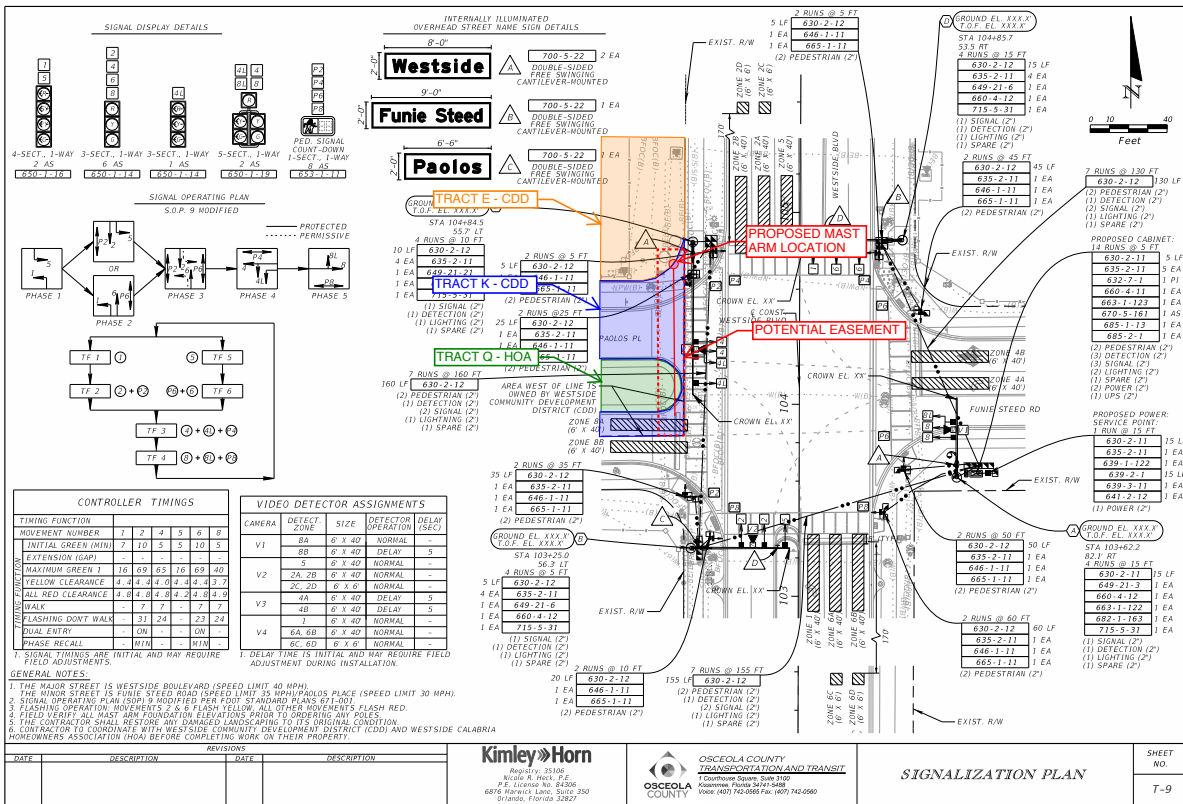
## TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
  - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
  - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
  - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
  - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
  - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
  - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
  - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
  - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.

# SECTION VII

From: Jason Showe [jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)  
 Subject: Fwd: New Proposed Signalization Design for Osceola County-Westside Blvd & Funie Steed Rd  
 Date: March 5, 2026 at 8:43 AM  
 To: Iman Sakalla [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com)

Use email and attachments below for next WS agenda as "Discussion of Osceola County Easement for Signalization"



Sincerely,

*Jason Showe*

Jason M. Showe  
 Senior District Manager  
 Governmental Management  
 Services, Central Florida  
 219 E. Livingston St  
 Orlando, FL 32801  
 407-841-5524 X 105 - Office  
 407-839-1526 - Fax  
 407-470-8825 - Cell  
[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact...

History--s. 1, ch. 2006-232.

Begin forwarded message:

From: Jay Lazarovich <[jlazarovich@lathamluna.com](mailto:jlazarovich@lathamluna.com)>  
 Subject: FW: New Proposed Signalization Design for Osceola County-Westside Blvd & Funie Steed Rd  
 Date: March 5, 2026 at 6:37:08 AM EST  
 To: Jason Showe <[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)>  
 Cc: Jan Carpenter <[JCarpenter@lathamluna.com](mailto:JCarpenter@lathamluna.com)>, Sara Myers <[SMyers@LathamLuna.com](mailto:SMyers@LathamLuna.com)>, "Robert J. Petillo" <[RPetillo@LathamLuna.com](mailto:RPetillo@LathamLuna.com)>, Rey Malave <[rmalave@dewberry.com](mailto:rmalave@dewberry.com)>

Good morning Jason,

Would you please add this to the next agenda for discussion/review by the Board?

Thanks,

Jay E. Lazarovich, Esq.

**LATHAM, LUNA,  
 EDEN & BEAUDINE, LLP**

ATTORNEYS AT LAW  
 201 S. Orange Avenue, Suite 1400  
 Orlando, Florida 32801  
 407-481-5800 Main  
 407-481-5842 Direct  
 407-481-5801 Fax  
[jlazarovich@lathamluna.com](mailto:jlazarovich@lathamluna.com)  
[www.lathamluna.com](http://www.lathamluna.com)

**Kimley-Horn**  
 Registry: 36106  
 6876 RIVERCHASE LANE, SUITE 1500  
 ORLANDO, FLORIDA 32827

**OSCEOLA COUNTY  
 TRANSPORTATION AND TRANSIT**  
 1 DORRANCE SQUARE SUITE 310  
 KISSIMEE, FLORIDA 34741-5488  
 VOICE: (407) 742-0900 FAX: (407) 742-0900

**SIGNALIZATION PLAN**

SHEET NO.  
 T-9

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 68D02-2.0047, F.A.C.

The information contained in this e-mail is attorney client privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this e-mail is not the intended recipient, you are strictly prohibited. If you have received this email in error, please notify us immediately by telephone at 407-481-5800 or by e-mail and delete the original and all copies of this e-mail from your computers. Thank you.

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**From:** Hatton, Macey <[Macey.Hatton@kimley-horn.com](mailto:Macey.Hatton@kimley-horn.com)>  
**Sent:** Wednesday, March 4, 2026 3:23 PM  
**To:** Jarett Wright <[jwright@gmscfl.com](mailto:jwright@gmscfl.com)>  
**Cc:** [jshowe@gmscfl.com](mailto:jshowe@gmscfl.com); Jay Lazarovich <[jlazarovich@lathamluna.com](mailto:jlazarovich@lathamluna.com)>; [rmalave@dewberry.com](mailto:rmalave@dewberry.com); Heck, Nicole <[nicole.heck@kimley-horn.com](mailto:nicole.heck@kimley-horn.com)>  
**Subject:** RE: New Proposed Signalization Design for Osceola County-Westside Blvd & Funie Steed Rd

Good afternoon all,

We've confirmed with the County that they will accept an easement or donation. I've attached the samples and templates they provided us. Please let us know if you need anything additional.

Thank you,  
**Macey Hatton, E.I.**  
**Kimley-Horn** | 6876 Marwick Lane, Suite 350, Orlando, FL 32827  
Direct: 813-727-5156 | Main: 407-427-1659

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**From:** Hatton, Macey  
**Sent:** Thursday, February 26, 2026 3:17 PM  
**To:** 'Jarett Wright' <[jwright@gmscfl.com](mailto:jwright@gmscfl.com)>  
**Cc:** [jshowe@gmscfl.com](mailto:jshowe@gmscfl.com); [jlazarovich@lathamluna.com](mailto:jlazarovich@lathamluna.com); [rmalave@dewberry.com](mailto:rmalave@dewberry.com); Heck, Nicole <[nicole.heck@kimley-horn.com](mailto:nicole.heck@kimley-horn.com)>  
**Subject:** RE: New Proposed Signalization Design for Osceola County-Westside Blvd & Funie Steed Rd

Good afternoon all,

Thank you for meeting with us this morning! I've attached a graphic that illustrates the potential mast arm location, easement, and tracts. We've also reached out to the County to confirm they can provide us. Please feel free to reach out to me if you have any additional questions.

Have a good day,  
**Macey Hatton, E.I.**  
**Kimley-Horn** | 6876 Marwick Lane, Suite 350, Orlando, FL 32827  
Direct: 813-727-5156 | Main: 407-427-1659

---

**From:** Jarett Wright <[jwright@gmscfl.com](mailto:jwright@gmscfl.com)>  
**Sent:** Thursday, February 26, 2026 11:12 AM  
**To:** Hatton, Macey <[Macey.Hatton@kimley-horn.com](mailto:Macey.Hatton@kimley-horn.com)>  
**Cc:** [jshowe@gmscfl.com](mailto:jshowe@gmscfl.com); [jlazarovich@lathamluna.com](mailto:jlazarovich@lathamluna.com); [rmalave@dewberry.com](mailto:rmalave@dewberry.com); Heck, Nicole <[nicole.heck@kimley-horn.com](mailto:nicole.heck@kimley-horn.com)>  
**Subject:** Re: New Proposed Signalization Design for Osceola County-Westside Blvd & Funie Steed Rd

You don't often get email from [jwright@gmscfl.com](mailto:jwright@gmscfl.com). [Learn why this is important](#)

Good morning,

As discussed, the Calabria at Westside HOA contact should be Robert Perez - [RPerez@swpmcfl.com](mailto:RPerez@swpmcfl.com) - 407.656.1081 .

Thanks,

On Thu, Feb 26, 2026 at 9:31 AM Hatton, Macey <[Macey.Hatton@kimley-horn.com](mailto:Macey.Hatton@kimley-horn.com)> wrote:

Good morning all,

Please use the new Teams link below for the meeting this morning. Sorry for the confusion.

Thank you!

---

### Microsoft Teams meeting

**Join:** <https://teams.microsoft.com/meet/22227424187525?p=U18Xhq0mDUpsGiMMRM>

Meeting ID: 222 274 241 875 25

Passcode: 6xr3AN2Y

---

[Need help?](#) | [System reference](#)

#### Dial in by phone

+1 984-204-1608, 399261978# United States, Raleigh

(833) 779-7795, 399261978# United States (Toll-free)

[Find a local number](#)

Phone conference ID: 399 261 978#

#### Join on a video conferencing device

Tenant key: [340760667@lplcm.vc](https://lplcm.vc)

Video ID: 116 784 546 8

[More info](#)

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

Enjoy your meeting!

[Org help](#)

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Jarett Wright  
Senior Field Manager  
GMS - Central Florida  
219 E. Livingston St.  
Orlando, Florida 32801

**RESOLUTION NO. 22-157R**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA, DETERMINING THAT THE EXPANSION OF PARTIN SETTLEMENT ROAD IS NECESSARY AND SERVES A VALID PUBLIC PURPOSE AND AUTHORIZING ACQUISITION OF CERTAIN REAL PROPERTY AND PROPERTY INTERESTS BY GIFT, PURCHASE AGREEMENT OR THE EXERCISE OF THE POWER OF EMINENT DOMAIN FOR THE PUBLIC PURPOSE OF IMPROVING PARTIN SETTLEMENT ROAD; DECLARING THE PUBLIC PURPOSE AND PUBLIC NECESSITY THEREFORE FOR THE ACQUISITION OF THE SPECIFIC PARCEL(S); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE AND AUTHORIZING AND DIRECTING THE AGENTS AND ATTORNEYS FOR THE BOARD TO ACQUIRE SUCH PROPERTY AND PROPERTY RIGHTS IN THE NAME OF OSCEOLA COUNTY.**

**WHEREAS**, the Board of County Commissioners of Osceola County, Florida, (the Board) is delegated the authority pursuant to Chapters 73; 74, 125 & 127 of the Florida Statutes to appropriate property for any county purpose by gift, by purchase, or by exercising the right and power of eminent domain; and

**WHEREAS**, the Board has determined that the Partin Settlement Road Project is in the best interest of the public; and

**WHEREAS**, this determination is based upon a finding that Osceola County's pattern of development and growth necessitates improvements to Partin Settlement Road from Neptune Road to E. Lakeshore Boulevard; and

**WHEREAS**, the Board has been presented various alternatives and has reviewed costs, safety issues and environmental concerns before making this determination regarding the necessity of specific parcel(s) for the Partin Settlement Road Project; and

**WHEREAS**, the improvement project will traverse public and privately owned parcels of land which Osceola County must acquire through agreement or by the right and power of eminent domain; and

**WHEREAS**, the Board desires to provide for the health, safety, welfare and convenience of the citizens of Osceola County.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Osceola County, Florida, that:

**SECTION 1. RECITALS.**

The above recitals are true and correct and hereby incorporated herein.

**SECTION 2. ALL RELEVANT FACTORS OF ALTERNATIVE LOCATIONS, COSTS, LONG-RANGE AREA PLANNING, SAFETY ISSUES AND ENVIRONMENTAL CONCERNS HAVE BEEN CONSIDERED.**

The Partin Settlement Road Project is located in Osceola County, which is used by and for the public in common. Alternate routes were evaluated and long-range area planning was taken into consideration as well as safety issues, costs of the project and environmental concerns when determining which specific parcels were necessary to construct the Partin Settlement Road Project.

**SECTION 3. PUBLIC PURPOSE AND NECESSITY FOR THE GOOD AND CONVENIENCE OF THE PUBLIC.**

The Partin Settlement Road Project requires the acquisition of land sufficient to construct roadway and drainage facilities which are hereby declared and determined to be necessary for the good and convenience of the public.

**SECTION 4. AUTHORIZATION TO ACQUIRE.**

Osceola County is authorized to acquire property by agreement or the right and power of eminent domain pursuant to Florida Statutes, chapters 73, 74, 125, and 127, and it is hereby declared that Osceola County may avail itself of the provisions of said statutes, in any action in eminent domain commenced pursuant hereto. The officers, employees, agents and attorneys for this Board are authorized and directed to take the necessary steps to acquire in the name of Osceola County, by gift, purchase or condemnation under the right and power of eminent domain, the property identified as

- PS Parcel 828A described in Exhibits A & B**
- PS Parcel 828B described in Exhibits C & D**
- PS Parcel 728A described in Exhibits E & F**
- PS Parcel 728B described in Exhibits G & H**
- PS Parcel 728C described in Exhibits I & J**

and to prepare, sign, serve, publish and file in the name of Osceola County all eminent domain papers, affidavits, and pleadings and its attorneys are authorized to have prepared such other instruments as may be necessary in connection therewith. The Board Chair/Vice Chair is authorized to sign all conveyance documents associated with the acquisition.

**SECTION 5. AUTHORIZATION TO CONSTRUCT.**

Osceola County is authorized to access, build, construct, expand, extend, improve, alter, and maintain roadways and rights of way, and related facilities, including right of way drainage, pursuant to Florida Statutes, Chapter 336.

**SECTION 6. INTENTION TO CONSTRUCT.**

Osceola County has caused Partin Settlement Road to be surveyed, and has located its line or area of construction, and intends in good faith to construct the improvements on or over the property depicted and more particularly described in Exhibits "A, B, C, D, E, F,G,H,I and J", attached hereto.

**SECTION 7. REAL PROPERTY TO BE ACQUIRED.**

The following real property or property interest, as more specifically depicted and described in Exhibits "A, B, C, D, E, F,G,H,I and J", is necessary for the construction of the Partin Settlement Road Project and must be acquired by agreement or by the right and power of eminent domain for the access, construction, expansion, extension, operation, maintenance of roadway and drainage facilities related to the overall improvement of Partin Settlement Road:

1. A 1,928 square foot permanent easement for roadway, traffic signal construction and maintenance shall be acquired in **PS Parcel 828A.**
2. A 147 square foot permanent easement for roadway, traffic signal construction and maintenance shall be acquired in **PS Parcel 828B.**
3. A 6,427 square foot temporary construction easement for side slope extending beyond sidewalk and for removal of existing sidewalk outside of Right-of-Way shall be acquired in **PS Parcel 728A.**
4. A 3,272 square foot temporary construction easement for construction of new curb returns and side street tie-down shall be acquired in **PS Parcel 728B.**
5. A 2,562 square foot temporary construction easement for side slope extending beyond sidewalk and for removal of existing sidewalk outside of Right-of-Way shall be acquired in **PS Parcel 728C.**

**SECTION 8. CONFLICT.**

Any Resolution or part thereof in conflict with this Resolution or any part hereof is hereby repealed to the extent of the conflict.

**SECTION 9. SEVERABILITY.**

If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

**SECTION 10.**

**EFFECTIVE DATE.**

This Resolution shall take effect upon adoption. **PASSED AND ADOPTED** this 16th day of May, 2022.

**BOARD OF COUNTY COMMISSIONERS  
OF OSCEOLA COUNTY, FLORIDA**

(Seal)

By: \_\_\_\_\_  
Chair/Vice-Chair

ATTEST:  
OSCEOLA COUNTY CLERK OF THE BOARD

By: *Alicia Espino*  
Clerk/ Deputy Clerk of the Board

As authorized for execution at the Board of  
County Commissioners meeting of:

*05/16/2022*  
*Resolution #22-157R*



## EXHIBIT A

DESCRIPTION  
PS-828A


A portion of Tract "C", Remington – Phase 2, according to the plat thereof, as recorded in Plat Book 11, Pages 28 and 29, of the public records of Osceola County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of Tract "D", Remington – Phase 2, according to the plat thereof, as recorded in Plat Book 11, Pages 28 and 29, of the public records of Osceola County, Florida, said point being the **POINT OF BEGINNING**; thence North 00°09'05" West, a distance of 15.00 feet along the West right of way line of Remington Boulevard per said Remington – Phase 2 ; thence departing said West right of way line North 90°00'00" East, a distance of 130.00 feet to a point on the East right of way line of said Remington Boulevard; thence South 00°09'05" East, a distance of 14.66 feet along said East right of way line, to a point on the North right of way line of Partin Settlement Road, per Florida Department of Transportation Right of Way map for State Road 91 (Turnpike Mainline), F.P. No. 436194-1; thence South 89°50'53" West, a distance of 130.00 feet along said North right of way line to the **POINT OF BEGINNING**.

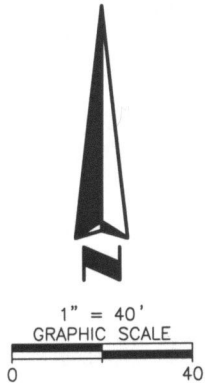
Containing 1,928 square feet more or less.

**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on the North right of way line of Partin Settlement Road per Florida Department of Transportation Right of Way map for State Road 91 (Turnpike Mainline), F.P. No. 436194-1, being North 89°50'53" East (assumed).
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

<b>DESCRIPTION</b>  FOR <b>REMINGTON CDD</b> <b>OSCEOLA COUNTY</b>	Date: JANUARY 24, 2022 DR		Certification Number LB2108 64576043
	Job Number: 64576	Scale: 1" = 40'	 <b>SSMC™</b> <b>SUE • SURVEY • GIS</b> SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		EDWIN MUNOZ JR., PSM Registered Land Surveyor Number 7288

SKETCH OF DESCRIPTION  
PS-828A



SOMERSET  
PLAT BOOK 16, PAGES 178-179

LOT 14

TRACT "F"  
WEST RIGHT OF WAY LINE

REMINGTON BOULEVARD  
RIGHT OF WAY VARIES  
PER PLAT BOOK 11, PAGES 28-29

EAST RIGHT OF WAY LINE

TRACT "G"

PARCEL IDENTIFICATION NUMBER  
20-25-30-4829-0001-00G0  
REMINGTON CDD

OFFICIAL RECORDS BOOK 1674, PAGE 1541

REMINGTON - PHASE 2  
PLAT BOOK 11, PAGES 28-29

REMINGTON - PHASE 2  
PLAT BOOK 11, PAGES 28-29

PARCEL IDENTIFICATION NUMBER  
20-25-30-4829-0001-00D0  
REMINGTON CDD OFFICIAL RECORDS  
BOOK 1674, PAGE 1541

TRACT "D"

L1

L2

TRACT "E"

NORTH RIGHT OF WAY LINE (BASIS OF BEARINGS)

N90°00'00"E 130.00'

S89°50'53"W 130.00'

N89°50'53"E

POINT OF BEGINNING  
THE SOUTHEAST CORNER OF TRACT  
"D" PLAT BOOK 11, PAGES 28-29

PARCEL IDENTIFICATION NUMBER  
20-25-30-4829-0001-00E0  
REMINGTON CDD  
OFFICIAL RECORDS  
BOOK 1674, PAGE 1541

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°09'05"W	15.00'
L2	S00°09'05"E	14.66'

PARTIN SETTLEMENT ROAD  
RIGHT OF WAY VARIES  
PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT  
OF WAY MAP FOR STATE ROAD 91 (TURNPIKE  
MAINLINE), F.P. NO. 436194-1



**SSMC**<sup>TM</sup>  
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 64576043  
Job No. 64576  
Date: JANUARY 24, 2022  
SHEET 2 OF 2  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 THROUGH 2

**EXHIBIT "B"**  
**TO PARCEL RESOLUTION**  
**PS PARCEL 828A**  
**PERMANENT EASEMENT**

**PS PARCEL 828A: THE INTEREST BEING ACQUIRED  
IS A PERMANENT EASEMENT FOR ROADWAY,  
TRAFFIC SIGNAL CONSTRUCTION AND MAINTENANCE.**

**EXHIBIT C**

DESCRIPTION  
PS-828B


A portion of Tract "E", Remington - Phase 2, according to the plat thereof, as recorded in Plat Book 11, Pages 28 and 29, of the public records of Osceola County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of Tract "E", Remington - Phase 2, according to the plat thereof, as recorded in Plat Book 11, Pages 28 and 29, of the public records of Osceola County, Florida, said point being the **POINT OF BEGINNING**; thence North 00°09'05" West, a distance of 14.66 feet along the East right of way line of Remington Boulevard per said Remington - Phase 2; thence departing said East right of way line South 53°55'08" East, a distance of 24.79 feet to a point on the North right of way line of Partin Settlement Road, per Florida Department of Transportation Right of Way map for State Road 91 (Turnpike Mainline), F.P. No. 436194-1; thence South 89°50'53" West, a distance of 20.00 feet along said North right of way line to the **POINT OF BEGINNING**.

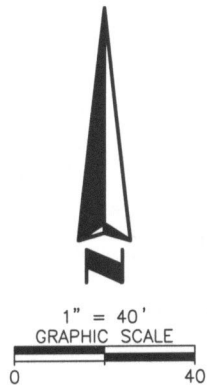
Containing 147 square feet more or less.

**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on the North right of way line of Partin Settlement Road per Florida Department of Transportation Right of Way map for State Road 91 (Turnpike Mainline), F.P. No. 436194-1, being North 89°50'53" East (assumed).
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

<b>DESCRIPTION</b>  FOR <b>REMINGTON CDD</b> <b>OSCEOLA COUNTY</b>	Date: JANUARY 24, 2022 DR		Certification Number LB2108 64576045
	Job Number: 64576	Scale: 1" = 40'	 <b>SSMC™</b> <b>SUE • SURVEY • GIS</b> SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		EDWIN MUNOZ JR., PSM Registered Land Surveyor Number 7288

SKETCH OF DESCRIPTION  
PS-828B



**REMINGTON - PHASE 2**  
**PLAT BOOK 11, PAGES 28-29**

PARCEL IDENTIFICATION NUMBER  
20-25-30-4829-0001-00L2  
EDUCATION FOUNDATION OF OSCEOLA INC  
OFFICIAL RECORDS BOOK 1674, PAGE 1541

**REMINGTON BOULEVARD**  
**RIGHT OF WAY VARIES**  
PER PLAT BOOK 11, PAGES 28-29

PARCEL IDENTIFICATION NUMBER  
20-25-30-4829-0001-00E0  
REMINGTON CDD OFFICIAL RECORDS  
BOOK 1674, PAGE 1541

EAST RIGHT OF WAY LINE

TRACT "G"

TRACT "E"

NORTH RIGHT OF WAY LINE (BASIS OF BEARINGS)

N89°50'53"E

**POINT OF BEGINNING**  
THE SOUTHWEST CORNER OF TRACT  
"E" PLAT BOOK 11, PAGES 28-29



Ⓢ

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°09'05"W	14.66'
L2	S53°55'08"E	24.79'
L3	S89°50'53"W	20.00'

**PARTIN SETTLEMENT ROAD**  
**RIGHT OF WAY VARIES**  
PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT  
OF WAY MAP FOR STATE ROAD 91 (TURNPIKE  
MAINLINE), F.P. NO. 436194-1



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 64576045  
Job No. 64576  
Date: JANUARY 24, 2022  
SHEET 2 OF 2  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 THROUGH 2

**EXHIBIT "D"**  
**TO PARCEL RESOLUTION**  
**PS PARCEL 828B**  
**PERMANENT EASEMENT**

**PS PARCEL 828B: THE INTEREST BEING  
ACQUIRED IS A PERMANENT EASEMENT FOR  
ROADWAY, TRAFFIC SIGNAL CONSTRUCTION AND  
MAINTENANCE.**

**EXHIBIT E**

DESCRIPTION  
PS-728A


A portion of Tract "D", Remington – Phase 2, according to the plat thereof, as recorded in Plat Book 11, Pages 28 and 29, of the public records of Osceola County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of Tract "D", Remington – Phase 2, according to the plat thereof, as recorded in Plat Book 11, Pages 28 and 29, of the public records of Osceola County, Florida, said point being the **POINT OF BEGINNING**; thence the following two (2) courses and distances along the North right of way line of Partin Settlement Road, per Florida Department of Transportation Right of Way map for State Road 91 (Turnpike Mainline), F.P. No. 436194-1: South 89°50'53" West, a distance of 535.58 feet; North 00°30'33" West, a distance of 12.00 feet; thence departing said North right of way line North 89°50'53" East, a distance of 535.65 feet, to a point on the West right of way line of Remington Boulevard per said Remington – Phase 2; thence South 00°09'05" East, a distance of 12.00 feet along said West right of way line to the **POINT OF BEGINNING**.

