

*Westside Community
Development District*

Agenda

November 3, 2026

AGENDA

Westside

Community Development District

219 E. Livingston Street, Orlando, FL 32801

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

October 27, 2026

**Board of Supervisors
Westside Community
Development District**

Dear Board Members:

The Board of Supervisors of Westside Community Development District will meet **Tuesday, November 3, 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. Organizational Matters
 - A. Consideration of Resolution 2027-01 Declaring Board Vacancies
 - B. Consideration of Resume(s)/Letter(s) of Interest
 - C. Appointment of Individual(s) to Fulfill Vacancies in Seats #1, #3, #4, #5
 - D. Administration of Oaths of Office to Newly Appointed Supervisor(s)
 - E. Election of Officers
 - F. Consideration of Resolution 2027-02 Electing Officers
4. Approval of Minutes of the July 7, 2026 Meeting
5. Consideration of Resolution 2027-03 Amending Fiscal Year 2026 Budget
6. Presentation of Arbitrage Reports
7. Consideration of Agreement with PayGov.US for Electronic Payment Processing
8. Consideration of Landscape Maintenance Formal RFP Bid Packet
9. Staff Reports
 - A. Attorney
 - i. Consideration of Bond Counsel Transfer Letter
 - B. Engineer
 - C. Field Manager
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
10. Supervisor's Requests
11. Other Business
12. 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', with a large, sweeping flourish extending from the bottom left.

Jason M. Showe
District Manager

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

SECTION III

SECTION A

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on November 3, 2026, three (3) members of the Board of Supervisors (“Board”) are to be elected by the “Qualified Electors” of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Osceola County Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for the available seats designated as “Seat 3” and “Seat 4”, and “Seat 5”; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 3, Seat 4 and Seat 5 vacant, effective the second Tuesday following the general election, and Qualified Electors are to be appointed to such seats within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 3, Seat 4 and Seat 5 as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 17, 2026: Seat 3 (currently held by Donald Jackson), Seat 4 (currently held by Thomas Franklin) and Seat 5 (currently held by Scott Stewart).

SECTION 2. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Supervisors for Seat 3, Seat 4 and Seat 5 shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 3rd day of November 2026.

ATTEST:

**WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

SECTION F

RESOLUTION 2027-02

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 _____, **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 DAY OF _____, 2026.

Chairman/Vice Chairman

Secretary/ Assistant Secretary

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, **July 7, 2026** at 11:00 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
Donald Jackson	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	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

Organizational Matters

- A. Consideration of Resume/Letters of Interest**
- B. Appointment of Individual to Fill Seats 1**
- C. Administration of Oath of Office for Newly Appointed Supervisor**
- D. Consideration of Resolution 2026-03 Electing Officers**

Items A through D were tabled to a future meeting.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the June 2, 2026 Meeting

On MOTION by Mr. Crone seconded by Mr. Franklin with all in favor the minutes of the June 2, 2026 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Comment Period

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the public hearing was opened.

B. Consideration of Resolution 2026-05 Adopting the Fiscal Year 2027 budget and Relating to the Annual Appropriations

Mr. Showe stated there is no increase in assessments, and we are putting about \$300,000 into the reserves. We are in a good financial position.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2026-05 Adopting the Fiscal Year 2027 budget and Relating to the Annual Appropriations was approved.

C. Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated attached to the resolution as Exhibit A is the budget you just adopted and Exhibit B is the assessment roll.

I will note for the record only members of the board and staff are present and no members of the public.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Mr. Crone seconded by Mr. Stewart with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS**Review and Acceptance of the Fiscal Year 2025 Audit Report**

Mr. Showe stated the audit has essentially the same notes as all the other audits you have had in the past. The one difference is it still has the note of the collections for some of the bonds, but we put in the statement that the district has cleaned that up, we did that at the last meeting. Hopefully, this should be the last comment we will have on our audits.

On MOTION by Mr. Crone seconded by Mr. Stewart with all in favor the fiscal year 2025 audit was accepted and staff was authorized to transmit the audit to the auditor general of the State of Florida.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Lazarovich stated we are just pushing on the pond repair issue. We did receive a response from the engineer we have been working with, Dave Reid, and Hanson Walter's counsel did let us know last week that they are working on additional responses. We haven't seen that come through yet.

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 and after discussion staff as directed to obtain proposals to remove the walking path and replace it with Bahia.

Mr. Crone stated in Caribe Cove, the pond is washing away the bank on the poolside, and the fence is starting to lean because the pond bank is washing away. The fence is Caribe Cove's, but I don't know if we need to check that out.

Mr. Stewart stated the pond is ours.

Mr. Wright stated if it is CDD erosion causing this we will repair the erosion.

Mr. Crone stated the water will sometimes come into the pool area.

D. Manager**i. Approval of Check Register**

On MOTION by Mr. Crone seconded by Mr. Franklin 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. Consideration of Fiscal Year 2027 Meeting Schedule

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the fiscal year 2027 meeting schedule was approved.

iv. Goals and Objectives**a. Adoption of Fiscal Year 2027 Goals and Objectives****b. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing chair to Execute Final Form**

On MOTION by Mr. Franklin seconded by Mr. Crone with all in favor the fiscal year 2027 goals and objectives were adopted, and the 2026 goals and objectives were approved and the chairman was authorized to execute the final form at the end of the fiscal year.

EIGHTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Crone stated the assessments are imposed by the CDD, they are basically executed through the county. In Tuscany we are charged \$900 every year for CDD fees, yet we do not receive any or partial benefits of being a CDD member.

Mr. Lazarovich asked is the portion the bond debt?

Mr. Showe stated a large portion is the bond debt.

Mr. Lazarovich stated that won't change, that is set and it is a 30-year bond. There is O&M and then the debt service from the bond issue. Those are two different fees but collected as one by the tax collector.

Mr. Crone stated I understand that process, but the services that are provided to the community are not to the full extent other communities receive.

Mr. Showe stated the CDD only maintains landscaping and stormwater and that is it.

Mr. Crone stated from my understanding the community does not receive all the CDD benefits for the Tuscan Association.

Mr. Showe stated the only services the CDD provides are landscaping and stormwater.

Mr. Crone stated they don't get the landscaping portion of it.

Mr. Showe stated we maintain the landscaping down Westside Boulevard as well as the main entrances throughout the entire CDD.

Mr. Crone asked the sidewalks, the community, the trees those are all CDD responsibility?

Mr. Showe stated no.

Mr. Jackson stated not within the community, just Westside Boulevard.

Mr. Crone stated our community is open so any infrastructure in the community is county.

Mr. Showe stated there are really no services the CDD provides for this particular district, just what we are required to maintain.

Mr. Stewart stated to answer his question anything inside his community is the county.

Mr. Showe stated the county or HOA.

Mr. Stewart stated everybody else benefits from us taking care of what we are required to take care of.

Mr. Crone stated which is basically Westside the road outside the community.

Mr. Wright stated the stormwater runoff is into the CDD system. Westside Boulevard access going throughout and all landscaping there.

Mr. Jackson asked who is supposed to mow around the ponds? Our landscaper mows around the pond and weed whack. We have lost a couple mowers in the pond too.

Mr. Wright stated I was going through our contracts and landscaping in particular, it has five different addendums.

Mr. Showe stated I need to get one cleaned up map of everything. When we add areas, it gets complicated. We can have that for the next meeting.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Crone seconded by Mr. Stewart with all in favor the meeting adjourned at 11:33 a.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2027-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE WESTSIDE COMMUNITY DEVELOPMENT
DISTRICT APPROVING AN AMENDMENT TO THE
CAPITAL PROJECTS FUND BUDGET FOR FISCAL YEAR
2025 AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to Resolution 2025-05 the Westside Community Development District Board of Supervisors (the “Board”) adopted a Capital Projects Fund Budget for Fiscal Year 2026; and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2026.

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

1. The Capital Projects Fund Budget for Fiscal Year 2026 is hereby amended and restated as set forth on the Fiscal Year 2026 Budget attached hereto as **“Exhibit A”**.
2. This Resolution shall take effect immediately upon adoption and be reflected in the monthly and Fiscal Year End 9/30/2026 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED THIS 3rd DAY OF NOVEMBER 2026.

ATTEST:

**BOARD OF SUPERVISORS OF THE
WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Westside
Community Development District

Amended Budget
FY2026



Table of Contents

1	<u>Series 2007 Debt Service Fund</u>
2	<u>Capital Reserve Fund</u>

Westside Community Development District

Debt Service Fund Series 2007-2

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actuals FY2026
<u>Revenues</u>				
Assessments - Tax Roll	\$ 39,800	\$ 283	\$ 40,083	\$ 40,083
Interest	\$ -	\$ 7	\$ 7	\$ 7
Carry Forward Surplus	\$ -	\$ 42,618	\$ 42,618	\$ 42,618
Total Revenues	\$ 39,800	\$ 42,908	\$ 82,708	\$ 82,708
<u>Expenditures</u>				
Debt Service Obligation	\$ 39,800	\$ 3,940	\$ 43,740	\$ 43,740
Total Expenditures	\$ 39,800	\$ 3,940	\$ 43,740	\$ 43,740
Excess Revenues/(Expenditures)	\$ -	\$ 38,968	\$ 38,968	\$ 38,968

Westside

Community Development District

Capital Reserve Fund

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actuals FY2026
<u>Revenues</u>				
Interest	\$ -	\$ 41,850	\$ 41,850	\$ 41,850
Carry Forward Surplus	\$ 1,235,427	\$ (49,111)	\$ 1,186,316	\$ 1,186,316
Total Revenues	\$ 1,235,427	\$ (7,262)	\$ 1,228,165	\$ 1,228,165
<u>Expenditures</u>				
Miscellaneous Expense	\$ 1,500	\$ -	\$ 1,500	\$ 501
Sidewalk & Asphalt Maintenance	\$ -	\$ 16,912	\$ 16,912	\$ 16,912
Capital Outlay - Landscaping	\$ 50,000	\$ 200,000	\$ 250,000	\$ 184,501
Total Expenditures	\$ 51,500	\$ 216,912	\$ 268,412	\$ 201,914
<u>Other Sources</u>				
Transfer In (Out)	\$ (200,806)	\$ 0	\$ (200,806)	\$ (200,806)
Total Other Sources/(Uses)	\$ (200,806)	\$ 0	\$ (200,806)	\$ (200,806)
Excess Revenues/(Expenditures)	\$ 983,121	\$ (224,173)	\$ 758,947	\$ 825,445

SECTION VI

REBATE REPORT

\$13,095,000

Westside Community Development District

(Osceola County, Florida)

**Special Assessment Revenue Refunding Bonds,
Series 2019**

**Dated: September 30, 2019
Delivered: September 30, 2019**

**Rebate Report to the Computation Date
September 30, 2027
Reflecting Activity To
September 30, 2026**



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Arbitrage Rebate Calculation Detail Report – 2019-1 Escrow Fund	9
Arbitrage Rebate Calculation Detail Report – 2019-2 Escrow Fund	10
Arbitrage Rebate Calculation Detail Report – 2019-1 & 2019-2 Debt Service Reserve Fund	11
Arbitrage Rebate Calculation Detail Report – 2019-1 & 2019-2 Capitalized Interest Fund	13
Arbitrage Rebate Calculation Detail Report – 2019-1 & 2019-2 Cost of Issuance Fund	14
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	15



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

October 22, 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: \$13,095,000 Westside Community Development District (Osceola County, Florida),
Special Assessment Revenue Refunding Bonds, Series 2019

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 September 30, 2027, the Computation Date. 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 September 30, 2027 Computation Date
Reflecting Activity from September 30, 2019 through September 30, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
2019-1 Escrow Fund	0.000000%	0.00	(63,319.01)
2019-2 Escrow Fund	0.000000%	0.00	(60,945.28)
2019-1 & 2019-2 Debt Service Reserve Fund	2.316457%	84,118.32	(197,258.93)
2019-1 & 2019-2 Capitalized Interest Fund	0.152794%	5.78	(386.95)
2019-1 & 2019-2 Cost of Issuance Fund	2.202072%	1,266.92	(3,254.62)
Totals	1.724915%	\$85,391.02	\$(325,164.79)
Bond Yield	6.432500%		
Rebate Computation Credits			(17,601.39)
Net Rebatable Arbitrage			\$(342,766.18)

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 September 30, 2019, the date of the closing, to September 30, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of September 30, 2027.
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 September 30, 2019 and September 30, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

September 30, 2027.

7. Computation Period

The period beginning on September 30, 2019, the date of the closing, and ending on September 30, 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:

Fund	Account Number
Revenue	234304000
2005-1 Escrow Fund	Verification Report
2007-1 Escrow Fund	Verification Report
Cost of Issuance	234304005
Capitalized Interest	234304001
Sinking	234304002
Prepayment	234304004
Debt Service Reserve	234304003

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of September 30, 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 September 30, 2027. 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 September 30, 2027, is the Rebatable Arbitrage.

\$13,095,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Refunding Bonds, Series 2019
Delivered: September 30, 2019

SOURCES	2019-1 Bonds	2019-2 Bonds	Totals
Par Amount	\$6,780,000.00	\$6,315,000.00	\$13,095,000.00
Net Original Issue Discount	-5,137.55	-11,458.35	-16,595.90
Prior Bond Monies	716,095.51	887,312.91	1,603,408.42
Totals	\$7,490,957.96	\$7,190,854.56	\$14,681,812.52

USES	2019-1 Bonds	2019-2 Bonds	Totals
Escrow Fund	\$7,017,806.25	\$6,754,720.00	\$13,772,526.25
Debt Service Reserve Fund	264,713.13	238,890.63	503,603.76
Capitalized Interest Fund	22,665.09	21,278.59	43,943.68
Cost of Issuance Fund	84,073.49	81,240.34	165,313.83
Underwriter's Discount	101,700.00	94,725.00	196,425.00
Totals	\$7,490,957.96	\$7,190,854.56	\$14,681,812.52

\$13,095,000
 Westside Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Refunding Bonds, Series 2019
 2019-1 Escrow Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.432500%)
09/30/19	Beg Bal	-7,017,806.25	-11,645,834.05
11/01/19		7,017,806.25	11,582,515.04

09/30/27	TOTALS:	0.00	-63,319.01

ISSUE DATE:	09/30/19	REBATABLE ARBITRAGE:	-63,319.01
COMP DATE:	09/30/27	NET INCOME:	0.00
BOND YIELD:	6.432500%	TAX INV YIELD:	0.000000%

\$13,095,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Refunding Bonds, Series 2019
2019-2 Escrow Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.432500%)
09/30/19	Beg Bal	-6,754,720.00	-11,209,250.49
11/01/19		6,754,720.00	11,148,305.21

09/30/27	TOTALS:	0.00	-60,945.28

ISSUE DATE:	09/30/19	REBATABLE ARBITRAGE:	-60,945.28
COMP DATE:	09/30/27	NET INCOME:	0.00
BOND YIELD:	6.432500%	TAX INV YIELD:	0.000000%

\$13,095,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Refunding Bonds, Series 2019
2019-1 & 2019-2 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.432500%)
09/30/19	Beg Bal	-503,603.76	-835,714.98
10/02/19		2.07	3.43
11/04/19		64.16	105.84
12/03/19		62.09	101.90
01/03/20		64.16	104.74
02/04/20		63.98	103.88
03/03/20		52.97	85.57
04/02/20		23.87	38.36
05/01/20		125.01	199.89
05/04/20		4.13	6.60
06/02/20		4.26	6.77
07/02/20		2.48	3.92
08/04/20		2.34	3.68
09/02/20		2.13	3.33
10/02/20		2.06	3.21
11/03/20		2.13	3.30
12/02/20		2.06	3.17
01/05/21		2.13	3.26
02/02/21		2.14	3.26
03/02/21		1.93	2.93
04/02/21		2.14	3.23
05/04/21		2.07	3.11
06/02/21		2.14	3.19
07/02/21		2.07	3.07
08/03/21		2.14	3.16
09/02/21		2.14	3.14
10/04/21		2.07	3.02
11/02/21		2.14	3.11
12/02/21		2.07	2.99
01/04/22		2.14	3.08
02/02/22		2.14	3.06
03/02/22		1.93	2.75
04/04/22		2.17	3.07
05/03/22		2.07	2.92
06/02/22		2.17	3.04
07/05/22		2.07	2.88
08/02/22		2.14	2.97
09/01/22		332.08	458.08
10/04/22		620.73	851.29
11/02/22		761.43	1,039.12
12/02/22		806.95	1,095.45
01/04/23		940.75	1,269.92
02/02/23		1,000.75	1,344.28
03/02/23		907.64	1,212.79
04/04/23		1,224.90	1,627.53
05/02/23		1,528.37	2,020.77
06/02/23		1,582.16	2,080.88
07/05/23		1,572.51	2,056.22