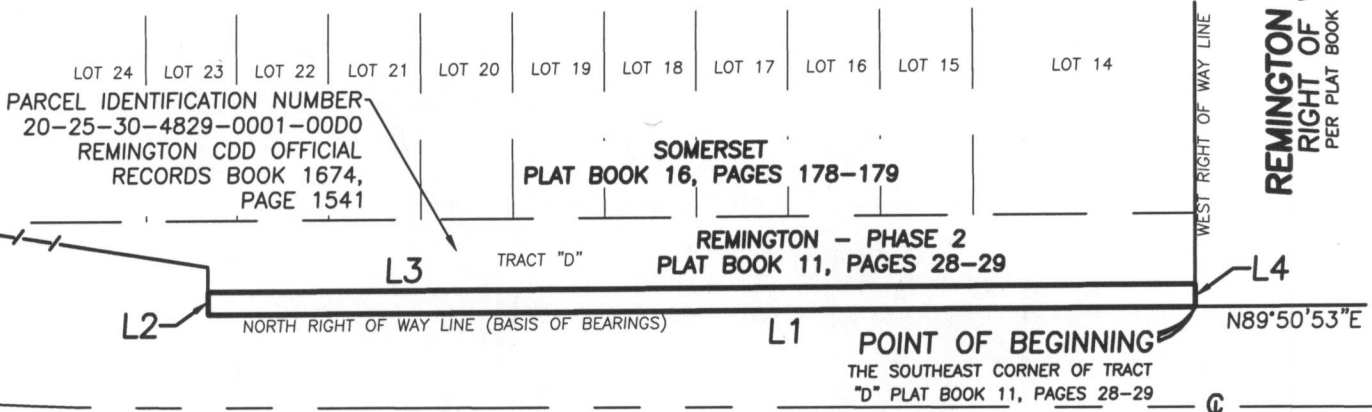
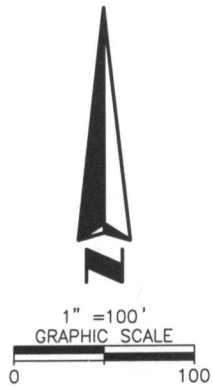
Containing 6,427 square feet more or less.

**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on the North right of way line of Partin Settlement Road per Florida Department of Transportation Right of Way map for State Road 91 (Turnpike Mainline), F.P. No. 436194-1, being North 89°50'53" East (assumed).
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

<b>DESCRIPTION</b>  FOR <b>REMINGTON CDD</b> <b>OSCEOLA COUNTY</b>	Date: JANUARY 24, 2022 DR		Certification Number LB2108 64576042
	Job Number: 64576	Scale: 1" = 100'	 <b>SSMC™</b> <b>SUE • SURVEY • GIS</b> SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		EDWIN MUNOZ JR., PSM Registered Land Surveyor Number 7288

SKETCH OF DESCRIPTION  
PS-728A



**PARTIN SETTLEMENT ROAD**  
RIGHT OF WAY VARIES  
PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT  
OF WAY MAP FOR STATE ROAD 91 (TURNPIKE  
MAINLINE), F.P. NO. 436194-1

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°50'53"W	535.58'
L2	N00°30'33"W	12.00'
L3	N89°50'53"E	535.65'
L4	S00°09'05"E	12.00'



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580  
Certification Number LB2108  
e-mail: info@southeasternsurveying.com

Drawing No. 64576042  
Job No. 64576  
Date: JANUARY 24, 2022  
SHEET 2 OF 2  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 THROUGH 2

**EXHIBIT "F" TO PARCEL RESOLUTION**

**PS PARCEL 728A**

**TEMPORARY CONSTRUCTION EASEMENT**

**PS Parcel 728A is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Exhibit "E" for a temporary construction easement for side slope extending beyond sidewalk and for removal of existing sidewalk outside of Right-of-Way. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.**

**After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.**

**This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Exhibit "E" or after five (5) years, whichever occurs first.**

**EXHIBIT G**

DESCRIPTION  
PS-728B


A portion of Tract "C", Remington - Phase 2, according to the plat thereof, as recorded in Plat Book 11, Pages 28 and 29, of the public records of Osceola County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of Tract "D", Remington - Phase 2, according to the plat thereof, as recorded in Plat Book 11; Pages 28 and 29, of the public records of Osceola County, Florida; thence North 00°09'05" West, a distance of 15.00 feet along the West right of way line of Remington Boulevard per said Remington - Phase 2 to the **POINT OF BEGINNING**; thence continuing along said West right of way line, North 00°09'05" West, a distance of 25.00 feet; thence departing said West right of way line North 89°50'53" East, a distance of 130.00 feet to a point on the East right of way line of said Remington Boulevard; thence South 00°09'05" East, a distance of 25.34 feet along said East right of way line; thence departing said East right of way line North 90°00'00" West, a distance of 130.00 feet to the **POINT OF BEGINNING**.

Containing 3,272 square feet more or less.

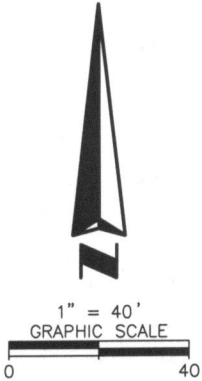
**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on the North right of way line of Partin Settlement Road per Florida Department of Transportation Right of Way map for State Road 91 (Turnpike Mainline), F.P. No. 436194-1, being North 89°50'53" East (assumed).
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

<b>DESCRIPTION</b>  FOR REMINGTON CDD OSCEOLA COUNTY	Date: JANUARY 24, 2022 DR		Certification Number LB210864576044 - PS 728B   <b>SSMC™</b> SUE • SURVEY • GIS SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com
	Job Number: 64576	Scale: 1" = 40'	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

EDWIN MUNOZ JR., PSM  
Registered Land Surveyor Number 7288

SKETCH OF DESCRIPTION  
PS-728B



SOMERSET  
PLAT BOOK 16, PAGES 178-179

LOT 14

REMINGTON - PHASE 2  
PLAT BOOK 11, PAGES 28-29

PARCEL IDENTIFICATION NUMBER  
20-25-30-4829-0001-0000  
REMINGTON CDD OFFICIAL RECORDS  
BOOK 1674, PAGE 1541

TRACT "D"

POINT OF BEGINNING

NORTH RIGHT OF WAY LINE (BASIS OF BEARINGS)

POINT OF COMMENCEMENT

THE SOUTHEAST CORNER OF TRACT "D"  
PLAT BOOK 11, PAGES 28-29

TRACT "F"  
WEST RIGHT OF WAY LINE

REMINGTON BOULEVARD  
RIGHT OF WAY VARIES  
PER PLAT BOOK 11, PAGES 28-29

TRACT "C"

N89°50'53"E 130.00'

L2

L1

N90°00'00"W 130.00'

EAST RIGHT OF WAY LINE

TRACT "G"

PARCEL IDENTIFICATION NUMBER  
20-25-30-4829-0001-0000  
REMINGTON CDD  
OFFICIAL RECORDS BOOK 1674, PAGE 1541

REMINGTON - PHASE 2  
PLAT BOOK 11, PAGES 28-29

L3

TRACT "E"

N89°50'53"E

PARCEL IDENTIFICATION NUMBER  
20-25-30-4829-0001-00E0  
REMINGTON CDD  
OFFICIAL RECORDS  
BOOK 1674, PAGE 1541

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°09'05"W	15.00'
L2	N00°09'05"W	25.00'
L3	S00°09'05"E	25.34'

PARTIN SETTLEMENT ROAD  
RIGHT OF WAY VARIES  
PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT  
OF WAY MAP FOR STATE ROAD 91 (TURNPIKE  
MAINLINE), F.P. NO. 436194-1



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6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 64576044 - PS 728B  
Job No. 64576  
Date: JANUARY 24, 2022  
SHEET 2 OF 2  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 THROUGH 2

**EXHIBIT "H" TO PARCEL RESOLUTION**

**PS PARCEL 728B**

**TEMPORARY CONSTRUCTION EASEMENT**

PS Parcel 728B is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Exhibit "G" for a temporary construction easement for construction of new curb returns and side street tie-down. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Exhibit "G" or after five (5) years, whichever occurs first.

**EXHIBIT I**

DESCRIPTION  
PS-728C


A portion of Tract "E", Remington – Phase 2, according to the plat thereof, as recorded in Plat Book 11, Pages 28 and 29, of the public records of Osceola County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Tract "E", Remington – Phase 2, according to the plat thereof, as recorded in Plat Book 11, Pages 28 and 29, of the public records of Osceola County, Florida; thence North 00°09'05" West, a distance of 10.00 feet along the East right of way line of Remington Boulevard per said Remington – Phase 2; thence departing said East right of way line North 89°50'53" East, a distance of 6.35 feet to the **POINT OF BEGINNING**; thence the following two (2) courses and distances: North 89°50'53" East, a distance of 127.03 feet; South 88°02'46" East, a distance of 272.16 feet to a point on the North right of way line of Partin Settlement Road, per Florida Department of Transportation Right of Way map for State Road 91 (Turnpike Mainline), F.P. No. 436194-1; thence South 89°50'53" West, a distance of 385.35 feet along said North right of way line; thence departing said North right of way line North 53°55'08" West, a distance of 16.92 feet to the **POINT OF BEGINNING**.

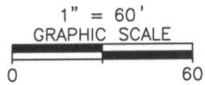
Containing 2,562 square feet more or less.

**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on the North right of way line of Partin Settlement Road per Florida Department of Transportation Right of Way map for State Road 91 (Turnpike Mainline), F.P. No. 436194-1, being North 89°50'53" East (assumed).
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

<b>DESCRIPTION</b>  FOR <b>REMINGTON CDD</b> <b>OSCEOLA COUNTY</b>	Date: JANUARY 24, 2022 DR		Certification Number LB2108 64576046
	Job Number: 64576	Scale: 1" = 60'	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		EDWIN MUNOZ JR., PSM Registered Land Surveyor Number 7288

SKETCH OF DESCRIPTION  
PS-728C



REMINGTON BOULEVARD  
RIGHT OF WAY VARIES  
PER PLAT BOOK 11, PAGES 28-29

EAST RIGHT OF WAY LINE

TRACT "G"

REMINGTON - PHASE 2  
PLAT BOOK 11, PAGES 28-29

PARCEL IDENTIFICATION NUMBER  
20-25-30-4829-0001-00L2  
EDUCATION FOUNDATION OF OSCEOLA INC  
OFFICIAL RECORDS BOOK 1674, PAGE 1541

TRACT "E"

PARCEL IDENTIFICATION NUMBER  
20-25-30-4829-0001-00E0  
REMINGTON CDD OFFICIAL RECORDS BOOK 1674, PAGE 1541

L2 POINT OF BEGINNING  
N89°50'53"E 127.03'

S88°02'46"E 272.16'

L1  
L3  
S89°50'53"W 385.35'  
POINT OF COMMENCEMENT  
THE SOUTHWEST CORNER OF TRACT "E"  
PLAT BOOK 11, PAGES 28-29

NORTH RIGHT OF WAY LINE (BASIS OF BEARINGS)

N89°50'53"E

PARTIN SETTLEMENT ROAD  
RIGHT OF WAY VARIES  
PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT  
OF WAY MAP FOR STATE ROAD 91 (TURNPIKE  
MAINLINE), F.P. NO. 436194-1

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°09'05"W	10.00'
L2	N89°50'53"E	6.35'
L3	N53°55'08"W	16.92'



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AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 64576046  
Job No. 64576  
Date: JANUARY 24, 2022  
SHEET 2 OF 2  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 THROUGH 2

**EXHIBIT "J" TO PARCEL RESOLUTION**

**PS PARCEL 728C**

**TEMPORARY CONSTRUCTION EASEMENT**

**PS Parcel 728C is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Exhibit "I" for a temporary construction easement for side slope extending beyond sidewalk and for removal of existing sidewalk outside of Right-of-Way. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.**

**After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.**

**This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Exhibit "I" or after five (5) years, whichever occurs first.**

This instrument prepared by or under the supervision of:  
County Attorney  
(and after recording should be returned to):

Osceola County Real Estate Management  
Attn: Right-of-Way & Asset Manager  
1 Courthouse Square, Suite 3100  
Kissimmee, Florida 34741

A Portion of Osceola County Property Appraisers Parcel I.D. No: 35-25-28-3504-0001-0AC0

## PERPETUAL EASEMENT

THIS PERPETUAL EASEMENT (the "Easement") is made as of the 5<sup>th</sup> day of September, 2024 by CYPRESS HAMMOCK HOMEOWNERS ASSOCIATION, INC., a Florida nonprofit corporation, with a principal address of c/o Sentry Management Inc., 2180 West SR 434, Ste 5000, Longwood FL 32779, (the "GRANTOR") to OSCEOLA COUNTY, a political subdivision of the State of Florida with a principal address of 1 Courthouse Square, Kissimmee, Florida 34741 (the "GRANTEE" or the "COUNTY").

### WITNESSETH:

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"); and

WHEREAS, The County has determined that a traffic signal and associated traffic utilities are warranted and in the best interest of the public; and

WHEREAS, Grantor has agreed to grant to the Grantee a non-exclusive perpetual easement for the installation, maintenance and operation of a traffic signal and associated utilities upon the Property subject to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby agree as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Grant of Non-Exclusive Easement. Grantor does hereby grant unto Grantee a non-exclusive perpetual easement upon, over, and under the Property for the sole purpose of installing, maintaining and operating a traffic signal and associated traffic utilities thereon as depicted in Exhibit "A". Grantor does hereby covenant with the Grantee that it is lawfully seized and

possessed of the Property and that Grantor has good and lawful right to convey an easement over the same.

3. Conditions of Easement. Grantee hereby agrees that it shall not bring any type of hazardous waste or otherwise toxic materials on to the Property. Grantee shall only utilize the Property for purposes of installing, maintaining and operating a traffic signal for public use thereon.

4. Amendment. This Easement may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee.

5. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Florida.

6. Attorney's Fees. In the event of any litigation between the parties hereto with respect to enforcement of rights under this Easement, the prevailing party in such action shall be entitled to recover all costs and expenses paid or incurred by such party in connection therewith, including reasonable attorneys' fees at or before the trial level and in any appellate proceedings.

7. Severability. If any provision of this Easement is declared invalid or unenforceable, then, the remainder of this Easement shall continue in full force and effect.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal the day and year first above written.

**Signed, sealed and delivered in our presence:**

**WITNESSES:**

**GRANTOR:**

By: Roberto Collins



[Signature]  
(Signature)

Name: Tim Sitzer

Tim Gough  
(Print Name)

Title: President

[Signature]  
(Signature)

\_\_\_\_\_  
(Print Name)

**STATE OF FLORIDA**

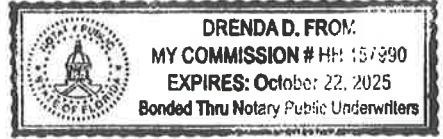
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of September, 2024 by Tim Sitzer  
(Name of Person Signing)

[Signature]  
NOTARY PUBLIC, State of Florida

Print Name: Drenda D. From

(NOTARY SEAL)



Personally Known  OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

**THE ABOVE EASEMENT** is accepted for public use by the Osceola County Board of County Commissioners at its regular meeting dated the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**BOARD OF COUNTY COMMISSIONERS  
OF OSCEOLA COUNTY, FLORIDA**

(seal)

By: \_\_\_\_\_  
Chairman/Vice-Chairman

**ATTEST:**

By: \_\_\_\_\_  
Clerk/Deputy Clerk of the Board

As authorized for execution at the Board of County Commissioners meeting of:

\_\_\_\_\_

# SKETCH OF DESCRIPTION

## EXHIBIT 'A'

### LEGAL DESCRIPTION

A parcel of land being a portion of Tract AC, CYPRESS HAMMOCK PHASE 2, according to the plat thereof, as recorded in Plat Book 31, Pages 144 through 149 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Southerly most corner of Tract AC, CYPRESS HAMMOCK PHASE 2, according to the plat thereof, as recorded in Plat Book 31, Pages 144 through 149 of the Public Records of Osceola County, Florida; thence N57°20'54"E, along the Northerly Right of Way line of Poinciana Boulevard, a distance of 21.23 feet to the Point of Beginning; thence departing said Northerly Right of Way line, run N32°39'06"W, a distance of 6.00 feet; thence N57°20'54"E, a distance of 50.00 feet; thence S32°39'06"E, a distance of 6.00 feet to the Northerly Right of Way line of Poinciana Boulevard; thence S57°20'54"W, along said Northerly Right of Way line, a distance of 50.00 feet to the Point of Beginning.

Containing 300 square feet or 0.01 acres, more or less.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N57°20'54"E	21.23'
L2	N32°39'06"W	6.00'
L3	N57°20'54"E	50.00'
L4	S32°39'06"E	6.00'
L5	S57°20'54"W	50.00'

#### ABBREVIATIONS/LEGEND

SEC. SECTION  
 O.R.B. OFFICIAL RECORDS BOOK  
 PGS. PAGES  
 TEMP. TEMPORARY  
 R RADIUS  
 L LENGTH  
 CB CHORD BEARING  
 CD CHORD DISTANCE  
 Δ CENTRAL ANGLE  
 ● DESCRIPTIVE POINT  
 NT NON TANGENCY

**NOTES**  
 BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT).  
 THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.  
 THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.  
 NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: **WHARTON SMITH, INC.**

S-L ESMT 6'x50'

DATE OF SKETCH	8/22/2024	REVISIONS	
SCALE	1" = 60'		
F.B.	PAGE		
SECTION	35		
TWP.	25 S., RNG. 28 E.		
JOB NO.	23-111	<b>SHEET 1 OF 2</b>	

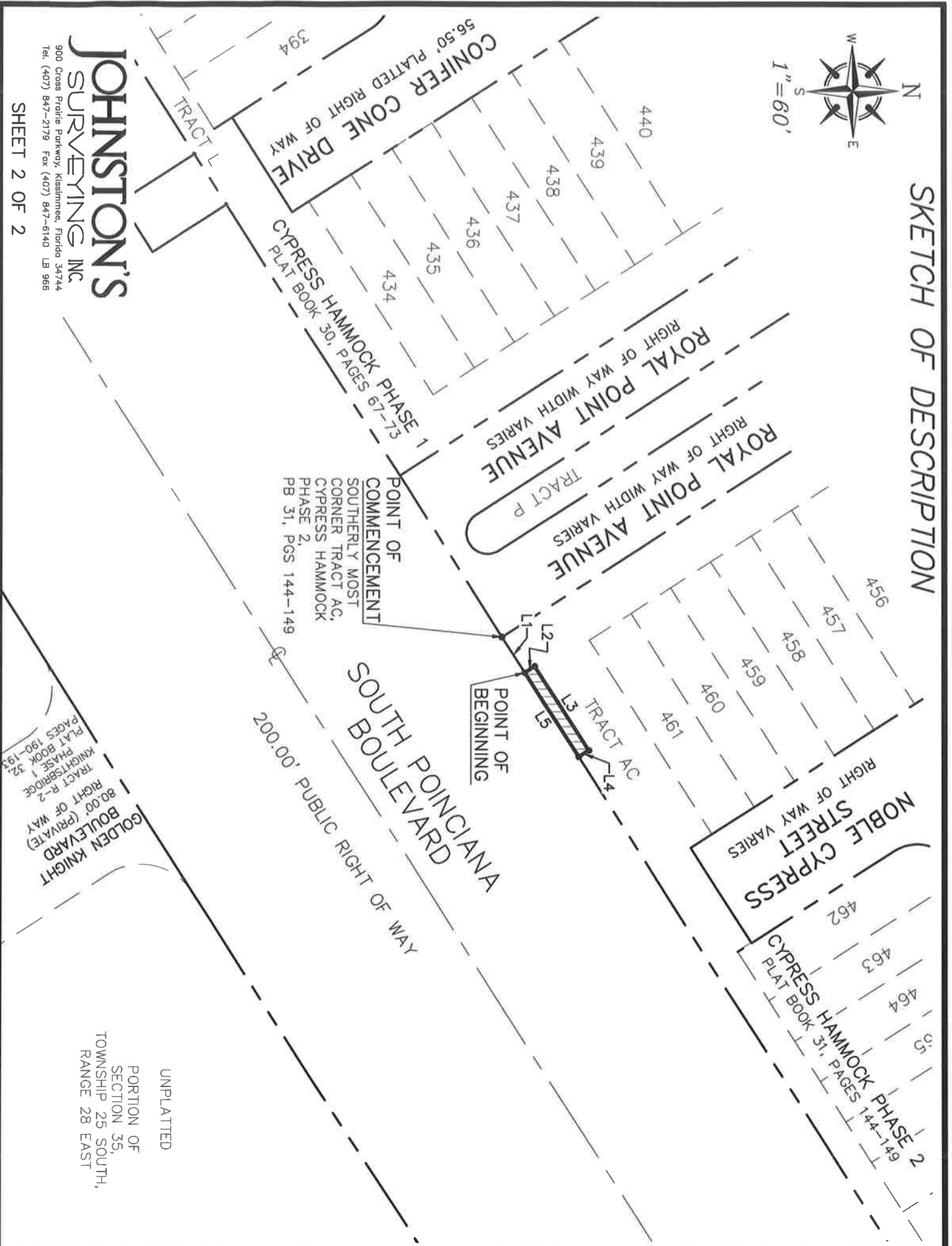
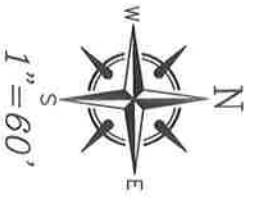
**JOHNSTON'S SURVEYING INC.**  
 900 Cross Prairie Parkway, Kissimmee, Florida 34744  
 Tel. (407) 847-2179 Fax (407) 847-6140 LB 966

RICHARD D. BROWN, P.S.M #5700 (DATE)

**8/22/2024**

NOTE: NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND SEAL.

SKETCH OF DESCRIPTION



56.50' PLATTED RIGHT OF WAY  
 CONIFER CONE DRIVE  
 394

CYPRESS HAMMOCK PHASE 1  
 PLAT BOOK 30, PAGES 67-73  
 434 435 436 437 438 439 440

ROYAL POINT AVENUE  
 RIGHT OF WAY WIDTH VARIES  
 TRACT P  
 RIGHT OF WAY WIDTH VARIES  
 TRACT P  
 RIGHT OF WAY WIDTH VARIES  
 TRACT P

POINT OF COMMENCEMENT  
 SOUTHERLY MOST CORNER TRACT AC, CYPRESS HAMMOCK PHASE 2,  
 PB 31, PGS 144-149

POINT OF BEGINNING

SOUTH POINCIANA BOULEVARD

200.00' PUBLIC RIGHT OF WAY

NOBLE CYPRESS STREET  
 RIGHT OF WAY VARIES

CYPRESS HAMMOCK PHASE 2  
 PLAT BOOK 31, PAGES 144-149  
 462 463 464 465

TRACT R-2  
 KNIGHTSBRIDGE PHASE 1  
 PLAT BOOK 32, PAGES 190-193  
 80.00' (PRIVATE) RIGHT OF WAY  
 GOLDEN KNIGHT BOULEVARD

UNPLATTED  
 PORTION OF SECTION 35,  
 TOWNSHIP 25 SOUTH,  
 RANGE 28 EAST

**JOHNSTON'S**  
 SURVEYING INC

900 Cross Profile Parkway, Kissimmee, Florida 34744  
 Tel. (407) 847-2179 Fax (407) 847-6140 LB 966

Prepared by and Return to:  
Nelson Mullins Riley & Scarborough LLP  
390 North Orange Avenue, Suite 1400  
Orlando, Florida 32801  
Attention: Kate Stangle

**TRAFFIC SIGNALIZATION AND TEMPORARY CONSTRUCTION EASEMENT  
AGREEMENT**

THIS TRAFFIC SIGNALIZATION AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (this “**Agreement**”) is made and entered into as of this \_\_\_ day of \_\_\_\_\_, 2024 (the “**Effective Date**”), by and between **THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA**, a public body corporate organized and existing under the Constitution and laws of the State of Florida, whose address is 817 Bill Beck Boulevard, Kissimmee, Florida 34744 (“**Grantor**”), and **OSCEOLA COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, whose address is 1 Courthouse Square, Kissimmee, Florida 34741 (“**Grantee**”). Grantor and Grantee are sometimes referred to herein, individually, as a “**Party**” and, collectively, as the “**Parties**”.