\$13,095,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Refunding Bonds, Series 2019
2019-1 & 2019-2 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.432500%)
08/02/23		1,832.53	2,384.88
09/05/23		2,287.72	2,960.04
10/03/23		2,213.93	2,850.49
11/02/23		2,288.04	2,930.92
12/04/23		2,198.06	2,799.86
01/03/24		2,259.02	2,862.87
02/02/24		2,238.84	2,822.86
03/04/24		2,094.72	2,626.32
04/02/24		2,239.74	2,794.35
05/02/24		2,166.94	2,689.30
06/04/24		2,239.15	2,763.32
07/02/24		2,166.94	2,661.07
08/02/24		2,237.82	2,733.65
09/04/24		2,237.44	2,717.85
10/02/24		2,082.74	2,517.51
11/04/24		2,024.17	2,432.98
12/03/24		1,880.31	2,248.57
01/03/25		1,872.82	2,227.83
02/04/25		1,815.86	2,148.32
03/04/25		1,640.15	1,930.23
04/02/25		1,815.84	2,126.50
05/02/25		1,757.28	2,047.09
06/03/25		1,815.64	2,103.58
07/02/25		1,757.28	2,025.60
08/04/25		1,815.84	2,081.36
09/03/25		1,814.21	2,068.91
10/02/25		1,700.73	1,929.63
11/04/25		1,702.02	1,920.26
12/02/25		1,550.34	1,740.54
01/05/26		1,529.57	1,707.28
02/03/26		1,495.37	1,660.91
03/03/26		1,350.40	1,492.00
04/02/26		1,495.06	1,643.43
05/04/26		1,446.85	1,581.51
06/02/26		1,495.35	1,626.49
07/02/26		1,446.85	1,565.46
08/04/26		1,495.07	1,608.55
09/02/26		1,495.80	1,601.43
09/30/26	Bal	503,478.75	536,385.83
09/30/26	Acc	1,446.71	1,541.27

09/30/27	TOTALS:	84,118.32	-197,258.93

ISSUE DATE:	09/30/19	REBATABLE ARBITRAGE:	-197,258.93
COMP DATE:	09/30/27	NET INCOME:	84,118.32
BOND YIELD:	6.432500%	TAX INV YIELD:	2.316457%

\$13,095,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Refunding Bonds, Series 2019
2019-1 & 2019-2 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.432500%)
09/30/19	Beg Bal	-43,943.68	-72,923.19
10/02/19		0.18	0.30
11/01/19		43,943.68	72,526.70
11/04/19		5.60	9.24
05/01/20		-255,156.88	-408,000.51
05/01/20		255,156.88	408,000.51

09/30/27	TOTALS:	5.78	-386.95

ISSUE DATE:	09/30/19	REBATABLE ARBITRAGE:	-386.95
COMP DATE:	09/30/27	NET INCOME:	5.78
BOND YIELD:	6.432500%	TAX INV YIELD:	0.152794%

\$13,095,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Refunding Bonds, Series 2019
2019-1 & 2019-2 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.432500%)
09/30/19	Beg Bal	-165,313.83	-274,333.23
10/01/19		73,500.00	121,949.54
10/01/19		35,500.00	58,900.80
10/09/19		500.00	828.42
10/09/19		5,375.00	8,905.54
10/16/19		1,500.00	2,482.21
11/05/19		42,000.00	69,270.01
09/30/26	Bal	8,182.24	8,717.03
09/30/26	Acc	23.51	25.05

09/30/27	TOTALS:	1,266.92	-3,254.62

ISSUE DATE:	09/30/19	REBATABLE ARBITRAGE:	-3,254.62
COMP DATE:	09/30/27	NET INCOME:	1,266.92
BOND YIELD:	6.432500%	TAX INV YIELD:	2.202072%

\$13,095,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Refunding Bonds, Series 2019
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.432500%)
09/30/20		-1,760.00	-2,741.48
09/30/21		-1,780.00	-2,602.54
09/30/22		-1,830.00	-2,511.49
09/30/23		-1,960.00	-2,524.88
09/30/24		-2,070.00	-2,502.99
09/30/25		-2,120.00	-2,406.18
09/30/26		-2,170.00	-2,311.83

09/30/27	TOTALS:	-13,690.00	-17,601.39

ISSUE DATE: 09/30/19 REBATABLE ARBITRAGE: -17,601.39
COMP DATE: 09/30/27
BOND YIELD: 6.432500%

SECTION VII

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this “**Agreement**”) is made and entered into effective _____, 20__ (the “**Effective Date**”), by and between **PayGOV.US, LLC**, a [STATE] limited liability company (“**PGV**”), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Westside Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the “**District**”), with its principal address at c/o Governmental Management Services CFL – 219 E. Livingston St., Orlando, FL 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the “**Services**”), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District’s request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV’s property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV’s expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of \$1.00 will apply to any such transaction under \$33.00. E-Check (ACH) transactions will be charged a flat fee of \$1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV’s sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District’s Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("PCI DSS"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Osceola County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than \$[1,000,000] per occurrence and \$[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than \$1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than \$1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. (“iStream”) as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV’s own.

11. District Required Provisions; Order of Precedence. Exhibit A (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV’s website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party’s address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District’s district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys’ fees and costs, including those incurred on appeal. The District’s failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District’s fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days’ written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days’ written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District’s E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District’s district manager a copy of each application and other document PGV signs on the District’s behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

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

DISTRICT:

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chairperson / Vice Chairperson, Board of Supervisors

Date: _____

ATTEST:

Secretary / Assistant Secretary

PGV:

PAYGOV.US, LLC, a [STATE] limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A: District Required Provisions

EXHIBIT A

DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135, *Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), *Florida Statutes*, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of ☐ physical presence or ☐ online notarization, personally appeared _____ (“Affiant”), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC (“PGV”), is an officer or representative of PGV, and is authorized to make this affidavit on PGV’s behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the “District”).

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV’s E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20__, by _____, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VIII

PROJECT MANUAL

FOR

**LANDSCAPE & IRRIGATION
MAINTENANCE SERVICES**

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
City of Kissimmee, Florida

Date of Issue: November 16, 2026 at 10:00 a.m.

Due Date: January 22, 2027 at 10:00 a.m.

PROJECT MANUAL TABLE OF CONTENTS

- I. PUBLIC NOTICE
- II. INSTRUCTIONS TO PROPOSERS
- III. EVALUATION CRITERIA
- IV. AFFIDAVIT REGARDING PROPOSAL
- V. PROPOSAL FORMS
PROPOSAL SUMMARY SHEET
PART I – GENERAL INFORMATION
PART II – PERSONNEL AND EQUIPMENT
PART III – EXPERIENCE
PART IV - PRICING
SIGNATURE PAGE
- VI. AFFIDAVIT FOR INTEGRITY IN PUBLIC CONTRACTING AND
PURCHASING, E-VERIFY, AND NON-COLLUSION
- VII. FORM OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
AGREEMENT

Exhibit A – Scope of Services
Exhibit B – Landscape Maintenance Map
Exhibit C – Fee Summary
Exhibit D – Form of Work Authorization

I. PUBLIC NOTICE

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES REQUEST FOR PROPOSALS WESTSIDE COMMUNITY DEVELOPMENT DISTRICT City of Kissimmee, Florida

Notice is hereby given that the Westside Community Development District (“**District**”) will receive proposals for the following District project:

Landscape and Irrigation Maintenance Services

The contract will require contractors to provide for the labor, materials and equipment necessary for the maintenance of certain landscape and irrigation improvements and other associated scopes as more particularly described in the Project Manual which will include, among other materials, contract documents, project scope and any technical specifications.

The Project Manual will be available beginning November 16, 2026, at 10 a.m. from the offices of the District Manager, Governmental Management Services - Central Florida, LLC., located at 219 East Livingston Street, Orlando, Florida 32801 (“**District Management Office**”) or by email request sent to jwright@gmscfl.com. The Project Manual will include, but not be limited to, instructions, evaluation criteria, form contract documents, project scope and any technical specifications. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have requested a copy of the Project Manual from the District Manager.

Proposers are encouraged to attend the meeting and/or visit the project site to fully inform itself as to all existing conditions and limitations.

Firms desiring to provide services for this project must submit one (1) original and five (5) hard copies and one electronic PDF copy on a flash drive of the required proposal on January 22, 2027, no later than 10 a.m. (“**Response Deadline**”) at the District Management Office, attention: Jarett Wright. Proposals will be publicly opened shortly after the Response Deadline at the same location; those received after the time and date stipulated above may be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The District shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a proposal shall be borne by the proposer.

A public meeting will be held at the District Management Office shortly after the Response Deadline. No official action of the District’s Board will be taken at this meeting, and it is held for the limited purpose of opening and announcing the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special

accommodations to participate in this meeting is asked to advise the District Management Office at least forty-eight (48) hours before the meeting by contacting the District Manager at 407-841-5524 or jwright@gmscfl.com. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Management Office.

Ranking of proposals will be made based on qualifications according to the Evaluation Criteria set forth in the Project Manual. The District has the right to reject any and all proposals and waive any informalities or irregularities if it determines in its discretion it is in the best interest to do so.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after the proposal is received by the proposer. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. A protest bond will be required pursuant to the terms of the Project Manual. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager at jwright@gmscfl.com with a copy to District Counsel, Jan Carpenter at jcarpenter@latham luna.com. All questions must be received by January 15, 2027, no later than 10:00 a.m., to be considered.

Westside Community Development District
Jason Showe, District Manager

II. INSTRUCTIONS TO PROPOSERS

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

Landscape & Irrigation Maintenance Services City of Kissimmee, Florida

Instructions to Proposers

1. **DUE DATE.** Sealed proposals (“**Proposals**”) must be received from interested parties (“**Proposer(s)**”) no later than **January 22, 2027, at 10:00 a.m. (EST)**, at Governmental Management Services - Central Florida, LLC., located at 219 East Livingston Street, Orlando, Florida 32801, Attention: Jarett Wright.

2. **SUMMARY OF SCHEDULE.** The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE/TIME	EVENT
November 16, 2026	RFP Notice is issued.
November 16, 2026 at 10:00 a.m.	RFP package available for pick-up or download (“Proposal Pick-Up Time”)
January 15, 2027 10:00 a.m.	Deadline for questions.
January 22, 2027 at 10:00 a.m.	Proposals submittal deadline.
January 22, 2027 at 10:01 a.m.	Public meeting to open bids.
February 2, 2027 at 11:00 a.m.	Board Meeting to evaluate proposals.

3. **SIGNATURE ON PROPOSAL; CORRECTIONS.** Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. If the proposal is made by an individual, that person’s name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the State under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so. All proposals must be completed in pen and ink or type written. No erasures are permitted. If a correction is necessary, draw a single line through the entered figure and enter the corrected figure above it. Corrections must be initialed by the person signing the proposal.

4. **[RESERVED]**

5. **FAMILIARITY WITH THE PROJECT.** The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other

conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof. The Proposer agrees to accept the site in an “as is” condition and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors.

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

Notwithstanding the foregoing, the Proposer is hereby specifically notified and informed that the following provisions of Florida law apply to this RFP, the Project Manual, and the contract to be executed in connection with the RFP:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
- F. Section 787.06, *Florida Statutes*, titled *Human trafficking*.

7. PROJECT MANUAL. The “Project Manual” and any addenda thereto, will be available from the District’s Manager by sending an email to jwright@gmscfl.com beginning **November 16, 2026 at 10:00 a.m.**

8. RESPONSIBLE VENDOR DETERMINATION. Proposer is hereby notified that Section 287.05701, *Florida Statutes*, requires that the District may not request documentation of or consider a vendor’s social, political, or ideological interests when determining if the vendor is a responsible vendor.

9. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to provide the required work to the satisfaction of the District.

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

11. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Jarett Wright at jwright@gmscfl.com, with a copy to Ryan J. Dugan at ryan.dugan@kutakrock.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to questions or in otherwise in order to clarify the requirements of the Project Manual will be issued by Addenda to all parties. Questions received after **January 22, 2027, at 10:00 a.m.** will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

12. SUBMISSION OF PROPOSAL. Submit one (1) original and five (5) hard copies and one electronic PDF copy on a flash drive, along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation “RESPONSE TO REQUEST FOR PROPOSALS (Westside Community Development District – Landscape & Irrigation Maintenance) ENCLOSED” on the face of it. All costs to prepare and submit a response shall be borne by the Proposer. All proposals will be publicly opened **January 22, 2027, at 10:01 a.m. (EST)**, at the offices of Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

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

14. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in their Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual. Failure to supply any requested information and submit fully completed forms may result in disqualification. The District reserves the right to request additional information if clarification is necessary.

15. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

- A. A completed and executed Proposal Form, with all of its parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.
- B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.
- D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services over the past three years (forms attached), including the scope of services provided, the name of the project owner, and a contact name and phone number.
- E. A list of the total annual dollar value of work completed for the last three (3) years.
- F. A list of all other contracts related to the provision of services by the Proposer in which the company is presently engaged.
- G. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person. The references may, but are not required to, overlap with the projects or current contracts as listed under items E. and F.
- H. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein (limited to five (5) pages).
- I. Completed proposal pricing sheet. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors. If additional services are added during the term of the contract, compensation for such services shall be based on the unit prices provided.

- J. A current Certificate of Insurance and proof of financial capability, as specified herein.

16. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the contract form provided herein, within fifteen (15) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

17. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

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

19. CONTRACT AWARD; CHANGES. Within fifteen (15) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The successful Proposer ("**Contractor**") is expected to commence work on or about **March 1st, 2027**, or on such other date as may be specified by the district in a written Notice to Proceed. The contract shall be for a specified term and, upon expiration or termination, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract. Any work performed prior to issuance of a Notice to Proceed shall be at the Proposer's or Contractor's risk unless specifically agreed in writing. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals and to award by items, groups of items, or total proposal.

The District reserves the right to order changes in its scope of work and resulting contract. The successful proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Contractor. Price adjustments will be based on the prices proposed by the Contractor in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

20. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual shall be deemed “permissive,” in that a Proposer’s failure to meet any requirement described in mandatory terms such as “shall,” “will,” “mandatory,” or similar language does not automatically disqualify the Proposer’s Proposal, but instead in the Board’s discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

21. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from its negligence or breach of contract, as more fully set forth in the contract form, provided herein.

22. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

23. EVALUATION OF PROPOSALS. The proposals shall be ranked based on the criteria presented in the Evaluation Criteria sheets contained within the Project Manual. Price will be one factor used in determining the proposal that is in the District’s best interest, but the District explicitly reserves the right to make such award to other than the lowest priced proposal. The Board shall review and evaluate the Proposals in their individual discretion and make any final determination with respect to the award of a final contract that is in the best interests of the District. Proposals may be held by the District for a period not to exceed 90 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer’s facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District’s best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

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

25. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or

contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

26. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

27. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

28. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

29. PROTESTS. Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after the Proposal Pick-Up Time, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications, contract documents, or decision. Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager. All protests must be filed to: District Manager, Jarett Wright at jwright@gmscfl.com and Jason Showe at jshowe@gmscfl.com.

30. PROTEST BOND. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars

(\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

If the person or firm protesting the award prevails, the bond shall be returned to the protestor; however, if, after completion of a formal protest hearing in which the District prevails, the bond shall be applied to payment of the costs and attorney fees incurred by the District relative to the protest. The entire amount of the bond shall be forfeited if the District determines that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the District or other parties. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

III. EVALUATION CRITERIA

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel (25 points)

(E.g., geographic locations of the firm's headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing work load; proposed staffing levels for various seasons, etc.).

2. Experience (35 points)

(E.g., past record and experience of the respondent in similar projects; past record and experience of the respondent with the District, past client satisfaction, volume of work previously awarded to the firm; past performance for other community development districts in other contracts; qualifications, character, integrity, reputation, of respondent, etc.)

3. Understanding of Scope of Work (20 points)

(E.g., Does the proposal demonstrate an understanding of the District's needs for the services requested?) Present an annual detailed calendar of events.

4. Price (20 total points)

Points for price will be allocated as follows:

10 points will be awarded to the Proposer submitting the lowest total bid (sum of initial term and all renewals terms) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that Proposer's bid and the low bid. If a Proposer does not provide pricing for one or more renewal terms, it is assumed that the highest price provided will apply to such terms, as applicable.

10 points are allocated for the reasonableness of unit prices.

Additional Information Regarding Evaluation

Once proposals are received, the District's Board of Supervisors will review each proposal and score each based on the evaluation criteria, information provided in response to reference

checks, and any other information available to the District and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

IV. AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“Proposer”), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“Proposal”) provided in response to the Westside Community Development District’s (“District”) request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual’s Table of Contents, as well as the receipt of the following Addenda:

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

6. By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; (iv) this is an informal bid, and no protest rights or other procurement rights will be afforded to the Proposer; and (v) the Proposer has waived any right to challenge any matter

relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this _____ day of _____, _____.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, _____, by _____ of _____, who is ☐ personally known to me or ☐ who has produced _____ as identification, and ☐ did or ☐ did not take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

V. PROPOSAL FORMS

PROPOSAL FORM FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

TO BE SUBMITTED TO:

**WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
c/o Governmental Management Services, LLC,
on or before January 22, 2027 at 10:00 a.m. (EST)**

TO: Westside Community Development District

FROM: _____
(Proposer)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance for Westside Community Development District, the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications for the District.

All proposals shall be in accordance with the Project Manual.

Proposal Form Contents:

Proposal Summary
Part I – General Information
Part II – Personnel and Equipment
Part III – Experience
Part IV – Pricing
Signature Page

**PROPOSAL FORM
PROPOSAL SUMMARY SHEET**

I, _____ REPRESENTING _____
Company and/or Corporation ("Proposer"), agree to furnish the services required in the
scope/specifications at the following prices:

I. Contract Proposal Amount: \$ _____
*(Please provide an average of
all five years of pricing)*

Annual Total, Year 1: \$ _____

Annual Total, Year 2: \$ _____

Annual Total, Year 3: \$ _____

Annual Total, Year 4: \$ _____

Annual Total, Year 5: \$ _____

II. Proposer Information

NAME OF PROPOSER: _____

ADDRESS: _____

PHONE: _____ FAX: _____

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

PROPOSAL FORM
PART I – GENERAL INFORMATION

• *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

• *Company Standing:*

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ___ No ___

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ____ No ____

If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability	\$ _____
Automobile Liability	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

_____ Supervisors, who will be onsite ____ days per week;
_____ Technical personnel, who will be onsite ____ days per ____; and
_____ Laborers, who will be onsite ____ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*
- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ____ No ____ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: _____

Position / Certifications: _____

Duties / Responsibilities: _____

% of Time to Be Dedicated to This Project: _____ %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

OFFICERS

PROPOSER: _____

DATE: _____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: _____

DATE: _____

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

**COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: _____

DATE: _____

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*
Yes ____ No ____
If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2025 = _____

2024 = _____

2023 = _____

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ____ No ____

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ____ No ____

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ____ No ____

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ____ No ____

Duration of contract: _____

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes ____ No ____ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

Reason for Termination: _____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ___*

If yes, please describe each violation, fine, and resolution _____

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

If yes, please describe each incident _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?
Yes ___ No ___ If yes, please provide:*

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes () No () If yes, provide the following:*

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes () No () If yes, please explain:*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes () No () If yes, please explain:*

PROPOSAL FORM PART IV - PRICING

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract and any potential renewal terms. It is assumed that prices will remain the same through each of the four potential annual renewal terms unless Proposer provides otherwise in the pricing form.

Please complete the Pricing Form on the following page or, alternatively, in the Excel Pricing Form provided as part of the Project Manual package (collectively, the “Pricing Form”). The District reserves the right to reject any and all proposals, in its sole and absolute discretion, that make modifications to the Pricing Form, as it is deemed in the best interests of the District.

**PROPOSAL FORM
SIGNATURE PAGE**

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of _____ (“Proposer”) and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this _____ day of _____, _____.

Proposer: _____

By: _____

Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, _____, by _____ of _____, who is ☐ personally known to me or ☐ who has produced _____ as identification, and ☐ did or ☐ did not take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

**VI. AFFIDAVIT FOR INTEGRITY IN PUBLIC CONTRACTING AND
PURCHASING, E-VERIFY, AND NON-COLLUSION**

***THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER
OFFICIAL AUTHORIZED TO ADMINISTER OATHS.***

Name of Proposer: _____

I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

Chapter 287, Florida Statutes, on Integrity of Public Contracting and Purchasing

1. I have read and am familiar with Chapter 287, Florida Statutes, and specifically including the following Sections (“Public Integrity Laws”):
 - a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
 - b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
 - c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
 - d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
 - e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
2. I understand that the Public Integrity Laws, with limited exceptions, prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).
3. I understand that the Public Integrity Laws apply to the bidding documents applicable to the District’s Request for Proposals for Landscape and Irrigation Maintenance Services Project (“Project”) and the contract to be executed in connection with the Project.
4. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria. Thus, the entity is not prohibited from bidding on or entering into or renewing a contract with the District.

_____ The entity submitting this sworn statement, one of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, meets one or more of the Prohibited Criteria.

If this statement is marked, the Proposer may provide additional information regarding the same in the space provided directly below (or by attaching a separate sheet and indicating this method in the space provided directly below). Such additional information may be related to the Proposer's alleged basis for entitlement to an exception from the prohibition on bidding or contracting, to the extent one is permissible under Florida law.

5. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity, meets any of the Prohibited Criteria after award of the contract or during the term of the contract.

E-Verify

1. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
2. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
3. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
4. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
5. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
6. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

1. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
2. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
4. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or

inducement from, any firm or person to submit a complementary or other noncompetitive proposal.

5. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

Anti-Human Trafficking Statement

1. In accordance with Section 787.06(14), Florida Statutes, on behalf of the Proposer, I hereby attests under penalty of perjury that, the Proposer does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, as amended, entitled “Human Trafficking.”

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Westside Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

Signature of Authorized Signatory of Proposer

Sworn before me on _____, _____

Notary Public Signature

Notary Stamp

AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES
(Westside Community Development District)

THIS AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES (the “Agreement”), effective as of the ____ day of _____, 2026 (the “Effective Date”), between the **WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”), and _____, a _____, whose principal address is _____ (the “Contractor”).

W I T N E S S E T H:

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. **DEFINITIONS.**

(a) **Agreement.** The Agreement consists of (i) this Agreement and (ii) the Contractor’s following proposal: _____, attached hereto as **Exhibit “A”** (the “Proposal”). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Section 14. In the event of any conflict between the terms herein and term(s) in the Proposals, the terms herein shall prevail. Future proposals/quotes approved by the District and performed by the Contractor are subject to the terms herein.

(b) **Services/Work.** The terms “Services” as used in this Agreement shall be construed to include the activities and services set forth in the Proposals and all obligations of Contractor under this Agreement, including any addenda or special conditions. All services provided by the Contractor, including future additional services approved by the District, shall be subject to the terms herein.

2. **SCOPE OF SERVICES.** A description of the nature, scope, location and schedule of the Services to be performed by the Contractor under this Agreement shall be as described in the Proposal. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. **COMMENCEMENT OF SERVICES AND TERM.** Contractor shall commence the Services on the Effective Date and continue for twelve (12) months until _____, 2027. This Section is subject to the termination option described in Section 16 herein.

4. **DISTRICT MANAGER.**

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 E. Livingston Street, Orlando, Florida 32801, Attention: Jason Showe; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Section from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay the Contractor \$_____ annually, payable in monthly payments of \$_____ for the Services. Payment by the District shall not be construed as a waiver of any right, remedy or recourse available to the District. The District shall have the right to withhold payment in the event the Services are not satisfactory to the District (in the District's sole discretion).

(b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Section 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis as agreed upon in writing by the District and Contractor. Contractor shall not be entitled to compensation for Services outside the scope of Section 2 unless Contractor has obtained prior written authorization of District to perform the same.

(c) District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Section 2. Should this occur, a revised Scope of Services and reduced compensation shall be agreed upon in writing by both District and Contractor.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary

equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions, and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents.

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Section 18.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for the Services.

(b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services described herein as may be issued by any governmental agency having jurisdiction over Contractor. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same since Contractor understands that the District may elect to contest orders related to its property to the extent requested action is prohibited under Florida law.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements and all other statutes and regulations applicable to Contractor (including Florida's Public Records law, as set forth in Section 10 herein).

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, as related to the Services performed by Contractor pursuant to this Agreement, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Services.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS; OWNERSHIP OF BOOKS AND RECORDS.

(a) The Contractor understands, acknowledges, and agrees that (i) all documents of any kind relating to this Agreement may be public records; (ii) the Contractor shall comply with all applicable provisions of Florida public records law, including but not limited to Chapter 119, *Florida Statutes*; and (iii) the public records custodian of the District is the District Manager, which is currently Governmental Management Services – Central Florida, LLC (the "Public Records Custodian"). The Contractor shall, to the extent applicable by law:

(i) Keep and maintain public records required by the District to perform the Services;

(ii) Upon request by the District's Public Records Custodian, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law;

(iii) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

(iv) Upon completion of the Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the Services. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's Public Records Custodian, in a format that is compatible with the information technology systems of the District.

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

11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder;

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of \$100,000 per occurrence; and

(iv) Employer's liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Section 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under Section 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. INDEMNIFICATION Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or subcontractors, related to or in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Section 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials in receptacles provided by the District (unless such disposal would cause a safety risk, in which event Contractor shall notify the District immediately). The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as set forth herein or otherwise agreed upon by the District and the Contractor, to ensure satisfactory performance of the Services provided hereunder.

16. SUSPENSION OR TERMINATION.

(a) The District and the Contractor shall, in their sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to the other party.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such a manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Services furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. COMPLIANCE WITH E-VERIFY SYSTEM

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an

unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Westside Community Development District
c/o Governmental Management Services – Central Florida,
LLC
219 East Livingston Street
Orlando, Florida 32801
Attention: Jason Showe
Telephone: (407) 841-5524
E-Mail: jshowe@gmscfl.com

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq./Kristen Trucco, Esq.,
District Counsel
Telephone: (407) 481-5800
E-Mail: jcarpenter@lathamluna.com;
ktrucco@lathamluna.com

If to Contractor: _____

Attention: _____
Telephone: _____
E-mail: _____

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement

shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN OSCEOLA COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully

between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any party.

27. FAILURE TO PERFORM; REMEDIES AND PENALTIES.

(a) Notice and Cure. If the Contractor fails to perform any of the Services in accordance with this Agreement and the Proposal, including failing to perform the Services on schedule, failing to complete the Services, or performing the Services in a deficient or unworkmanlike manner (each, a "Performance Failure"), the District Manager may give the Contractor written notice describing the Performance Failure and the Contractor shall cure the Performance Failure within ten (10) business days after receiving the notice at no additional cost to the District. If the Performance Failure creates an emergency or a threat to public health, safety, or the District's property, the Contractor shall cure it within forty-eight (48) hours after receiving notice.

(b) Withholding and Reduction of Payment. The District shall have no obligation to pay for any Services that were not performed, were not completed, or were not performed in accordance with this Agreement. The District may withhold or reduce, on a pro rata basis, all or part of any monthly payment until the Performance Failure has been cured to the District's reasonable satisfaction. Any amount withheld for Services that were never performed shall be permanently deducted from the compensation owed to the Contractor.

(c) Completion by District; Offset. If the Contractor fails to cure a Performance Failure within the applicable cure period, the District may, without further notice and without prejudice to any other right or remedy, perform or hire others to perform the uncured Services. The Contractor shall be liable for all costs and expenses the District incurs in doing so, including any amount above the compensation that would have been payable to the Contractor for those Services, plus reasonable administrative and attorneys' fees. The District may offset these costs against any sums then or later due to the Contractor. If those sums are not enough, the Contractor shall pay the difference to the District within thirty (30) days after receiving the District's written demand.

(d) Repeated Failures; Cumulative Remedies. The occurrence of three (3) or more Performance Failures within any ninety (90) day period shall constitute a default under this Agreement, and the District may terminate this Agreement under Section 16(b), whether or not the failures were cured. The remedies in this Section 27 are cumulative and add to all other rights and remedies available to the District under this Agreement, at law, or in equity.

28. FORCE MAJEURE. The Contractor's performance of any obligation under this

Agreement shall be excused only to the extent that such performance is prevented by a hurricane, tropical storm, flood, declared state of emergency, governmental order or other act, event, or condition, provided it is (i) beyond the Contractor's reasonable control, taking into account the circumstances existing or reasonably foreseeable at the time, and (ii) not caused by any willful or negligent act, error, omission, or failure to exercise reasonable diligence by the Contractor or any of its subcontractors (each, a "Force Majeure Event"). Force Majeure Events shall not include ordinary weather conditions, seasonal algae or vegetation growth, labor disputes, equipment failure, supply shortages, or increased costs. The Contractor shall be entitled to relief under this Section 28 only if it provides written notice to the District Manager within forty-eight (48) hours after the commencement of the Force Majeure Event and exercises diligent efforts to mitigate the effects of the Force Majeure Event. The Contractor shall resume performance of its obligations under this Agreement as soon as reasonably practicable following the cessation of the Force Majeure Event. The District shall have no obligation to pay for Services not performed during a Force Majeure Event. If a Force Majeure Event continues for more than fourteen (14) consecutive days, the District may terminate this Agreement upon written notice to the Contractor.

29. SCRUTINIZED COMPANIES CERTIFICATIONS.

(a) Pursuant to Section 287.135, *Florida Statutes*, the Contractor certifies, by executing this Agreement, that it is not participating in a boycott of Israel and is not listed on the Scrutinized Companies that Boycott Israel List created under Section 215.4725, *Florida Statutes*. The Contractor's execution of this Agreement constitutes the certification required by Section 287.135, *Florida Statutes*, and no separate certification shall be required.

(b) If the total value of this Agreement, including all Work Authorizations, amendments, and renewals, is One Million Dollars (\$1,000,000.00) or more, the Contractor further certifies, by executing this Agreement that:

(i) it is not listed on the Scrutinized Companies with Activities in Sudan List maintained pursuant to Section 215.473, *Florida Statutes*;

(ii) it is not listed on the Scrutinized Companies with Activities in the Iran Petroleum Energy Section list maintained pursuant to Section 215.473, *Florida Statutes*; and

(iii) it is not engaged in business operations in Cuba or Syria, as defined in Section 287.135, *Florida Statutes*.

(c) The Contractor shall promptly notify the District in writing if, during the term of this Agreement, the Contractor (i) is placed on any list described in this Section 29, (ii) begins participating in a boycott of Israel, or (iii) otherwise becomes ineligible to contract with the District under Section 287.135, *Florida Statutes*.