**RECITALS:**

**WHEREAS**, Grantor is the fee simple owner of certain real property pursuant to the Warranty Deed recorded in Official Records Book 1161, Page 1902 of the Public Records of Osceola County, Florida (the “**Horizon Middle School Property**”), and

**WHEREAS**, the Horizon Middle School Property abuts Ham Brown Road, and

**WHEREAS**, Grantee desires to make or cause to be made certain changes to that portion of the Horizon Middle School Property as more particularly described in **Exhibit A** attached hereto (the “**Easement Area**”), including, without limitation, installing a mast arm pole, pedestrian signal and related infrastructure (collectively, the “**Traffic Signalization Work**”), all as more particularly shown on those certain Osceola County Transportation and Transit Department Signalization Plans, dated March 7, 2024 for Ham Brown Road and Storey Creek Boulevard (the “**Construction Plans**”); and

**WHEREAS**, the alterations and improvements to be constructed in the Easement Area as part of the Traffic Signalization Work are hereinafter referred to as the “**Improvements**”; and

**WHEREAS**, Grantor has agreed to grant Grantee (i) a temporary construction easement over the Grantor Property for purposes of completing the Improvements, (ii) an access easement over the Grantor Property for purposes of maintaining the Easement Area following completion of the Improvements, and (iii) certain other rights and easements, all on the terms and conditions hereinafter set forth.

**NOW, THEREFORE**, in consideration of Ten and No/100 Dollars (\$10.00), the mutual covenants and agreements herein contained, and other good and valuable consideration, the

receipt, adequacy and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby covenant and agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference as though set forth in detail.

2. **Grant of Temporary Construction Easement.** Effective as of the Effective Date of this Agreement, Grantor hereby grants to Grantee, a temporary, non-exclusive easement (the "**Temporary Construction Easement**") upon, over and across the Grantor Property for the purpose of completing the Improvements. The Temporary Construction Easement shall expire without the need for further documentation upon the earlier to occur of (i) the date the Improvements are completed, (ii) the date which is twelve (12) months following commencement of the Improvements. The Improvements will be performed in a good and workmanlike manner and in compliance with all applicable laws and regulations.

3. **Improvements; Grant of Maintenance Easement; Maintenance.**

(a) Grantor hereby permits the Improvements on the Grantor Property and agrees that the same may remain on the Grantor Property following completion of the Improvements.

(b) During the Term of this Agreement, Grantor shall not make any modifications to the Improvements without the approval of Grantee. Following the completion of the Improvements, Grantee shall have a perpetual right, privilege and easement over the Grantor Property, for purposes of accessing, maintaining, altering, repairing and replacing the Improvements, if and as deemed necessary by Grantee. Grantee agrees to keep and maintain the Improvements, at Grantee's sole cost and expense, in good condition and repair and in accordance with all applicable laws and regulations; provided, however, that Grantor shall be liable for any and all damages, losses, costs and expenses resulting from damage to the Improvements arising from the negligence of Grantor or Grantor's employees, agents, representatives, guests and invitees.

4. **No Additional Rights.** Nothing in this Agreement shall be construed to convey to Grantee any rights to use the Horizon Middle School Property, other than the Easement Area, as described herein. Grantee does not have the right to use the Easement Area other than as described in this Agreement without first obtaining specific written permission from Grantor. Further, Grantee shall not give, assign, donate, convey or otherwise transfer any easements over, under in, or upon the Easement Area to any other individuals or entities. Any such conveyance shall be deemed null and void.

5. **Hold Harmless.** Grantee, its successors and assigns, expressly agrees to defend, indemnify, save and hold Grantor harmless from and against any loss, injury, damage, liability, suit, claim, cost or expense incurred or suffered as a result of any of Grantee's rights hereunder by Grantee, or Grantee's affiliates. Nothing contained herein shall be construed as a waiver of Grantee's or Grantor's sovereign immunity beyond the limits described in Section 768.28, Florida Statutes, as the same may be amended from time to time. The provisions of this paragraph shall survive termination. It is specifically provided that the duties related to indemnity, defense and hold harmless stated herein run only and exclusively between the parties to this Agreement and do

not and shall not be construed to run to any third parties or others who are not parties to this Agreement. Without waiving sovereign immunity, Grantee will indemnify to the extent allowed in Section 768.28, Florida Statutes.

6. **Binding Effect.** The terms and provisions of this Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their successors and assigns. The benefits and burdens hereof shall run with the land and be appurtenant thereto, with the effect that any person or entity which acquires an interest in the Grantee Property, the Grantor Property, or the Easement Area shall be entitled to the benefits and be bound by the burdens hereof.

7. **No Partnership or Joint Venture.** None of the terms or provisions of this Agreement shall be deemed to create a partnership between the parties to this Agreement, nor shall it cause them to be considered joint venturers or members of any joint enterprise.

8. **Amendment.** This Agreement may be amended or modified at any time only by an agreement in writing mutually agreed to, executed, and acknowledged by Grantor and Grantee and thereafter duly recorded in the Public Records of Osceola County, Florida. Any amendment to this Agreement shall not be binding upon any of the parties hereto unless such amendment is in writing and executed by the authorized representatives of all parties to this Agreement.

9. **Waiver.** No failure of any party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of that party's right to demand strict and exact compliance with the terms hereof. Nothing herein is intended to be, nor shall be deemed, an implied waiver of any legal right a party may have, and a waiver of legal rights, if any, may only be effective pursuant to an express written provision of this Agreement. Further, any such express waiver shall be limited by, and strictly construed in accordance with, the terms of the provision(s) containing the waiver.

10. **Severability.** If any provision, or a portion thereof, of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid, inoperative or unenforceable, the remainder of this Agreement or the application of such provision, or portion thereof, to any persons or circumstances shall not be affected thereby and the remainder of this Agreement shall be given effect as if such invalid, inoperative or unenforceable portion has not been included; such invalid, inoperative or unenforceable provision, or portion thereof, or the application thereof to any person or circumstances, shall not be given effect.

11. **Governing Law, Jurisdiction and Venue.** This Agreement, and all extensions, renewals, amendments, supplements, and modifications thereto, and all questions relating to the validity, interpretation, performance, or enforcement thereof shall be governed by and construed in accordance with the laws of the State of Florida. Except for a suit in Federal court, venue for all suits to enforce this Agreement shall be in Osceola County, Florida. Any legal disputes, proceedings, or actions arising out of or in connection with this Agreement shall be brought in the Circuit Courts of Osceola County, Florida, or, if appropriate, the United States District Court for the Middle District of Florida, Orlando Division.

12. **Notice.** Any notice demand, request, consent, approval, designation, or other

communication made pursuant to this Agreement by one party to the other party shall be in writing and shall be given, made, or communicated by personal delivery (including courier service), or by United States registered or certified mail, returned receipt requested, addressed, to the party's address set forth above. Any party may, at any time, change its address for the above purpose by mailing, as aforesaid, at least ten (10) days before the effective date thereof, a notice stating the change and setting forth the new address. Any notice, demand, request, consent, approval or designation shall be sent as above provided and be deemed to have been given, made, received and communicated, as the case may be, if by personal delivery, when actually delivered as evidenced by signed receipt, or in the case of mailing, on the date the same was deposited in the United States Mail in conformity with the above requirements.

13. **Authority.** Each party warrants and represents, with respect to itself, that neither the execution nor the performance of this Agreement requires any consent, vote or approval which has not been obtained, or at the appropriate time shall not have been given or obtained, nor shall it result in or constitute a breach or default under any indenture, contract or other commitment or restriction to which it is a party or by which it is bound. Each party hereto agrees that it has or will continue to have throughout the term of this Agreement, the full right and authority to enter into this Agreement and to perform its obligations under this Agreement. Upon written request, each Party agrees to supply the other Party with evidence of its full right and authority.

14. **Entire Agreement.** This Agreement embodies the entire understanding of the parties with regard to the matters set forth herein and supersedes all prior and contemporaneous understandings, inducements, promises, agreements, representations and warranties, whether written or oral, among the parties. The making, execution and delivery of this Agreement have not been induced by any representations, statements, warranties or agreements not specifically set forth herein.

15. **Insurance.** Unless waived by Grantor in writing, Grantee shall maintain, and shall cause Grantee's affiliates to maintain, the following insurance, at each entity's sole cost and expense: (i) Commercial General Liability for all operations and personal liability and bodily injury for a minimum of \$1,000,000 each occurrence and \$2,000,000 in the aggregate with deductible or retention of not less than \$500, or such other limits as set forth by Grantor's Risk and Benefits Management Department; (ii) Workers' Compensation insurance for its employees working on the School Property in statutory limits as required by Florida law; (iii) Professional Liability for any wrongful or negligent act of each entity's employees while occupying the Property; and (iv) such other coverages or requirements as may be required by Grantor's Risk and Benefits Management Department from time to time. Grantee may provide a statement of self-insurance in lieu of the liability insurance requirements set forth above. Grantee shall furnish proof of all such insurance required under this paragraph in the form and manner prescribed by Grantor's Risk and Benefits Management Department, to Grantor within ten (10) days after the Effective Date. The certificate shall name Grantor as an additional insured. Failure to have adequate proof of current insurance meeting the requirements of this section or to file such proof with Grantor's Risk and Benefits Management Department shall entitle Grantor to immediately suspend the privilege of Grantee to use the Easement until such proof is furnished and shall warrant termination of this Easement.

16. **Further Assurances.** The parties hereby agree that at any time following a request

therefore by the other party, each shall execute and deliver to the other party such further documents and instruments, in form and substance reasonably necessary to confirm or effectuate the obligations of either party hereunder and the consummation of the transaction contemplated hereby. The obligations pursuant to this Section shall survive the execution of this Agreement.

17. **No Third-Party Beneficiaries.** This Agreement has been made and entered into for the sole protection and benefit of the parties hereto, and their respective successors and assigns, and no other person or entity shall have any right or action under this Agreement.

18. **Counterparts.** This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which together shall constitute one and the same instrument. Delivery of an executed signature page of this Agreement by facsimile or electronic transmission shall be effective as delivery of a manually-executed counterpart thereof and may be used for all purposes.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the Effective Date of this Agreement.

Signed, Sealed and Delivered  
in the presence of:

**GRANTOR:**

**THE SCHOOL BOARD OF OSCEOLA  
COUNTY, FLORIDA, a public body corporate  
organized and existing under the Constitution and  
laws of the State of Florida**

**WITNESS**

\_\_\_\_\_

**By:** \_\_\_\_\_

**Print Name**

**Name:** \_\_\_\_\_, **Chair**

**Address**

**Attest:** \_\_\_\_\_  
Mark Shanoff, Ed. D, Superintendent

**WITNESS**

\_\_\_\_\_

**Print Name**

**Address**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, as \_\_\_\_\_ of the School Board of Osceola County, Florida, a public body corporate organized and existing under the Constitution and laws of the State of Florida, on behalf of the corporation by means of [ ] physical presence or [ ] online notarization. She/He personally appeared before me, is personally known to me or had produced \_\_\_\_\_ as identification and who did (did not) take an oath.

(SEAL)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name  
Commission Expires: \_\_\_\_\_

**THE EASEMENTS DESCRIBED IN THIS AGREEMENT** are accepted for public use by the Osceola County Board of County Commissioners at its regular meeting dated the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**BOARD OF COUNTY COMMISSIONERS OF  
OSCEOLA COUNTY, FLORIDA**

By: \_\_\_\_\_  
Chair/Vice Chair

ATTEST:

By: \_\_\_\_\_  
Clerk/Deputy Clerk of the Board

As authorized for execution at the Board of  
County Commissioners meeting of:

\_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION OF EASEMENT AREA**

## SKETCH OF DESCRIPTION

### LEGAL DESCRIPTION

A parcel of land being a portion of the Horizon Middle School property located in Section 8, Township 26 South, Range 29 East, Osceola County, Florida, and being more particularly described as follows:

Commence at the intersection of the South Right of Way line of Storey Creek Boulevard as shown on the plat of Storey Creek Phase 1, as recorded in Plat Book 27, Pages 164-168 of the Public Records of Osceola County, Florida with the East Right of Way line of Ham Brown Road; thence run S72°06'02"W, a distance of 94.50 feet to a point on the West Right of Way line of Ham Brown Road, said point being the Point of Beginning; thence along said West Right of Way line of the following two (2) courses and distances; thence run N00°22'36"E, a distance of 80.00 feet; thence run N89°45'19"W, a distance of 30.00 feet; thence departing said West Right of Way line, run S00°22'36"W, a distance of 80.00 feet; thence run S89°45'19"E, a distance of 30.00 feet to the Point of Beginning.

Containing 2,400 sq.ft., more or less.

#### NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: **LENNAR**

DATE OF SKETCH	03/07/2024	REVISIONS
SCALE	1" = 50'	
F.B.	PAGE	
SECTION	8	
TWP.	26 S., RNG. 29 E.	
JOB NO.	19-113	<b>SHEET 1 OF 2</b>

**JOHNSTON'S**  
SURVEYING INC.  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

*Barry W. Prewitt*

3/11/2024

BARRY W. PREWITT, P.S.M #5267 (DATE)

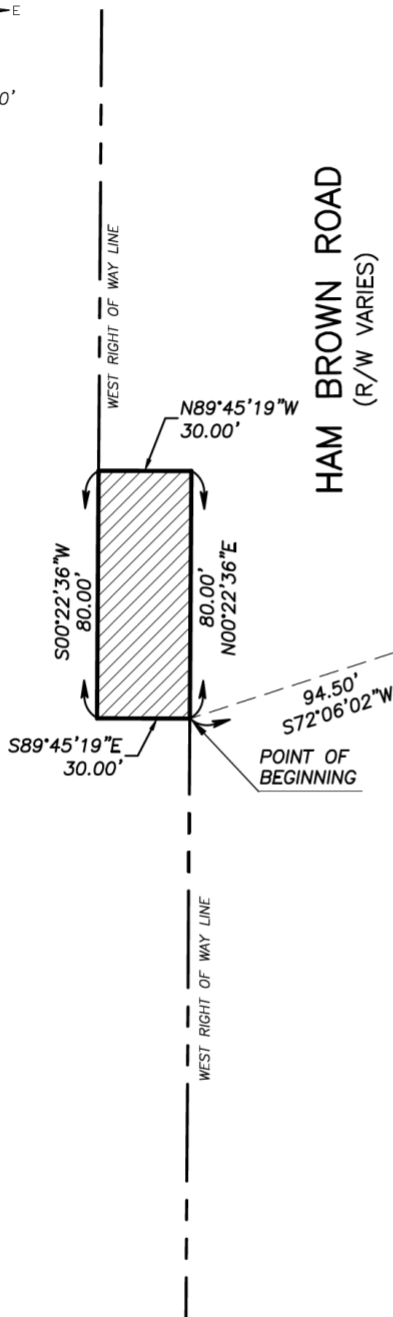
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION



SCALE 1"=50'

HORIZON MIDDLE SCHOOL



HAM BROWN ROAD  
(R/W VARIES)

STOREY CREEK PHASE 1  
PLAT BOOK 27, PAGES 164-168

TRACT  
2100  
(OPEN SPACE)

STOREY CREEK BOULEVARD

R/W WIDTH VARIES

SOUTH RIGHT OF WAY LINE

POINT OF  
COMMENCEMENT

INTERSECTION OF THE SOUTH R/W  
LINE OF STOREY CREEK BOULEVARD  
WITH THE EAST R/W LINE OF HAM  
BROWN ROAD

STOREY CREEK PHASE 1  
PLAT BOOK 27, PAGES 164-168

TRACT  
2700  
(OPEN SPACE)

35

36

**JOHNSTON'S**  
SURVEYING INC.

L.B. 966  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 2 OF 2

**This instrument prepared by or under the supervision of:  
County Attorney**  
*(and after recording should be returned to):*

**Osceola County Real Estate Management  
Attn: Right-of-Way & Asset Manager  
1 Courthouse Square, Suite 3100  
Kissimmee, Florida 34741**

*A Portion of Osceola County Property Appraisers Parcel I.D. No:*

## **PERPETUAL EASEMENT**

**THIS PERPETUAL EASEMENT** (the “Easement”) is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, with a principal address of \_\_\_\_\_, (the “GRANTOR”) to **OSCEOLA COUNTY, a political subdivision of the State of Florida** with a principal address of 1 Courthouse Square, Kissimmee, Florida 34741 (the “GRANTEE” or the “COUNTY”).

### **WITNESSETH:**

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described in **Exhibit “A”** attached hereto and made a part hereof (the “Property”); and

WHEREAS, The County has determined that a traffic signal and associated traffic utilities are warranted and in the best interest of the public; and

WHEREAS, Grantor has agreed to grant to the Grantee a non-exclusive perpetual easement for the installation, maintenance and operation of a traffic signal and associated utilities upon the Property subject to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby agree as follows:

1. **Recitations.** The foregoing recitations are true and correct and are incorporated herein by this reference.

2. **Grant of Non-Exclusive Easement.** Grantor does hereby grant unto Grantee a non-exclusive perpetual easement upon, over, and under the Property for the sole purpose of installing, maintaining and operating a traffic signal and associated traffic utilities thereon as depicted in **Exhibit “A”**. Grantor does hereby covenant with the Grantee that it is lawfully

seized and possessed of the Property and that Grantor has good and lawful right to convey an easement over the same.

3. Conditions of Easement. Grantee hereby agrees that it shall not bring any type of hazardous waste or otherwise toxic materials on to the Property. Grantee shall only utilize the Property for purposes of installing, maintaining and operating a traffic signal for public use thereon.

4. Amendment. This Easement may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee.

5. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Florida.

6. Attorney's Fees. In the event of any litigation between the parties hereto with respect to enforcement of rights under this Easement, the prevailing party in such action shall be entitled to recover all costs and expenses paid or incurred by such party in connection therewith, including reasonable attorneys' fees at or before the trial level and in any appellate proceedings.

7. Severability. If any provision of this Easement is declared invalid or unenforceable, then, the remainder of this Easement shall continue in full force and effect.

**IN WITNESS WHEREOF,** the said Grantor has hereunto set its hand and seal the day and year first above written.

**Signed, sealed and delivered in our presence:**

**WITNESSES:**

**GRANTOR:**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

\_\_\_\_\_  
(Signature)

**Title:** \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

**STATE OF FLORIDA**

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 2024 by \_\_\_\_\_..  
(Name of Person Signing)

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

Print Name: \_\_\_\_\_

(NOTARY SEAL)

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

**THE ABOVE EASEMENT** is accepted for public use by the Osceola County Board of County Commissioners at its regular meeting dated the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**BOARD OF COUNTY COMMISSIONERS  
OF OSCEOLA COUNTY, FLORIDA**

(seal)

By: \_\_\_\_\_  
Chairman/Vice-Chairman

**ATTEST:**

By: \_\_\_\_\_  
Clerk/Deputy Clerk of the Board

As authorized for execution at the Board of County Commissioners meeting of:

\_\_\_\_\_

**EXHIBIT 'A'**

**BOARD OF COUNTY COMMISSIONERS  
AGENDA REQUEST**

<b>DEPT/OFFICE:</b>	TRANSPORTATION & TRANSIT	<b>MEETING DATE:</b>	6/2/2025
<b>DIRECTOR/MANAGER:</b>	CHRISTINA COLON	<b>REQUEST TYPE:</b>	Consent

**AGENDA REQUEST**

Approval and authorization for the Chair/Vice Chair to sign the Utility Easement Agreement with Windsor Hills Osceola MF, LLC, for the construction of a traffic signal mast arm pole and related appurtenances (signal pole), being completed by Windsor Hills as a condition of approval for their development. A portion of the mast arm pole and foundation will be located outside of existing right of way and within the easement adjacent to Old Lake Wilson Road and Teascone Boulevard. Commission District 1.

**STRATEGIC PLAN GOAL**

High Quality Transportation and Infrastructure

**FINANCIAL INFORMATION**

**TOTAL REQUESTED AMOUNT: \$0.00**

There is no financial impact other than staff time.

**APPROVING DEPARTMENTS**

<b>OMB:</b>	
<b>Procurement:</b>	LUIS A AVILES CINTRON
<b>Attorney:</b>	SHANNON M CHARLES

**BACKGROUND INFORMATION**

- As a condition of approval for the Windsor Hills development, installation of a signal mast arm pole with signal control cabinets and appurtenances (Signal Pole) is required.
- Upon the County's acceptance of the Signal Pole, the County agrees to assume responsibility of the Signal Pole.
- Staff has reviewed the documents and recommends approval.
- Commission District: 1



CFN 2025069574  
 Bk 6797 Pgs 2703-2725 (23 Pgs)  
 DATE: 06/03/2025 03:22:30 PM  
 KELVIN SOTO, ESQ., CLERK OF COURT  
 OSCEOLA COUNTY  
 RECORDING FEES \$0.00

PREPARED BY AND RETURN TO:  
 Jo O. Thacker, Esq.  
 Nelson Mullins Riley & Scarborough LLP  
 390 N. Orange Avenue, Suite 1400  
 Orlando, Florida 32801

**UTILITY EASEMENT AGREEMENT**

(Signal Pole located at N. Old Lake Wilson Rd and Teascone Blvd)

**THIS UTILITY EASEMENT AGREEMENT** (this “Agreement”) is made as of this 2nd day of June, 2025 (the “Effective Date”), by and between **Windsor Hill Osceola MF, LLC**, a Delaware limited liability company authorized to do business in the State of Florida, with principal offices at 1228 Euclid Avenue, 4th Floor, Cleveland, Ohio 44115 (the “Grantor”), and **Osceola County, Florida**, a charter county and political subdivision of the State of Florida, whose address is 1 Courthouse Square, Kissimmee, Florida 34741 (the “Grantee”).

**RECITALS**

**WHEREAS**, Grantor is the current owner of that certain real property located in Osceola County, Florida, as more particularly described on **Exhibit “A”** attached hereto and made a part hereof (the “Easement Area”); and

**WHEREAS**, Grantor, Grantee and **Tohopekaliga Water Authority**, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida legislature, whose principal address is 951 Martin Luther King Blvd., Kissimmee, Florida, 34741 (“TOHO”) entered into an Encroachment Agreement (the “Encroachment Agreement”) on \_\_\_\_\_ as recorded in the Official Records Book \_\_\_\_, Page \_\_\_\_, Osceola County, Florida, for the placement of a signal mast arm pole with signal control cabinets and appurtenances (collectively “Signal Pole”) by Grantor located on the real property owned by TOHO with certain existing TOHO Facilities as defined in the Encroachment Agreement; and

**WHEREAS**, a portion of the Signal Pole falls outside of any existing Right of Way and the Encroachment Agreement and remains on the Easement Area owned by the Grantor.

**WHEREAS**, prior to County’s acceptance of the Signal Pole or assumes Grantor’s responsibilities or obligations regarding the Signal Pole, County has requested an easement from Grantor to use, maintain and repair of the portion of the Signal Pole located on the Easement Area; and

**WHEREAS**, Grantor has agreed to grant certain perpetual non-exclusive easements to Grantee for public utilities over, on, upon, under, across, and through the Easement Area.

**NOW, THEREFORE**, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

1. **Grant of Utility Easement.** Grantor does hereby grant and convey unto Grantee, a non-exclusive perpetual easement on, above, over, under, through and across the Easement Area, upon the terms and subject to the conditions contained herein, for the purpose of the operation, maintenance, repair and replacement of the Signal Pole (collectively, the "**Utility Facilities**").

2. **Maintenance of Easement Area.** Grantee shall, at its sole cost and expense (i) maintain, repair and operate the Utility Facilities, and keep the same in good repair and in a safe condition; (ii) comply with all legal requirements respecting the maintenance, repair, connection to, reconstruction, operation and use of all Utility Facilities located thereon; and (iii) obtain all required permits and approvals from the applicable governmental authorities in connection with the maintenance, repair, connection to, reconstruction, operation and use of the Utility Facilities.

3. **Lien Rights.** Grantee agrees that it will not suffer or permit any mechanics' lien, equitable lien or any other lien or encumbrance of any kind to be filed or otherwise asserted against the Easement Area and will cause any such lien to be released or bonded within thirty (30) days of the date of filing same, time being of the essence.

4. **Incidental Rights.** The easements and rights of use hereby created and conveyed include all incidental rights, reasonable and necessary, for the use and enjoyment of the easements for the purposes intended. All rights not expressly granted to Grantee or Grantor herein are expressly reserved to the respective parties.

5. **Right to Cure.** If Grantee shall at any time default in the performance of, or fail to comply with any of the terms and provisions of this Agreement, then Grantor shall have the right to pay such obligation, perform such work, or furnish such services on behalf, at the cost, and for the account of Grantee. Notwithstanding the foregoing, prior to the payment of any obligation, performance of any work, or furnishing of any services upon or in connection with the Easement Area, Grantor shall send a notice to Grantee specifying the nature of the default and notifying Grantee of its intention to pay such obligation, perform such work, or furnish such services. If the default is not cured within ten (10) business days after receipt of such notice, then Grantor may pay such obligation, perform such work, or furnish such services on behalf of Grantee and shall send a statement or statements of the cost thereof to Grantee, and the amount thereof shall immediately be due and payable. Any such statements shall bear interest until paid at the maximum rate allowed by law.

6. **Successors.** The easements, covenants, rights and obligations hereby granted, created and declared shall run with and be appurtenant to the Easement Area and shall run with said land forever and be binding upon and inure to the benefit and be enforced by all the parties hereto and their respective successors and assigns, unless the same are terminated as provided herein. With or without specific reference hereto, the conveyance of an interest or any portion of the Easement Area shall be subject to the terms of this Agreement to the same extent as if all the terms of this instrument were set forth in the conveyance in full.

7. Assignment. Grantee shall hereby be entitled to transfer all or a portion of its rights and/or obligations hereunder to a third party provided that Grantee shall provide prior written notice to Grantor regarding same.

8. Attorneys' Fees. In the event of a dispute concerning the interpretation and/or enforcement of the terms hereof, each party shall be responsible for its own costs and expenses incurred in connection therewith, including, but not limited to, reasonable attorneys' fees, paralegal, consultant and other expenses incurred prior to trial, at trial, on appeal or in connection with any administrative or bankruptcy proceedings.

9. Recordation of Agreement. Upon execution by Grantee and Grantor, this Agreement shall be recorded in the Official Records of Osceola County, Florida at Grantee's cost and expense.

10. Governing Law. This Agreement and provisions contained herein shall be construed and interpreted in accordance with the laws of the State of Florida.

11. Notices. All notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, transmitted via email with confirmation, deposited with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or deposited with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed as follows:

Grantor: WINDSOR HILLS OSCEOLA MF LLC  
Attn: Noam Magence  
1228 Euclid Avenue 4th Floor  
Cleveland, Ohio 44115  
Email: [legal@nrpgroup.com](mailto:legal@nrpgroup.com)

With a Copy to: Nelson Mullins Riley & Scarborough LLP  
Attn: Jo O. Thacker, Esq.  
390 N. Orange Avenue, Suite 1400  
Orlando, Florida 32801  
Email: [jo.thacker@nelsonmullins.com](mailto:jo.thacker@nelsonmullins.com)

Grantee: Osceola County, Florida  
Attn: City Manager  
1 Courthouse Square Suite 4700  
Kissimmee, Florida 34741  
Email: [Don.Fisher@osceola.org](mailto:Don.Fisher@osceola.org)

With a Copy to: Osceola County Attorney's Office  
Attn: Frank Townsend, Esq.  
1 Courthouse Square, Suite 4700  
Kissimmee, Florida 34741

Email: [frank.townsend@osceola.org](mailto:frank.townsend@osceola.org)

12. Authority. By their execution hereof each person executing this Agreement hereby warrants that he or she has full power and authority to bind any corporation, partnership, trust, limited liability company, or other entity for which he or she purports to act hereunder.

13. Counterparts. This Agreement may be executed in multiple originals or counterparts, each of which will be an original and, when all of the parties to this Agreement have signed at least one copy, such copies together will constitute a fully-executed and binding agreement.

14. Severability. If any part of this Agreement or the application thereof to any person or circumstance shall to any extent be held void or invalid or unenforceable, then the remainder of this Agreement or the application of such provision to persons or circumstances other than those as to which it is held void, invalid or unenforceable shall not be affected thereby, and each and every other provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed as of the day and year first above written.

**GRANTOR:**

Signed in the presence of:

**WINDSOR HILLS OSCEOLA MF LLC,**  
a Delaware limited liability company

Madison Schneider  
Print Name: Madison Schneider  
Address: 1228 Euclid Avenue, 4th Fl  
Cleveland, OH 44115

By: WH OSCEOLA APT HOLDINGS LLC,  
a Delaware limited liability company, its  
Manager

By: WH Osceola Sponsor LLC, a  
Delaware limited liability  
company, its Manager

Dianne Hutchinson  
Print Name: Dianne Hutchinson  
Address: 1228 Euclid Avenue, 4th Fl  
Cleveland, OH 44115

By: [Signature]  
Noam Magence, Secretary

STATE OF OHIO )

COUNTY OF Cuyahoga )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of April, 2025, by Noam Magence, as Secretary of WH Osceola Sponsor LLC, a Delaware limited liability company, Manager of WH Osceola Apt Holdings LLC, a Delaware limited liability company, Manager of WINDSOR HILLS OSCEOLA MF LLC, a Delaware limited liability company authorized to do business in the State of Florida, on behalf of the company, who is  personally known to me or has \_\_\_\_\_ produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

Rebecca Martin  
Notary Public  
Print Name: Rebecca Martin  
My commission expires: 12/26/28



**Rebecca Martin**  
Notary Public, State of Ohio  
Commission #: 2023-RE-871882  
My Commission Expires 12-26-2028

Signed in the presence of:

**GRANTEE:**

OSCEOLA COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida

By: *Dwain Jamer*  
Chair/Vice Chair,  
Board of County Commissioners



ATTEST:

*Frances J. Mason*  
Clerk/Deputy Clerk

As authorized for execution at the Board of County Commissioners meeting of:

*6/2/2025*

**EXHIBIT A**

EASEMENT AREA

**[INSERT SKETCH AND LEGAL FOR THE EASEMENT AREA]**

# LEGAL DESCRIPTION

NOT A SURVEY

A STRIP OF LAND LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 27 EAST, BEING A PORTION OF LOT 2, BLOCK D, FLORIDA FRUIT & TRUCK LAND COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT RW, WINDSOR HILLS ENTRY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 195 AND 196 OF SAID PUBLIC RECORDS, SAID POINT LIES ON THE WEST RIGHT OF WAY LINE OF STATE ROAD 545 (NORTH OLD LAKE WILSON ROAD); THENCE RUN SOUTH 00°27'05" WEST, ALONG SAID WEST RIGHT OF WAY LINE, 57.95 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN NORTH 89°32'55" WEST, 20.00 FEET TO THE WEST LINE OF A UTILITY EASEMENT, 20.00 FEET IN WIDTH, ACCORDING OFFICIAL RECORDS BOOK 1995, PAGE 672 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°27'05" WEST, ALONG SAID WEST EASEMENT LINE, 10.00 FEET; THENCE DEPARTING SAID WEST EASEMENT LINE, RUN NORTH 90°00'00" WEST, 5.00 FEET; THENCE RUN NORTH 00°27'05" EAST, 10.00 FEET; THENCE RUN SOUTH 00°00'00" EAST, 5.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN OSCEOLA COUNTY, FLORIDA AND CONTAINS 50 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2  
SEE SHEET 2 OF 2 FOR  
SKETCH OF DESCRIPTION



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB#8627

## SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF STATE ROAD 545 BEING SOUTH 00°27'05" WEST (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED BY THE SURVEYOR, WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20210763

DATE: 1-10-25

SCALE: 1"=20'

CALC BY: SEJ

DRAWN BY: SEJ

CHECKED BY: MR

FOR THE LICENSED BUSINESS #8627 BY:

JAMES L. RICKMAN, PSM #5633

# SKETCH OF DESCRIPTION

NOT A SURVEY

TEASCOE BOULEVARD  
TRACT RW  
WINDSOR HILLS ENTRY  
PB 16, PGS 195-196  
PRIVATE RIGHT OF WAY  
R/W WIDTH VARIES

P.O.C.  
SE. CORNER OF  
TRACT RW

SOUTH R/W LINE OF  
TEASCOE BOULEVARD

SCALE: 1"=20'



SIGN EASEMENT  
ORB 2204, PG 42

W. LINE OF 20.00'  
UTILITY EASEMENT

20.00' UTILITY EASEMENT  
ORB 1995, PG 672

BEARING BASIS  
S00°27'05"W 57.95'

STATE ROAD 545 -  
NORTH OLD LAKE WILSON ROAD  
R/W WIDTH VARIES NOT PLATTED

PORTION OF LOT 2  
FLORIDA FRUIT & TRUCK LAND CO.  
PLAT BOOK B, PAGE 68  
BLOCK D

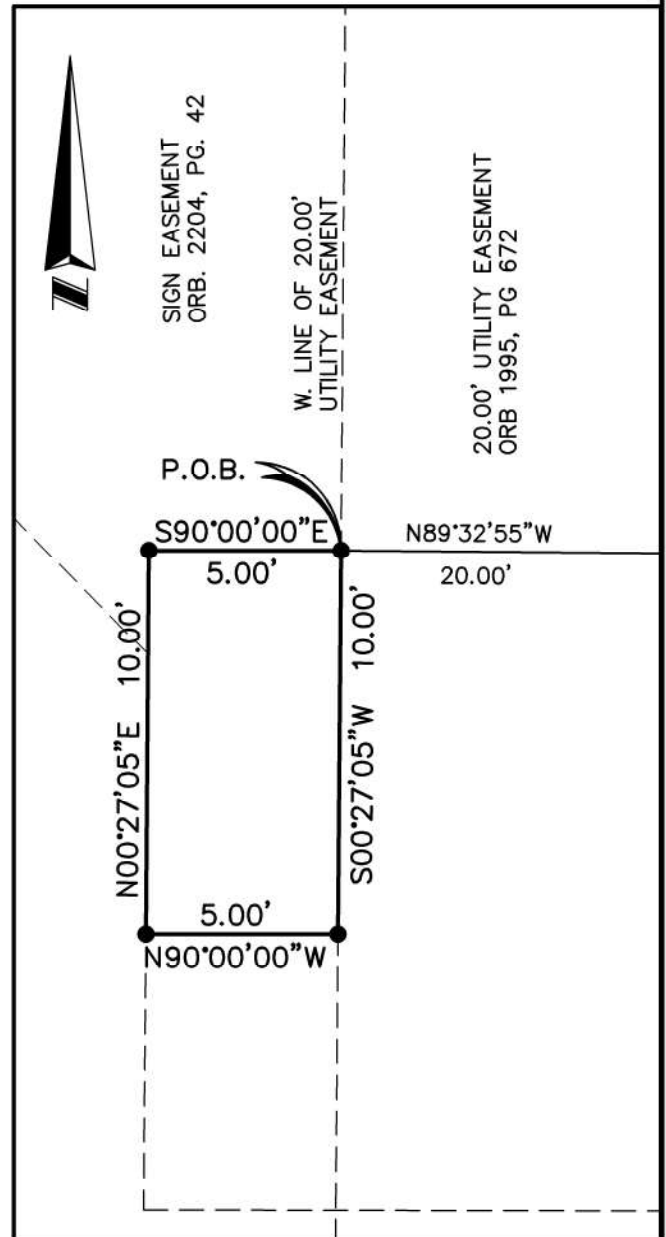
P.O.B.

SEE DETAIL

N89°32'55"W  
20.00'

NON-EXCLUSIVE ACCESS AND  
UNDERGROUND DRAINAGE  
EASEMENT  
ORB 3969, PG 2637

W. R/W LINE



DETAIL 1"=5.00'



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB#8627

## SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.O.C. POINT OF COMMENCE
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)

JOB #: 20210763

DATE: 1-10-25

SCALE: 1=20'

CALC BY: SEJ

DRAWN BY: SEJ

CHECKED BY: MR

SHEET 2 OF 2  
SEE SHEET 1 OF 2 FOR  
LEGAL DESCRIPTION

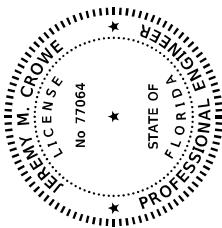


THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Digitally signed by **Jeremy M. Crowe**  
 Date: 2024.11.11 15:52:58 -05'00'

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JEREMY M. CROWE, P.E.  
 P.E. LICENSE NUMBER 77064  
 TRAFFIC & MOBILITY CONSULTANTS LLC,  
 3101 MAGUIRE BLVD, SUITE 265  
 ORLANDO, FL 32803  
 CERTIFICATE OF AUTHORIZATION: 30024



THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

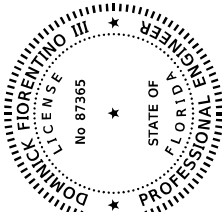
SHEET NO.	SHEET DESCRIPTION
T-1	KEY SHEET
T-2A	SIGNATURE SHEET
T-3	TABULATION OF QUANTITIES
T-4 THRU T-5	GENERAL NOTES
T-7	SIGNING AND PAVEMENT MARKING PLAN
T-8	SIGNALIZATION PLAN
T-9	CORNER DETAILS
T-10	MAST ARM TABULATION
T-13	INTERCONNECT PLAN

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Digitally signed by **Dominick Fiorentino III**  
 Date: 2024.11.11 14:25:38 -05'00'

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED IN THE ELECTRONIC DOCUMENTS.

DOMINICK FIORENTINO III, P.E.  
 P.E. LICENSE NUMBER 87365  
 AVCON, INC.  
 5555 EAST MICHIGAN STREET, SUITE 200  
 ORLANDO, FL 32822  
 CERTIFICATE OF AUTHORIZATION 5057



THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

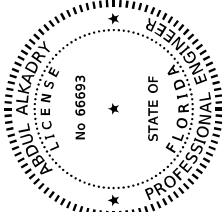
SHEET NO.	SHEET DESCRIPTION
T-2	SIGNATURE SHEET
T-11	MAST ARM DATA TABLE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Abdul Alkady  
 Date: 2024.11.11 14:52:00-05'00'

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ABDUL ALKADRY, P.E.  
 P.E. LICENSE NUMBER 66693  
 HARRIS CIVIL ENGINEERS LLC,  
 1200 HILLCREST ST, SUITE 200  
 ORLANDO, FL 32803  
 CERTIFICATE OF AUTHORIZATION: 9814



THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NO.	SHEET DESCRIPTION
T-2	SIGNATURE SHEET
T-6	ROADWAY PLAN

DATE	DESCRIPTION	DATE	DESCRIPTION
10/03/24	△ ADDED REVISION SIGNATURE SHEET		

**TMC**  
 Traffic & Mobility Consultants  
 TRAFFIC & MOBILITY CONSULTANTS LLC  
 3101 MAGUIRE BLVD, SUITE 265  
 ORLANDO, FL 32803  
 OFFICE: (407) 531-5332  
 FAX: (407) 531-5331 P.E. #77064  
 CERTIFICATE OF AUTHORIZATION: 30024



**SIGNATURE SHEET**

SHEET NO.  
 T-2A



**GENERAL NOTES:**

- UNLESS OTHERWISE NOTED IN THE TECHNICAL SPECIFICATIONS, INSTALLATION, ACCEPTANCE, AND PAYMENT FOR ALL ITEMS RELATED TO THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE REFERRED TO IN THE KEY SHEET MANUAL ON UTILITY TRAFFIC CONTROL DEVICES (MUTCD), FDOT STANDARD PLANS, FDOT DESIGN MANUAL, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND OSCEOLA COUNTY CONTRACTOR SIGNAL SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN RIGHT OF WAY UTILIZATION PERMIT AND ALL CONSTRUCTION PERMITS REQUIRED FOR THE PROJECT FOR APPLICABLE UTILITIES, COUNTY AGENCIES, AND FDOT PRIOR TO STARTING ANY WORK. IF PROJECT IS COUNTY FUNDED, THEN RIGHT OF WAY UTILIZATION CAN BE OMITTED.
- TEMPORARY TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH THE MUTCD LATEST EDITION, AND THE FDOT STANDARD PLANS, DATED FY 23/24. ATTENTION IS DIRECTED TO THE 102 STANDARD PLAN INDEX SERIES.
- THE CONTRACTOR SHALL NOTIFY OSCEOLA COUNTY AT LEAST 48 HOURS BEFORE BEGINNING ANY RELATED TRAFFIC SIGNAL WORK TO (407) 738-9405, AARON.TORRES@OSCEOLA.ORG OR (407) 742-9204, TIMOTHY.HEINS@OSCEOLA.ORG.
- THE CONTRACTOR SHALL BE ADVISED THAT OTHER PROJECTS MAY BE UNDER CONSTRUCTION CONCURRENTLY WITH THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ASPECTS OF SCHEDULING AND WORK WITH OTHER AGENCIES AND CONTRACTORS IN CHARGE OF CONCURRENT PROJECTS.
- FINAL LOCATIONS OF ANY DEVICES INCLUDING CABINETS SHALL BE APPROVED BY OSCEOLA COUNTY (407) 738-9405, AARON.TORRES@OSCEOLA.ORG, AND THE ENGINEER OF RECORD PRIOR TO PLACEMENT OF THE FOUNDATION IF THE LOCATION HAS CHANGED FROM THE PLAN.
- FINAL LOCATIONS OF CCTV CAMERAS SHALL BE APPROVED IN THE FIELD BY OSCEOLA COUNTY (407) 738-9405. PRIOR TO INSTALLATION, REGARDLESS OF WHERE THE SIGNAL PLAN SPECIFY IT TO BE INSTALLED.
- ANY FIBER INTERCONNECT CABLE THAT IS CUT OR DAMAGED DURING CONSTRUCTION MUST BE REPLACED AS AN ENTIRE RUN AND SHALL BE RE-SPLICED WITHIN THE SPLICE ENCLOSURE AT THE END OF THE RUN. SPLICING OF FIBER INTERCONNECT CABLE BETWEEN SPLICE ENCLOSURES IS NOT PERMITTED. THE CONTRACTOR SHALL BEAR ALL EXPENSES ASSOCIATED WITH THE INSTALLATION OF NEW INTERCONNECT CABLE.
- THREE SPARE CONDUCTORS SHALL BE INSTALLED FOR EACH VEHICLE PHASE PER OSCEOLA COUNTY STANDARD.
- A PERMANENT TAG SHALL BE PLACED AT ALL WIRE TERMINATIONS DESIGNATING THE PHASE USED. ALL UNUSED SIGNAL WIRES SHALL BE BONDED TO THE POLE GROUND. EACH DETECTOR PUSH BUTTON SHALL BE FED WITH AN INDIVIDUAL TWO CONDUCTOR BELDEN CABLE. WITH THE SHIELD WIRE BONDED TO THE POLE GROUND. THE OUTSIDE INSULATION JACKET OF ALL SIGNAL CABLES SHALL REMAIN INTACT FROM THE SIGNAL HEADS TO THE FIELD TERMINATION POINTS.
- NO UN-JACKETED INDIVIDUAL CONDUCTORS SHALL REST IN ANY FIELD DRILLED STRUCTURES OR ASSEMBLIES.
- SOLID COLORED INSULATION CONDUCTORS SHOULD BE USED FOR MAIN ROADWAY PHASES AND TRACERS USED FOR SIDE STREET PHASES.
- THE CONTRACTOR SHALL VERIFY STRUCTURE ORIENTATION PRIOR TO PLACEMENT. STRUCTURES OF INCORRECT ORIENTATION SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES ARE SET TO ELEVATIONS THAT WILL MEET VERTICAL CLEARANCE REQUIREMENTS SPECIFIED IN FDOT, MUTCD, AND COUNTY STANDARDS PRIOR TO INSTALLING STRUCTURAL MATERIAL. IF A DISCREPANCY IS FOUND, CONTACT THE ENGINEER OF RECORD.
- IF THE CONTRACTOR CALLS FOR AN INSPECTION AND THE CONTRACTOR IS NOT PREPARED FOR THE INSPECTION (I.E. THE INSPECTION HAS TO BE RESCHEDULED), THE CONTRACTOR SHALL BE BACK CHARGED FOR ALL COSTS ASSOCIATED WITH THE INSPECTION.
- NOT SHALL INCLUDE VDM'S FOR THE MAINLINE TO FLASH "NEW SIGNAL AHEAD" AND "BE PREPARED TO STOP" MESSAGES FOR MINIMUM 14 DAYS AFTER SIGNAL ACTIVATION.

**PROCEDURES:**

- THE CONTRACTOR SHALL COORDINATE A FIELD MEETING WITH THE PROJECT MANAGER (407) 738-9405, PRIOR TO REMOVING ANY EXISTING EQUIPMENT, TO DETERMINE WHICH EQUIPMENT SHOULD BE DELIVERED TO OSCEOLA COUNTY. THE AGREED UPON EQUIPMENT SHALL BE DISASSEMBLED INTO THEIR COMPONENT PARTS, TAGGED AS TO LOCATION, PACKAGED AS NEEDED FOR PROTECTION FROM DAMAGE AND DELIVERED TO:  
ATTN: AARON TORRES  
3850 OLD CANOE CREEK ROAD  
SAINT CLOUD, FL 34769

- ALL SIGNALIZATION EQUIPMENT THAT IS REMOVED AND NOT REQUESTED BY OSCEOLA COUNTY SHALL BE PROPERLY DISPOSED OF AT THE CONTRACTOR'S EXPENSE IN A MANNER AND LOCATION APPROVED BY PROJECT MANAGER (407) 738-9405.

**SUBMITTALS:**

- ALL SUBMITTAL DATA ON OSCEOLA COUNTY PROJECTS SHOULD BE SUBMITTED VIA EMAIL TO NICHOLAS HARTLEY, PE AT NICHOLAS.HARTLEY@OSCEOLA.ORG AND AARON TORRES, PE AT AARON.TORRES@OSCEOLA.ORG

**SURVEY:**

- EXISTING SURVEY INFORMATION WAS PROVIDED BY ALLEN & COMPANY DATED 05/02/2023.
- EXISTING DESIGN INFORMATION WAS PROVIDED BY HARRIS CIVIL ENGINEERS DATED 06/05/2023.

**UTILITIES:**

- THE CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 48 HOURS IN ADVANCE OF ANY OPERATION THAT MAY CONFLICT WITH OVERHEAD OR UNDERGROUND UTILITIES, INCLUDING POLE SETTING OPERATIONS WHERE A CONFLICT WITH OVERHEAD ELECTRICAL CONDUCTORS IS EXPECTED.

**LIST OF UTILITY OWNERS NOTIFIED ON 11/14/2022:**

COMPANY	CONTACT	TELEPHONE #
CENTURY LINK	BILL MCCLOUD	(850) 599-3444
CHARTER COMMUNICATIONS	JOHN SMITH	(407) 532-8520
ZAYO GROUP/FORMERLY LIGHTWAVE, LLC	HENRY KLOBUCAR	(406) 496-6510
DUKE ENERGY (ELECTRIC)	DUKES CUSTOMER SERVICE CENTER	(407) 629-1010
TOHO WATER AUTHORITY - ZONE 1	PETER S. BROWN	(407) 944-5042
OSCEOLA COUNTY TRAFFIC	JACK LOTT	(321) 624-1590
SUMMIT BROADBAND	MICHELLE DANIEL	(407) 996-1183
DUKE ENERGY (FIBER)	MARK HURST	(727) 820-5208
TECO PEOPLES GAS - ORLANDO	JOAN DOWNING	(813) 275-3783
AT&T DISTRIBUTION	DINO FARRUGGIO	(561) 683-2729
SMART CITY TELECOM	GUY BOWER	(407) 828-6744

- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OR THE PROGRESSION OF ANY WORK SPECIFIED IN THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND PRIOR TO ANY FURTHER WORK ACTIVITY.