(d) The certifications in this Section 29 are made as of the Effective Date. Any renewal or extension of this Agreement shall be in writing, and the Contractor's execution of any such renewal or extension shall constitute the Contractor's reaffirmation, as of the date of

execution, of the certifications applicable to this Agreement under this Section 29.

(e) Notwithstanding any other provision of this Agreement to the contrary, the District may terminate this Agreement immediately, at its option and upon written notice to the Contractor, if the Contractor (i) is found to have submitted a false certification under Section 287.135(5), *Florida Statutes*, or this Section 29; (ii) is placed on the Scrutinized Companies that Boycott Israel List or begins participating in a boycott of Israel; or, (iii) if the total value of this Agreement, including all Work Authorizations, amendments, and renewals, is One Million Dollars (\$1,000,000.00) or more, is placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or begins engaging in business operations in Cuba or Syria.

30. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the day and year first above written.

DISTRICT:

**WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: Chairman

CONTRACTOR:

_____, a

By: _____
Print: _____
Title: _____

EXHIBIT “A”

PROPOSALS

[Attached.]

NONGOVERNMENTAL ENTITY
ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06(14), *Florida Statutes*)

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ ("Affiant") who, being first duly sworn, on oath, says:

1. Affiant is an officer or representative of _____, and Affiant attests that _____, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

DATED as of _____, 2026.

Name: _____
Title: _____
of _____ (Affiant)

SUBSCRIBED AND SWORN TO before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as _____ of _____. Said person is (*check one*) ☐ personally known to me or ☐ has produced a valid driver's license as identification.

[Notary Seal]

Signature of person taking acknowledgment
Name (typed, printed or stamped): _____

Title or Rank: _____
Serial number (if any): _____

Westside CDD

LANDSCAPE SCOPE OF WORK

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

General Services- Component “A”

Turf Maintenance

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

Mowing

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

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

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

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

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

damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

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

String Trimming

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

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

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

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

Blowing

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

Damage Prevention/Repair

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

Pond Disking

Mechanically disk dry pond bottoms to improve aesthetics and control invasive vegetation while preserving the percolation of the pond bottoms. Work will be performed using a tractor-mounted disk. Disking will be done in multiple passes to achieve thorough soil disturbance. Care will be taken to avoid sensitive areas. Ponds will be disked 6 times per year. The schedule is typically every other month but can adjusted based on need after discussions with CDD management.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. **Based on three sections, the contractor will completely detail the entire property once every three weeks at least.** The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 52 times per year to accomplish the full amount of detail rotations. The size and duration the detail crew is onsite should depend on the extent needed to accomplish the rotation.

Pruning

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

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

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

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

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

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

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

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

Weed Control

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

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

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

Trash Removal

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

Policing

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

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

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

Communication

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

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

When requested by CDD management, the contractor will provide a Monthly Service Calendar for the

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

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

Staffing

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

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

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

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

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

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

Chemical Application Maintenance Information

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

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

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

St Augustine

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

Monthly Application schedule – St. Augustine

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

Application Requirements: ST AUGUSTINE

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

Bahia – Where Applicable (Irrigated areas only)

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

Monthly Application Schedule - Bahia

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

Application Requirements: BAHIA

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

Bermuda - Sports Field

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

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

- October: Disease & Insect Control
- December: Liquid or granular Fertilization

Bermuda - Standard

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

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

Application Requirements: BERMUDA

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

Zoysia

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

Monthly Application Schedule - Zoysia

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

Application Requirements: ZOYSIA

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

General

Insect/Disease Control - ALL TURF

The reduction of irrigation water during the winter season will dramatically reduce the potential for

fungus/disease problems. Contractor will be responsible for managing settings of irrigation timers and should always have the irrigation times adjusted and set appropriately based on turf type and season.

Supplemental insecticide applications will be provided by the contractor when the contractor identifies a need for supplemental programs in order to control pests.

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

Weed Control - ALL TURF

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

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

Warranty - ALL TURF

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

Component “C” – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

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

Application Requirements: Fertilization

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

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

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

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

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

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

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

Insect/Disease Control

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

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

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

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

Specialty Palms

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

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

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by the contractor if it is reasonably decided to be from

negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

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

Specifications

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

Service Calls

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

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

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that

sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

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

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

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

Contractor will visually inspect the irrigation system weekly while performing routine maintenance. Contractor will provide a 24 hour "Emergency" number for irrigation repairs. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

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

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

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

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

Schedule

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

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

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

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

Installation

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

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

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

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

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

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

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

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

Maintenance

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

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

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

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

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

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

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

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

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

Installation

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

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

E.3 - Palm Trimming Schedule

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

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

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

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

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

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

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

Exhibit B: Landscape Maintenance Map

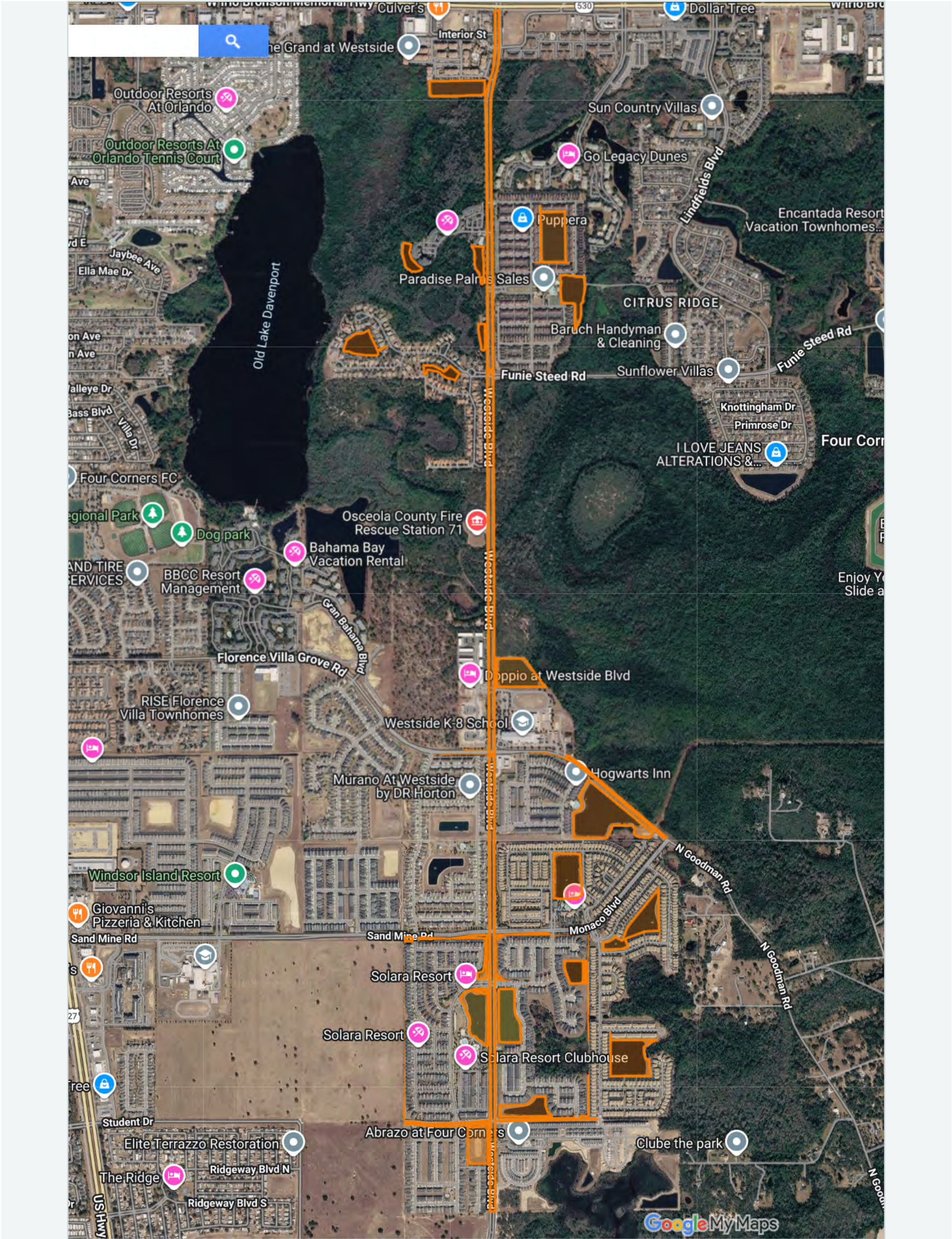
WESTSIDE CDD

FORMAL LANDSCAPE MAINTENANCE
RFP 2027-001

MAINTENANCE AREA MAP EXHIBIT

Overall Maintenance Area Overview

MAP 01 / 06



WESTSIDE CDD

FORMAL LANDSCAPE MAINTENANCE RFP

MAINTENANCE AREA MAP EXHIBIT

Northern Corridor Detail

MAP 02 / 06



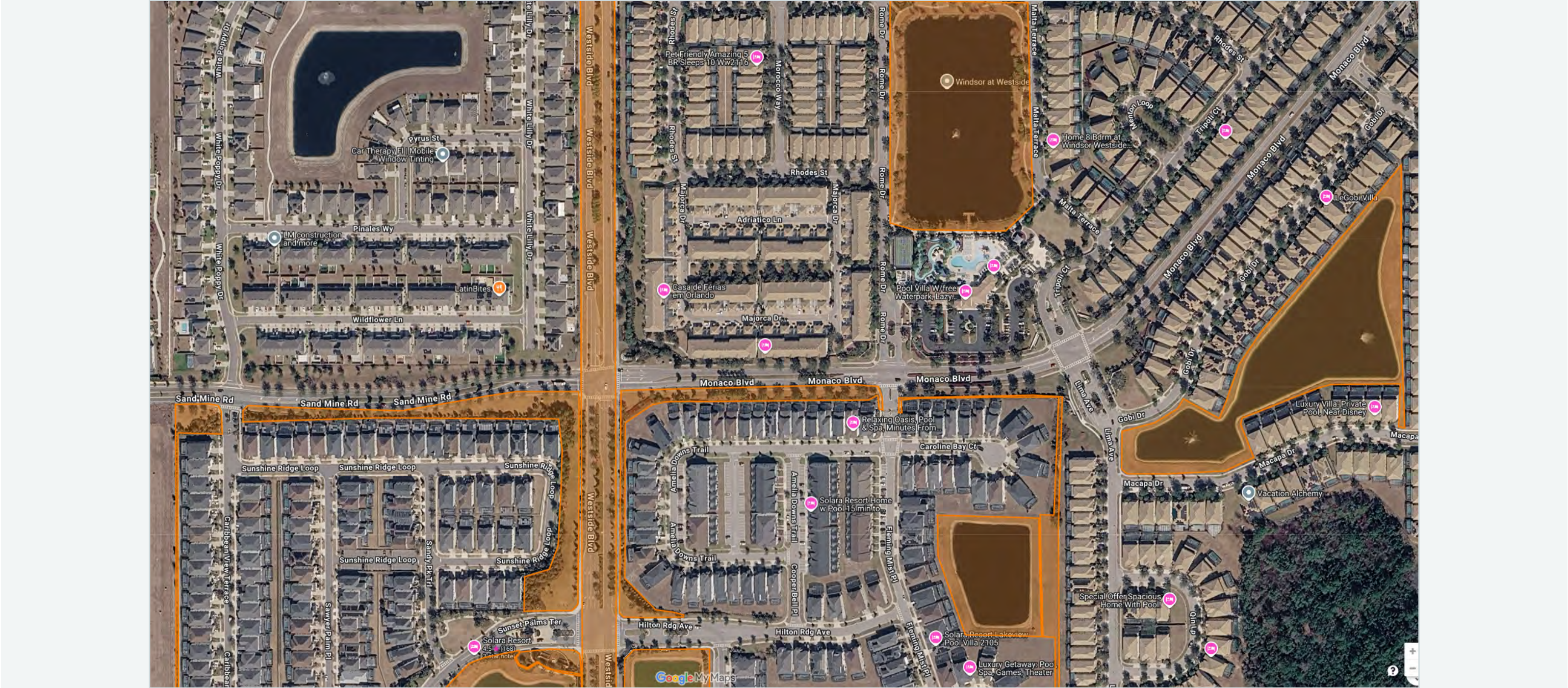
North Goodman Road Detail

MAP 04 / 06



Monaco Boulevard Detail

MAP 05 / 06



WESTSIDE CDD

FORMAL LANDSCAPE MAINTENANCE RFP

MAINTENANCE AREA MAP EXHIBIT

Southern Maintenance Area Detail

MAP 06 / 06

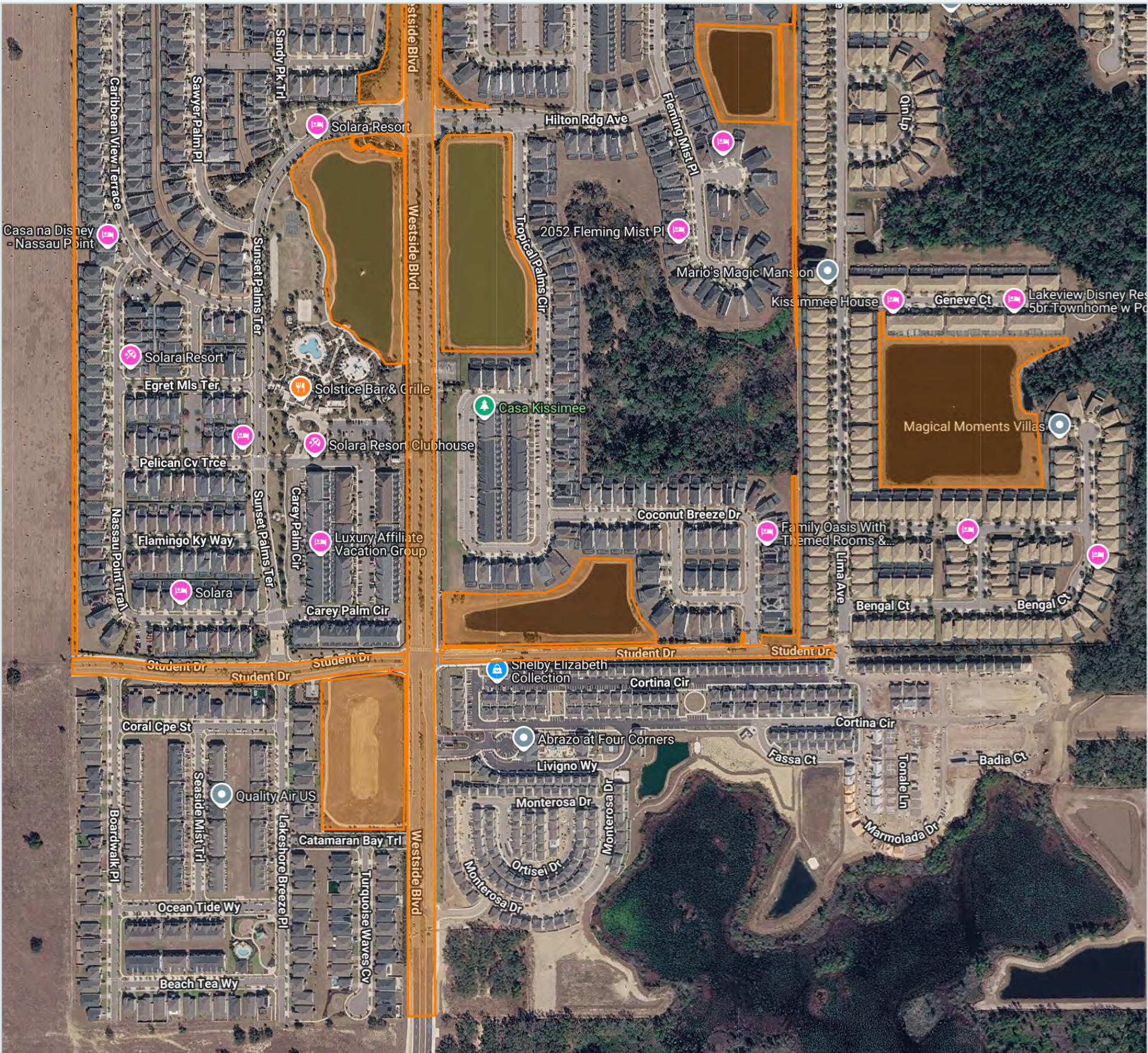


Exhibit C: Fee Summary

WESTSIDE CDD

Fee Summary Schedule | Landscape Maintenance RFP 2027-001

Contractor / legal business name

Mailing address

Contact name / title

Email

Phone

Fax

Enter bid amounts in yellow cells (USD). Enter 0 when no charge applies. Gray cells calculate automatically.

Enter each cost in its billing month. All 12 months must contain a number for each component total to calculate.

Service / component	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual total
A. Turf maintenance and detailing													
B. Turf care													
C. Tree / shrub care (OTC, if applicable)													
D. Irrigation maintenance / inspections													
E.1 Annual changes													
E.2 Bed dressing / mulch													
E.3 Palm trimming (2 times per year)													
ESSENTIAL SERVICES (A-D)													
EXTRA SERVICES (E.1-E.3)													
TOTAL FEE WITH EXTRA SERVICES													

SUPPLEMENTAL QUANTITIES AND UNIT PRICING

Annual changes - quantity per change

January

April

July

October

180

180

180

180

Mulch type

Mulch price per cubic yard (USD)

Mulch quantity (620 cubic yards)

May

November

Palm trimming price per palm (USD) - 273 Sabals, 20 Queens, 30 Medjools, 20 Chinese, 1 Bismarck

Palm count

Quantities and unit prices are supplemental. Enter extended costs in the monthly schedule above.

A: turf maintenance/detailing/communication/staffing. B: Bahia/St. Augustine/Zoysia.

C: tree/shrub fertilization, OTC and drenching. Annual changes: annual pricing.

District contact: Jarett Wright | 407-841-5524 | jwright@gmscfl.com

Exhibit D: Form of Work Authorization

**WORK AUTHORIZATION NUMBER _____
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION (“Work Authorization”), dated _____, ____ 202__, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective _____, 2026 (the “**Agreement**”), by and between:

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Kissimmee, Florida (the “**District**”), and

_____, a Florida _____, with an address of _____
 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional _____ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor _____ Dollars (\$_____). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Secretary
☐ Assistant Secretary

By: _____
☐ Chairperson
☐ Vice Chairperson

[CONTRACTOR]

By: _____
Its: _____

Exhibit A Proposal for Additional Services

SECTION IX

SECTION A

SECTION 1



October 20, 2026

VIA EMAIL – to: gflint@gmscfl.com
 cc: jcarpenter@latham luna.com

Westside Community Development District
c/o Governmental Management Services -
Central Florida, LLC, as District Manager
219 E. Livingston Street
Orlando, Florida 32801
Attn: George Flint

Members of the Board of Supervisors of the
Westside Community Development District
Osceola County, Florida

RE: Future Representation as Bond Counsel for Special Assessment Revenue Bond matters (Akerman # 00358612) (the “Client Matters”)

District Manager and Members of the Board of Supervisors:

This letter is to announce that after October 20, 2026, Timothy J. Bramwell will no longer be a Partner or employee of Akerman LLP. This should not be construed as adversely reflecting in any way on your relationship with this law firm or Mr. Bramwell. It is simply one of those things that sometimes happen in business and professional life.

We greatly value you as a client of Akerman LLP, and we want to be sure that there is no disadvantage to you from this move. The decision as to how the Client Matters Mr. Bramwell worked on for you are handled and who handles them in the future will be completely yours. Whatever you decide will be determinative.

To reflect your decision on your future representation for the Client Matters, please check the appropriate box and sign on the bottom of the Authorization and Direction to Transfer Files form attached as Exhibit A. Then, return a copy of the signed form by email to john.roache@akerman.com and tim.bramwell@akerman.com (or after October 20, 2026, tim.bramwell@squirepb.com) so that continuity of service is assured.

As of the date of this letter, there are no unpaid invoices or work in process related to the Client Matters. You agree to pay any other invoices related to the Client Matters, dated and submitted on or before October 20, 2026, to Akerman LLP.

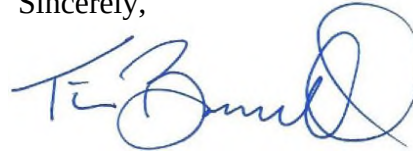
Upon receipt of your written authorization, we will promptly transfer such files to Squire Patton Boggs (US) LLP.

Sincerely,

/s/ John T. Roache

John T. Roache, Partner

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy J. Bramwell", with a large, stylized circular flourish at the end.

Timothy J. Bramwell

Exhibit A

AUTHORIZATION AND DIRECTION TO TRANSFER FILES

TO: Akerman LLP

Name of Client: Westside Community Development District

I hereby request the following: (check one)

- ☐ (1.) Akerman LLP continue to represent the Client as to all active matters and files.
- ☐ (2.) Squire Patton Boggs (US) LLP be substituted as legal counsel for the Client as to all files and matters currently handled by Akerman LLP and instruct Akerman LLP to transfer all such matters and files to Squire Patton Boggs (US) LLP.
- ☐ (3.) Akerman LLP continue to represent the Client as to the matters included on the attached Exhibit "[B]". I also hereby request that Squire Patton Boggs (US) LLP be substituted as legal counsel for the Client as to the matters on the attached Exhibit "[C]" and hereby instruct Akerman LLP to transfer all such matters and files included on Exhibit "[C]" to Squire Patton Boggs (US) LLP.
- ☐ (4.) [New Law Firm] be substituted as legal counsel for the Client as to all files and matters currently handled by Akerman LLP and instruct Akerman LLP to transfer all such matters and files to [New Law Firm].

If (2.) or (3.) or (4.) above are checked, I:

- a. Instruct Akerman LLP to provide Squire Patton Boggs (US) LLP or [New Law Firm] copies of materials contained in files, including electronic and paper files, relating to the matters transferred to Squire Patton Boggs (US) LLP or [New Law Firm], and
- b. Release Akerman LLP from all liability with regard to such transferred matters arising from the representation by Squire Patton Boggs (US) LLP or [New Law Firm] as to such matters, and
- c. Agree that Akerman LLP may retain any or all files in its possession pertaining to the representation of me by Akerman LLP until all outstanding amounts due to Akerman LLP are paid in full, and
- d. Authorize Akerman LLP to deduct any outstanding fees and costs due Akerman LLP from any moneys held in escrow by Akerman LLP in which the Client have a beneficial interest and to transfer any remaining escrow to Squire Patton Boggs (US) LLP or [New Law Firm], and

- e. Agree to make payments for legal services as to any such matters transferred first to Akerman LLP until Akerman LLP is paid in full, then to Squire Patton Boggs (US) LLP or [New Law Firm].

Dated this _____ day of October, 2026.

WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT

BY: _____

Print Name: _____

Title: _____

Exhibit [B/C]

[List any matters.]

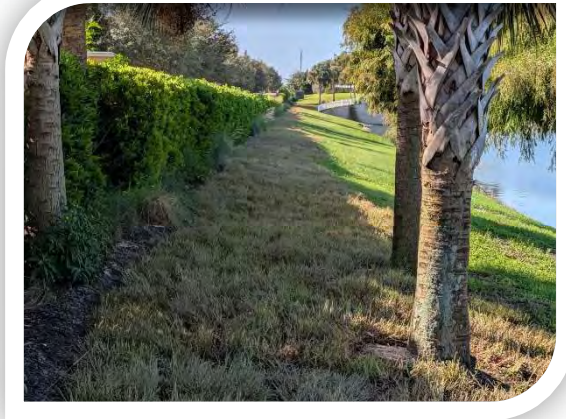
SECTION C

Westside CDD

Field Management Report

Site Items

- The Seashell Path at the Solara Amenity pond was successfully removed by Prince and Sons. The area was replaced with Bahia sod, and all necessary irrigation adjustments were performed.
- Pressure Wash This performed pressure wash cleaning of the sidewalks within the Calabria community, for the ROW areas the CDD is responsible for.
- GMS staff conducted pond trash and debris cleaning on 9/25/2026.
- Calabria sidewalk injection lifting and grinding is scheduled to be performed in the week of 11/2/2026.



Contracted Services

- Due to consistent performance issues, and Yellowstone's account manager and branch manager leaving, it is recommended that the district pursue a formal bid for landscape maintenance. District staff are providing an RFP packet for board review.
- Student Drive was bushhogged and cleaned up after construction to allow for ongoing maintenance.
- Multiple dead trees are being removed around the Calabria ponds for safety purposes.





GMS-CFL LLC

STATUS

✓ Done

PRIORITY

↑ High

DUE DATE

09/25/2026

ESTIMATED TIME

16h

WORK TYPE

Reactive

DESCRIPTION

9/23/2026

- 1) Remove HDPE pipe that is obstructing the MES structure in Paradise Palms community.
- 2) Remove trash and debris from CDD pond banks.

ASSIGNEES

 Jarett Wright Angel Guzman Abner DeJesus CF Maintenance

CATEGORIES

General Maintenance

EQUIPMENT CHARGES AND MOBILIZATION STATUS

Issued

PICTURES



DISTRICT

Westside CDD

Time & Cost Tracking

EQUIPMENT CHARGES AND MOBILIZATION USED

Base Charge - Equipment - \$45 per Day	1 unit x \$45.00
Base Charge - Mobilization	1 unit x \$65.00
Boat	1 unit x \$1.00
Equipment - Utility Trailer (No Cover) - \$45 p/day	1 unit x \$45.00
Total Equipment Charges And Mobilization Costs	\$156.00

TIME ENTRIES

Angel Guzman	8h 0m 0s x \$55.00
Abner DeJesus	8h 0m 0s x \$55.00
Total Time Duration	16h 0m 0s
Total Time Costs	\$880.00

ADDITIONAL COSTS

5" column hoop (Other)	\$2.35
7 trash bags (contractor bag, 42gls) (Other)	\$1.00
Total Additional Costs	\$3.35

Total Work Order Costs	\$1,039.35
-------------------------------	-------------------

PROCEDURE

Completion Information - Maintenance

3 / 3

Fields completed

Completed By Technicians Upon Completion of Work Order

Itemized Description of Work:

09/25/26
We removed the big drainage pipe. Cleaned the first 4 ponds, all trash and debris were removed and dumped, used 7 trash bags

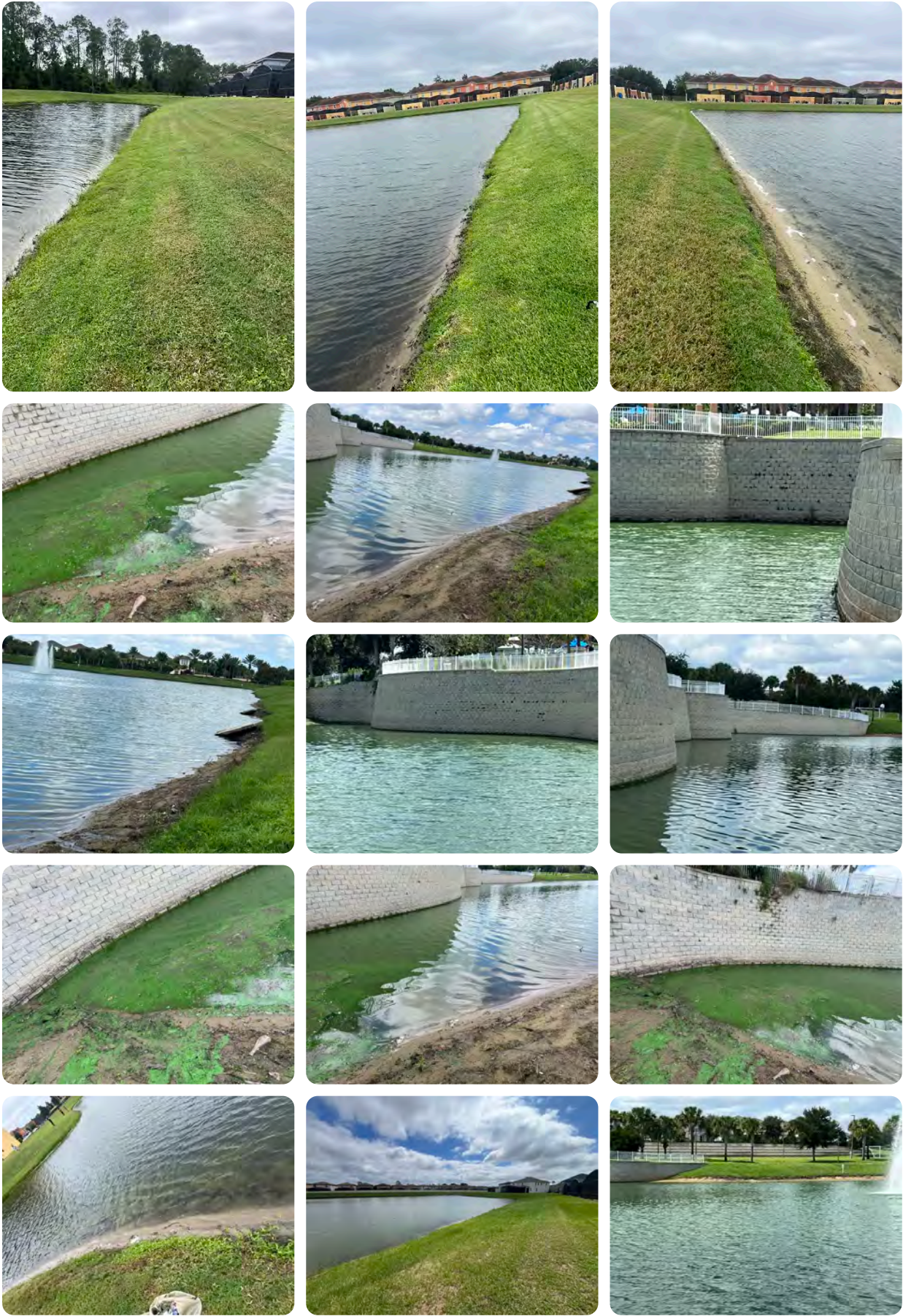
Completion Photos:

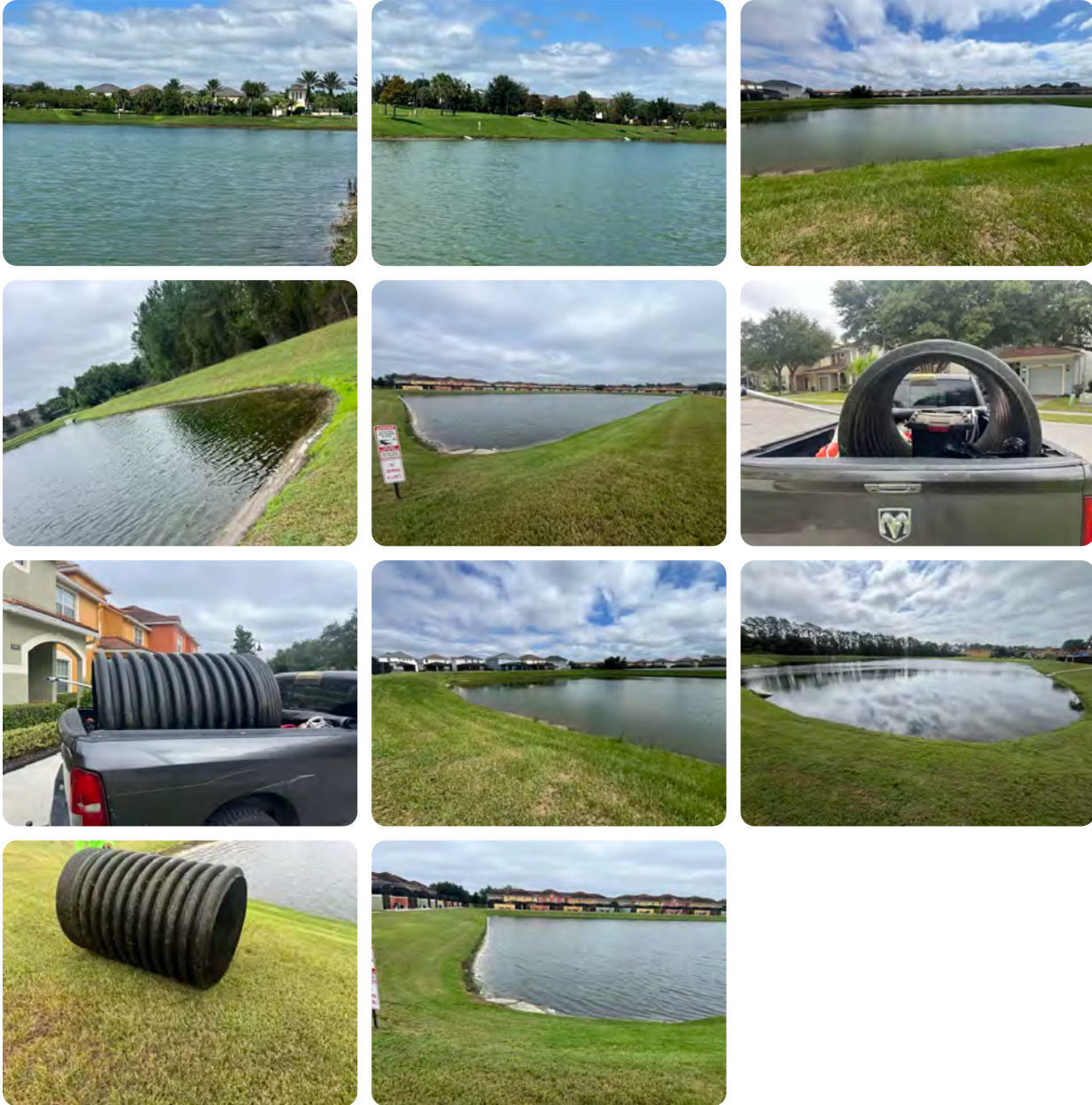












Manager Signature:

JW

Signed by Jarett Wright on 09/28/2026, 3:34 PM

WORK ORDER INFO

Created by: Jarett Wright on 09/23/2026, 1:54 PM

Last updated on 09/28/2026, 3:34 PM

Completed on 09/28/2026, 3:34 PM

SECTION D

SECTION 1

Westside Community Development District

Summary of Check Register

June 24, 2026 to October 20, 2026

Fund	Date	Check No.'s	Amount
General Fund - Truist	7/1/26	2244-2246	\$ 6,257.72
	7/17/26	2247-2249	\$ 15,567.10
	7/23/26	2250-2252	\$ 30,787.50
	7/30/26	2253-2254	\$ 3,260.00
	8/20/26	2255-2258	\$ 16,277.12
	9/3/26	2259-2263	\$ 32,841.25
	9/10/26	2264-2265	\$ 416.03
	9/17/26	2266-2267	\$ 2,125.00
	9/24/26	2268-2269	\$ 8,865.64
	9/25/26	2270-2270	\$ 12,641.00
	9/28/26	2271-2271	\$ 947.45
	10/1/26	2272-2273	\$ 6,867.66
	10/15/26	2274-2275	\$ 451.50
		Autodraft	\$ 59,526.90
Total Amount			\$ 196,831.87

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/01/26	00083	6/25/26	90119542	202606 310-51300-32200	AUDIT SERVICES FY25	*	4,150.00		
					DIBARTOLOMEO MCBEE HARTLEY BARNES			4,150.00	002244
7/01/26	00001	5/29/26	532	202605 320-53800-49400	SOLARA POND CLEANUP	*	926.00		
					GOVERNMENTAL MANAGEMENT SERVICES-CF			926.00	002245
7/01/26	00039	6/19/26	1200648	202606 320-53800-46300	MAINLINE RPR AT VALVES	*	750.37		
		6/23/26	1202685	202606 320-53800-46300	MAINLINE RPR WESTSIDE BLV	*	431.35		
					YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			1,181.72	002246
7/17/26	00001	7/01/26	533	202607 320-53800-49000	FIELD MANAGEMENT JUL26	*	1,938.17		
		7/01/26	534	202607 310-51300-34000	MANAGEMENT FEES JUL26	*	4,464.58		
		7/01/26	534	202607 310-51300-35200	WEBSITE ADMIN JUL26	*	114.67		
		7/01/26	534	202607 310-51300-35100	INFORMATION TECH JUL26	*	172.00		
		7/01/26	534	202607 310-51300-31300	DISSEM AGENT SVCS JUL26	*	2,006.17		
		7/01/26	534	202607 310-51300-51000	OFFICE SUPPLIES JUL26	*	.24		
		7/01/26	534	202607 310-51300-42000	POSTAGE JUL26	*	270.45		
					GOVERNMENTAL MANAGEMENT SERVICES-CF			8,966.28	002247
7/17/26	00029	3/10/26	150832	202602 310-51300-31500	CONSTRUCT DEFECT CLAIM	*	2,716.00		
		4/13/26	152137	202603 310-51300-31500	CONSTRUCT DEFECT CLAIM	*	161.50		
		7/13/26	154568	202606 310-51300-31500	GENERAL COUNSEL JUN26	*	1,866.90		
		7/13/26	154569	202606 310-51300-31500	CONSTRUCT DEFECT CLAIM	*	1,190.50		
					LATHAM, LUNA, EDEN & BEAUDINE, LLP			5,934.90	002248
7/17/26	00007	6/30/26	OSA84468	202606 310-51300-48000	BOS MEETING 7/7/26	*	665.92		
					TRIBUNE PUBLISHING COMPANY LLC DBA			665.92	002249
7/23/26	00056	6/30/26	22091	202606 320-53800-46400	POND MAINTENANCE JUN26	*	2,500.00		
					AQUATIC WEED MANAGEMENT, INC.			2,500.00	002250
					WEST WESTSIDE				
					ZYAN				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/23/26	00081	7/04/26 6553	202607 320-53800-46400		*	300.00	
		DISKING AT SOLEIL POND					
		7/04/26 6553	202607 320-53800-46400		*	300.00	
		DISKING AT SOLARA POND					
				TOOLE'S TRACTOR SERVICE &			600.00 002251
7/23/26	00039	7/01/26 1213955	202607 320-53800-46200		*	27,687.50	
		LANDSCAPE MAINT JUL26					
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			27,687.50 002252
7/30/26	00056	7/24/26 22217	202607 320-53800-46400		*	2,500.00	
		POND MAINTENANCE JUL26					
				AQUATIC WEED MANAGEMENT, INC.			2,500.00 002253
7/30/26	00085	7/14/26 22496049	202606 310-51300-31100		*	760.00	
		ENGINEER SVCS JUN26					
				DEWBERRY ENGINEERS INC.			760.00 002254
8/20/26	00056	7/31/26 22371	202607 320-53800-46400		*	4,750.00	
		QRTL AREA MAINTENANCE					
				AQUATIC WEED MANAGEMENT, INC.			4,750.00 002255
8/20/26	00001	8/01/26 536	202608 320-53800-49000		*	1,938.17	
		FIELD MANAGEMENT AUG26					
		8/01/26 537	202608 310-51300-34000		*	4,464.58	
		MANAGEMENT FEES AUG26					
		8/01/26 537	202608 310-51300-35200		*	114.67	
		WEBSITE ADMIN AUG26					
		8/01/26 537	202608 310-51300-35100		*	172.00	
		INFORMATION TECH AUG26					
		8/01/26 537	202608 310-51300-31300		*	2,006.17	
		DISSEM AGENT SVCS AUG26					
		8/01/26 537	202608 310-51300-51000		*	12.77	
		OFFICE SUPPLIES AUG26					
		8/01/26 537	202608 310-51300-42000		*	271.50	
		POSTAGE AUG26					
		8/01/26 537	202608 310-51300-42500		*	74.40	
		COPIES AUG26					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			9,054.26 002256
8/20/26	00029	8/11/26 156154	202607 310-51300-31500		*	802.26	
		GENERAL COUNSEL JUL26					
		8/11/26 156155	202607 310-51300-31500		*	1,451.50	
		CONSTRUCT DEFECT CLAIM					
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			2,253.76 002257
				WEST WESTSIDE			
				ZYAN			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/20/26	00077	8/01/26 PSI28817	202608 320-53800-46400 ANNUAL MAINT 8/1-10/31/26	SOLITUDE LAKE MANAGEMENT, LLC	*	219.10	219.10 002258
9/03/26	00056	8/31/26 22522	202608 320-53800-46400 POND MAINTENANCE AUG26	AQUATIC WEED MANAGEMENT, INC.	*	2,500.00	2,500.00 002259
9/03/26	00085	8/20/26 22500586	202607 310-51300-31100 ENGINEER SVCS JUL26	DEWBERRY ENGINEERS INC.	*	1,722.75	1,722.75 002260
9/03/26	00001	7/31/26 538	202607 320-53800-46400 SOLARA PH1&2 POND CLEANUP	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	331.00	331.00 002261
9/03/26	00081	9/01/26 6835	202609 320-53800-46400 DISKING SOLEIL POND	TOOLE'S TRACTOR SERVICE &	*	300.00	600.00 002262
		9/01/26 6835	202609 320-53800-46400 DISKING SOLARA POND PH3		*	300.00	
9/03/26	00039	8/21/26 1246948	202608 320-53800-46200 LANDSCAPE MAINT AUG26	YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	27,687.50	27,687.50 002263
9/10/26	00087	7/15/26 2091704	202607 320-53800-46400 LAKE MAINTENANCE JUL26	TLD-SOUTHEAST, INC.	*	166.00	166.00 002264
9/10/26	00016	9/10/26 09102026	202609 300-20700-10000 ON ROLL ASSESS S2005-2		*	13.70	
		9/10/26 09102026	202609 300-20700-10000 ON ROLL ASSESS S2007-2		*	4.91	
		9/10/26 09102026	202609 300-20700-10000 ON ROLL ASSESS S2018		*	28.37	
		9/10/26 09102026	202609 300-20700-10000 ON ROLL ASSESS S2019		*	25.14	
		9/10/26 09102026	202609 300-20700-10000 ON ROLL ASSESS S2019R		*	124.32	
		9/10/26 09102026	202609 300-20700-10000 ON ROLL ASSESS S2019K		*	9.73	
		9/10/26 09102026	202609 300-20700-10000 ON ROLL ASSESS S2022 AA1		*	14.04	
		9/10/26 09102026	202609 300-20700-10000 ON ROLL ASSESS S2022 AA2		*	29.82	
				WESTSIDE CDD C/O USBANK			250.03 002265
				WEST WESTSIDE ZYAN			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/17/26	00085	9/10/26 22502597	202608 310-51300-31100	ENGINEER SVCS AUG26	*	1,335.00	
				DEWBERRY ENGINEERS INC.			1,335.00 002266
9/17/26	00029	9/11/26 157189	202608 310-51300-31500	CONSTRUCT DEFECT CLAIM	*	790.00	
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			790.00 002267
9/24/26	00001	9/01/26 539	202609 320-53800-49000	FIELD MANAGEMENT SEP26	*	1,938.17	
		9/01/26 540	202609 310-51300-34000	MANAGEMENT FEES SEP26	*	4,464.58	
		9/01/26 540	202609 310-51300-35200	WEBSITE ADMIN SEP26	*	114.67	
		9/01/26 540	202609 310-51300-35100	INFORMATION TECH SEP26	*	172.00	
		9/01/26 540	202609 310-51300-31300	DISSEM AGENT SVCS SEP26	*	2,006.17	
		9/01/26 540	202609 310-51300-51000	OFFICE SUPPLIES SEP26	*	.15	
		9/01/26 540	202609 310-51300-42000	POSTAGE SEP26	*	3.90	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			8,699.64 002268
9/24/26	00087	9/11/26 2091706	202609 320-53800-46400	LAKE MAINTENANCE SEP26	*	166.00	
				TLD-SOUTHEAST, INC.			166.00 002269
9/25/26	00025	9/22/26 34383	202609 300-15500-10000	INSURANCE POLICY FY27	*	12,641.00	
				EGIS INSURANCE ADVISORS, LLC			12,641.00 002270
9/28/26	00088	4/15/26 2236-04	202604 320-53800-43100	0 WESTSIDE BLVD REIMBURSE	*	947.45	
				MATTAMY HOMES			947.45 002271
10/01/26	00056	9/30/26 22718	202609 320-53800-46400	QUARTERLY MAINT SEP26	*	4,750.00	
				AQUATIC WEED MANAGEMENT, INC.			4,750.00 002272
10/01/26	00039	8/31/26 1265353	202608 320-53800-46300	MAINLINE RPR EXIT GATE	*	1,158.90	
		8/31/26 1265354	202608 320-53800-46300	MAINLINE REPAIR S TUSCANY	*	958.76	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			2,117.66 002273
				WEST WESTSIDE			
				ZYAN			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/15/26	00035	10/01/26 95038	202610 310-51300-54000		*	175.00	
		SPECIAL DISTRICT FEE FY27		DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 002274
10/15/26	00029	10/13/26 159323	202609 310-51300-31100		*	276.50	
		CONSTRUCT DEFECT CLAIM		LATHAM, LUNA, EDEN & BEAUDINE, LLP			276.50 002275
TOTAL FOR BANK A						137,304.97	

WEST WESTSIDE ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/13/26	00044	7/01/26 2122-06. 202606 320-53800-43100 000 WESTSIDE BLVD JUN26		DUKE ENERGY	*	4,556.57	4,556.57 080048
7/13/26	00044	7/10/26 1890-06. 202606 320-53800-43000 9000 W IRL0 BRONSON JUN26		DUKE ENERGY	*	42.90	42.90 080049
7/13/26	00067	6/25/26 0460-06. 202606 320-53800-43200 0 WESTSIDE BLVD JUN26		TOHO WATER AUTHORITY	*	31.62	31.62 080050
7/13/26	00067	6/25/26 4768-06. 202606 320-53800-43200 2400 WESTSIDE BLVD JUN26		TOHO WATER AUTHORITY	*	31.62	31.62 080051
7/13/26	00067	6/25/26 9340-06. 202606 320-53800-43200 0 WESTSIDE BLVD JUN26		TOHO WATER AUTHORITY	*	11,765.27	11,765.27 080052
7/20/26	00044	7/15/26 1485-06. 202606 320-53800-43100 0 WESTSIDE BLVD JUN26		DUKE ENERGY	*	754.06	754.06 080053
6/30/26	00067	5/26/26 0460-05. 202605 320-53800-43200 0 WESTSIDE BLVD MAY26		TOHO WATER AUTHORITY	*	36.62	36.62 080054
8/03/26	00044	8/03/26 2122-07. 202607 320-53800-43100 000 WESTSIDE BLVD JUL26		DUKE ENERGY	*	4,556.57	4,556.57 080055
8/11/26	00044	8/11/26 1890-07. 202607 320-53800-43000 9000 W IRL0 BRONSON JUL26		DUKE ENERGY	*	39.38	39.38 080056
8/11/26	00067	7/27/26 0460-07. 202607 320-53800-43200 0 WESTSIDE BLVD JUL26		TOHO WATER AUTHORITY	*	31.62	31.62 080057
8/11/26	00067	7/27/26 4768-07. 202607 320-53800-43200 2400 WESTSIDE BLVD JUL26		TOHO WATER AUTHORITY	*	31.62	31.62 080058
8/11/26	00067	7/27/26 9340-07. 202607 320-53800-43200 0 WESTSIDE BLVD JUL26		TOHO WATER AUTHORITY	*	15,385.87	15,385.87 080059
				WEST WESTSIDE	ZYAN		