**TOHO WATER AUTHORITY:**

- THE CONTRACTOR SHALL NOTIFY THE TOHO WATER AUTHORITY AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION OR DIRECTIONAL DRILLING WITHIN THE TOHO WATER AUTHORITY UTILITY EASEMENT BY CONTACTING MATTHEW DOAN, DIRECTOR OF ENGINEERING PROGRAMS, AT (407) 483-3805 OR MDOAN@TOHOWATER.COM. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF INCLUDING, BUT NOT LIMITED TO; WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS, RECLAIMED WATER MAINS, AND OTHER TOHO UNDERGROUND FACILITIES. MAIN LOCATIONS SHOWN IN THE PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
- CONTRACTOR SHALL ENSURE THAT ALL EXISTING UTILITIES BUT NOT LIMITED TO; WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS, RECLAIMED WATER MAINS AND OTHER TOHO UNDERGROUND FACILITIES WITHIN THE LIMITS OF THE PROJECT WILL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
- SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY TOHO WATER AUTHORITY DIRECTOR OF ENGINEERING PROGRAMS, MATTHEW DOAN AT (407) 483-3805 OR MDOAN@TOHOWATER.COM.
- ANY DAMAGE TO TOHO INFRASTRUCTURE SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE WITH AN APPROVED METHOD BY THE COUNTY.
- THE SCOPE OF THESE SIGNALIZATION PLANS DOES NOT INCLUDE ANY IMPACTS TO EXISTING TOHO WATER AUTHORITY UTILITIES.

6. A MINIMUM 2 FEET BUFFER SHALL BE MAINTAINED FROM ANY TOHO UTILITY.

REVISIONS		DATE	DESCRIPTION
10/22/24	Δ		ADDED TOHO WATER AUTHORITY NOTES.

**TAMC**  
Traffic & Mobility Consultants

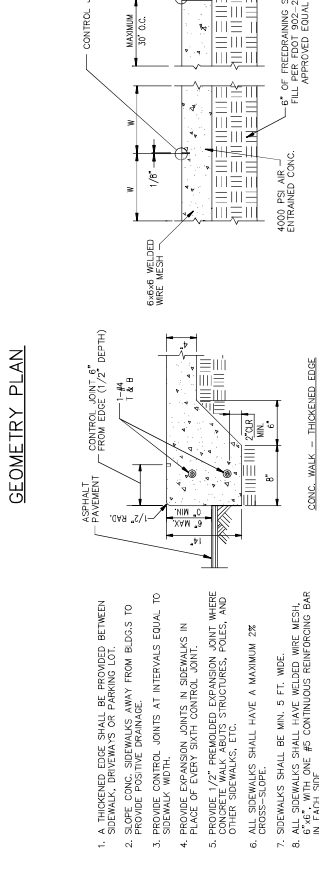
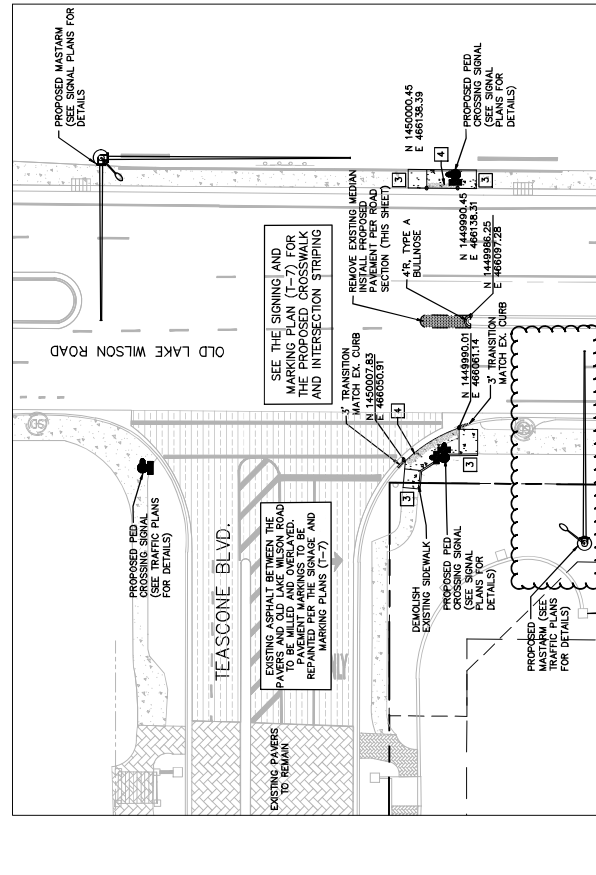
TRAFFIC & MOBILITY CONSULTANTS LLC  
ORLANDO, FL 32803 SUITE 265  
OFFICE (407) 531-5332  
FAX: (407) 531-5331  
E-MAIL: INFO@TAMCFL.COM  
CERTIFICATE OF AUTHORIZATION: 38024



**GENERAL NOTES**

SHEET NO.	T-4
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**CONCRETE SIDEWALK DETAILS**  
NTS

PAY ITEM NO.	DESCRIPTION	UNIT	SHEET NUMBERS		GRAND TOTAL
			PLAN	FINAL	
160-4	TYPE B STABILIZATION	SY	65	65	65
285-706	OPTIONAL BASE, BASE GROUP 06	SY	65	65	65
334-1-12	SUPERPAVE-ASPHALTIC CONC. TRAFFIC B	TN	1	1	1
520-2-4	CONCRETE CURB, TYPE D	LF	25	25	25
522-1	CONCRETE SIDEWALK DRIVEWAYS, 4" THICK	SY	40	40	40
522-2	DETECTABLE MARKINGS	SF	52	52	52

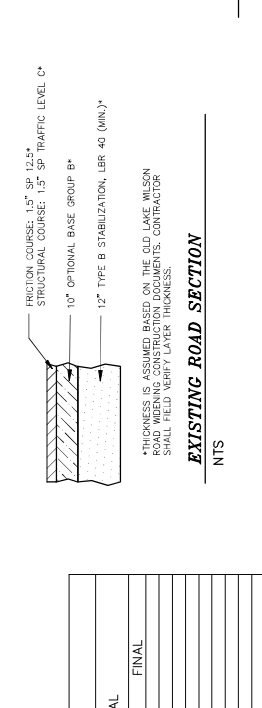
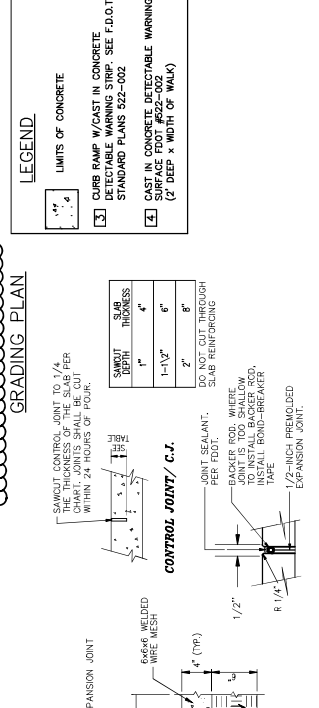
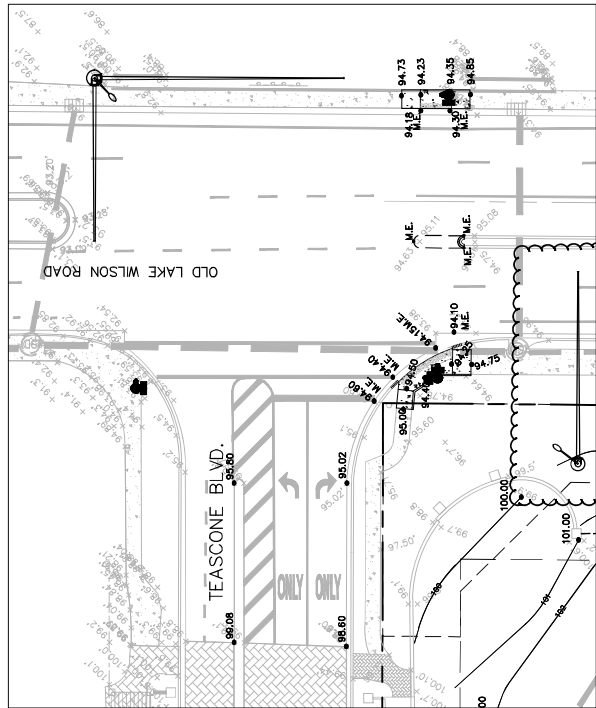
DATE	DESCRIPTION	DATE	DESCRIPTION

**HARRIS**  
Harris Civil Engineers, LLC  
100 S. Wilcox Street  
Suite 210  
Orlando, Florida 32803  
Phone: (407) 629-7777  
Fax: (407) 629-9886  
E: harrisc@harrisce.com

**OSCEOLA COUNTY**

**ROADWAY PLAN**

SHEET NO. T-6

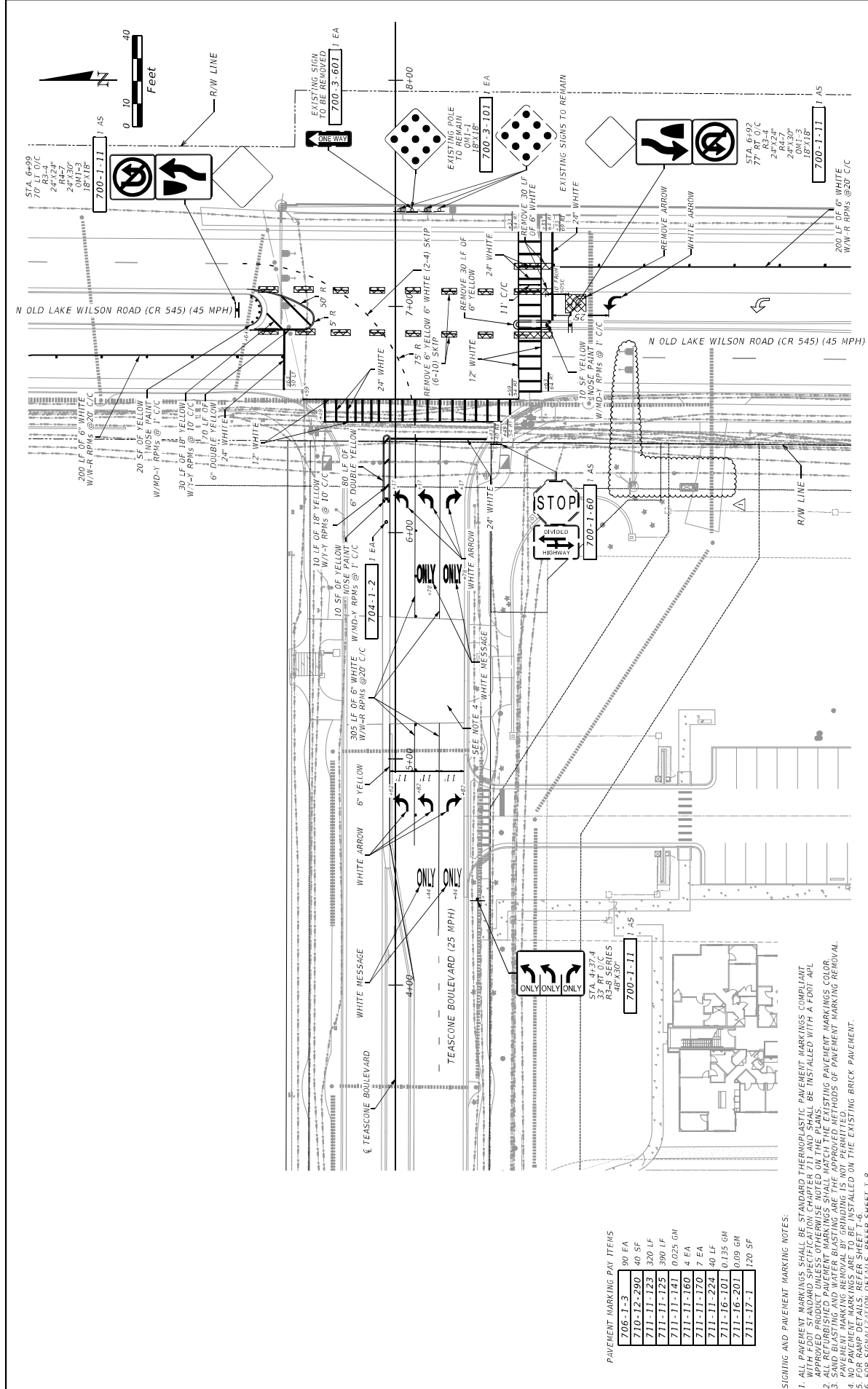


- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLANS.
- ACCESSIBLE SIDEWALK RAMPS SHALL BE CONFORMANT WITH THE ADA AND COUNTY REQUIREMENTS.
- ALL SIDEWALKS AND RAMPS SHALL COMPLY WITH ADA AND COUNTY REQUIREMENTS.
- ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET WIDE.
- ALL SIDEWALK RAMPS SHALL BE 4" 3000 P.S.I. CONCRETE.
- CONTRACTOR SHALL PROVIDE A MAINTENANCE OF TRAFFIC PLAN FOR ANY ROADWAY CLOSURES.
- TRAFFIC MARKINGS SHALL BE INSTALLED AS SHOWN ON THESE PLANS AND SHALL NOT REPRESENT THE ACTUAL SIZE.

**MILL AND OVERLAY DETAIL**  
NTS

NOTE: MILLED SURFACE SHALL BE INSPECTED BY PUBLIC WORKS TO ENSURE THAT THE NEW FC LAYER IS INSTALLED OVER A STRUCTURALLY SOUND LAYER, BEYOND OF DEEPS OR LOOSE MATERIALS.

**GRAPHIC SCALE**  
20 0 10 20  
( IN FEET )  
This plan is to be reduced in size. Verify before scaling dimensions.  
ELEV. DATUM: NAVD83  
NAVD83 = NGVD29 + 0.87'



PAVEMENT MARKING PAY ITEMS

706-1-3	90 EA
710-12-290	40 SF
711-11-123	320 LF
711-11-125	390 LF
711-11-141	0.025 GM
711-11-160	4 EA
711-11-170	7 EA
711-11-223	40 LF
711-16-101	0.135 GM
711-16-201	0.09 GM
711-17-1	120 SF

- SIGNING AND PAVEMENT MARKING NOTES:
1. ALL PAVEMENT MARKINGS SHALL BE STANDARD THERMOPLASTIC PAVEMENT MARKINGS COMPLIANT WITH FOOT STANDARD SPECIFICATION CHAPTER 711 AND SHALL BE INSTALLED WITH A FOOT APL APPROVED PRODUCT UNLESS OTHERWISE NOTED ON THE PLANS.
  2. EXISTING PAVEMENT MARKINGS COLOR, SAND BLASTING AND WATER BLASTING ARE THE APPROVED METHODS OF PAVEMENT MARKING REMOVAL. PAVEMENT MARKING REMOVAL BY GRINDING IS NOT PERMITTED.
  3. FOR RAMP DETAILS REFER SHEET 7-8.
  4. FOR SIGNALIZATION DETAILS, REFER SHEET 7-8.

DATE		DESCRIPTION	
10/22/24	DATE	UPDATED SIGNAL POLE LOCATION	REFLECTING SHEET T-8.
REVISIONS			

**TMC**  
Traffic & Mobility Consultants

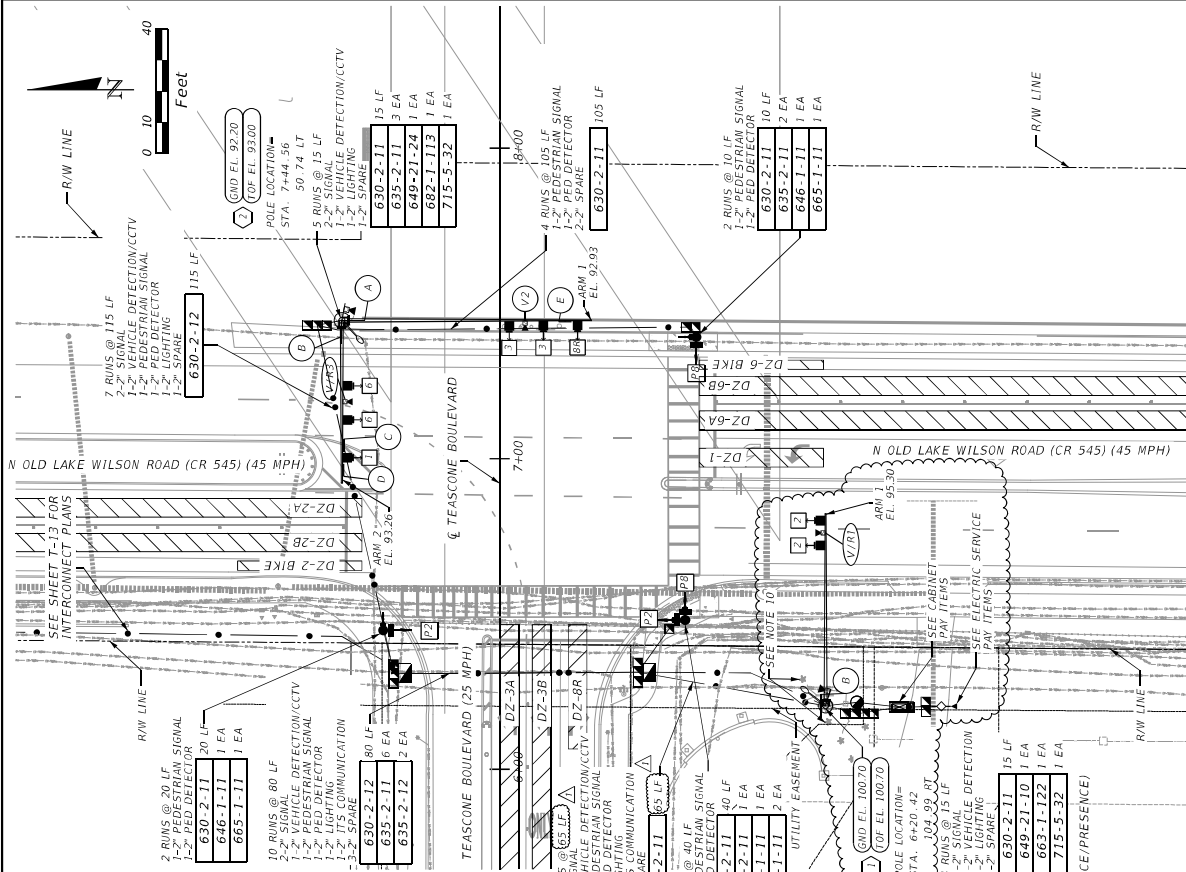
TRAFFIC & MOBILITY CONSULTANTS LLC  
300 MAGNOLIA BLVD SUITE 205  
ORLANDO, FL 32803  
OFFICE: (407) 531-5332  
FAX: (407) 531-5331 P.E. TMS64  
CERTIFICATE OF AUTHORIZATION: 30024

OSCEOLA COUNTY

**SIGNING AND PAVEMENT MARKING PLAN**

SHEET NO.

T-7



**TRAFFIC SIGNAL HEAD DETAILS**

3-SECT. 1-WAY 3-SECT. 1-WAY 3-SECT. 1-WAY 4-SECT. 1-WAY

4-AS 2-AS 1-AS 1-AS

650-1-174 650-1-174 650-1-174 650-1-174

S.D.P. 4 (MOD)

PHASE 1 PHASE 2 PHASE 3 PHASE 4

**VEHICLE DETECTION ASSIGNMENTS**

CAMERA DETECTION	DETECTION ZONE	DELAY TIME (SEC)	DETECTION ZONE DIMENSION
V/R1	DZ-2A/2B	-	6'X225'
V2	DZ-3A/3B	-	6'X125'
V/R3	DZ-6A/6B	-	6'X225'
	DZ-5 BIKE	5	3'X40'

SIZE AND PLACEMENT OF VEHICLE DETECTION ZONES ARE INITIAL AND MAY REQUIRE FIELD ADJUSTING AS DIRECTED BY PROJECT ENGINEER.

**INITIAL CONTROLLER TIMINGS**

PHASE	MBL	SBT	EBL	NBT	EBR	PED
MOVEMENT NUMBER	1	2	3	6	8R	P8
MINIMUM GREEN	5.0	15.0	10.0	15.0	5.0	--
EXTENSION	3.0	3.0	3.0	3.0	3.0	--
MAXIMUM GREEN 1	30.0	70.0	20.0	70.0	30.0	--
MAXIMUM GREEN 2	--	--	--	--	--	--
YELLOW CLEARANCE	5.4	5.4	3.4	5.4	3.4	--
ALL RED	3.6	2.0	3.5	2.0	3.5	--
PEDESTRIAN WALK	--	7.0	--	--	--	7.0
PED. CLEARANCE	--	28.0	--	--	--	23.0
RECALL	--	MIN	--	--	--	MIN
FLASH	R	Y	R	Y	R	--

SIGNAL TIMINGS TO BE ADJUSTED BY OSCEOLA COUNTY BASED ON OBSERVED TRAFFIC FLOW WITHIN TWO WEEKS AFTER INSTALLATION.

**TRAFFIC SIGNAL HEAD DETAILS**

3-SECT. 1-WAY 3-SECT. 1-WAY 3-SECT. 1-WAY 4-SECT. 1-WAY

4-AS 2-AS 1-AS 1-AS

650-1-174 650-1-174 650-1-174 650-1-174

S.D.P. 4 (MOD)

PHASE 1 PHASE 2 PHASE 3 PHASE 4

**VEHICLE DETECTION ASSIGNMENTS**

CAMERA DETECTION	DETECTION ZONE	DELAY TIME (SEC)	DETECTION ZONE DIMENSION
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SIZE AND PLACEMENT OF VEHICLE DETECTION ZONES ARE INITIAL AND MAY REQUIRE FIELD ADJUSTING AS DIRECTED BY PROJECT ENGINEER.

**INITIAL CONTROLLER TIMINGS**

PHASE	MBL	SBT	EBL	NBT	EBR	PED
MOVEMENT NUMBER	1	2	3	6	8R	P8
MINIMUM GREEN	5.0	15.0	10.0	15.0	5.0	--
EXTENSION	3.0	3.0	3.0	3.0	3.0	--
MAXIMUM GREEN 1	30.0	70.0	20.0	70.0	30.0	--
MAXIMUM GREEN 2	--	--	--	--	--	--
YELLOW CLEARANCE	5.4	5.4	3.4	5.4	3.4	--
ALL RED	3.6	2.0	3.5	2.0	3.5	--
PEDESTRIAN WALK	--	7.0	--	--	--	7.0
PED. CLEARANCE	--	28.0	--	--	--	23.0
RECALL	--	MIN	--	--	--	MIN
FLASH	R	Y	R	Y	R	--

SIGNAL TIMINGS TO BE ADJUSTED BY OSCEOLA COUNTY BASED ON OBSERVED TRAFFIC FLOW WITHIN TWO WEEKS AFTER INSTALLATION.

**TRAFFIC SIGNAL HEAD DETAILS**

3-SECT. 1-WAY 3-SECT. 1-WAY 3-SECT. 1-WAY 4-SECT. 1-WAY

4-AS 2-AS 1-AS 1-AS

650-1-174 650-1-174 650-1-174 650-1-174

S.D.P. 4 (MOD)

PHASE 1 PHASE 2 PHASE 3 PHASE 4

**VEHICLE DETECTION ASSIGNMENTS**

CAMERA DETECTION	DETECTION ZONE	DELAY TIME (SEC)	DETECTION ZONE DIMENSION
V/R1	DZ-2A/2B	-	6'X225'
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	DZ-5 BIKE	5	3'X40'

SIZE AND PLACEMENT OF VEHICLE DETECTION ZONES ARE INITIAL AND MAY REQUIRE FIELD ADJUSTING AS DIRECTED BY PROJECT ENGINEER.

**INITIAL CONTROLLER TIMINGS**

PHASE	MBL	SBT	EBL	NBT	EBR	PED
MOVEMENT NUMBER	1	2	3	6	8R	P8
MINIMUM GREEN	5.0	15.0	10.0	15.0	5.0	--
EXTENSION	3.0	3.0	3.0	3.0	3.0	--
MAXIMUM GREEN 1	30.0	70.0	20.0	70.0	30.0	--
MAXIMUM GREEN 2	--	--	--	--	--	--
YELLOW CLEARANCE	5.4	5.4	3.4	5.4	3.4	--
ALL RED	3.6	2.0	3.5	2.0	3.5	--
PEDESTRIAN WALK	--	7.0	--	--	--	7.0
PED. CLEARANCE	--	28.0	--	--	--	23.0
RECALL	--	MIN	--	--	--	MIN
FLASH	R	Y	R	Y	R	--

SIGNAL TIMINGS TO BE ADJUSTED BY OSCEOLA COUNTY BASED ON OBSERVED TRAFFIC FLOW WITHIN TWO WEEKS AFTER INSTALLATION.