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/08/26	00044	8/31/26 2122-08. 202608 320-53800-43100 000 WESTSIDE BLVD AUG26		DUKE ENERGY	*	4,556.57	4,556.57 080060
9/08/26	00067	8/27/26 0460-08. 202608 320-53800-43200 0 WESTSIDE BLVD AUG26		TOHO WATER AUTHORITY	*	31.62	31.62 080061
9/08/26	00067	8/27/26 4768-08. 202608 320-53800-43200 2400 WESTSIDE BLVD AUG26		TOHO WATER AUTHORITY	*	31.62	31.62 080062
9/08/26	00067	8/27/26 9340-08. 202608 320-53800-43200 0 WESTSIDE BLVD AUG26		TOHO WATER AUTHORITY	*	16,099.67	16,099.67 080063
9/14/26	00044	9/10/26 1890-08. 202608 320-53800-43000 9000 W IRL0 BRON AUG26		DUKE ENERGY	*	35.48	35.48 080064
9/21/26	00044	8/14/26 1485-07. 202607 320-53800-43100 0 WESTSIDE BLVD JUL26		DUKE ENERGY	*	754.06	754.06 080065
9/21/26	00044	9/15/26 1485-08. 202608 320-53800-43100 0 WESTSIDE BLVD AUG26		DUKE ENERGY	*	754.16	754.16 080066
TOTAL FOR BANK Z						59,526.90	
TOTAL FOR REGISTER						196,831.87	

WEST WESTSIDE ZYAN

SECTION 2

Westside
Community Development District

Unaudited Financial Reporting
September 30, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2005 Debt Service Fund</u>
5	<u>Series 2007 Debt Service Fund</u>
6	<u>Series 2018 Debt Service Fund</u>
7	<u>Series 2019 Debt Service Fund</u>
8	<u>Series 2019 Refunding Bonds Debt Service Fund</u>
9	<u>Series 2019 Parcel K Debt Service Fund</u>
10	<u>Series 2022 AA1 Debt Service Fund</u>
11	<u>Series 2022 AA2 Debt Service Fund</u>
12	<u>Capital Projects Fund</u>
13	<u>Capital Reserve Fund</u>
14-15	<u>Month to Month</u>
16	<u>Assessment Receipt Schedule</u>

Westside
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 44,075	\$ -	\$ -	\$ 34,508	\$ 78,582
State Board of Administration	\$ 296	\$ -	\$ -	\$ 817,937	\$ 818,233
Investments:					
<u>Series 2005 - 2</u>					
Reserve	\$ -	\$ 100,342	\$ -	\$ -	\$ 100,342
Revenue	\$ -	\$ 25,889	\$ -	\$ -	\$ 25,889
Prepayment	\$ -	\$ 4,152	\$ -	\$ -	\$ 4,152
<u>Series 2007 - 2</u>					
Reserve	\$ -	\$ 36,260	\$ -	\$ -	\$ 36,260
Revenue	\$ -	\$ 9,779	\$ -	\$ -	\$ 9,779
Prepayment	\$ -	\$ 2,929	\$ -	\$ -	\$ 2,929
<u>Series 2018</u>					
Reserve	\$ -	\$ 115,065	\$ -	\$ -	\$ 115,065
Revenue	\$ -	\$ 176,449	\$ -	\$ -	\$ 176,449
Construction	\$ -	\$ -	\$ 2	\$ -	\$ 2
<u>Series 2019</u>					
Reserve	\$ -	\$ 101,595	\$ -	\$ -	\$ 101,595
Revenue	\$ -	\$ 139,937	\$ -	\$ -	\$ 139,937
Prepayment	\$ -	\$ 2	\$ -	\$ -	\$ 2
<u>Series 2019 R</u>					
Reserve	\$ -	\$ 503,479	\$ -	\$ -	\$ 503,479
Revenue	\$ -	\$ 734,214	\$ -	\$ -	\$ 734,214
Cost of Issuance	\$ -	\$ 8,182	\$ -	\$ -	\$ 8,182
<u>Series 2019 K</u>					
Reserve	\$ -	\$ 92,850	\$ -	\$ -	\$ 92,850
Revenue	\$ -	\$ 101,478	\$ -	\$ -	\$ 101,478
Construction	\$ -	\$ -	\$ 11,025	\$ -	\$ 11,025
<u>Series 2022 AA1</u>					
Reserve	\$ -	\$ 124,025	\$ -	\$ -	\$ 124,025
Revenue	\$ -	\$ 94,448	\$ -	\$ -	\$ 94,448
<u>Series 2022 AA2</u>					
Reserve	\$ -	\$ 120,784	\$ -	\$ -	\$ 120,784
Revenue	\$ -	\$ 154,791	\$ -	\$ -	\$ 154,791
Construction	\$ -	\$ -	\$ 605	\$ -	\$ 605
Due from Capital Reserve	\$ 27,000	\$ -	\$ -	\$ -	\$ 27,000
Prepaid Expenses	\$ 18,788	\$ -	\$ -	\$ -	\$ 18,788
Total Assets	\$ 90,158	\$ 2,646,650	\$ 11,633	\$ 852,445	\$ 3,600,886
Liabilities:					
Accounts Payable	\$ 63,960	\$ -	\$ -	\$ -	\$ 63,960
Due to General Fund	\$ -	\$ -	\$ -	\$ 27,000	\$ 27,000
Accrued Principal Payable	\$ -	\$ 105,000	\$ -	\$ -	\$ 105,000
Total Liabilities	\$ 63,960	\$ 105,000	\$ -	\$ 27,000	\$ 195,960
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 18,788	\$ -	\$ -	\$ -	\$ 18,788
Restricted for:					
Debt Service - Series 2005 - 2	\$ -	\$ 35,384	\$ -	\$ -	\$ 35,384
Debt Service - Series 2007 - 2	\$ -	\$ 38,968	\$ -	\$ -	\$ 38,968
Debt Service - Series 2018	\$ -	\$ 291,514	\$ -	\$ -	\$ 291,514
Debt Service - Series 2019	\$ -	\$ 241,534	\$ -	\$ -	\$ 241,534
Debt Service - Series 2019 K	\$ -	\$ 194,328	\$ -	\$ -	\$ 194,328
Debt Service - Series 2019 R	\$ -	\$ 1,245,875	\$ -	\$ -	\$ 1,245,875
Debt Service - Series 2022 A1	\$ -	\$ 218,473	\$ -	\$ -	\$ 218,473
Debt Service - Series 2022 A2	\$ -	\$ 275,575	\$ -	\$ -	\$ 275,575
Capital Projects	\$ -	\$ -	\$ 11,633	\$ -	\$ 11,633
Unassigned	\$ 7,410	\$ -	\$ -	\$ 825,445	\$ 832,855
Total Fund Balances	\$ 26,198	\$ 2,541,650	\$ 11,633	\$ 825,445	\$ 3,404,926
Total Liabilities & Fund Balance	\$ 90,158	\$ 2,646,650	\$ 11,633	\$ 852,445	\$ 3,600,886

Westside
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 589,729	\$ 589,729	\$ 594,041	\$ 4,312
Interest	\$ 2,442	\$ 2,442	\$ 3,675	\$ 1,233
Miscellaneous Revenue	\$ -	\$ -	\$ 50	\$ 50
Total Revenues	\$ 592,171	\$ 592,171	\$ 597,766	\$ 5,595
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 2,800	\$ 9,200
FICA Expense	\$ 918	\$ 918	\$ 214	\$ 704
Engineering Fees	\$ 15,000	\$ 15,000	\$ 19,313	\$ (4,313)
Legal Services	\$ 40,000	\$ 40,000	\$ 43,576	\$ (3,576)
Arbitrage Fees	\$ 3,600	\$ 3,600	\$ 2,250	\$ 1,350
Management Fees	\$ 53,575	\$ 53,575	\$ 53,575	\$ 0
Information Technology	\$ 2,064	\$ 2,064	\$ 2,064	\$ 0
Website Maintenance	\$ 1,376	\$ 1,376	\$ 1,376	\$ (0)
Dissemination Fees	\$ 24,074	\$ 24,074	\$ 24,074	\$ 0
Trustee Fees	\$ 38,947	\$ 38,947	\$ 26,089	\$ 12,857
Assessment Roll Services	\$ 14,330	\$ 14,330	\$ 14,330	\$ 0
Auditing Services	\$ 4,950	\$ 4,950	\$ 4,150	\$ 800
Telephone	\$ 100	\$ 100	\$ -	\$ 100
Postage	\$ 2,250	\$ 2,250	\$ 1,477	\$ 773
Insurance - General Liability	\$ 12,889	\$ 12,889	\$ 10,873	\$ 2,016
Printing and Binding	\$ 1,500	\$ 1,500	\$ 225	\$ 1,275
Legal Advertising	\$ 1,800	\$ 1,800	\$ 1,185	\$ 615
Other Current Charges	\$ 1,600	\$ 1,600	\$ 624	\$ 976
Office Supplies	\$ 400	\$ 400	\$ 15	\$ 385
Property Appraiser's Fee	\$ 1,400	\$ 1,400	\$ 2,615	\$ (1,215)
Property Taxes	\$ 200	\$ 200	\$ 3	\$ 197
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 233,149	\$ 233,149	\$ 211,003	\$ 22,146

Westside
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Landscape Maintenance	\$ 348,863	\$ 348,863	\$ 332,250	\$ 16,613
Oak Tree Maintenance	\$ 20,000	\$ 20,000	\$ -	\$ 20,000
Irrigation Repairs	\$ 30,000	\$ 30,000	\$ 21,682	\$ 8,318
Plant Replacement	\$ 30,000	\$ 30,000	\$ 34,386	\$ (4,386)
Electric	\$ 1,997	\$ 1,997	\$ 582	\$ 1,415
Streetlighting	\$ 64,311	\$ 64,311	\$ 62,941	\$ 1,371
Irrigation Water	\$ 84,373	\$ 84,373	\$ 89,140	\$ (4,768)
Property Insurance	\$ 1,922	\$ 1,922	\$ 1,161	\$ 761
Field Management	\$ 23,258	\$ 23,258	\$ 23,258	\$ -
Lake & Wetland Maintenance	\$ 24,653	\$ 24,653	\$ 58,133	\$ (33,480)
Sidewalk Repairs & Maintenance	\$ 4,000	\$ 4,000	\$ -	\$ 4,000
Total Operations & Maintenance	\$ 633,376	\$ 633,376	\$ 623,533	\$ 9,843
Total Expenditures	\$ 866,525	\$ 866,525	\$ 834,536	\$ 31,989
Excess (Deficiency) of Revenues over Expenditures	\$ (274,354)		\$ (236,770)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ 200,806	\$ 200,806	\$ 200,806	\$ -
Total Other Financing Sources/(Uses)	\$ 200,806	\$ 200,806	\$ 200,806	\$ -
Net Change in Fund Balance	\$ (73,547)		\$ (35,964)	
Fund Balance - Beginning	\$ 73,547		\$ 62,162	
Fund Balance - Ending	\$ -		\$ 26,198	

Westside
Community Development District
Debt Service Fund Series 2005-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 110,963	\$ 110,963	\$ 111,752	\$ 789
Interest	\$ -	\$ -	\$ 18	\$ 18
Total Revenues	\$ 110,963	\$ 110,963	\$ 111,770	\$ 807
Expenditures:				
Debt Service Obligation	\$ 110,963	\$ 110,963	\$ 108,954	\$ 2,009
Total Expenditures	\$ 110,963	\$ 110,963	\$ 108,954	\$ 2,009
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 2,816	
Net Change in Fund Balance	\$ -		\$ 2,816	
Fund Balance - Beginning	\$ -		\$ 32,568	
Fund Balance - Ending	\$ -		\$ 35,384	

Westside
Community Development District
Debt Service Fund Series 2007-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 39,800	\$ 39,800	\$ 40,083	\$ 283
Interest	\$ -	\$ -	\$ 7	\$ 7
Total Revenues	\$ 39,800	\$ 39,800	\$ 40,090	\$ 290
Expenditures:				
Debt Service Obligation	\$ 39,800	\$ 39,800	\$ 43,740	\$ (3,940)
Total Expenditures	\$ 39,800	\$ 39,800	\$ 43,740	\$ (3,940)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (3,650)	
Net Change in Fund Balance	\$ -		\$ (3,650)	
Fund Balance - Beginning	\$ -		\$ 42,618	
Fund Balance - Ending	\$ -		\$ 38,968	

Westside
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 230,130	\$ 230,130	\$ 231,510	\$ 1,380
Interest	\$ 5,565	\$ 5,565	\$ 11,166	\$ 5,601
Total Revenues	\$ 235,695	\$ 235,695	\$ 242,675	\$ 6,980
Expenditures:				
Interest - 11/1	\$ 78,650	\$ 78,650	\$ 78,650	\$ -
Principal - 5/1	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Interest - 5/1	\$ 78,650	\$ 78,650	\$ 78,650	\$ -
Total Expenditures	\$ 227,300	\$ 227,300	\$ 227,300	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,395		\$ 15,375	
Net Change in Fund Balance	\$ 8,395		\$ 15,375	
Fund Balance - Beginning	\$ 154,387		\$ 276,139	
Fund Balance - Ending	\$ 162,782		\$ 291,514	

Westside
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 203,846	\$ 203,846	\$ 205,162	\$ 1,316
Interest	\$ 4,616	\$ 4,616	\$ 9,410	\$ 4,794
Total Revenues	\$ 208,462	\$ 208,462	\$ 214,573	\$ 6,110
Expenditures:				
Interest - 11/1	\$ 67,106	\$ 67,106	\$ 67,107	\$ (0)
Principal - 5/1	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Interest - 5/1	\$ 67,106	\$ 67,106	\$ 67,106	\$ 0
Total Expenditures	\$ 204,213	\$ 204,213	\$ 204,213	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,250		\$ 10,360	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 2	\$ 2
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 2	\$ 2
Net Change in Fund Balance	\$ 4,250		\$ 10,362	
Fund Balance - Beginning	\$ 123,527		\$ 231,172	
Fund Balance - Ending	\$ 127,777		\$ 241,534	

Westside
Community Development District
Debt Service Fund Series 2019R
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,007,205	\$ 1,007,205	\$ 1,014,367	\$ 7,162
Interest	\$ 26,155	\$ 26,155	\$ 50,885	\$ 24,730
Total Revenues	\$ 1,033,360	\$ 1,033,360	\$ 1,065,252	\$ 31,891
Expenditures:				
Interest - 11/1	\$ 196,838	\$ 196,838	\$ 196,838	\$ (0)
Principal - 5/1	\$ 625,000	\$ 625,000	\$ 625,000	\$ -
Interest - 5/1	\$ 196,838	\$ 196,838	\$ 196,838	\$ 0
Total Expenditures	\$ 1,018,676	\$ 1,018,676	\$ 1,018,676	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 14,684		\$ 46,575	
Net Change in Fund Balance	\$ 14,684		\$ 46,575	
Fund Balance - Beginning	\$ 666,385		\$ 1,199,300	
Fund Balance - Ending	\$ 681,069		\$ 1,245,875	

Westside
Community Development District
Debt Service Fund Series 2019K
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 78,845	\$ 78,845	\$ 79,395	\$ 550
Interest	\$ 3,557	\$ 3,557	\$ 6,906	\$ 3,349
Total Revenues	\$ 82,402	\$ 82,402	\$ 86,301	\$ 3,899
Expenditures:				
Interest - 11/1	\$ 36,970	\$ 36,970	\$ 36,970	\$ -
Interest - 5/1	\$ 36,970	\$ 36,970	\$ 36,970	\$ -
Total Expenditures	\$ 73,940	\$ 73,940	\$ 73,940	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,462		\$ 12,361	
Net Change in Fund Balance	\$ 8,462		\$ 12,361	
Fund Balance - Beginning	\$ 86,655		\$ 181,967	
Fund Balance - Ending	\$ 95,117		\$ 194,328	