**TRAFFIC SIGNAL HEAD DETAILS**

3-SECT. 1-WAY 3-SECT. 1-WAY 3-SECT. 1-WAY 4-SECT. 1-WAY

4-AS 2-AS 1-AS 1-AS

650-1-174 650-1-174 650-1-174 650-1-174

S.D.P. 4 (MOD)

PHASE 1 PHASE 2 PHASE 3 PHASE 4

**VEHICLE DETECTION ASSIGNMENTS**

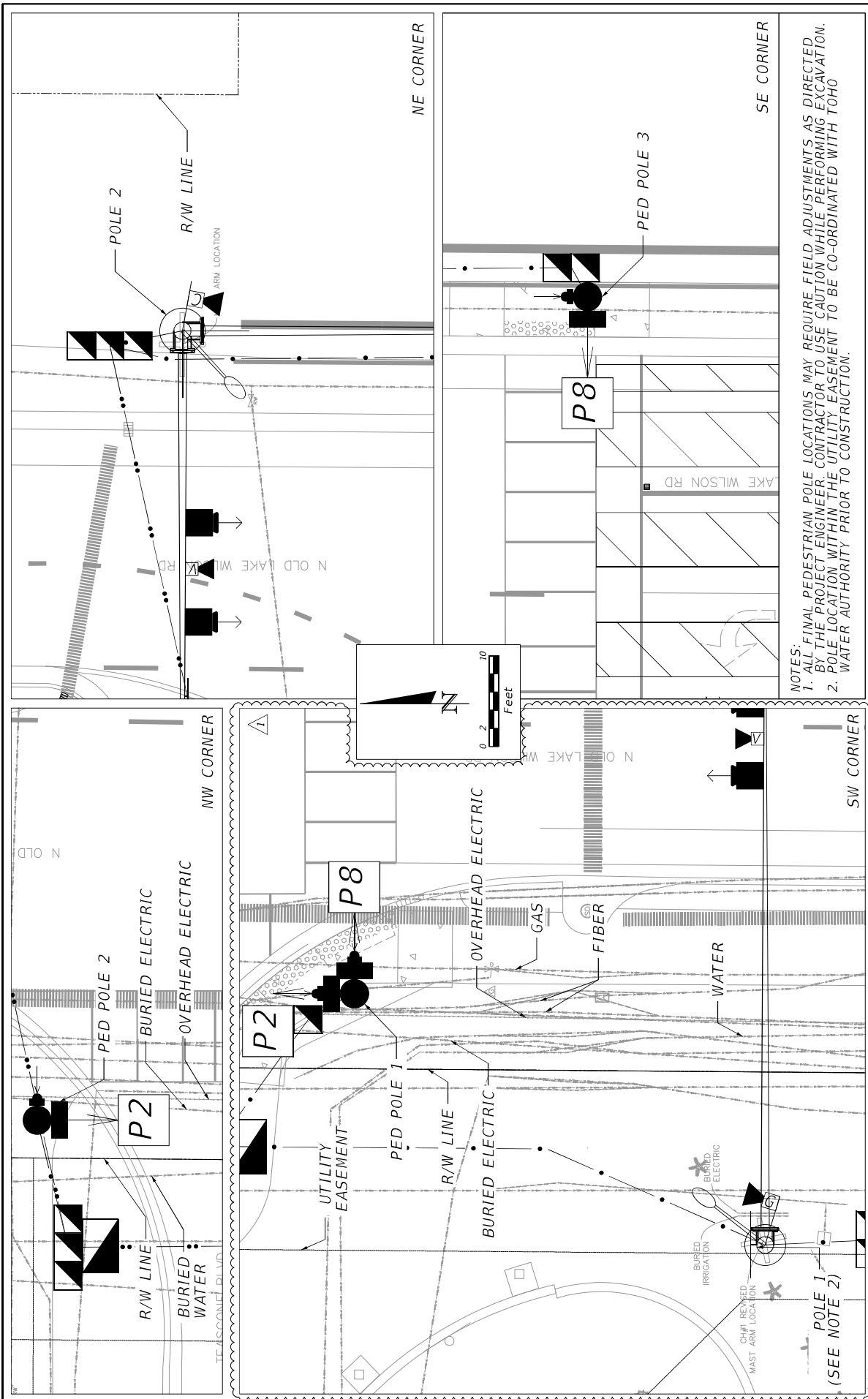
CAMERA DETECTION	DETECTION ZONE	DELAY TIME (SEC)	DETECTION ZONE DIMENSION
V/R1	DZ-2A/2B	-	6'X225'
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	DZ-5 BIKE	5	3'X40'

SIZE AND PLACEMENT OF VEHICLE DETECTION ZONES ARE INITIAL AND MAY REQUIRE FIELD ADJUSTING AS DIRECTED BY PROJECT ENGINEER.

**INITIAL CONTROLLER TIMINGS**

PHASE	MBL	SBT	EBL	NBT	EBR	PED
MOVEMENT NUMBER	1	2	3	6	8R	P8
MINIMUM GREEN	5.0	15.0	10.0	15.0	5.0	--
EXTENSION	3.0	3.0	3.0	3.0	3.0	--
MAXIMUM GREEN 1	30.0	70.0	20.0	70.0	30.0	--
MAXIMUM GREEN 2	--	--	--	--	--	--
YELLOW CLEARANCE	5.4	5.4	3.4	5.4	3.4	--
ALL RED	3.6	2.0	3.5	2.0	3.5	--
PEDESTRIAN WALK	--	7.0	--	--	--	7.0
PED. CLEARANCE	--	28.0	--	--	--	23.0
RECALL	--	MIN	--	--	--	MIN
FLASH	R	Y	R	Y	R	--

SIGNAL TIMINGS TO BE ADJUSTED BY OSCEOLA COUNTY BASED ON OBSERVED TRAFFIC FLOW WITHIN TWO WEEKS AFTER INSTALLATION.



REVISIONS	
DATE	DESCRIPTION
10/22/24	SW CORNER DETAILS UPDATED TO REFLECT POLE 1 RELOCATION CHANGES

<p><b>TMC</b> Traffic &amp; Mobility Consultants</p> <p>TRAFFIC &amp; MOBILITY CONSULTANTS LLC 300 MAGNOLIA BLVD SUITE 205 ORLANDO, FL 32803 OFFICE: (407) 531-5332 FAX: (407) 531-5331 P.O. BOX 27064 CERTIFICATE OF AUTHORIZATION: 300324</p>	<p><b>OSCEOLA COUNTY</b></p>	<p><b>CORNER DETAILS</b></p>	<p>SHEET NO. T-9</p>
---	------------------------------	------------------------------	--------------------------



**STANDARD MAST ARM ASSEMBLIES DATA TABLE**

STRUCTURE ID NUMBERS	DESIGNATION	FIRST ARM		SECOND ARM		UF (deg)	LL (deg)	POLE		DRILLED SHAFT ID	
		ARM ID	FAA (ft.)	ARM ID	SAA (ft.)			POLE ID	UAA (ft.)		UB (ft.)
1	A60/S-P4/S/L	A60/S						P4/S/L		18	D5/18/5.0
2	A78/D-A50/D-P6/D/L	A78/D		A50/D		270		P6/D/L		22	D5/18/5.0

**TABLE NOTES**

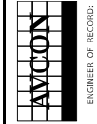
- If an entry appears in column FAA, a shorter arm is required. This is obtained by removing length from the arm tip and the arm length shortened from PA to FAA. SAA Similar.
- If an entry appears in column UAA, a shorter pole is required. This is obtained by removing length from the pole tip and the pole height shortened from UA to UAA.
- Arm mounting height UB must be between 18-22 feet.
- Pole Type P2 and larger require a minimum 4.5 foot diameter drilled shaft. Pole Types P5 and larger require a minimum 5.0 foot diameter shaft.
- Work this sheet with the Signal Designer's "Mast Arm Tabulation". See "Mast Arm Tabulation" for special instructions that include non-standard Handhole location, paint color, terminal compartment requirement, and pedestrian features.
- Design Wind Speed = 150 mph
- Work this Data Table with FDOT Standard Plans Index 649-030 and 649-031.

**FOUNDATION NOTES**

- Design based on Limited Geotechnical Exploration for Mast Arm Borings at Old Lake Wilson and Teascone Blvd. Osceola County, Florida. Completed by Geo-Technology Associates, Inc. (GTA), Project No. 31230743 Dated May 15th, 2023. Signed and Sealed by Gautham S. Pillappa, P.E. No. 82816.
- Values used in foundation design:  
Soil Type = SAND  
Design Water Table is 0 feet below surface.  
Soil Layer Thickness = 30 ft  
Pole 1:  
Average SPT "N" Value = 13  
Soil Unit Weight = 50 pcf  
Soil Friction Angle = 30 degrees  
Pole 2:  
Average SPT "N" Value = 16  
Soil Unit Weight = 50 pcf  
Soil Friction Angle = 30 degrees  
3. Hand Auger data at Pole 2 indicated from 1' to 6' below grade contains Peat (PT) which does not provide any lateral resistance for Structures. Prior to installation, remove the top 6' of Peat at Pole 2 location CPT-02 (MA-02).  
4. Drilled shaft bottoms shall be relatively clean of loose cuttings prior to concrete placement.  
5. Temporary Dewatering May be Required if Water Level Exceeds 2 feet Below the bottom of any excavation. Maintain water level at 2 feet or lower until construction is complete and backfilled.  
6. Drilled shafts shall be constructed in accordance with FDOT Standard Specifications Section 455. Natural slurry shall not be relied upon to prevent caving of soils and maintaining an open hole.

7. High groundwater levels are possible during periods of heavy or prolonged rainfall, so the Contractor shall have resources on site to address potential erosion conditions and localized inflows of water.

8. Pole 1 foundation was designed so that 7'-8" of exposed drilled shaft height is allowable during temporary utility work below grade.



AVCON, INC.  
5555 MICHIGAN STREET, SUITE 200  
ORLANDO, FL 32837  
PHONE: (407) 599-9322  
FAX: (407) 599-9323  
www.avconinc.com

ENGINEER OF RECORD: DOMINICK FIORENTINO III, P.E. NO. 87385

DATE	DESCRIPTION	REVISIONS
10/24/24	Per Utility Owner	



**MAST ARM DATA TABLE**

SHEET NO. T-11

PROJECTS

10/24/2024

S:\2023\20230324\03 - Old Lake Wilson Rd & Teascone Blvd Mast Arms\AVCON\SS555501.dgn





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company  
WINDSOR HILLS OSCEOLA MF LLC

### Filing Information

**Document Number** M22000012619  
**FEI/EIN Number** 88-1201191  
**Date Filed** 08/11/2022  
**State** DE  
**Status** ACTIVE

### Principal Address

1228 Euclid Avenue  
4th Floor  
Cleveland, OH 44115

Changed: 03/10/2025

### Mailing Address

1228 Euclid Avenue  
4th Floor  
Cleveland, OH 44115

Changed: 03/10/2025

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Heller, David  
1228 Euclid Avenue  
4th Floor  
Cleveland, OH 44115

Title Secretary

Magence, Noam  
1228 Euclid Avenue  
4th Floor  
Cleveland, OH 44115

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	03/09/2023
2024	03/14/2024
2025	03/10/2025

**Document Images**

<a href="#">03/10/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/11/2022 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of Tracts K, L and M, REMINGTON PHASE 1, according to the plat thereof, as recorded in Plat Book 8, Pages 121 through 124 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Intersection of the North corner of Tract M, REMINGTON PHASE 1, according to the plat thereof, as recorded in Plat Book 8, Pages 121 through 124 of the Public Records of Osceola County, Florida and the West Right of Way line of East Lakeshore Boulevard; thence the following two (2) courses and distances along said West Right of Way line: S04°29'34"E, a distance of 5.00 feet to the Point of Beginning; thence continue S04°29'34"E, a distance of 150.00 feet; thence departing said West Right of Way line, run S85°30'26"W, a distance of 20.00 feet; thence N04°29'34"W, a distance of 150.00 feet; thence N85°30'26"E, a distance of 20.00 feet to the Point of Beginning.

Containing 3,000 square feet or 0.07 acres, more or less.

### ABBREVIATIONS/LEGEND

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
S.	SOUTH	CD	CHORD DISTANCE
E.	EAST	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	PC	POINT OF CURVATURE
PGS.	PAGES	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

### NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: KITTELSON & ASSOCIATES, INC.

DATE OF SKETCH	6/25/2024	REVISIONS	
SCALE	1" = 40'		
F.B.	PAGE		
SECTION	21		
TWP.	25	S., RNG.	30 E.
JOB NO.	24-053	SHEET 1 OF 2	

**JOHNSTON'S**  
**SURVEYING INC.**  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

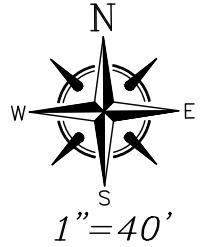
*R.D.B.*

6/25/2024

RICHARD D. BROWN, P.S.M #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION



TRACT K  
GOLF COURSE  
REMINGTON —  
PHASE 1  
PLAT BOOK 8,  
PAGES 121-124

**POINT OF COMMENCEMENT**

INTERSECTION OF NORTH  
CORNER OF TRACT M,  
REMINGTON PHASE 1  
PB 8, PGS 121-124 & THE  
WEST RIGHT OF WAY OF  
EAST LAKESHORE BLVD

LOT 17

EAST LAKE ESTATES  
PLAT BOOK 2, PAGE 34

N85°30'26"E  
20.00'

WEST RIGHT  
OF WAY LINE

POINT OF BEGINNING

WALL & LANDSCAPE  
EASEMENT

S04°29'34"E  
5.00'

LOT 16

EAST LAKE ESTATES  
PLAT BOOK 2, PAGE 34

EAST LAKESHORE BOULEVARD  
RIGHT OF WAY VARIES

TRACT M  
REMINGTON —  
PHASE 1  
PLAT BOOK 8,  
PAGES 121-124

N04°29'34"W 150.00'

S04°29'34"E 150.00'

LOT 15

EAST LAKE ESTATES  
PLAT BOOK 2, PAGE 34

WALL & LANDSCAPE  
EASEMENT

S85°30'26"W  
20.00'

TRACT L  
GOLF COURSE

WALL & LANDSCAPE  
EASEMENT

SOUTH LINE SEC 21,  
TWP. 25 S., RNG. 30E.

TRACT U  
STORMWATER  
MANAGEMENT


REMINGTON —  
PHASE 1  
PLAT BOOK 8,  
PAGES 121-124

LOT 14

**JOHNSTON'S**  
**SURVEYING INC.**

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

# SECTION VIII

**From:** Jason Showe [jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)   
**Subject:** Fwd: Westside  
**Date:** March 19, 2026 at 1:29 PM  
**To:** Iman Sakalla [isakalla@gmscfl.com](mailto:isakalla@gmscfl.com)

---



Begin forwarded message:

**From:** Dave Reid <[DaveR@madden-eng.com](mailto:DaveR@madden-eng.com)>  
**Subject:** Fw: Westside  
**Date:** March 19, 2026 at 1:27:28 PM EDT  
**To:** Jason Showe <[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)>, George Flint <[gflint@gmscfl.com](mailto:gflint@gmscfl.com)>

Jason,

I sent the email below back in November but haven't heard back. I am billing this week and have \$3,700 in time to date. Don't know if \$5,000 will last very long. I was hoping resolved by now but looks like we are still a long way away from wrapping it up. So I would request an additional \$10,000.

Let me know if you have any questions.

Thanks,  
Dave

David A. Reid, PE  
VP Operations  
Madden, Moorhead & Stokes, LLC  
431 E. Horatio Ave., Suite 260  
Maitland, FL 32751  
C 407.697.7290  
O 407.629.8330 ext. 150  
[Daver@madden-eng.com](mailto:Daver@madden-eng.com)



# SECTION IX

# **REBATE REPORT**

**\$3,490,000**

**Westside Community Development District**

**(Osceola County, Florida)**

**Special Assessment Revenue Bonds, Series 2018**

**(Solara Phase 1 Assessment Area)**

**Dated: February 27, 2018**

**Delivered: February 27, 2018**

---

**Rebate Report to the Computation Date**

**February 27, 2028**

**Reflecting Activity To**

**February 28, 2026**



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**AMTEC**

## TABLE OF CONTENTS

AMTEC Opinion	3
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# AMTEC

American Municipal Tax-Exempt Compliance

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March 11, 2026

Westside 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: \$3,490,000 Westside Community Development District (Osceola County, Florida),  
Special Assessment Revenue Bonds, Series 2018 (Solara Phase 1 Assessment Area)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Westside 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 February 28, 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 February 27, 2028 Computation Date  
Reflecting Activity from February 27, 2018 through February 28, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Fund	0.287309%	9.35	(249.76)
Debt Service Reserve Fund	1.819020%	17,363.33	(43,155.96)
Capitalized Interest Fund	0.264001%	178.64	(5,369.91)
<b>Totals</b>	<b>1.705240%</b>	<b>\$17,551.32</b>	<b>\$(48,775.63)</b>
<b>Bond Yield</b>	<b>5.169741%</b>		
Rebate Computation Credits			(20,359.06)
<b>Net Rebatable Arbitrage</b>			<b>\$(69,134.69)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from February 27, 2018, the date of the closing, to February 28, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 27, 2028.
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 February 27, 2018 and February 28, 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 1/12<sup>th</sup> 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**

February 27, 2028.

### **7. Computation Period**

The period beginning on February 27, 2018, the date of the closing, and ending on February 28, 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 the issuance.

**9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest 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 at which price a substantial amount of the Bonds was 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 was received from the District and US Bank, Trustee, as follows:

<b>Fund / Account</b>	<b>Account Number</b>
Project Fund	243134005
Debt Service Reserve Fund	243134003
Sinking Fund	243134002
Interest Fund	243134001

# **METHODOLOGY**

## **Bond Yield**

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

## **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of February 28, 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 February 27, 2028. 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 February 27, 2028, is the Rebateable Arbitrage.

**\$3,490,000**  
**Westside Community Development District**  
**(Osceola County, Florida)**  
**Special Assessment Revenue Bonds, Series 2018**  
**(Solara Phase 1 Assessment Area)**  
**Delivered: February 27, 2018**

<b>Sources of Funds</b>	
-------------------------	--

<b>Par Amount</b>	<b>\$3,490,000.00</b>
<b>Net Original Issue Discount</b>	<b>-17,150.00</b>
<b>Total</b>	<b>\$3,472,850.00</b>

<b>Uses of Funds</b>	
----------------------	--

<b>Project Fund</b>	<b>\$2,973,656.67</b>
<b>Debt Service Reserve Fund</b>	<b>115,065.00</b>
<b>Capitalized Interest Fund</b>	<b>120,678.33</b>
<b>Underwriter's Discount</b>	<b>263,450.00</b>
<b>Total</b>	<b>\$3,472,850.00</b>

## PROOF OF ARBITRAGE YIELD

\$3,490,000

Westside Community Development District  
(Osceola County, Florida)  
Special Assessment Revenue Bonds, Series 2018  
(Solara Phase 1 Assessment Area)

Date	Debt Service	Present Value to 02/27/2018 @ 5.1697411960%
05/01/2018	31,653.33	31,367.41
11/01/2018	89,025.00	85,997.92
05/01/2019	139,025.00	130,913.83
11/01/2019	87,775.00	80,571.26
05/01/2020	142,775.00	127,755.08
11/01/2020	86,400.00	75,362.70
05/01/2021	141,400.00	120,228.88
11/01/2021	85,025.00	70,472.99
05/01/2022	145,025.00	117,175.18
11/01/2022	83,525.00	65,784.85
05/01/2023	143,525.00	110,192.91
11/01/2023	82,025.00	61,388.79
05/01/2024	147,025.00	107,263.18
11/01/2024	80,400.00	57,178.43
05/01/2025	150,400.00	104,265.51
11/01/2025	78,650.00	53,150.61
05/01/2026	148,650.00	97,924.45
11/01/2026	76,900.00	49,382.07
05/01/2027	151,900.00	95,086.17
11/01/2027	75,025.00	45,780.68
05/01/2028	155,025.00	92,213.54
11/01/2028	73,025.00	42,342.96
05/01/2029	158,025.00	89,320.70
11/01/2029	70,900.00	39,065.13
05/01/2030	160,900.00	86,420.30
11/01/2030	68,650.00	35,943.22
05/01/2031	163,650.00	83,523.58
11/01/2031	66,275.00	32,973.08
05/01/2032	166,275.00	80,640.54
11/01/2032	63,775.00	30,150.44
05/01/2033	168,775.00	77,780.00
11/01/2033	61,150.00	27,470.90
05/01/2034	171,150.00	74,949.73
11/01/2034	58,400.00	24,930.03
05/01/2035	173,400.00	72,156.53
11/01/2035	55,525.00	22,523.29
05/01/2036	175,525.00	69,406.30
11/01/2036	52,525.00	20,246.16
05/01/2037	177,525.00	66,704.14
11/01/2037	49,400.00	18,094.10
05/01/2038	179,400.00	64,054.42
11/01/2038	46,150.00	16,062.57
05/01/2039	186,150.00	63,157.23
11/01/2039	42,510.00	14,059.43
05/01/2040	187,510.00	60,453.00
11/01/2040	38,740.00	12,175.02
05/01/2041	193,740.00	59,353.46
11/01/2041	34,710.00	10,365.69
05/01/2042	199,710.00	58,137.98
11/01/2042	30,420.00	8,632.49
05/01/2043	200,420.00	55,441.45
11/01/2043	26,000.00	7,011.06
05/01/2044	206,000.00	54,149.46
11/01/2044	21,320.00	5,462.99
05/01/2045	211,320.00	52,783.83
11/01/2045	16,380.00	3,988.33
05/01/2046	216,380.00	51,358.31

## PROOF OF ARBITRAGE YIELD

\$3,490,000

Westside Community Development District  
(Osceola County, Florida)  
Special Assessment Revenue Bonds, Series 2018  
(Solara Phase 1 Assessment Area)

Date	Debt Service	Present Value to 02/27/2018 @ 5.1697411960%
11/01/2046	11,180.00	2,586.74
05/01/2047	221,180.00	49,885.33
11/01/2047	5,720.00	1,257.59
05/01/2048	225,720.00	48,376.05
	6,956,663.33	3,472,850.00

Proceeds Summary

Delivery date	02/27/2018
Par Value	3,490,000.00
Premium (Discount)	-17,150.00
Target for yield calculation	3,472,850.00

BOND DEBT SERVICE  
 \$3,490,000  
 Westside Community Development District  
 (Osceola County, Florida)  
 Special Assessment Revenue Bonds, Series 2018  
 (Solara Phase 1 Assessment Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/27/2018					
05/01/2018			31,653.33	31,653.33	31,653.33
11/01/2018			89,025.00	89,025.00	
05/01/2019	50,000	5.000%	89,025.00	139,025.00	228,050.00
11/01/2019			87,775.00	87,775.00	
05/01/2020	55,000	5.000%	87,775.00	142,775.00	230,550.00
11/01/2020			86,400.00	86,400.00	
05/01/2021	55,000	5.000%	86,400.00	141,400.00	227,800.00
11/01/2021			85,025.00	85,025.00	
05/01/2022	60,000	5.000%	85,025.00	145,025.00	230,050.00
11/01/2022			83,525.00	83,525.00	
05/01/2023	60,000	5.000%	83,525.00	143,525.00	227,050.00
11/01/2023			82,025.00	82,025.00	
05/01/2024	65,000	5.000%	82,025.00	147,025.00	229,050.00
11/01/2024			80,400.00	80,400.00	
05/01/2025	70,000	5.000%	80,400.00	150,400.00	230,800.00
11/01/2025			78,650.00	78,650.00	
05/01/2026	70,000	5.000%	78,650.00	148,650.00	227,300.00
11/01/2026			76,900.00	76,900.00	
05/01/2027	75,000	5.000%	76,900.00	151,900.00	228,800.00
11/01/2027			75,025.00	75,025.00	
05/01/2028	80,000	5.000%	75,025.00	155,025.00	230,050.00
11/01/2028			73,025.00	73,025.00	
05/01/2029	85,000	5.000%	73,025.00	158,025.00	231,050.00
11/01/2029			70,900.00	70,900.00	
05/01/2030	90,000	5.000%	70,900.00	160,900.00	231,800.00
11/01/2030			68,650.00	68,650.00	
05/01/2031	95,000	5.000%	68,650.00	163,650.00	232,300.00
11/01/2031			66,275.00	66,275.00	
05/01/2032	100,000	5.000%	66,275.00	166,275.00	232,550.00
11/01/2032			63,775.00	63,775.00	
05/01/2033	105,000	5.000%	63,775.00	168,775.00	232,550.00
11/01/2033			61,150.00	61,150.00	
05/01/2034	110,000	5.000%	61,150.00	171,150.00	232,300.00
11/01/2034			58,400.00	58,400.00	
05/01/2035	115,000	5.000%	58,400.00	173,400.00	231,800.00
11/01/2035			55,525.00	55,525.00	
05/01/2036	120,000	5.000%	55,525.00	175,525.00	231,050.00
11/01/2036			52,525.00	52,525.00	
05/01/2037	125,000	5.000%	52,525.00	177,525.00	230,050.00
11/01/2037			49,400.00	49,400.00	
05/01/2038	130,000	5.000%	49,400.00	179,400.00	228,800.00
11/01/2038			46,150.00	46,150.00	
05/01/2039	140,000	5.200%	46,150.00	186,150.00	232,300.00
11/01/2039			42,510.00	42,510.00	
05/01/2040	145,000	5.200%	42,510.00	187,510.00	230,020.00
11/01/2040			38,740.00	38,740.00	
05/01/2041	155,000	5.200%	38,740.00	193,740.00	232,480.00
11/01/2041			34,710.00	34,710.00	
05/01/2042	165,000	5.200%	34,710.00	199,710.00	234,420.00
11/01/2042			30,420.00	30,420.00	
05/01/2043	170,000	5.200%	30,420.00	200,420.00	230,840.00
11/01/2043			26,000.00	26,000.00	
05/01/2044	180,000	5.200%	26,000.00	206,000.00	232,000.00
11/01/2044			21,320.00	21,320.00	
05/01/2045	190,000	5.200%	21,320.00	211,320.00	232,640.00
11/01/2045			16,380.00	16,380.00	
05/01/2046	200,000	5.200%	16,380.00	216,380.00	232,760.00