Westside
Community Development District
Debt Service Fund Series 2022 AA1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 113,770	\$ 113,770	\$ 114,579	\$ 809
Interest	\$ 4,094	\$ 4,094	\$ 7,880	\$ 3,786
Total Revenues	\$ 117,864	\$ 117,864	\$ 122,458	\$ 4,595
Expenditures:				
Interest - 11/1	\$ 56,885	\$ 56,885	\$ 56,885	\$ -
Interest - 5/1	\$ 56,885	\$ 56,885	\$ 56,885	\$ -
Total Expenditures	\$ 113,770	\$ 113,770	\$ 113,770	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,094		\$ 8,688	
Net Change in Fund Balance	\$ 4,094		\$ 8,688	
Fund Balance - Beginning	\$ 82,242		\$ 209,785	
Fund Balance - Ending	\$ 86,336		\$ 218,473	

Westside
Community Development District
Debt Service Fund Series 2022 AA2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 241,568	\$ 241,568	\$ 243,285	\$ 1,717
Interest	\$ 5,002	\$ 5,002	\$ 10,478	\$ 5,477
Total Revenues	\$ 246,570	\$ 246,570	\$ 253,764	\$ 7,194
Expenditures:				
Interest - 11/1	\$ 95,628	\$ 95,628	\$ 95,628	\$ -
Principal - 5/1	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest - 5/1	\$ 95,628	\$ 95,628	\$ 95,628	\$ -
Total Expenditures	\$ 241,255	\$ 241,255	\$ 241,255	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,315		\$ 12,509	
Net Change in Fund Balance	\$ 5,315		\$ 12,509	
Fund Balance - Beginning	\$ 134,829		\$ 263,066	
Fund Balance - Ending	\$ 140,144		\$ 275,575	

Westside
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Series	Series	Series	Series	Series	Series	Series	
	2005-2	2007-2	2018	2019	2019K	2022 AA1	2022 AA2	Total
<u>Revenues</u>								
Interest	\$ -	\$ -	\$ 0	\$ 0	\$ 391	\$ 12,185	\$ 21	\$ 12,597
Total Revenues	\$ -	\$ -	\$ 0	\$ 0	\$ 391	\$ 12,185	\$ 21	\$ 12,597
<u>Expenditures:</u>								
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 0	\$ 0	\$ 391	\$ 12,185	\$ 21	\$ 12,597
<u>Other Financing Sources/(Uses)</u>								
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (2)	\$ -	\$ -	\$ -	\$ (2)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ (2)	\$ -	\$ -	\$ -	\$ (2)
Net Change in Fund Balance	\$ -	\$ -	\$ 0	\$ (2)	\$ 391	\$ 12,185	\$ 21	\$ 12,596
Fund Balance - Beginning	\$ -	\$ -	\$ 2	\$ 2	\$ 10,635	\$ (12,185)	\$ 584	\$ (963)
Fund Balance - Ending	\$ -	\$ -	\$ 2	\$ -	\$ 11,025	\$ -	\$ 605	\$ 11,633

Westside
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 41,850	\$ 41,850
Total Revenues	\$ -	\$ -	\$ 41,850	\$ 41,850
Expenditures:				
Miscellaneous Expense	\$ 1,500	\$ 1,500	\$ 501	\$ 999
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ 16,912	\$ (16,912)
Capital Outlay - Landscaping	\$ 50,000	\$ 50,000	\$ 184,501	\$ (134,501)
Total Expenditures	\$ 51,500	\$ 51,500	\$ 201,914	\$ (150,414)
Excess (Deficiency) of Revenues over Expenditures	\$ (51,500)		\$ (160,065)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ (200,806)	\$ (200,806)	\$ (200,806)	\$ -
Total Other Financing Sources/(Uses)	\$ (200,806)	\$ (200,806)	\$ (200,806)	\$ -
Net Change in Fund Balance	\$ (252,306)		\$ (360,871)	
Fund Balance - Beginning	\$ 1,235,427		\$ 1,186,316	
Fund Balance - Ending	\$ 983,121		\$ 825,445	

Westside
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 89,241	\$ 420,333	\$ 13,336	\$ 11,143	\$ 9,621	\$ 15,340	\$ 6,970	\$ 27,867	\$ 118	\$ 73	\$ -	\$ 594,041
Interest	\$ 19	\$ 19	\$ 26	\$ 637	\$ 598	\$ 557	\$ 447	\$ 371	\$ 259	\$ 288	\$ 286	\$ 170	\$ 3,675
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ 50
Total Revenues	\$ 19	\$ 89,260	\$ 420,359	\$ 13,973	\$ 11,741	\$ 10,178	\$ 15,786	\$ 7,341	\$ 28,175	\$ 406	\$ 359	\$ 170	\$ 597,766
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 400	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ 400	\$ 800	\$ -	\$ -	\$ 2,800
FICA Expense	\$ -	\$ 31	\$ -	\$ -	\$ 46	\$ -	\$ 46	\$ -	\$ 31	\$ 61	\$ -	\$ -	\$ 214
Engineering Fees	\$ 1,956	\$ 1,808	\$ -	\$ 63	\$ 335	\$ 335	\$ 4,563	\$ 6,160	\$ 760	\$ 1,723	\$ 1,335	\$ 277	\$ 19,313
Legal Services	\$ 22,544	\$ 2,823	\$ 755	\$ 1,091	\$ 3,830	\$ 701	\$ 4,091	\$ 1,641	\$ 3,057	\$ 2,254	\$ 790	\$ -	\$ 43,576
Arbitrage Fees	\$ -	\$ -	\$ 450	\$ 1,350	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250
Management Fees	\$ 4,465	\$ 4,465	\$ 4,465	\$ 4,465	\$ 4,465	\$ 4,465	\$ 4,465	\$ 4,465	\$ 4,465	\$ 4,465	\$ 4,465	\$ 4,465	\$ 53,575
Information Technology	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 172	\$ 2,064
Website Maintenance	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 1,376
Dissemination Fees	\$ 2,006	\$ 2,006	\$ 2,006	\$ 2,006	\$ 2,006	\$ 2,006	\$ 2,006	\$ 2,006	\$ 2,006	\$ 2,006	\$ 2,006	\$ 2,006	\$ 24,074
Trustee Fees	\$ 13,772	\$ -	\$ 5,163	\$ 3,060	\$ -	\$ 2,388	\$ -	\$ 1,706	\$ -	\$ -	\$ -	\$ -	\$ 26,089
Assessment Roll Services	\$ 14,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,330
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,150	\$ -	\$ -	\$ -	\$ 4,150
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 155	\$ 102	\$ 27	\$ 108	\$ 9	\$ 203	\$ 7	\$ 259	\$ 61	\$ 270	\$ 272	\$ 4	\$ 1,477
Insurance - General Liability	\$ 10,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,873
Printing and Binding	\$ -	\$ 124	\$ -	\$ -	\$ -	\$ -	\$ 23	\$ 4	\$ -	\$ -	\$ 74	\$ -	\$ 225
Legal Advertising	\$ -	\$ -	\$ -	\$ 287	\$ -	\$ -	\$ -	\$ 232	\$ 666	\$ -	\$ -	\$ -	\$ 1,185
Other Current Charges	\$ 100	\$ 65	\$ 65	\$ 46	\$ 41	\$ 42	\$ 41	\$ 41	\$ 41	\$ 59	\$ 42	\$ 41	\$ 624
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13	\$ 0	\$ 15
Property Appraiser's Fee	\$ -	\$ -	\$ -	\$ -	\$ 2,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,615
Property Taxes	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 70,663	\$ 12,112	\$ 13,217	\$ 12,762	\$ 14,233	\$ 10,877	\$ 16,129	\$ 16,800	\$ 15,924	\$ 11,925	\$ 9,283	\$ 7,079	\$ 211,003

Westside
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Landscape Maintenance	\$ 27,688	\$ 27,688	\$ 27,688	\$ 27,688	\$ 27,688	\$ 27,688	\$ 27,688	\$ 27,688	\$ 27,688	\$ 27,688	\$ 27,688	\$ 27,688	\$ 332,250
Oak Tree Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ 1,508	\$ 8,929	\$ -	\$ 4,930	\$ 2,609	\$ 406	\$ 1,182	\$ -	\$ 2,118	\$ -	\$ 21,682
Plant Replacement	\$ -	\$ -	\$ 3,807	\$ 3,614	\$ 16,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,800	\$ 34,386
Electric	\$ 127	\$ 34	\$ 56	\$ 40	\$ 42	\$ 49	\$ 42	\$ 40	\$ 43	\$ 39	\$ 35	\$ 34	\$ 582
Streetlighting	\$ 4,919	\$ 4,919	\$ 4,919	\$ 5,007	\$ 4,642	\$ 4,639	\$ 7,266	\$ 5,379	\$ 5,311	\$ 5,311	\$ 5,311	\$ 5,317	\$ 62,941
Irrigation Water	\$ 55	\$ 6,903	\$ 171	\$ 95	\$ 95	\$ 95	\$ 14,452	\$ 16,357	\$ 11,829	\$ 15,449	\$ 16,163	\$ 7,477	\$ 89,140
Property Insurance	\$ 1,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,161
Field Management	\$ 1,938	\$ 1,938	\$ 1,938	\$ 1,938	\$ 1,938	\$ 1,938	\$ 1,938	\$ 1,938	\$ 1,938	\$ 1,938	\$ 1,938	\$ 1,938	\$ 23,258
Lake & Wetland Maintenance	\$ 1,075	\$ 1,882	\$ 3,175	\$ 10,575	\$ 2,174	\$ 1,675	\$ 8,750	\$ 4,245	\$ 2,500	\$ 8,347	\$ 2,719	\$ 11,016	\$ 58,133
Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 36,963	\$ 43,364	\$ 43,262	\$ 57,886	\$ 52,743	\$ 41,014	\$ 62,744	\$ 56,053	\$ 50,489	\$ 58,772	\$ 55,972	\$ 64,270	\$ 623,533
Total Expenditures	\$ 107,626	\$ 55,475	\$ 56,479	\$ 70,648	\$ 66,977	\$ 51,892	\$ 78,873	\$ 72,853	\$ 66,413	\$ 70,697	\$ 65,254	\$ 71,349	\$ 834,536
Excess (Deficiency) of Revenues over Expenditures	\$ (107,607)	\$ 33,784	\$ 363,880	\$ (56,675)	\$ (55,236)	\$ (41,714)	\$ (63,087)	\$ (65,512)	\$ (38,238)	\$ (70,291)	\$ (64,896)	\$ (71,178)	\$ (236,770)
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,806	\$ -	\$ -	\$ 200,806
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,806	\$ -	\$ -	\$ 200,806
Net Change in Fund Balance	\$ (107,607)	\$ 33,784	\$ 363,880	\$ (56,675)	\$ (55,236)	\$ (41,714)	\$ (63,087)	\$ (65,512)	\$ (38,238)	\$ 130,515	\$ (64,896)	\$ (71,178)	\$ (35,964)

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

							22.55%	4.24%	1.52%	8.79%	7.79%	38.51%	3.01%	4.35%	9.24%	100.00%
							2005-2	2007-2	2018	2019	2019 Refund	2019 Parcel k	2022 AA1	2022 AA2		
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Debt Service	Debt Service	Debt Service	Debt Service	Debt Service	Debt Service	Debt Service	Debt Service	Total
11/14/25	ACH	\$9,191.95	(\$433.50)	(\$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	\$492.81	(\$7.40)	(\$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	\$411,061.01	(\$16,441.99)	(\$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	\$1,719,317.13	(\$68,769.96)	(\$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	\$261,170.47	(\$9,489.30)	(\$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	\$3,981.27	(\$111.39)	(\$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	\$56,486.59	(\$1,694.60)	(\$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	\$51,166.63	(\$1,051.31)	(\$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
03/10/26	ACH	\$403.69	\$0.00	(\$8.08)	\$0.00	\$395.61	\$89.21	\$16.78	\$6.02	\$34.77	\$30.81	\$152.35	\$11.92	\$17.21	\$36.54	\$395.61
03/10/26	ACH	\$43,603.51	(\$468.79)	(\$862.69)	\$0.00	\$42,272.03	\$9,531.42	\$1,793.43	\$643.26	\$3,715.33	\$3,292.50	\$16,278.84	\$1,274.15	\$1,838.79	\$3,904.31	\$42,272.03
04/08/26	ACH	\$65,176.64	(\$45.18)	(\$1,302.65)	\$0.00	\$63,828.81	\$14,392.02	\$2,707.99	\$971.30	\$5,609.98	\$4,971.53	\$24,580.29	\$1,923.90	\$2,776.48	\$5,895.32	\$63,828.81
04/08/26	ACH	\$4,148.37	\$0.00	(\$82.94)	\$0.00	\$4,065.43	\$916.67	\$172.48	\$61.86	\$357.31	\$316.65	\$1,565.59	\$122.54	\$176.84	\$375.49	\$4,065.43
04/24/26	ACH	\$0.00	\$0.00	\$0.00	\$136.89	\$136.89	\$30.87	\$5.81	\$2.08	\$12.03	\$10.66	\$52.72	\$4.13	\$5.95	\$12.64	\$136.89
05/08/26	ACH	\$198.41	\$0.00	(\$3.97)	\$0.00	\$194.44	\$43.84	\$8.25	\$2.96	\$17.09	\$15.14	\$74.88	\$5.86	\$8.46	\$17.96	\$194.44
05/08/26	ACH	\$31,345.07	\$0.00	(\$626.90)	\$0.00	\$30,718.17	\$6,926.29	\$1,303.24	\$467.44	\$2,699.85	\$2,392.59	\$11,829.48	\$925.89	\$1,336.21	\$2,837.18	\$30,718.17
06/08/26	ACH	\$28,941.17	\$0.00	(\$578.82)	\$0.00	\$28,362.35	\$6,395.10	\$1,203.29	\$431.60	\$2,492.79	\$2,209.10	\$10,922.26	\$854.89	\$1,233.73	\$2,619.59	\$28,362.35
06/08/26	ACH	\$11.41	\$0.00	(\$0.22)	\$0.00	\$11.19	\$2.52	\$0.48	\$0.17	\$0.98	\$0.87	\$4.31	\$0.34	\$0.49	\$1.03	\$11.19
06/08/26	ACH	\$461.46	\$0.00	(\$9.23)	\$0.00	\$452.23	\$101.97	\$19.19	\$6.88	\$39.75	\$35.22	\$174.15	\$13.63	\$19.67	\$41.77	\$452.23
06/16/26	ACH	\$96,696.77	\$0.00	(\$1,933.94)	\$0.00	\$94,762.83	\$21,366.98	\$4,020.39	\$1,442.03	\$8,328.80	\$7,380.93	\$36,492.89	\$2,856.30	\$4,122.08	\$8,752.43	\$94,762.83
07/10/26	ACH	\$0.00	\$0.00	(\$0.28)	\$13.90	\$13.62	\$13.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13.62
07/29/26	ACH	\$0.00	\$0.00	\$0.00	\$104.64	\$104.64	\$104.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$104.64
08/10/26	ACH	\$329.41	\$0.00	(\$6.59)	\$0.00	\$322.82	\$72.79	\$13.70	\$4.91	\$28.37	\$25.14	\$124.32	\$9.73	\$14.04	\$29.82	\$322.82
TOTAL		\$ 2,784,495.16	\$ (98,513.42)	\$ (53,719.91)	\$ 1,911.57	\$ 2,634,173.40	\$ 594,040.97	\$ 111,752.00	\$ 40,082.99	\$ 231,509.65	\$ 205,162.47	\$ 1,014,367.00	\$ 79,394.59	\$ 114,578.54	\$ 243,285.19	\$ 2,634,173.40

101%	Net Percent Collected
0	Balance Remaining to Collect