## BOND DEBT SERVICE

\$3,490,000

Westside Community Development District  
(Osceola County, Florida)  
Special Assessment Revenue Bonds, Series 2018  
(Solara Phase 1 Assessment Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2046			11,180.00	11,180.00	
05/01/2047	210,000	5.200%	11,180.00	221,180.00	232,360.00
11/01/2047			5,720.00	5,720.00	
05/01/2048	220,000	5.200%	5,720.00	225,720.00	231,440.00
	3,490,000		3,466,663.33	6,956,663.33	6,956,663.33

\$3,490,000  
 Westside Community Development District  
 (Osceola County, Florida)  
 Special Assessment Revenue Bonds, Series 2018  
 (Solara Phase 1 Assessment Area)  
 Project Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.169741%)
02/27/18	Beg Bal	-2,973,656.67	-4,954,012.80
02/27/18		2,973,656.67	4,954,012.80
06/04/18		-2,625.42	-4,314.12
08/29/19		2,633.16	4,062.29
02/27/23	de minimis	1.61	2.08
-----			
02/27/28	TOTALS:	9.35	-249.76
-----			

ISSUE DATE:	02/27/18	REBATABLE ARBITRAGE:	-249.76
COMP DATE:	02/27/28	NET INCOME:	9.35
BOND YIELD:	5.169741%	TAX INV YIELD:	0.287309%

\$3,490,000  
 Westside Community Development District  
 (Osceola County, Florida)  
 Special Assessment Revenue Bonds, Series 2018  
 (Solara Phase 1 Assessment Area)  
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.169741%)
02/27/18	Beg Bal	-115,065.00	-191,694.45
03/02/18		1.26	2.10
04/03/18		19.55	32.40
05/02/18		23.49	38.77
06/04/18		24.43	40.14
07/03/18		23.64	38.69
08/02/18		29.16	47.52
09/05/18		29.32	47.56
10/02/18		28.37	45.84
11/02/18		29.32	47.18
12/04/18		28.37	45.44
01/03/19		29.32	46.77
02/04/19		29.32	46.57
03/04/19		26.48	41.88
04/02/19		29.32	46.19
05/02/19		28.37	44.50
06/04/19		29.32	45.78
07/02/19		28.37	44.12
08/02/19		24.43	37.83
09/04/19		19.55	30.14
10/02/19		17.02	26.13
11/04/19		14.66	22.41
12/03/19		14.19	21.60
01/03/20		14.66	22.22
02/04/20		14.62	22.06
03/03/20		12.10	18.19
04/02/20		5.45	8.16
05/04/20		0.94	1.40
06/02/20		0.97	1.44
07/02/20		0.57	0.84
08/04/20		0.53	0.78
09/02/20		0.49	0.72
10/02/20		0.47	0.69
11/03/20		0.49	0.71
12/02/20		0.47	0.68
01/05/21		0.49	0.71
02/02/21		0.49	0.70
03/02/21		0.44	0.63
04/02/21		0.49	0.70
05/04/21		0.47	0.67
06/02/21		0.49	0.69
07/02/21		0.47	0.66
08/03/21		0.49	0.69
09/02/21		0.49	0.68
10/04/21		0.47	0.65
11/02/21		0.49	0.68
12/02/21		0.47	0.65

\$3,490,000  
 Westside Community Development District  
 (Osceola County, Florida)  
 Special Assessment Revenue Bonds, Series 2018  
 (Solara Phase 1 Assessment Area)  
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.169741%)
01/04/22		0.49	0.67
02/02/22		0.49	0.67
03/02/22		0.44	0.60
04/04/22		0.49	0.66
05/03/22		0.47	0.63
06/02/22		0.49	0.66
07/05/22		0.47	0.63
08/02/22		0.49	0.65
09/02/22		75.90	100.43
10/04/22		141.86	186.85
11/02/22		174.02	228.30
12/02/22		184.42	240.92
01/04/23		215.00	279.60
02/02/23		228.71	296.25
03/02/23		207.43	267.55
04/04/23		279.94	359.43
05/02/23		349.29	446.70
06/02/23		361.59	460.47
07/05/23		359.38	455.52
08/02/23		418.81	528.82
09/05/23		522.84	657.09
10/03/23		505.97	633.37
11/02/23		522.91	651.89
12/04/23		502.34	623.41
01/03/24		516.28	638.08
02/02/24		511.66	629.78
03/04/24		478.73	586.58
04/02/24		511.87	624.70
05/02/24		495.23	601.83
06/04/24		511.73	619.06
07/02/24		495.23	596.73
08/02/24		511.43	613.63
09/04/24		511.34	610.75
10/02/24		475.99	566.27
11/04/24		462.60	547.85
12/03/24		429.73	506.84
01/03/25		428.01	502.67
02/04/25		415.00	485.25
03/04/25		374.84	436.43
04/02/25		414.99	481.26
05/02/25		401.61	463.77
06/03/25		414.95	477.07
07/02/25		401.61	459.84
08/04/25		414.99	473.01
09/03/25		414.62	470.65
10/02/25		388.68	439.39
11/04/25		388.98	437.74

\$3,490,000  
 Westside Community Development District  
 (Osceola County, Florida)  
 Special Assessment Revenue Bonds, Series 2018  
 (Solara Phase 1 Assessment Area)  
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.169741%)
12/02/25		354.31	397.15
01/05/26		349.57	390.00
02/03/26		341.75	379.77
02/28/26	Bal	115,065.00	127,413.35
02/28/26	Acc	308.59	341.71
-----			
02/27/28	TOTALS:	17,363.33	-43,155.96
-----			
ISSUE DATE:	02/27/18	REBATABLE ARBITRAGE:	-43,155.96
COMP DATE:	02/27/28	NET INCOME:	17,363.33
BOND YIELD:	5.169741%	TAX INV YIELD:	1.819020%

\$3,490,000  
 Westside Community Development District  
 (Osceola County, Florida)  
 Special Assessment Revenue Bonds, Series 2018  
 (Solara Phase 1 Assessment Area)  
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.169741%)
02/27/18	Beg Bal	-120,678.33	-201,046.07
03/02/18		1.32	2.20
04/03/18		20.50	33.98
05/01/18		31,653.33	52,257.06
05/02/18		24.63	40.66
06/04/18		18.90	31.06
07/03/18		18.29	29.93
08/02/18		22.56	36.77
09/05/18		22.69	36.81
10/02/18		21.95	35.47
11/02/18		22.68	36.49
11/08/18		89,025.00	143,127.54
12/04/18		5.12	8.20
-----			
02/27/28	TOTALS:	178.64	-5,369.91
-----			

ISSUE DATE:	02/27/18	REBATABLE ARBITRAGE:	-5,369.91
COMP DATE:	02/27/28	NET INCOME:	178.64
BOND YIELD:	5.169741%	TAX INV YIELD:	0.264001%

\$3,490,000  
 Westside Community Development District  
 (Osceola County, Florida)  
 Special Assessment Revenue Bonds, Series 2018  
 (Solara Phase 1 Assessment Area)  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.169741%)
02/27/19		-1,730.00	-2,738.71
02/27/20		-1,760.00	-2,647.56
02/27/21		-1,780.00	-2,544.41
02/27/22		-1,830.00	-2,485.71
02/27/23		-1,960.00	-2,529.82
02/27/24		-2,070.00	-2,538.85
02/27/25		-2,120.00	-2,470.79
02/27/26		-2,170.00	-2,403.22
-----			
02/27/28	TOTALS:	-15,420.00	-20,359.06
-----			

ISSUE DATE: 02/27/18      REBATABLE ARBITRAGE: -20,359.06  
 COMP DATE: 02/27/28  
 BOND YIELD: 5.169741%

# SECTION X

# SECTION C

# Westside CDD

## Field Management Report

### Completed Items

- **Conducted pond repairs at P-3A to correct ongoing erosion issues. Drip lines were also removed in the palm tree beds at this location.**
- **Conducted community wide landscaping review with the vendor to identify plants that were damaged from the recent freezes. All dead plants are currently being removed, and plant replacements will take place over the coming weeks.**



### Contracted Services

- **Landscape maintenance services will transition from bi-weekly to weekly visits, effective April 1st. This increase in frequency is expected to improve overall site conditions and decrease response times for any issues. GMS Field staff has coordinated reviews with Yellowstone's senior leadership to ensure that quality control continues to meet established standards.**
- **Aquatic maintenance vendors have been performing above industry standards and have been addressing any algae blooms in a rapid manner.**
- **Adjustments to the Aquatics Maintenance contract are being finalized due to the increase to scope requirements.**



## **Monthly Landscape & Irrigation Report**

**Property: Westside**

**Reporting Period: Monthly**

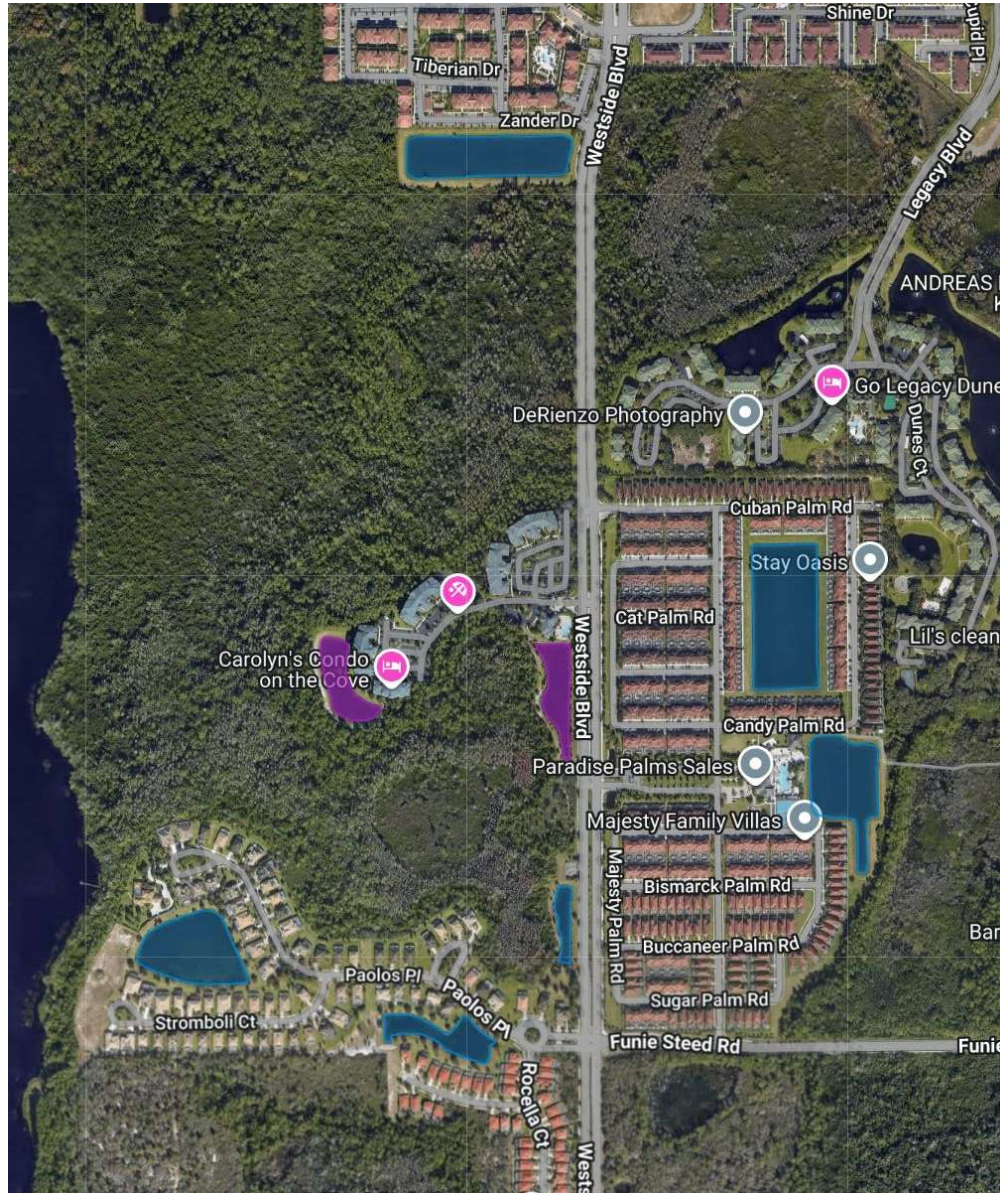
**Prepared By: Jose Romero – Yellowstone Account Manager**

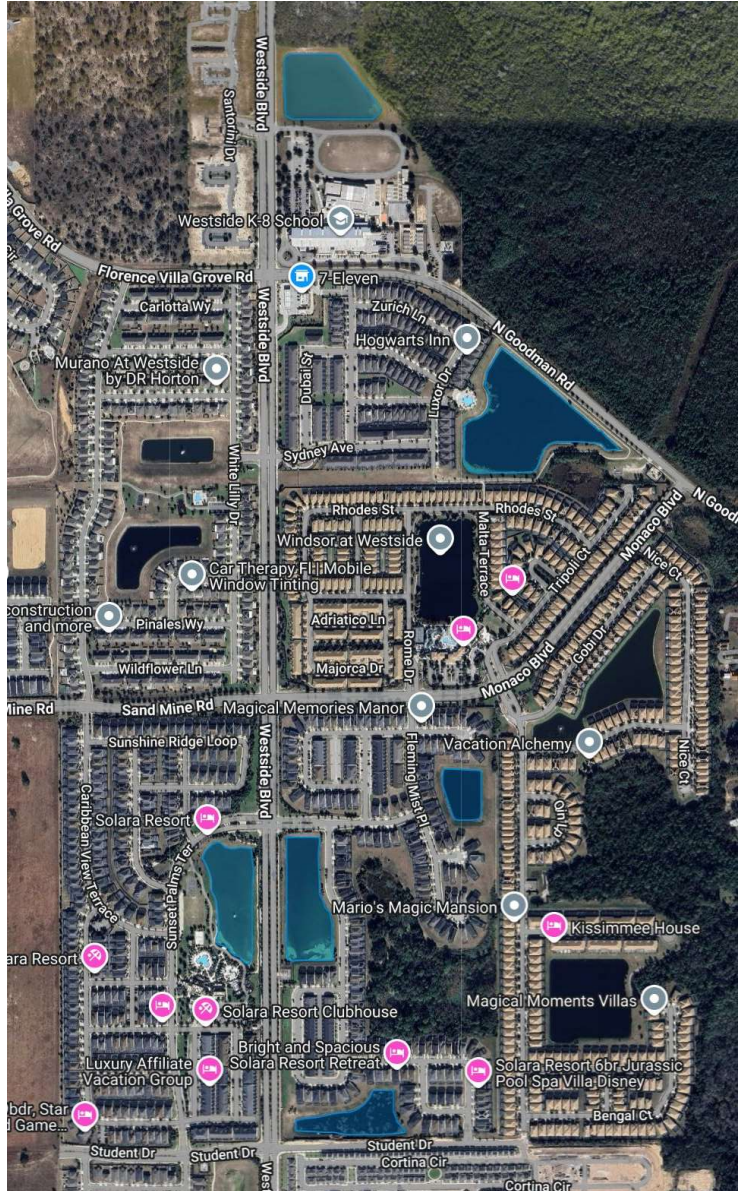
- **General property cleanup performed across all landscaped areas.**
- **Birds of Paradise pruned and hand pulled weeds.**
- **Magnolia trees lifted to approximately 3 feet off the ground for clearance, airflow, and visibility.**
- **Weeds pulled and sprayed throughout beds and tree rings.**
- **Weed eating performed around retention pond, improving appearance and accessibility.**
- **Pond perimeter cleared to reduce overgrowth.**
- **Maintenance crews – Cleanup, pruning, weed eating, and general services.**
- **Herbicide applications were performed to address heavy weed activity. Treatments were conducted to beds, turf edges, and high-visual areas.**
- **Fertilization applied as scheduled each month to turf and ornamentals.**
- **Monitoring for stress, discoloration, and post-application response.**

### **Irrigation Services**

- **Irrigation inspections are performed once a month.**
- **System monitored for:**
  - **Proper coverage.**
  - **Overspray and runoff.**
  - **Leaks or damaged components.**
- **Adjustments are made as needed to support plant health and reduce water waste.**







# SECTION D

# SECTION 1

# Westside Community Development District

## Summary of Check Register

February 18, 2026 to March 24, 2026

Fund	Date	Check No.'s	Amount
General Fund - Truist			
	2/19/26	2202-2204	\$ 57,128.53
	2/26/26	2205-2205	\$ 62.50
	3/5/26	2206-2207	\$ 4,690.00
	3/12/26	2208-2212	\$ 17,935.60
	3/19/26	2213-2215	\$ 37,522.50
		Sub Total:	\$ 117,339.13
General Fund - Autopay			
	3/2/26	80025-80027	\$ 4,705.49
	3/16/26	80028	\$ 41.70
		Sub Total:	\$ 4,747.19
<b>Total Amount</b>			<b>\$ 122,086.32</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/19/26	00001	2/01/26	521	202602	320	320-53800	49000		FIELD MANAGEMENT FEB26	*	1,938.17		
		2/01/26	522	202602	310	310-51300	34000		MANAGEMENT FEES FEB26	*	4,464.58		
		2/01/26	522	202602	310	310-51300	35200		WEBSITE ADMIN FEB26	*	114.67		
		2/01/26	522	202602	310	310-51300	35100		INFORMATION TECH FEB26	*	172.00		
		2/01/26	522	202602	310	310-51300	31300		DISSEM AGENT SVCS FEB26	*	2,006.17		
		2/01/26	522	202602	310	310-51300	51000		OFFICE SUPPLIES FEB26	*	.36		
		2/01/26	522	202602	310	310-51300	42000		POSTAGE FEB26	*	8.88		
GOVERNMENTAL MANAGEMENT SERVICES-CF												8,704.83	002202
2/19/26	00047	2/10/26	2019040	202602	310	310-51300	49100		2025 TAX ROLL	*	2,614.79		
OSCEOLA COUNTY PROPERTY APPRAISER												2,614.79	002203
2/19/26	00016	2/18/26	02182026	202602	300	300-20700	10000		ON ROLL ASSESS S2005-2	*	2,509.27		
		2/18/26	02182026	202602	300	300-20700	10000		ON ROLL ASSESS S2007-2	*	900.03		
		2/18/26	02182026	202602	300	300-20700	10000		ON ROLL ASSESS S2018	*	5,198.30		
		2/18/26	02182026	202602	300	300-20700	10000		ON ROLL ASSESS S2019	*	4,606.69		
		2/18/26	02182026	202602	300	300-20700	10000		ON ROLL ASSESS S2019R	*	22,776.48		
		2/18/26	02182026	202602	300	300-20700	10000		ON ROLL ASSESS S2019K	*	1,782.72		
		2/18/26	02182026	202602	300	300-20700	10000		ON ROLL ASSESS S2022 AA1	*	2,572.73		
		2/18/26	02182026	202602	300	300-20700	10000		ON ROLL ASSESS S2022 AA2	*	5,462.69		
WESTSIDE CDD C/O USBANK												45,808.91	002204
2/26/26	00085	2/20/26	22480629	202601	310	310-51300	31100		ENGINEER SVCS JAN26	*	62.50		
DEWBERRY ENGINEERS INC.												62.50	002205
3/05/26	00056	1/28/26	21204	202601	320	320-53800	46400		WESTSIDE CDD STORMWATER	*	600.00		
		1/28/26	21204	202601	320	320-53800	46400		TRACT RR & P-4 HERBICIDE	*	100.00		

WEST WESTSIDE ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/28/26		21204		202601	320-53800-46400		SOLARA PONDS S1,S2,S3	*	275.00		
1/28/26		21204		202601	320-53800-46400		GOODMAN POND HERBICIDE	*	100.00		
2/24/26		21373		202602	320-53800-46400		WESTSIDE CDD STORMWATER	*	600.00		
2/24/26		21373		202602	320-53800-46400		TRACT RR & P-4 HERBICIDE	*	100.00		
2/24/26		21373		202602	320-53800-46400		SOLARA PONDS S1,S2,S3	*	275.00		
2/24/26		21373		202602	320-53800-46400		GOODMAN POND HERBICIDE	*	100.00		
AQUATIC WEED MANAGEMENT, INC.										2,150.00	002206
3/05/26	00039	2/23/26	1113062	202602	320-53800-46000		SOLARA ENTRANCE POND FILL	*	980.00		
		2/23/26	1113063	202602	320-53800-46000		MONUMENT SIGN PALM RMVL	*	1,560.00		
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC										2,540.00	002207
3/12/26	00034	3/11/26	7352-03-	202603	310-51300-31200		ASSESS REVENUE BOND S2018	*	450.00		
AMERICAN MUNICIPAL TAX-EXEMPT										450.00	002208
3/12/26	00001	3/01/26	523	202603	320-53800-49000		FIELD MANAGEMENT MAR26	*	1,938.17		
		3/01/26	524	202603	310-51300-34000		MANAGEMENT FEES MAR26	*	4,464.58		
		3/01/26	524	202603	310-51300-35200		WEBSITE ADMIN MAR26	*	114.67		
		3/01/26	524	202603	310-51300-35100		INFORMATION TECH MAR26	*	172.00		
		3/01/26	524	202603	310-51300-31300		DISSEM AGENT SVCS MAR26	*	2,006.17		
		3/01/26	524	202603	310-51300-51000		OFFICE SUPPLIES MAR26	*	.27		
		3/01/26	524	202603	310-51300-42000		POSTAGE MAR26	*	202.94		
GOVERNMENTAL MANAGEMENT SERVICES-CF										8,898.80	002209
3/12/26	00029	3/10/26	150831	202602	310-51300-31500		GENERAL COUNSEL FEB26	*	1,113.72		
LATHAM, LUNA, EDEN & BEAUDINE, LLP										1,113.72	002210
3/12/26	00081	3/02/26	5910	202603	320-53800-46400		DISKING SOLEIL POND MAR26	*	300.00		

WEST WESTSIDE ZYAN

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/02/26	5910	202603	320-53800-46400	DISKING SOLARA POND MAR25	*	300.00		
				TOOLE'S TRACTOR SERVICE &			600.00	002211
3/12/26	00039	2/27/26	1116905 202602 320-53800-46000	SOLARA PH2 POND FILL IN	*	3,479.98		
		2/27/26	1116906 202602 320-53800-46000	SOLARA PH2 POND FILL IN	*	2,499.96		
		3/02/26	1121081 202603 320-53800-46300	RMV OLD DRIP PIPE/INSTALL	*	893.14		
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			6,873.08	002212
3/19/26	00056	2/27/26	21401 202601 320-53800-46400	LAKE MAINTENANCE JAN26	*	9,500.00		
				AQUATIC WEED MANAGEMENT, INC.			9,500.00	002213
3/19/26	00085	3/11/26	22481679 202602 310-51300-31100	ENGINEER SVCS FEB26	*	335.00		
				DEWBERRY ENGINEERS INC.			335.00	002214
3/19/26	00039	3/15/26	1128096 202603 320-53800-46200	LANDSCAPE MAINT MAR26	*	27,687.50		
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			27,687.50	002215
TOTAL FOR BANK A						117,339.13		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/02/26	00044	3/02/26	2122-02.000	202602	320	53800	43100		DUKE ENERGY	*	4,642.25	4,642.25	080025
3/09/26	00067	2/26/26	4768-02.2400	202602	320	53800	43200		TOHO WATER AUTHORITY	*	31.62	31.62	080026
3/09/26	00067	2/26/26	9340-02.0	202602	320	53800	43200		TOHO WATER AUTHORITY	*	31.62	31.62	080027
3/16/26	00044	3/10/26	1890-02.9000	202602	320	53800	43000		DUKE ENERGY	*	41.70	41.70	080028
TOTAL FOR BANK Z											4,747.19		
TOTAL FOR REGISTER											122,086.32		

# SECTION 2

***Westside***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 28, 2026***



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**Westside**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 311,443	\$ -	\$ -	\$ 65,232	\$ 376,676
State Board of Administration	\$ 5,189	\$ -	\$ -	\$ 1,130,647	\$ 1,135,836
<b>Investments:</b>					
<u>Series 2005 - 2</u>					
Reserve	\$ -	\$ 100,342	\$ -	\$ -	\$ 100,342
Revenue	\$ -	\$ 434,338	\$ -	\$ -	\$ 434,338
Prepayment	\$ -	\$ 4,152	\$ -	\$ -	\$ 4,152
<u>Series 2007 - 2</u>					
Reserve	\$ -	\$ 36,260	\$ -	\$ -	\$ 36,260
Revenue	\$ -	\$ 163,584	\$ -	\$ -	\$ 163,584
Prepayment	\$ -	\$ 2,929	\$ -	\$ -	\$ 2,929
<u>Series 2018</u>					
Reserve	\$ -	\$ 115,065	\$ -	\$ -	\$ 115,065
Revenue	\$ -	\$ 290,627	\$ -	\$ -	\$ 290,627
Construction	\$ -	\$ -	\$ 2	\$ -	\$ 2
<u>Series 2019</u>					
Reserve	\$ -	\$ 101,595	\$ -	\$ -	\$ 101,595
Revenue	\$ -	\$ 246,786	\$ -	\$ -	\$ 246,786
Construction	\$ -	\$ -	\$ 2	\$ -	\$ 2
<u>Series 2019 B</u>					
Reserve	\$ -	\$ 503,479	\$ -	\$ -	\$ 503,479
Revenue	\$ -	\$ 1,404,361	\$ -	\$ -	\$ 1,404,361
Cost of Issuance	\$ -	\$ 8,018	\$ -	\$ -	\$ 8,018
<u>Series 2019 K</u>					
Reserve	\$ -	\$ 92,850	\$ -	\$ -	\$ 92,850
Revenue	\$ -	\$ 124,851	\$ -	\$ -	\$ 124,851
Construction	\$ -	\$ -	\$ 10,804	\$ -	\$ 10,804
<u>Series 2022 AA1</u>					
Reserve	\$ -	\$ 124,025	\$ -	\$ -	\$ 124,025
Revenue	\$ -	\$ 132,925	\$ -	\$ -	\$ 132,925
<u>Series 2022 AA2</u>					
Reserve	\$ -	\$ 120,784	\$ -	\$ -	\$ 120,784
Revenue	\$ -	\$ 264,900	\$ -	\$ -	\$ 264,900
Construction	\$ -	\$ -	\$ 593	\$ -	\$ 593
Due from General Fund	\$ -	\$ 38,275	\$ -	\$ -	\$ 38,275
Prepaid Expenses	\$ 2,053	\$ -	\$ -	\$ -	\$ 2,053
<b>Total Assets</b>	<b>\$ 318,685</b>	<b>\$ 4,310,145</b>	<b>\$ 11,401</b>	<b>\$ 1,195,879</b>	<b>\$ 5,836,110</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 26,366	\$ -	\$ -	\$ -	\$ 26,366
Due to Debt Service	\$ 38,275	\$ -	\$ -	\$ -	\$ 38,275
Accrued Interest Payable	\$ -	\$ 157,724	\$ -	\$ -	\$ 157,724
Accrued Principal Payable	\$ -	\$ 375,000	\$ -	\$ -	\$ 375,000
<b>Total Liabilities</b>	<b>\$ 64,641</b>	<b>\$ 532,724</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 597,366</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 2,053	\$ -	\$ -	\$ -	\$ 2,053
<b>Restricted for:</b>					
Debt Service - Series 2005 - 2	\$ -	\$ 133,064	\$ -	\$ -	\$ 133,064
Debt Service - Series 2007 - 2	\$ -	\$ 78,664	\$ -	\$ -	\$ 78,664
Debt Service - Series 2018	\$ -	\$ 410,035	\$ -	\$ -	\$ 410,035
Debt Service - Series 2019	\$ -	\$ 352,230	\$ -	\$ -	\$ 352,230
Debt Service - Series 2019 K	\$ -	\$ 219,190	\$ -	\$ -	\$ 219,190
Debt Service - Series 2019 R	\$ -	\$ 1,934,889	\$ -	\$ -	\$ 1,934,889
Debt Service - Series 2019 R	\$ -	\$ 259,099	\$ -	\$ -	\$ 259,099
Debt Service - Series 2019 R	\$ -	\$ 390,249	\$ -	\$ -	\$ 390,249
Capital Projects	\$ -	\$ -	\$ 11,401	\$ -	\$ 11,401
Unassigned	\$ 251,992	\$ -	\$ -	\$ 1,195,879	\$ 1,447,870
<b>Total Fund Balances</b>	<b>\$ 254,044</b>	<b>\$ 3,777,421</b>	<b>\$ 11,401</b>	<b>\$ 1,195,879</b>	<b>\$ 5,238,745</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 318,685</b>	<b>\$ 4,310,145</b>	<b>\$ 11,401</b>	<b>\$ 1,195,879</b>	<b>\$ 5,836,110</b>

**Westside**  
**Community Development District**  
**General Fund**

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

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 589,729	\$ 534,053	\$ 534,053	\$ -
Interest	\$ 2,442	\$ 1,298	\$ 1,298	\$ -
<b>Total Revenues</b>	<b>\$ 592,171</b>	<b>\$ 535,351</b>	<b>\$ 535,351</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,000	\$ 4,000
FICA Expense	\$ 918	\$ 383	\$ 77	\$ 306
Engineering Fees	\$ 15,000	\$ 6,250	\$ 4,161	\$ 2,089
Legal Services	\$ 40,000	\$ 16,667	\$ 7,792	\$ 8,875
Arbitrage Fees	\$ 3,600	\$ 1,800	\$ 1,800	\$ -
Management Fees	\$ 53,575	\$ 22,323	\$ 22,323	\$ -
Information Technology	\$ 2,064	\$ 860	\$ 860	\$ 0
Website Maintenance	\$ 1,376	\$ 573	\$ 573	\$ (0)
Dissemination Fees	\$ 24,074	\$ 10,031	\$ 10,031	\$ 0
Trustee Fees	\$ 38,947	\$ 21,995	\$ 21,995	\$ -
Assessment Roll Services	\$ 14,330	\$ 14,330	\$ 14,330	\$ 0
Auditing Services	\$ 4,950	\$ -	\$ -	\$ -
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Postage	\$ 2,250	\$ 938	\$ 401	\$ 536
Insurance - General Liability	\$ 12,889	\$ 12,889	\$ 10,873	\$ 2,016
Printing and Binding	\$ 1,500	\$ 625	\$ 124	\$ 501
Legal Advertising	\$ 1,800	\$ 750	\$ 287	\$ 463
Other Current Charges	\$ 1,600	\$ 667	\$ 316	\$ 350
Office Supplies	\$ 400	\$ 167	\$ 1	\$ 166
Property Appraiser's Fee	\$ 1,400	\$ 1,400	\$ 2,615	\$ (1,215)
Property Taxes	\$ 200	\$ 3	\$ 3	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 233,149</b>	<b>\$ 117,866</b>	<b>\$ 99,735</b>	<b>\$ 18,130</b>

**Westside**  
**Community Development District**  
**General Fund**

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

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Landscape Maintenance	\$ 348,863	\$ 145,359	\$ 138,438	\$ 6,922
Oak Tree Maintenance	\$ 20,000	\$ 8,333	\$ -	\$ 8,333
Irrigation Repairs	\$ 30,000	\$ 12,500	\$ 1,508	\$ 10,992
Plant Replacement	\$ 30,000	\$ 12,500	\$ 15,941	\$ (3,441)
Electric	\$ 1,997	\$ 832	\$ 299	\$ 533
Streetlighting	\$ 64,311	\$ 26,796	\$ 24,406	\$ 2,390
Irrigation Water	\$ 84,373	\$ 35,155	\$ 7,288	\$ 27,867
Property Insurance	\$ 1,922	\$ 1,922	\$ 1,161	\$ 761
Field Management	\$ 23,258	\$ 9,691	\$ 9,691	\$ -
Lake & Wetland Maintenance	\$ 24,653	\$ 10,272	\$ 18,001	\$ (7,729)
Sidewalk Repairs & Maintenance	\$ 4,000	\$ 1,667	\$ -	\$ 1,667
Contingency	\$ -	\$ -	\$ 27,000	\$ (27,000)
<b>Total Operations &amp; Maintenance</b>	<b>\$ 633,376</b>	<b>\$ 265,028</b>	<b>\$ 243,734</b>	<b>\$ 21,294</b>
<b>Total Expenditures</b>	<b>\$ 866,525</b>	<b>\$ 382,894</b>	<b>\$ 343,469</b>	<b>\$ 39,424</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (274,354)</b>		<b>\$ 191,882</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ 200,806	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 200,806</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (73,547)</b>		<b>\$ 191,882</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 73,547</b>		<b>\$ 62,162</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 254,044</b>	

# Westside

## Community Development District

### Debt Service Fund Series 2005-2

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

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 110,963	\$ 100,487	\$ 100,487	\$ -
Interest	\$ -	\$ -	\$ 9	\$ 9
<b>Total Revenues</b>	<b>\$ 110,963</b>	<b>\$ 100,487</b>	<b>\$ 100,496</b>	<b>\$ 9</b>
<b>Expenditures:</b>				
Debt Service Obligation	\$ 110,963	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 110,963</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 100,496</b>	<b>\$ 9</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 32,568</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 133,064</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2007-2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 39,800	\$ 36,042	\$ 36,042	\$ -
Interest	\$ -	\$ -	\$ 4	\$ 4
<b>Total Revenues</b>	<b>\$ 39,800</b>	<b>\$ 36,042</b>	<b>\$ 36,046</b>	<b>\$ 4</b>
<b>Expenditures:</b>				
Debt Service Obligation	\$ 39,800	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 39,800</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 36,046</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 42,618</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 78,664</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 230,130	\$ 208,173	\$ 208,173	\$ -
Interest	\$ 5,565	\$ 4,374	\$ 4,374	\$ -
<b>Total Revenues</b>	<b>\$ 235,695</b>	<b>\$ 212,547</b>	<b>\$ 212,547</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 78,650	\$ 78,650	\$ 78,650	\$ -
Principal - 5/1	\$ 70,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 78,650	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 227,300</b>	<b>\$ 78,650</b>	<b>\$ 78,650</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 8,395</b>		<b>\$ 133,897</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 154,387</b>		<b>\$ 276,139</b>	
<b>Fund Balance - Ending</b>	<b>\$ 162,782</b>		<b>\$ 410,035</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 203,846	\$ 184,481	\$ 184,481	\$ -
Interest	\$ 4,616	\$ 3,683	\$ 3,683	\$ -
<b>Total Revenues</b>	<b>\$ 208,462</b>	<b>\$ 188,165</b>	<b>\$ 188,165</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 67,106	\$ 67,106	\$ 67,106	\$ -
Principal - 5/1	\$ 70,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 67,106	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 204,213</b>	<b>\$ 67,106</b>	<b>\$ 67,106</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,250</b>		<b>\$ 121,059</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 123,527</b>		<b>\$ 231,172</b>	
<b>Fund Balance - Ending</b>	<b>\$ 127,777</b>		<b>\$ 352,230</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2019R**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,007,205	\$ 912,115	\$ 912,115	\$ -
Interest	\$ 26,155	\$ 20,312	\$ 20,312	\$ -
<b>Total Revenues</b>	<b>\$ 1,033,360</b>	<b>\$ 932,427</b>	<b>\$ 932,427</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 196,838	\$ 196,838	\$ 196,838	\$ -
Principal - 5/1	\$ 625,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 196,838	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,018,676</b>	<b>\$ 196,838</b>	<b>\$ 196,838</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 14,684</b>		<b>\$ 735,589</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 666,385</b>		<b>\$ 1,199,300</b>	
<b>Fund Balance - Ending</b>	<b>\$ 681,069</b>		<b>\$ 1,934,889</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2019K**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 78,845	\$ 71,391	\$ 71,391	\$ -
Interest	\$ 3,557	\$ 2,802	\$ 2,802	\$ -
<b>Total Revenues</b>	<b>\$ 82,402</b>	<b>\$ 74,194</b>	<b>\$ 74,194</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 36,970	\$ 36,970	\$ 36,970	\$ -
Interest - 5/1	\$ 36,970	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 73,940</b>	<b>\$ 36,970</b>	<b>\$ 36,970</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 8,462</b>		<b>\$ 37,224</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 86,655</b>		<b>\$ 181,967</b>	
<b>Fund Balance - Ending</b>	<b>\$ 95,117</b>		<b>\$ 219,190</b>	

# Westside

## Community Development District

### Debt Service Fund Series 2022 AA1

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

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 113,770	\$ 103,029	\$ 103,029	\$ -
Interest	\$ 4,094	\$ 3,171	\$ 3,171	\$ -
<b>Total Revenues</b>	<b>\$ 117,864</b>	<b>\$ 106,199</b>	<b>\$ 106,199</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 56,885	\$ 56,885	\$ 56,885	\$ -
Interest - 5/1	\$ 56,885	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 113,770</b>	<b>\$ 56,885</b>	<b>\$ 56,885</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,094</b>		<b>\$ 49,314</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 82,242</b>		<b>\$ 209,785</b>	
<b>Fund Balance - Ending</b>	<b>\$ 86,336</b>		<b>\$ 259,099</b>	

# Westside

## Community Development District

### Debt Service Fund Series 2022 AA2

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

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 241,568	\$ 218,761	\$ 218,761	\$ -
Interest	\$ 5,002	\$ 4,049	\$ 4,049	\$ -
<b>Total Revenues</b>	<b>\$ 246,570</b>	<b>\$ 222,810</b>	<b>\$ 222,810</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 95,628	\$ 95,628	\$ 95,628	\$ -
Principal - 5/1	\$ 50,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 95,628	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 241,255</b>	<b>\$ 95,628</b>	<b>\$ 95,628</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,315</b>		<b>\$ 127,182</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 134,829</b>		<b>\$ 263,066</b>	
<b>Fund Balance - Ending</b>	<b>\$ 140,144</b>		<b>\$ 390,249</b>	

# Westside

## Community Development District

### Capital Projects Funds

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

For The Period Ending February 28, 2026

	Series	Series	Series	Series	Series	Series	Series	Series	
	2005-2	2007-2	2018	2019	2019K	2022 AA1	2022 AA2		Total
<b>Revenues</b>									
Interest	\$ -	\$ -	\$ 0	\$ 0	\$ 170	\$ 12,185	\$ 9		\$ 12,364
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 170</b>	<b>\$ 12,185</b>	<b>\$ 9</b>		<b>\$ 12,364</b>
<b>Expenditures:</b>									
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 170</b>	<b>\$ 12,185</b>	<b>\$ 9</b>		<b>\$ 12,364</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 10,635</b>	<b>\$ (12,185)</b>	<b>\$ 584</b>		<b>\$ (963)</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 10,804</b>	<b>\$ -</b>	<b>\$ 593</b>		<b>\$ 11,401</b>

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

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 18,840	\$ 18,840
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,840</b>	<b>\$ 18,840</b>
<b>Expenditures:</b>				
Miscellaneous Expense	\$ 1,500	\$ 625	\$ 190	\$ 435
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ 9,087	\$ (9,087)
Capital Outlay - Landscaping	\$ 50,000	\$ 20,833	\$ -	\$ 20,833
<b>Total Expenditures</b>	<b>\$ 51,500</b>	<b>\$ 21,458</b>	<b>\$ 9,277</b>	<b>\$ 12,181</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (51,500)</b>		<b>\$ 9,563</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ (200,806)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (200,806)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (252,306)</b>		<b>\$ 9,563</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,235,427</b>		<b>\$ 1,186,316</b>	
<b>Fund Balance - Ending</b>	<b>\$ 983,121</b>		<b>\$ 1,195,879</b>	

**Westside**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 89,241	\$ 420,333	\$ 13,336	\$ 11,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 534,053
Interest	\$ 19	\$ 19	\$ 26	\$ 637	\$ 598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,298
<b>Total Revenues</b>	<b>\$ 19</b>	<b>\$ 89,260</b>	<b>\$ 420,359</b>	<b>\$ 13,973</b>	<b>\$ 11,741</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 535,351</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 400	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
FICA Expense	\$ -	\$ 31	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Engineering Fees	\$ 1,956	\$ 1,808	\$ -	\$ 63	\$ 335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,161
Legal Services	\$ 2,009	\$ 2,823	\$ 755	\$ 1,091	\$ 1,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,792
Arbitrage Fees	\$ -	\$ -	\$ 450	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Management Fees	\$ 4,465	\$ 4,465	\$ 4,465	\$ 4,465	\$ 4,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,323
Information Technology	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 860
Website Maintenance	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 573
Dissemination Fees	\$ 2,006	\$ 2,006	\$ 2,006	\$ 2,006	\$ 2,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,031
Trustee Fees	\$ 13,772	\$ -	\$ 5,163	\$ 3,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,995
Assessment Roll Services	\$ 14,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,330
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 155	\$ 102	\$ 27	\$ 108	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 401
Insurance - General Liability	\$ 10,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,873
Printing and Binding	\$ -	\$ 124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124
Legal Advertising	\$ -	\$ -	\$ -	\$ 287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287
Other Current Charges	\$ 100	\$ 65	\$ 65	\$ 46	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser's Fee	\$ -	\$ -	\$ -	\$ -	\$ 2,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,615
Property Taxes	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 50,128</b>	<b>\$ 12,112</b>	<b>\$ 13,217</b>	<b>\$ 12,762</b>	<b>\$ 11,517</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 99,735</b>

**Westside**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures</b>													
Landscape Maintenance	\$ 27,688	\$ 27,688	\$ 27,688	\$ 27,688	\$ 27,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,438
Oak Tree Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ 1,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,508
Plant Replacement	\$ -	\$ -	\$ 3,807	\$ 3,614	\$ 8,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,941
Electric	\$ 127	\$ 34	\$ 56	\$ 40	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 299
Streetlighting	\$ 4,919	\$ 4,919	\$ 4,919	\$ 5,007	\$ 4,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,406
Irrigation Water	\$ 55	\$ 6,903	\$ 171	\$ 95	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,288
Property Insurance	\$ 1,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,161
Field Management	\$ 1,938	\$ 1,938	\$ 1,938	\$ 1,938	\$ 1,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,691
Lake & Wetland Maintenance	\$ 1,075	\$ 1,882	\$ 3,175	\$ 10,575	\$ 1,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,001
Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 27,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,000
<b>Total Operations &amp; Maintenance</b>	<b>\$ 63,963</b>	<b>\$ 43,364</b>	<b>\$ 43,262</b>	<b>\$ 48,957</b>	<b>\$ 44,187</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 243,734</b>
<b>Total Expenditures</b>	<b>\$ 114,091</b>	<b>\$ 55,475</b>	<b>\$ 56,479</b>	<b>\$ 61,719</b>	<b>\$ 55,704</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 343,469</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (114,072)</b>	<b>\$ 33,784</b>	<b>\$ 363,880</b>	<b>\$ (47,747)</b>	<b>\$ (43,963)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 191,882</b>

**Westside**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

Gross Assessments	\$ 627,371.75	\$ 118,045.74	\$ 42,340.43	\$ 244,548.00	\$ 216,717.00	\$ 1,071,494.97	\$ 83,866.00	\$ 121,031.50	\$ 256,986.72	\$ 2,782,402.11
Net Assessments	\$ 589,729.45	\$ 110,963.00	\$ 39,800.00	\$ 229,875.12	\$ 203,713.98	\$ 1,007,205.27	\$ 78,834.04	\$ 113,769.61	\$ 241,567.52	\$ 2,615,457.98

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	22.55%	4.24%	1.52%	8.79%	7.79%	38.51%	3.01%	4.35%	9.24%	100.00%
							O&M Portion	2005-2 Debt Service	2007-2 Debt Service	2018 Debt Service	2019 Debt Service	2019 Refund Debt Service	2019 Parcel k Debt Service	2022 AA1 Debt Service	2022 AA2 Debt Service	Total
11/14/25	ACH	\$8,758.45	\$0.00	(\$175.17)	\$0.00	\$8,583.28	\$1,935.36	\$364.15	\$130.61	\$754.39	\$668.54	\$3,305.40	\$258.71	\$373.36	\$792.76	\$8,583.28
11/21/25	ACH	\$485.41	\$0.00	(\$9.71)	\$0.00	\$475.70	\$107.26	\$20.18	\$7.24	\$41.81	\$37.05	\$183.19	\$14.34	\$20.69	\$43.94	\$475.70
11/21/25	ACH	\$394,619.02	\$0.00	(\$7,892.39)	\$0.00	\$386,726.63	\$87,198.53	\$16,407.20	\$5,884.90	\$33,989.78	\$30,121.54	\$148,927.30	\$11,656.55	\$16,822.19	\$35,718.64	\$386,726.63
12/12/25	ACH	\$1,650,547.17	\$0.00	(\$33,010.94)	\$0.00	\$1,617,536.23	\$364,719.57	\$68,625.33	\$24,614.41	\$142,166.82	\$125,987.40	\$622,908.50	\$48,755.10	\$70,361.09	\$149,398.01	\$1,617,536.23
12/22/25	ACH	\$251,681.17	\$0.00	(\$5,033.61)	\$0.00	\$246,647.56	\$55,613.71	\$10,464.23	\$3,753.29	\$21,678.09	\$19,211.00	\$94,983.26	\$7,434.35	\$10,728.90	\$22,780.73	\$246,647.56
01/12/26	ACH	\$3,869.88	\$0.00	(\$77.39)	\$0.00	\$3,792.49	\$855.12	\$160.90	\$57.71	\$333.33	\$295.39	\$1,460.48	\$114.31	\$164.97	\$350.28	\$3,792.49
01/12/26	ACH	\$54,791.99	\$0.00	(\$1,095.85)	\$0.00	\$53,696.14	\$12,107.32	\$2,278.10	\$817.11	\$4,719.41	\$4,182.31	\$20,678.23	\$1,618.49	\$2,335.72	\$4,959.45	\$53,696.14
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$1,656.14	\$1,656.14	\$373.42	\$70.27	\$25.21	\$145.56	\$128.99	\$637.77	\$49.92	\$72.04	\$152.96	\$1,656.14
02/09/26	ACH	\$311.39	\$0.00	(\$6.22)	\$0.00	\$305.17	\$68.81	\$12.95	\$4.64	\$26.82	\$23.77	\$117.52	\$9.20	\$13.27	\$28.19	\$305.17
02/09/26	ACH	\$50,115.32	\$0.00	(\$1,002.32)	\$0.00	\$49,113.00	\$11,073.93	\$2,083.66	\$747.36	\$4,316.59	\$3,825.34	\$18,913.27	\$1,480.34	\$2,136.36	\$4,536.15	\$49,113.00
<b>TOTAL</b>		<b>\$ 2,415,179.80</b>	<b>\$ -</b>	<b>\$ (48,303.60)</b>	<b>\$ 1,656.14</b>	<b>\$ 2,368,532.34</b>	<b>\$ 534,053.03</b>	<b>\$ 100,486.97</b>	<b>\$ 36,042.48</b>	<b>\$ 208,172.60</b>	<b>\$ 184,481.33</b>	<b>\$ 912,114.92</b>	<b>\$ 71,391.31</b>	<b>\$ 103,028.59</b>	<b>\$ 218,761.11</b>	<b>\$ 2,368,532.34</b>

<b>91%</b>	<b>Net Percent Collected</b>
<b>\$ 246,925.64</b>	<b>Balance Remaining to Collect</b>

# SECTION 3

# 2026 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026  
(Dates are subject to change)

## **Special District Candidates who WILL NOT incur election expenses or contributions will do the following:**

1. Present the items listed below during the qualifying period
  - Form 1 – Statement of Financial Interest
  - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
  - Notice of Intent Special District Candidate
  - Qualifying fee of \$25.00 or
  - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

## **Special District Candidates who WILL incur election expenses or contributions must do the following:**

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
  - Form 1 – Statement of Financial Interest
  - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
  - Notice of Intent Special District Candidate
  - Qualifying fee of \$25.00 or
  - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

## **Candidates Paying the Qualifying Fee:**

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

## **Candidates Qualifying by Petition Method:**

Special district candidates need 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **Noon, Monday, May 11, 2026**.

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.